PUBLIC REVIEW DRAFT

Initial Study/Mitigated Negative Declaration

Olson Foothill Project

APRIL 2023

Prepared for:

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AB	Assembly Bill
AQMP	Air Quality Management Plan
bgs	below ground surface
BMP	best management practice
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
CARB	California Air Resources Board
CBC	California Building Code
CEQA	California Environmental Quality Act
CH_4	methane
CHRIS	California Historical Resources Information System
City	City of Claremont
CNEL	community noise equivalent level
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
County	Los Angeles County
CRHR	California Register of Historical Resources
CUSD	Claremont Unified School District
dB	decibel
dBA	A-weighted decibel
du/ac	dwelling units per acre
EO	Executive Order
ESA	Environmental Site Assessment
GHG	greenhouse gas
gpd	gallons per day
GSWC	Golden State Water Company
GWP	global warming potential
HVAC	heating, ventilation, and air conditioning
IS	Initial Study
IWMP	Integrated Waste Management Plan
LACSD	Los Angeles County Sanitation District
L_{dn}	day–night average noise level
L_{eq}	equivalent noise level
LST	localized significance threshold
MBTA	Migratory Bird Treaty Act
mg/kg	milligram per kilogram
MM	mitigation measure
MND	Mitigated Negative Declaration

Acronym/Abbreviation	Definition
MT	metric ton
MU3	Mixed Use 3 Zoning
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NO_2	nitrogen dioxide
NO_X	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
O_3	ozone
PM_{10}	particulate matter with an aerodynamic diameter less than or equal to 10 microns
$PM_{2.5}$	particulate matter with an aerodynamic diameter less than or equal to 2.5 microns
PRC	California Public Resources Code
Project	Olson Foothill Project
Project Applicant	The Olson Company
RCNM	Roadway Construction Noise Model
RTP	Regional Transportation Plan
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SCS	Sustainable Communities Strategy
SO_X	sulfur oxides
SRA	State Responsibility Area
SWPPP	stormwater pollution prevention plan
TAC	toxic air contaminant
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
VOC	volatile organic compound
WRP	Water Reclamation Plant

1 Introduction

1.1 Project Overview

The proposed Olson Foothill Project (Project) would involve the construction of a 56-unit townhome development, including 12 live/work units, on a currently vacant 3.05-acre site located at 1030 West Foothill Boulevard, Claremont, California 91711 near the southeast intersection of Towne Avenue and Foothill Boulevard. The Project site was formerly a Marie Callender's restaurant. The Project would require the approval of a Tentative Tract Map, Architectural and Site Plan Review, and a Mixed-Use Development Plan for implementation.

1.2 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA) applies to proposed projects initiated by, funded by, or requiring discretionary approvals from state or local government agencies. The proposed Project constitutes a project as defined by CEQA (California Public Resources Code [PRC, Section 21000 et seq.). CEQA Guidelines Section 15367 states that a "Lead Agency" is "the public agency which has the principal responsibility for carrying out or approving a project." Therefore, the City of Claremont (City) is the lead agency responsible for compliance with CEQA for the proposed Project.

As lead agency for the proposed Project, the City must complete an environmental review to determine if implementation of the proposed Project would result in significant adverse environmental impacts. To fulfill the purpose of CEQA, an initial study (IS) has been prepared to assist in making that determination. Based on the nature and scope of the proposed Project and the evaluation contained in the IS environmental checklist (contained herein), the City, as the lead agency, concluded that a mitigated negative declaration (MND) is the proper level of environmental documentation for this proposed Project. The IS shows that impacts caused by the proposed Project are either less than significant or significant but mitigable with incorporation of appropriate mitigation measures as defined herein. This conclusion is supported by CEQA Guidelines Section 15070, which states that an MND can be prepared when "(a) the initial study shows that there is not substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or (b) the initial study identifies potentially significant effects, but (1) revisions in the project plans or proposals made by, or agreed to by the applicant, before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and (2) there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment."

1.3 Project Location

The Project site is 3.05 acres located at 1030 West Foothill Boulevard near the corner of Foothill Boulevard and Towne Avenue, within the City of Claremont, Los Angeles County (County), California (see Figure 1, Project Location). One parcel is associated with the Project site, identified as Assessor's Parcel Number 8311-001-016.

Regional access to the Project site is provided by State Route 210, approximately 0.9 miles to the north, and Foothill Boulevard (also referred to as Route 66), which creates the northern boundary of the site. Moreover, the Project site is bound by Foothill Boulevard to the north and Towne Avenue to the west. Additionally, the Claremont Metrolink Station, which provides commuter service to the Los Angeles Metropolitan Area, is located approximately 1.31 miles southeast of the Project site.

1.4 Environmental Setting

Existing Conditions

The Project site consists of vacant land, a parking lot, and ruderal vegetation. On site there is also ornamental vegetation consisting of shrubs and mature trees, which line the parking lot of the former restaurant (demolished in 2019).

Existing vehicle access to the Project site is primarily available via Foothill Boulevard from the north, consisting of two driveways (both of which provide right-in and right-out access). In addition, a private alley runs east–west along the southern boundary of the Project site. The private alley is only accessible via Towne Avenue and terminates at the southeastern corner of the Project site into the parking lot of an existing El Ranchero Mexican Food & Margaritas restaurant. The alley provides existing access to El Ranchero and the adjacent dental office and office/commercial buildings to the east of the Project site. Pedestrian access for the Project site includes a landscaped sidewalk along Foothill Boulevard and on Towne Avenue.

Adjacent and Surrounding Land Uses

As shown in Figure 2, Surrounding Land Uses, the Project site is surrounded by commercial, medical office space, and single-family residential land uses.

To the west of the Project site is a 76 gas station at the southeast corner of Towne Avenue and Foothill Boulevard, immediately adjacent to the Project site. Further to the west, across Towne Avenue, is the City of Pomona with land uses including commercial, residential, and vacant land. Northwest of the Project site are corner commercial land uses and parking lots.

Similar land uses surround the Project site to the north, such as Shell gas station, located at the northeast corner of Towne Avenue and Foothill Boulevard; commercial land uses consisting of a Stater Bros. Market and a commercial shopping center; and parking lots. Further north are single-family residential land uses.

To the south of the Project site is a single-family residential neighborhood. Three water tanks are located approximately 0.25 miles from the site. In addition, Temple Beth Israel is located approximately 0.25 miles to the south/southwest on Towne Avenue.

To the east, the Project site is immediately adjacent to a dental medical office and commercial uses, including restaurants. Further to the east, approximately 650 feet, is Mountain View Elementary School.

Existing Views of and Through the Project Site

Photos were taken from seven locations around the perimeter of, and within, the Project site to show representative viewpoints of the Project site and its surroundings. Four viewpoints from the seven locations where the photos were taken were used in the following analysis. Each viewpoint corresponds to one of the photos shown in Figure 3, Site Photos. These viewpoints are further described in the following subsections.

Viewpoint A – Facing North/Northwest

Viewpoint A consists of the view looking north/northwest through the Project site from the private alley along the site's southern boundary. Within this view, the Project site's asphalt-paved surface parking lot and ornamental vegetation, consisting of mature trees and shrubs, are in the background. Beyond the Project site, across Foothill Boulevard, views consist of Stater Bros. Market and neighborhood-serving commercial development along with foothills views of the San Gabriel Mountains.

Viewpoint B – Facing South

Viewpoint B consists of views looking south through the Project site from Foothill Boulevard. Across the Project site, there are views of overhead power lines running east–west along the site's southern boundary. In addition, views include masonry walls, varying trees/hedges, and one-story single-family residences.

Viewpoint C – Facing East

Viewpoint C consists of views looking east through the Project site from Towne Avenue. Across the Project site, views of mature trees are visible. Views of surrounding land uses such as the dental medical office building adjacent to the Project site are not visible due to trees on and off site.

Viewpoint D – Facing Southwest

Viewpoint D consist of public views looking southwest from Foothill Boulevard. Street trees of varying ages (i.e., mature and recently planted trees with plant support) are visible between the Project site, the sidewalk along Foothill Boulevard, and the street curb. In addition, a riparian parkway exists along the Project site's northern boundary, composed of rocks and various shrubs. A Class II bike lane also exists within the right-of-way for Foothill Boulevard. These features were recently improved as part of the Foothill Boulevard Master Plan. Views through the Project site include a masonry wall providing the eastern boundary to the adjacent 76 gas station and the gas station's overhead canopy.

General Plan and Zoning Designations

The Claremont General Plan (General Plan) designates the Project site as West Foothill Boulevard Mixed Use, as shown in Figure 4, General Plan Land Use Map. This land use designation allows for "a mix of residential and compatible office and retail/service uses integrated as a cohesive development, or such uses developed side-by-side in a manner that encourages interaction between uses" (City of Claremont 2009). The City's General Plan allows for a maximum of 15 dwelling units per acre (du/ac), a maximum floor-area-ratio of 1.5, and a projected population density of 40 persons per acre for the West Foothill Boulevard land use designation (City of Claremont 2009).

As shown in Figure 5, Zoning Map, the Project site is zoned Mixed Use 3 (MU3) (City of Claremont 2014). According to Claremont Municipal Code, this zone is intended to provide quality, dynamic, pedestrian-oriented environments by permitting a combination of commercial, office, service, entertainment, and residential uses within these areas. Claremont Municipal Code Section 16.040.010.C further defines the City's intent, stating "mixed uses will include an emphasis on ground floor retail along Foothill Boulevard with residential uses permitted on upper floors and/or as a transition to adjacent single family residential development." Furthermore, the City's Municipal Code establishes development standards for MU3 (West Foothill Boulevard Mixed Use District) to have a maximum floor-area-ratio of 1.5 for commercial development and a maximum density of 15 du/ac for residential development. In addition, under MU3 zoning, a maximum of two stories of 28 feet is allowed (City of Claremont 2022a).

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2 Project Description

The proposed Project would redevelop the 3.05-acre site with a 56-unit townhome development, including 12 live/work units. The proposed development would include 10 buildings consisting of single-family attached residential land uses, landscaping, and internal driveways. The buildings would range between 30 feet, 36 feet and 6 inches, and 37 feet and 6 inches in height. The proposed Project is generally consistent with the site's General Plan land use designation and zoning. The Olson Company (Project Applicant) is requesting the approval of a Tentative Tract Map (see Figure 6, Vesting Tentative Tract Map), Architectural and Site Plan Review, and a Mixed-Use Development Plan. In addition, the Project Applicant is utilizing additional density and height incentives under State Density Bonus law.

2.1 Proposed Project

Project Design

The proposed Project would construct a 56-unit townhome development, including 12 live/work units, across 10 buildings. The proposed residences would be composed of two-, three-, and four-bedroom units and range from approximately 1,213 square feet to 2,233 square feet. Six of the building are proposed to be three stories, reaching a maximum height of 37 feet and 6 inches, while the remaining four buildings would be two-stories high, with a maximum height of 30 feet.[1] The 12 live/work units would be arranged in two six-unit buildings, three stories in height and fronting Foothill Boulevard. Figure 7, Conceptual Site Plan, provides a detailed layout of the Project site and Figures 8a through 8d, Elevations, illustrate the proposed buildings' conceptual architectural styles and proposed heights. As shown, the two live/work buildings would feature a contemporary architectural style, whereas the rest of the buildings would be constructed with a Spanish Monterey influenced architectural style. The following outlines a description of each building as proposed:

- **Building 1 and Building 2** would consist of a total 16 units, be three-stories high, and would front Towne Avenue, south of the existing gas station.
- **Building 3 through Building 6** would consist of three-unit buildings, each two-stories high, located in the southern portion of Project site, just north of the private alley and the single-family residences to the south.
- **Building 7 and Building 8** would consist of 16 units, be three-stories high, and be located in the center of the Project site.
- **Building 9 and Building 10** would support 12 live/work units and each building would be three-stories high and would front Foothill Boulevard.

Table 2-1 explains the proposed Project's general consistency with the City's General Plan and zoning for the Project site.

[1] Height is measured from grade to the roof's ridge.

Table 2-1. General Development Standards

	Standard	Proposed	Complies	Comments
General Plan	Mixed Use	No change	Yes	Live/work component satisfies General Plan requirement for ground-floor commercial component for West Foothill Boulevard Mixed-Use
Zoning	MU3	No change	Yes	NA
Lot Size	Maximum 15 du/ac	Approximately 18.3 du/ac	Yes	With 20% density bonus
Setback (Street)	10 feet	10 feet (Foothill Boulevard); 15 feet (Towne Avenue)	Yes	NA
Setback (Residential)	10 feet	36 to 63 feet (rear setback at southern property line)	Yes	NA
Setback (Non-Residential)	0 feet	10 feet	Yes	NA
Height	Two stories/28 feet	Three stories/33 feet and 7 inches	Yes	With approval of density bonus waiver
Parking (Residential Only)	2 spaces per unit with greater than 600 square feet; 0.5 uncovered or covered visitor parking spaces per unit Total required: 112 covered; 28 covered/uncovered	112 total covered spaces in garages, 18 uncovered spaces throughout site, 24 uncovered spaces on driveways of Buildings 3–6	Yes	Per State Density Bonus law, 0/1-bedroom units required one covered space; 2/3-bedroom units provided 1.5 spaces; 4+ bedrooms require 2.5 spaces; Parking spaces may be covered, uncovered, or provided in tandem. Note: 42 covered parking spaces provided in tandem configuration.
Parking (Live/Work)	2 covered spaces per unit with greater than 600 square feet of living area; 1 covered or uncovered space per 350 square feet of work/office space Total required: 24 covered; 12 covered/uncovered	24 total covered spaces in garages (2/unit), 10 of 18 uncovered spaces are located in proximity of live/work units.	Yes	Per State Density Bonus law, 3-bedroom units require 1.5 parking spaces. Parking spaces may be covered, uncovered, or provided in tandem. Note: 10 uncovered parking spaces provided in proximity to live/work units. Each live/work unit has 2 covered parking spaces in garage.

Table 2-1. General Development Standards

	Standard	Proposed	Complies	Comments
Open Space	120 square feet per unit for projects with more than 5 units. Usable open space may be any combination of private and common open space. Private open space shall have a minimum dimension of 6 feet while common open space shall have a minimum dimension of 15 feet. 56 units × 120 square feet = 6,720 square feet of usable open space	Common open space is 14,001 square feet, private open space is 4,569 square feet, other landscaped open space is 14,003 square feet	Yes	NA

Source: City of Claremont
Notes: du/ac = dwelling unit/acre; NA = not applicable.

Density Bonus and Height Waiver

The Project Applicant is proposing a 20% density bonus incentive (as shown in Table 2-1) with the inclusion of 10% affordable (low-income) units pursuant to State Density Bonus law. An incentive or concession is defined as a reduction in site development standards or a modification of zoning code or architectural design requirements. In addition, the State Density Bonus law specifies that a project is entitled to a waiver from "any development standard that will have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted." Waivers are separate from the additional concessions/incentives and their approval is mandatory, as specified. As such, Table 2-2 outlines the applicable provisions.

Table 2-2. Density Bonus Calculations

Standard	Calculation
Maximum Permitted Density under MU3 zoning	15 du/ac
Base Maximum Density	3.054-acre site × 15 du/ac = 46 units
10% Low-Income Units required for State Density Bonus law	10% of 46 units = 4.6 units
20% Density Bonus for providing 10% Low-Income Units	46 units × 20% = 9.2 units
Maximum Units Allowed/Permitted	46 units + 9.2 units = Maximum of 56 units permitted (or 18.3 du/ac)

Source: City of Claremont 2022b.
Notes: du/ac = dwelling unit/acre
State Density Bonus law requires that a fractional unit be rounded up to the nearest whole number.

In addition, the proposed Project is subject to the City's Inclusionary Housing Ordinance. However, the Project's application was submitted prior to the effective date of recent updates to the City's ordinance. As such, the Project is subject to the prior provisions of the Inclusionary Housing Ordinance, which requires 15% moderate-income units. Moreover, per the prior ordinance, the Project Applicant may receive a 1.5:1 credit for providing low-income units in lieu of moderate-income units. Therefore, by providing 10% low-income inclusionary units per the State Density Bonus law, the proposed Project also satisfies the City's Inclusionary Housing Ordinance requirement.

The Project Applicant is claiming a waiver for the City's height requirements, as shown in Table 2-1. Approval of the waiver would permit the Project's three-story buildings having a maximum height of 33 feet and 7 inches[2] in lieu of the maximum height of two stories as permitted by the MU3 zone.

Circulation and Parking

The Project site's existing circulation would continue to provide vehicular access for the proposed Project to and from Foothill Boulevard and the alley via Towne Avenue. However, circulation patterns would include design modifications along Foothill Boulevard by providing one driveway instead of two driveways. Moreover, internal circulation would be supported by a 26-foot-wide internal drive aisle between Buildings 9 and 10 and Buildings 7 and 8, which would connect to the 27-foot-wide driveway between Buildings 9 and 10 onto Foothill Boulevard. A secondary entry onto Towne Avenue would support a new 26-foot-wide street (formerly the private alley) that would serve Buildings 1 through 6. These two internal streets would not connect within the Project site. Once constructed and operational, the southern street would continue to provide access to the several other commercial properties to the east of the Project site. No gate is proposed at the eastern end of the alley.

Pedestrian access and circulation to the Project site would not change with Project implementation. Sidewalk access via Foothill Boulevard and Towne Avenue would continue to provide direct connections to the Project site. On site, a pedestrian path is proposed adjacent to a passive lawn area along the common open space (further detailed below). Additionally, as mentioned above, the Project as proposed is oriented to provide direct pedestrian access to the 12 live/work units along the frontage of Foothill Boulevard, consistent with the City's General Plan and zoning intent for the Project site.

As detailed in Table 2-1, a total of 112 covered parking spaces (i.e., garages) and 18 uncovered spaces are proposed for a total 130 parking spaces. An additional 24 spaces can be provided in the driveways of Buildings 3, 4, and 6.

Landscaping, Setbacks, and Open Space

The proposed Project would feature a central landscaped open space area. As shown in Figure 9, Conceptual Landscaping Plan, the Project would include green space with a shade structure, barbeque island, fire pits, and seating areas. Furthermore, as shown in Figure 10, Conceptual Planting Plan, a total of 167 new trees would be planted on site, including coast live oak (*Quercus agrifolia*), California sycamore (*Platanus racemose*), crape myrtle (*Lagerstroemia indica*), Marina strawberry (*Arbutus marina*), Brisbane box (*Lophostemon confertus*), and Australian willow (*Geijera parviflora*). Trees are proposed to line the open space area and provide buffer/shade to the adjacent buildings. Landscaping would be used to screen transformers, back-flow preventers, and other aboveground utilities. According to the Conceptual Planting Plan, irrigation would be provided on site and subject to California water regulations. In addition, landscape lighting would be installed throughout the site while pole-mounted lighting fixtures would be installed along the Project's drive aisles and near uncovered parking spaces.

[2] Measured from grade to midpoint between roof's ridge and eaves as required in Claremont Municipal Code Section 16.900.175.

Figure 11, Conceptual Wall and Fence Plan, details the Project site's existing and proposed walls, fences, and gates. Under existing conditions and under Project implementation, the Project site's 6-foot-high southern property line wall would remain in place. The Project proposes new walls throughout the site including, but not limited to, 6-foot-high stucco over concrete masonry unit walls along the eastern property line and in select units' patios. An 8-foot-high stucco over concrete masonry unit wall would be built along the property lines shared with the adjacent gas station. Other private outdoor space for select units would include a 3-foot-and-6-inch-high stucco over concrete masonry unit patio wall. Additionally, a new 2-foot-high retaining wall is proposed along Foothill Boulevard.

As demonstrated above in Table 2-1, setbacks are required per the City's Municipal Code. Thus, a 62-foot setback is proposed to separate Buildings 3 through 6 from the southern property line (and the single-family residences). In addition, a 36-foot setback is proposed to separate Buildings 1 and 2 from the southern property line.

The proposed Project would also include 14,001 square feet of common open space on site along with 4,569 square feet of private outdoor space, as shown in Figure 12, Conceptual Open Space Plan. Private outdoor open space would include ground-level courtyards and second-floor balconies for certain units. Other landscaped open space would total 14,003 square feet.[3] As such, the Project proposes a total of 18,570 square feet of private and public open space, while the City requires 6,720 square feet.

Infrastructure and Utility Improvements

The Project would connect to existing utilities serving the surrounding area. Water services would be provided by Golden State Water Company, sewer services by the City, electronic services by Southern California Edison (SCE), gas services by the Southern California Gas Company, and telephone and cable services by Frontier and Charter Communications. Two transformers are proposed on site: one is proposed south of Building 3 along the southern perimeter of the site and another is proposed west of Building 7, adjacent to the western boundary with the gas station. The portion of the alley that runs along the Project site's southern boundary would be widened and may be repaved as part of Project construction, if deemed necessary.

2.2 Project Construction

Construction activities are anticipated to commence in May 2023 and be completed in May 2026.[4] A total of 28 months is assumed as the duration of the construction period. The Project is planned to be operational by 2026. Construction would involve demolition of the asphalt-paved parking lot of approximately 40,000 square feet and export of 7,000 cubic yards of dirt during grading. Construction activities would include demolition, site preparation, building construction, paving, and architectural coating.

Construction Design Features

These construction measures would be included in the building plans as project design features. The following recommended project design features include standard rules and requirements, best practices, and recognized design guidelines for reducing air quality and greenhouse gas (GHG) emissions (Appendix A, Air Quality and

[3] This area does not meet the requirements to be counted as either usable common open space or private open space.

[4] The analysis in this IS/MND assumes a construction start date of May 2023. In practice, construction is anticipated to begin at a later date. However, using an earlier start date for construction represents the worst-case scenario construction impacts because equipment and vehicle emission factors for later years would be slightly less due to more stringent standards for in-use off-road equipment and heavy-duty trucks, as well as fleet turnover replacing older equipment and vehicles in later years.

Greenhouse Gas Impact Analysis). Design features are assumed to be part of the conditions of approval for the Project and integrated into its design.

- The Project must follow the standard South Coast Air Quality Management District (SCAQMD) rules and requirements with regards to fugitive dust control, which includes, but are not limited to the following:
  - All active construction areas shall be watered two times daily.
  - Speed on unpaved roads shall be reduced to less than 15 mph.
  - Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
  - Any on-site stockpiles of debris, dirt, or other dusty material shall be covered or watered twice daily.
  - All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
  - Access points shall be washed or swept daily.
  - Construction sites shall be sandbagged for erosion control.
  - Nontoxic chemical soil stabilizers shall be applied according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
  - All trucks hauling dirt, sand, soil, or other loose materials shall be covered and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code Section 23114.
  - Construction access roads shall be paved or covered by gravel at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
  - The ground cover of disturbed areas shall be replaced as quickly possible.
- All diesel construction equipment would be low emission "clean diesel" equipment with new or modified engines (Tier 4 or better) that include diesel oxidation catalysts and diesel particulate filters that meet the latest California Air Resources Board (CARB) best available control technology.
- Construction equipment shall be maintained in proper tune.
- All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as 5 minutes or longer.
- Simultaneous operation of multiple construction equipment units shall be minimized to the maximum extent feasible.
- The use of heavy construction equipment and earthmoving activity shall be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.
- An electricity supply to the construction site shall be established and electric powered equipment shall be used instead of diesel-powered equipment or generators, where feasible.
- Staging areas for the construction equipment shall be established as far from adjacent residential homes as feasible.
- Haul trucks with on-road engines shall be used instead of off-road engines for on-site hauling.

2.3 Project Operation

Operational Design Features

The proposed Project is required to comply with Title 24 of the California Code of Regulations established by California Energy Commission regarding energy conservation and green-building standards. The proposed Project shall also comply with the City's applicable goals and policies of the GHG reduction measures for residential development.

Green Buildings and Energy Efficiency Measures

All Project buildings shall be designed to meet the California Building Code (CBC) Title 24 energy standard, including, but not limited to, any combination of the following:

- Increase insulation such that heat transfer and thermal bridging are minimized.
- Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.
- Install energy-efficient lighting (e.g., LEDs and lighting control systems).
- Install photovoltaic systems to convert solar energy into electricity. Providing power locally will decrease electricity use for 15% of the energy made by SCE.

The applicable California Department of Resources Recycling and Recovery Sustainable (Green) Building Program Measures are as follows:

- Recycle/reuse at least 50% of the construction material (including, but not limited to, soil, mulch, vegetation, concrete, lumber, metal, and cardboard)
- Use "green building materials" such as those materials that are rapidly renewable or resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10% of the Project.

Water Conservation

- Install water-efficient fixtures and appliances such as low-flow fixtures, dual-flush toilets, and other water-efficient appliances in accordance with Title 24 codes.
- Install water-efficient irrigation systems and devices, such as soil-moisture-based irrigation controls, and use water-efficient irrigation methods in accordance with Title 24 codes.

2.4 Required Permits and Approvals

City Permits and Approvals

The proposed Project would require a number of discretionary permits and approvals from the City, listed below. These permits are subject to CEQA.

- Vesting Tentative Tract Map Review and Approval
- Mixed-Use Development Plan
- Architectural and Site Plan Review
- Inclusionary Housing Agreement
- Building Permits, Grading Permits, Encroachment Permits, and Demolition Permits, etc.

Approvals and Review from Other Agencies

Approvals from other agencies may also be required and are listed below. These permits would be administrative in nature and are not expected to be subject to CEQA. As such, no responsible or trustee agencies have been identified for this Project.

- Encroachment permits
- California Department of Transportation (District 7)
- City of Pomona
- Los Angeles County Fire Department – Plan approval
- Los Angeles County Sanitation Districts – Sewer Connection Permit
- Southern California Air Quality Management District – Demolition Permits
- Utility providers – Utility connection permits

3 Initial Study Checklist

The following discussion of potential environmental effects was completed in accordance with Section 15063(d)(3) of the CEQA Guidelines (14 CCR 15000 et seq.) to determine if the proposed Project may have a significant effect on the environment.

1. **Project title:**

   Olson Foothill Project

2. **Lead agency name and address:**

   City of Claremont
   207 Harvard Avenue N.
   Claremont, California 91711

3. **Contact person and phone number:**

   Nikola Hlady, Senior Planner
   City of Claremont
   207 Harvard Avenue N.
   Claremont, California 91711
   909.399.5322
   nhlady@ci.claremont.ca.us

4. **Project location:**

   1030 West Foothill Boulevard
   Claremont, California 91711

5. **Project sponsor's name and address:**

   Olson Urban Housing LLC (The Olson Company)
   3010 Old Ranch Parkway Suite 100
   Seal Beach, California 90740-2751

6. **General Plan designation:**

   Mixed Use

7. **Zoning:**

   Mixed Use 3 (MU3)

8. **Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

   The proposed Olson Foothill Project (Project) would involve the construction of a 56-unit townhome development, including 12 live/work units, on a currently vacant 3.05-acre site. The Project site, located at 1030 West Foothill Boulevard, Claremont, California 91711 near the southeast intersection of Towne Avenue

and Foothill Boulevard, was formerly a Marie Callender's restaurant. The Project would require the approval of a Tentative Tract Map, Architectural and Site Plan Review, and a Mixed-Use Development Plan for implementation. In addition, the Project Applicant is utilizing additional density and height incentives under State Density Bonus law. Refer to Chapter 2, Project Description, of this document for more details.

9. **Surrounding land uses and setting (Briefly describe the project's surroundings):**

   The Project site is surrounded by commercial, medical office space, and single-family residential land uses (see Figure 2). See also Section 1.4, Environmental Setting, of this IS/MND for more details.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

    - California Department of Transportation (District 7) – Encroachment Permit (if determined to be necessary)
    - City of Pomona – Encroachment Permit (if determined to be necessary)
    - Los Angeles County Fire Department – Plan approval
    - Los Angeles County Sanitation Districts – Sewer Connection Permit
    - Southern California Air Quality Management District – Demolition Permits
    - Utility providers – Utility connection permits

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

    Yes; refer to Section 3.18, Tribal Cultural Resources, of this IS/MND for details.

    Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (PRC Section 21080.3.2.). Information may also be available from the California Native American Heritage Commission (NAHC) Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. PRC Section 21082.3(c) contains provisions specific to confidentiality.

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," as indicated by the checklist on the following pages.

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

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and 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 standards, 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 (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signature

4/26/23
Date

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 Environmental Impact Report (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 references 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. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. 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

3.1 Aesthetics

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	**AESTHETICS** – Except as provided in Public Resources Code Section 21099, would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Would the project have a substantial adverse effect on a scenic vista?

Less-Than-Significant Impact. Scenic vistas generally refer to views of expansive open space areas or other natural features, such as mountains, undeveloped hillsides, large natural water bodies, or coastlines. Less commonly, certain urban settings or features, such as a striking or renowned skyline, may also represent a scenic vista. Scenic vistas generally refer to views that are accessible from public vantage points, such as public roadways and parks.

Scenic vistas near the Project site are dominated by the hillsides and slopes of the San Gabriel Mountains. Views of this resource are primarily observed from roadways that lead up to the hills or from the northbound travel lanes of major north–south roadways. Due to the size and height of the San Gabriel Mountains, views of this resource are prominent throughout the City. However, many views of the San Gabriel Mountains have been compromised, either partially or entirely, by existing development, landscaping, and urban infrastructure. Complete views of the San Gabriel Mountains are generally limited to the City's north–south roadway corridors. The City regulates impacts to scenic vistas through development standards in the Municipal Code, such as those for the City's Hillside District zone. However, the Project site is not designated nor adjacent to land zoned Hillside. In addition, according to the City's General Plan, there are no officially designated scenic vistas within the City (City of Claremont 2009).

The Project site contains existing but obstructed views of the San Gabriel Mountains, as shown on Figure 3 and further detailed in Section 1.4, Environmental Setting, of this IS/MND. Public views of this resource are only visible facing northwest on Towne Avenue. These views are obstructed by the existing gas station, mature trees within the Foothill Boulevard right-of-way, and the commercial shopping center (i.e., Stater Bros. Market) to the north of the Project site. Implementation of the proposed Project would introduce 10 residential buildings, walls/fences, and landscaping features that would further obstruct this public vantage point of the San Gabriel Mountains. However, this would not represent a substantial adverse effect when compared to existing conditions.

Given the above, scenic vistas are not available from public vantage points surrounding the Project site, as existing views of scenic resources have already been substantially blocked by existing development, vegetation, and/or the topography of the surrounding landscape. As such, the proposed Project would not have the potential to adversely affect any scenic vistas that are currently available in and around Project site. Impacts would be less than significant. No mitigation is required.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The nearest officially designated state scenic highway is a portion of State Route 2 that extends through the San Gabriel Mountains, beginning just north of the City of La Cañada Flintridge (County of Los Angeles 2014). The portion of State Route 2 that is officially designated as a state scenic highway is located approximately 18 miles northwest of the Project site, within the San Gabriel Mountains. Due to this distance, the City is not within the viewshed of this state scenic highway. Similarly, the Project site is approximately 10 miles east of the State Highway 39, the nearest eligible scenic highway, and not within the viewshed of this state scenic highway. As such, the proposed Project would not substantially affect any scenic resources within a state scenic highway. Therefore, no impact on scenic resources within a state scenic highway would occur as a result of the proposed Project.

c) In non-urbanized areas, would the project 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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less-Than-Significant Impact. The Project site is located within an urbanized area surrounded by residential and commercial land uses. PRC Section 21071 defines an "urbanized area" as "(a) an incorporated city that meets either of the following criteria: (1) Has a population of at least 100,000 persons, or (2) Has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons." As further discussed in Section 3.14, Population and Housing, of this IS/MND, the U.S. Census Bureau recorded 37,266 residents in April 2020 (Census 2022). As described in Section 1.4 of this IS/MND, the City of Pomona, which had a population of 151,554 residents in 2020, is located adjacent to the Project site across Towne Avenue. As such, per PRC Section 21071(a)(2), the Project site is located within an area where two contiguous incorporated cities combined equals at least 100,000 persons.[5] Therefore, the Project site is located within an urbanized area and the following discussion is based on the Project's ability to not conflict with applicable zoning and other regulations governing scenic quality.

[5] City of Claremont 2020 population of 37,266 + City of Pomona 2002 population of 151,713 = 188,979 residents

Applicable zoning and other regulations governing scenic quality would include the City's development standards related to setbacks, open space, and height. As shown in Table 2-1, the Project would meet the City's requirements for a 10-foot street setback and exceed the City's residential and non-residential setback requirements. In addition, the Project would provide more private and public open space beyond the City's requirements. As shown in Table 2-1, the City requires a total of 6,720 square feet of open space. The Project would include a total of 18,914 square feet: 14,001 square feet of public open space on site along with 4,569 square feet of private outdoor space (see Figure 12 for details).

The Project would exceed the City's height requirement of two stories or 28 feet. As discussed in Chapter 2, the Project is utilizing State Density Bonus law to increase density on the site and claiming a height waiver to permit the Project's proposed maximum height of three stories or 33 feet and 7 inches. Furthermore, State Density Bonus law specifies that a project is entitled to a waiver from "any development standard that will have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted." Waivers are separate from the additional concessions/incentives and their approval is mandatory. Therefore, the Project would not conflict with the City's local regulations given state law.

As demonstrated above, the Project site is located within an urbanized area and is not anticipated to conflict with applicable zoning and other regulations governing scenic quality. Furthermore, as a part of the City's development and design review process, Project plans are reviewed with the intent of scenic quality and compliance with the Architectural and Site Plan Review Criteria set forth in the City's Municipal Code. For example, this Project has had a preliminary review by the City's Architectural Commission on June 15, 2022 (City of Claremont 2022b). Moreover, prior to approval, the Project would need to satisfy all of the design review criteria set forth in the Municipal Code as part of the City's design review process to ensure consistency with the site's zoning designation and the applicable regulations for scenic quality. Therefore, impacts associated with existing visual character and quality would be less than significant. No mitigation is required.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less-Than-Significant Impact. The Project site is located within a developed area. As such, much of the Project area is currently exposed to numerous sources of nighttime lighting and nighttime glare, such as nighttime lighting from streetlights, windows, and headlights from vehicles. Additional lighting or lighting in new locations could result in potential effects if new sources of light trespass are introduced and if the light trespass affects light-sensitive receptors such that daytime and nighttime views would become adversely affected. Light-sensitive receptors are generally considered to be residential properties and also may include hotel, hospital, or nursing home uses, where excessive light at night may impact the use of the property. As described in Section 1.4 of this IS/MND, single-family residences exist to the south of the Project site. No other light-sensitive receptors are located within the Project site's vicinity.

The Project proposes a lighting plan to illuminate internal streets and pedestrian pathway with light poles, as well as downlight lighting for shade structures and uplight lighting for select trees and landscaped areas. Five light poles would be installed along the Project site's southern boundary, adjacent to existing single-family residences. These poles would be approximately 10 feet in height with lighting directed downwards. In addition to downward lighting, the Project includes design features to help reduce light trespass. As described in Section 2.1 of this IS/MND, the site would maintain an existing 6-foot-high property line wall and the Project

would plant approximately street trees along the same property boundary. Inclusion of these features would shield Project-related lighting and reduce the amount of light trespass onto the nearby single-family residences. Moreover, the Project proposes residential uses and live/work units on site, which are not considered light-intensive land uses. As such, the amount of lighting expected to be generated by the Project would be minimal and would be compatible with the adjacent residential uses.

Additionally, all lighting installations proposed by the Project would be required to comply with existing regulations governing lighting. For example, the City regulates outdoor lighting and glare in order to limit the amount of light spillover. Claremont Municipal Code Section 16.154.030, Outdoor Lighting and Glare, requires that outdoor light fixtures be designed, installed, and maintained so as to direct light only onto the property on which the light source is located. The City also requires that all outdoor lighting fixtures have prismatic diffusing lens and/or appropriate shielding so the light source is not directly visible from the public right-of-way or abutting residential properties. As mentioned in Section 3.1(c), the Project is subject to review by the Architectural Commission per Municipal Code Chapter 16.300. This includes review of all exterior light fixtures and a photometric plan for all outdoor lighting to ensure that the Project complies with the Municipal Code. These measures would ensure that adverse nighttime lighting effects do not occur at nearby residential uses as a result of the proposed Project.

Glare is typically associated with reflective building materials, such as glass, stainless steel, aluminum, and photovoltaic panels. Daytime glare is considered significant if it adversely affects daytime views in the area. With respect to daytime glare, building materials and light fixtures would have non-glare finishes that would not cause reflective daytime glare. As described in Section 2.1 of this IS/MND, building materials would consist of stucco, brick veneer, and wood paneling. These materials would not introduce large amounts of reflective materials on site. While there would be windows and light color stucco that could produce glare, the windows would be relatively small and recessed and buildings would be surrounded by trees and landscaping features that would minimize the potential for unwanted glare to the street or adjacent uses.

For these reasons, the proposed Project is not anticipated to produce new sources of substantial nighttime or daytime lighting and glare such that views are substantially affected. Therefore, impacts relative to light and glare would be less than significant. No mitigation is required.

3.2 Agriculture and Forestry Resources

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II.	**AGRICULTURE AND FORESTRY RESOURCES** – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. 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:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) ***Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

No Impact. The Project site is located in an area defined as Urban and Built-Up Land according to the California Department of Conservation's California Important Farmland Finder (DOC 2022a). Urban and Built-Up Land is defined as "land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel" (DOC 2022a). Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures, such as the Project site and the

immediate vicinity. Given the designation for the Project site, the proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to a non-agricultural use. No impact would occur.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project site is currently zoned MU3, as described in Section 1.4 of this IS/MND. The MU3 zone does not permit agricultural uses according to Table 16.051.A, Permitted Use Chart, of the City's Municipal Code under existing conditions. In addition, according to the Williamson Act Contract Land Map, the Project site is designated as Urban and Built-Up Land; thus, no Williamson Act contract currently exists on site (DOC 2017). Therefore, the Project would not conflict with an existing Williamson Act contract. No impact to existing Williamson Act contracts or land zoned for agricultural use would occur as a result of the Project.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. As detailed in Section 3.2(b), the Project site is currently zoned MU3 and the City does not permit agricultural uses within this zoning designation. Similarly, the Project site's existing zoning does not permit forest land, timberland, or Timberland Production uses per Table 16.051.A of the City's Municipal Code. Therefore, the Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. No impact would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. Section 1.4 of this IS/MND describes the Project site as vacant land, a parking lot, and ruderal vegetation, including shrubs and mature trees. PRC Section 12220(g) defines Forest land as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined under PRC Section 4526 as land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis. Given the existing conditions of the Project site, no forest land exists on site. Therefore, the Project would not result in the loss of forest land or the conversion of forest land to a non-forest use. No impact would occur.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. No agricultural resources or forest land resources exist on site or within the Project site's vicinity. The Project would result in the redevelopment of the Project site into residential and live/work land uses. Implementation of the proposed Project would not result in the conversion of Farmland to a non-agricultural use or the conversion of forest land to a non-forest use. No impact would occur.

3.3 Air Quality

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III.	**AIR QUALITY** – 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:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

An Air Quality and Greenhouse Gas Impact Analysis (Appendix A) was prepared by MAT Engineering Inc. in September 2022 and is used in the following section to determine potential impacts.

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less-Than-Significant Impact. The Project site is located within the South Coast Air Basin (SCAB), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County, and is within the jurisdictional boundaries of SCAQMD.

SCAQMD administers the Air Quality Management Plan (AQMP) for SCAB, which is a comprehensive document outlining an air pollution control program for attaining all California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The most recent adopted AQMP is the 2016 AQMP (SCAQMD 2017), which was adopted by the SCAQMD Governing Board in March 2017.[6] The 2016 AQMP represents a new approach, focusing on available, proven, and cost-effective alternatives to traditional strategies while seeking to achieve multiple goals in partnership with other entities promoting reductions in GHGs and toxic risk, as well as efficiencies in energy use, transportation, and goods movement (SCAQMD 2017).

The purpose of a consistency finding is to determine if a project is inconsistent with the assumptions and objectives of the regional air quality plans, and thus, if it would interfere with the region's ability to comply with federal and state air quality standards. SCAQMD has established criteria for determining consistency

[6] SCAQMD is currently in the process of updating the AQMP. The 2022 AQMP is in draft form and accessible here: http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan.

with the currently applicable AQMP in Chapter 12, Sections 12.2 and 12.3, in the SCAQMD CEQA Air Quality Handbook. The criteria are as follows (SCAQMD 1993):

- Whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of the ambient air quality standards or interim emission reductions in the AQMP
- Whether the project would exceed the assumptions in the AQMP or increments based on the year of project buildout and phase

To address the first criterion regarding the proposed Project's potential to result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of the ambient air quality standards or interim emission reductions in the AQMP, Project-generated criteria air pollutant emissions were estimated and analyzed for significance and are addressed under Section 3.3(b). Detailed results of this analysis are included in Appendix A. As presented in Section 3.3(b), construction and operation of the proposed Project would not generate criteria air pollutant emissions that would exceed the SCAQMD threshold.

The second criterion regarding the proposed Project's potential to exceed the assumptions in the AQMP is primarily assessed by determining consistency between the proposed Project's land use designations and potential to generate population growth. In general, projects are considered consistent with, and would not conflict with or obstruct implementation of, the AQMP if the growth in socioeconomic factors is consistent with the underlying regional plans used to develop the AQMP (per Consistency Criterion No. 2 of the SCAQMD CEQA Air Quality Handbook). SCAQMD primarily uses demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) developed by the Southern California Association of Governments (SCAG) for its 2016–2040 Regional Transportation Plan (RTP)/ Sustainable Communities Strategy (SCS) (SCAG 2016).[7] SCAQMD uses this document, which is based on general plans for cities and counties in the SCAB, to develop the AQMP emissions inventory (SCAQMD 2017).[8] The SCAG RTP/SCS and associated Regional Growth Forecast are generally consistent with the local plans; therefore, the 2016 AQMP is generally consistent with local government plans.

As discussed in Section 3.11, Land Use and Planning, of this IS/MND, the proposed Project would be consistent with the General Plan and zoning designation associated with the Project site. The Project would include new residential development on site, which would result in an increase in population and housing consistent with local and regional growth projections found in the SCAG RTP/SCS (see Section 3.14 of this IS/MND). Given this, the proposed Project is not anticipated to conflict with or exceed the assumptions in the 2016 AQMP. Therefore, the Project would be consistent with the assumptions used in the SCAQMD AQMP development.

7 The SCAG has a more recently adopted RTP/SCS, the 2020–2045 RTP/SCS Connect SoCal Plan. However, the 2016 AQMP relies on land use and demographic data from the 2016-2040 RTP/SCS. Therefore, for the purpose of assessing consistency with the 2016 AQMP, land use information and demographic data from the 2016 RTP/SCS were utilized in this analysis.

8 Information necessary to produce the emission inventory for the SCAB is obtained from the SCAQMD and other governmental agencies, including CARB, the California Department of Transportation, and SCAG. Each of these agencies is responsible for collecting data (e.g., industry growth factors, socioeconomic projections, travel activity levels, emission factors, emission speciation profile, and emissions) and developing methodologies (e.g., model and demographic forecast improvements) required to generate a comprehensive emissions inventory. SCAG incorporates these data into its Travel Demand Model for estimating/projecting vehicle miles traveled and driving speeds. SCAG's socioeconomic and transportation activities projections in their 2016 RTP/SCS are integrated in the 2016 AQMP (SCAQMD 2017).

In summary, based on the considerations presented for the two criteria, impacts relating to the Project's potential to conflict with, or obstruct implementation of, the applicable AQMP would be less than significant. No mitigation is required.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less-Than-Significant Impact. Air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development, and the SCAQMD develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria pollutants are used in the determination of whether a project's individual emissions would have a cumulatively considerable contribution on air quality. If a project's emissions would exceed the SCAQMD significance thresholds, it would be considered to have a cumulatively considerable contribution. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant (SCAQMD 2003a).

A quantitative analysis was conducted to determine whether the proposed Project would result in a cumulatively considerable net increase in emissions of criteria air pollutants for which the SCAB is designated as nonattainment under the NAAQS or CAAQS. Criteria air pollutants include ozone (O_3), nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide, particulate matter with an aerodynamic diameter less than or equal to 10 microns (PM_{10}; course particulate matter), particulate matter with an aerodynamic diameter less than or equal to 2.5 microns ($PM_{2.5}$; fine particulate matter), and lead. Pollutants that are evaluated herein include volatile organic compounds (VOCs) and oxides of nitrogen (NO_X), which are important because they are precursors to O_3, as well as CO, sulfur oxides (SO_X), PM_{10}, and $PM_{2.5}$.

Regarding NAAQS and CAAQS attainment status,[9] the SCAB is designated as a nonattainment area for federal and state O_3 and $PM_{2.5}$ standards (CARB 2017a; EPA 2022). The SCAB is also designated as a nonattainment area for state PM_{10} standards; however, it is designated as an attainment area for federal PM_{10} standards. The nonattainment status is the result of cumulative emissions from various sources of air pollutants and their precursors within the SCAB, including motor vehicles, off-road equipment, and commercial and industrial facilities. SCAB is designated as an attainment area for federal and state CO and NO_2 standards, as well as for state sulfur dioxide standards. Although the SCAB has been designated as nonattainment for the federal rolling 3-month average lead standard, it is designated attainment for the state lead standard.[10]

The proposed Project would result in emissions of criteria air pollutants for which CARB and the U.S. Environmental Protection Agency have adopted ambient air quality standards (i.e., the NAAQS and CAAQS). Projects that emit these pollutants have the potential to cause, or contribute to, violations of these standards. The SCAQMD CEQA Air Quality Significance Thresholds, as revised in April 2019, set forth quantitative emission significance thresholds for criteria air pollutants, which, if exceeded, would indicate the potential for a project to contribute to violations of the NAAQS or CAAQS. Table 3.3-1 lists the revised SCAQMD Air Quality Significance Thresholds (SCAQMD 2019).

9 An area is designated as in attainment when it is in compliance with the NAAQS and/or the CAAQS. These standards for the maximum level of a given air pollutant that can exist in the outdoor air without unacceptable effects on human health or the public welfare are set by the U.S. Environmental Protection Agency and CARB, respectively. Attainment = meets the standards; attainment/maintenance = achieves the standards after a nonattainment designation; nonattainment = does not meet the standards.

10 The phase-out of leaded gasoline started in 1976. Since gasoline no longer contains lead, the project is not anticipated to result in impacts related to lead; therefore, it is not discussed in this analysis.

Table 3.3-1. SCAQMD Air Quality Significance Thresholds

Criteria Pollutants Mass Daily Thresholds		
Pollutant	**Construction (in pounds/day)**	**Operation (in pounds/day)**
NO_X	100	55
VOC	75	55
PM_{10}	150	150
$PM_{2.5}$	55	55
SO_X	150	150
CO	550	550
Lead[a]	3	3
Toxic Air Contaminants and Odor Thresholds		
TACs[b]	Maximum incremental cancer risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic and Acute Hazard index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	

Source: SCAQMD 2019.
Notes: SCAQMD = South Coast Air Quality Management District; NO_X = oxides of nitrogen; VOC = volatile organic compound; PM_{10} = particulate matter with a diameter less than or equal to 10 microns (coarse particulate matter); $PM_{2.5}$ = particulate matter with a diameter less than or equal to 2.5 microns (fine particulate matter); SO_X = sulfur oxides; CO = carbon monoxide; TAC = toxic air contaminant.
[a] The phase-out of leaded gasoline started in 1976. Since gasoline no longer contains lead, the proposed Project is not anticipated to result in impacts related to lead; therefore, it is not discussed in this analysis.
[b] TACs include carcinogens and noncarcinogens.

The Project would result in a substantial contribution to an existing air quality violation of the NAAQS or CAAQS for O_3, which is a nonattainment pollutant, if the proposed Project's construction or operational emissions exceed the SCAQMD VOC or NO_X thresholds shown in Table 3.3-1. These emission-based thresholds for O_3 precursors are intended to serve as surrogates for an "ozone significance threshold" (i.e., the potential for adverse O_3 impacts to occur) because O_3 itself is not emitted directly, and the effects of an individual project's emissions of O_3 precursors (i.e., VOCs and NO_X) on O_3 levels in ambient air cannot be reliably or meaningfully determined through air quality models or other quantitative methods.

The California Emissions Estimator Model (CalEEMod), Version 2020.4.0, was used to estimate emissions from construction and operation of the proposed Project (Appendix A). The following discussion quantitatively evaluates Project-generated construction and operational emissions and impacts that would result from implementation of the proposed Project.

Construction Emissions

Construction of the proposed Project would result in the temporary addition of pollutants to the local airshed caused by on-site sources (e.g., off-road construction equipment, soil disturbance, and VOC off-gassing from architectural coatings and asphalt pavement application) and off-site sources (e.g., vendor trucks, haul trucks, and worker vehicle trips). Specifically, the exposure of earth surfaces to wind from the direct disturbance and movement of soil can result in entrained dust and PM_{10} and $PM_{2.5}$ emissions. Internal combustion engines used by construction equipment, haul trucks, vendor trucks (i.e., delivery trucks), and worker vehicles would result in emissions of VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$. Application of architectural coatings, such as exterior paint and other finishes, and application of asphalt pavement would also produce

VOC emissions. Construction emissions can vary substantially from day to day depending on the level of activity; the specific type of operation; and, for dust, the prevailing weather conditions.

For purposes of estimating proposed Project emissions, and based on information provided by the Project Applicant, it is assumed that construction of the Project would commence in May 2023[11] and would last approximately 28 months, to be completed in 2026. The first full year of operations would be 2026. The analysis contained herein is based on the following schedule assumptions (duration of phases is approximate):

- Demolition: 3 weeks
- Site preparation: 1 week
- Grading: 4 weeks
- Building construction: 26 months (phased)
- Paving: 3.5 weeks
- Architectural coating: 6 weeks (phased)

General construction equipment modeling assumptions are provided in Table 3.3-2. The equipment mix was generated by CalEEMod. For the analysis, it was generally assumed that heavy-duty construction equipment would be operating at the site 5 days per week, up to a maximum of 8 hours per day. Detailed construction equipment modeling assumptions are provided in Appendix A.

Table 3.3-2. Construction Workers, Haul Trucks, Vendor Trips, and Equipment Use

	One-Way Vehicle Trips			Equipment		
Construction Phase	Average Daily Worker Trips	Average Daily Vendor Truck Trips	Total Haul Truck Trips	Equipment Type	Quantity	Daily Usage Hours
Demolition	15	0	182	Concrete/Industrial Saws	1	8
				Excavators	3	8
				Rubber Tired Dozers	2	8
Site Preparation	18	2	0	Rubber Tired Dozers	3	8
				Tractors/Loaders/ Backhoes	4	8
Grading	15	2	875	Excavators	1	8
				Graders	1	8
				Rubber Tired Dozers	1	8
				Tractors/Loaders/ Backhoes	3	8

[11] The analysis in this IS/MND assumes a construction start date of May 2023. In practice, construction is anticipated to begin at a later date. However, using an earlier start date for construction represents the worst-case scenario construction impacts, because equipment and vehicle emission factors for later years would be slightly less due to more stringent standards for in-use off-road equipment and heavy-duty trucks, as well as fleet turnover replacing older equipment and vehicles in later years.

Table 3.3-2. Construction Workers, Haul Trucks, Vendor Trips, and Equipment Use

Construction Phase	One-Way Vehicle Trips			Equipment		
	Average Daily Worker Trips	Average Daily Vendor Truck Trips	Total Haul Truck Trips	Equipment Type	Quantity	Daily Usage Hours
Building Construction	40	6	0	Cranes	1	7
				Forklifts	3	8
				Generator Sets	1	8
				Tractors/Loaders/ Backhoes	3	7
				Welders	1	8
Paving	20	0	0	Cement and Mortar Mixers	2	6
				Pavers	1	8
				Paving Equipment	2	6
				Rollers	2	6
				Tractors/Loaders/ Backhoes	1	8
Architectural Coating	8	0	0	Air Compressors	1	6

Notes: See Appendix A for additional details.

The proposed Project would be required to comply with SCAQMD Rule 403 to control dust emissions generated during any dust-generating activities. Standard construction practices that would be employed to reduce fugitive dust emissions include watering of the actively disturbed areas, depending on weather conditions.

VOC off-gassing emissions result from evaporation of solvents contained in surface coatings such as in paints and primers used during construction of the Project. CalEEMod calculates the VOC evaporative emissions from application of surface coatings based on the VOC emissions factor, the building square footage, and the assumed fraction of surface area. VOC rates of 50 grams per liter for interior and exterior coatings were assumed in lieu of CalEEMod default values, consistent with low-VOC paint requirements per California Green Building Standards Code (CALGreen) regulations. Table 3.3-3 shows the estimated maximum daily construction emissions associated with proposed Project construction.

Table 3.3-3. Regional Maximum Daily Construction Criteria Air Pollutant Emissions

Year	VOCs	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
	pounds per day					
Maximum Regional Daily Emissions	11.73	7.65	24.24	0.06	8.68	4.44
SCAQMD threshold	*75*	*100*	*550*	*150*	*150*	*55*
Threshold exceeded?	No	No	No	No	No	No

Source: SCAQMD 2019.
Notes: VOC = volatile organic compound; NO_X = oxides of nitrogen; CO = carbon monoxide; SO_X = sulfur oxides; PM_{10} = particulate matter with a diameter less than or equal to 10 microns (coarse particulate matter); $PM_{2.5}$ = particulate matter with a diameter less than or equal to 2.5 microns (fine particulate matter); SCAQMD = South Coast Air Quality Management District.

See Appendix A for detailed results. The values shown are the maximum summer or winter daily emissions results from CalEEMod and reflect control of fugitive dust (watering two times daily) required by SCAQMD Rule 403. In addition, the Project would use low emission "clean diesel" equipment with new or modified engines (Tier 4 or better) as a standard design feature.

As shown in Table 3.3-3, the proposed Project's maximum daily construction emissions would not exceed the SCAQMD thresholds for any criteria air pollutant.

Operational Emissions

Operation of the proposed Project would generate VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ emissions associated with vehicular traffic, area sources (consumer products, architectural coatings, landscaping equipment), and energy sources (natural gas, appliances, and space and water heating). CalEEMod was used to estimate daily emissions from operational sources for the proposed Project.

On-road vehicular trip generation data provided in the transportation analysis for the proposed Project was incorporated into CalEEMod. CalEEMod default data, including trip characteristics, emissions factors, and trip distances, were conservatively used for the model inputs. Emission factors representing the vehicle mix and emissions for 2025 were used to estimate emissions associated with vehicular sources for the proposed Project.

CalEEMod was also used to estimate emissions associated with area and energy sources. Area sources include landscape maintenance equipment, consumer products, and architectural coatings for maintenance of buildings. Energy sources include emissions associated with building electricity and natural gas usage (non-hearth). Default assumptions in CalEEMod were used for natural gas consumption. Electricity use would contribute indirectly to criteria air pollutant emissions; however, the emissions from electricity use are only quantified for GHGs in CalEEMod, since criteria pollutant emissions occur at the location of power generation, which is typically off site.

Table 3.3-4 presents the maximum daily emissions associated with operation of the proposed Project. The values shown are the maximum summer or winter daily emissions results from CalEEMod. Complete details of the emissions calculations are provided in Appendix A.

Table 3.3-4. Maximum Daily Operational Criteria Air Pollutant Emissions

Emission Source	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
	Pounds per day					
Mobile	1.00	1.08	10.03	0.02	2.60	0.70
Energy	0.03	0.23	0.10	0.00	0.02	0.02
Area	1.45	0.98	5.01	0.01	0.10	0.10
Total	**2.53**	**2.34**	**15.68**	**0.03**	**2.71**	**0.82**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: SCAQMD 2019.
Notes: VOC = volatile organic compound; NO_X = oxides of nitrogen; CO = carbon monoxide; SO_X = sulfur oxides; PM_{10} = particulate matter with a diameter less than or equal to 10 microns (coarse particulate matter); $PM_{2.5}$ = particulate matter with a diameter less than or equal to 2.5 microns (fine particulate matter); SCAQMD = South Coast Air Quality Management District.
See Appendix A for complete results.
The values shown are the maximum summer or winter daily emissions results from CalEEMod. The total values may not add up exactly due to rounding.

As shown in Table 3.3-4, the maximum increase in daily operational emissions of VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ generated by the proposed Project would not exceed the SCAQMD's significance thresholds.

As discussed previously, the SCAB has been designated as a federal nonattainment area for O_3 and $PM_{2.5}$ and a state nonattainment area for O_3, PM_{10}, and $PM_{2.5}$. Construction and operational activities of the proposed Project would generate VOC and NO_X emissions (precursors to O_3) and emissions of PM_{10} and $PM_{2.5}$. However, as indicated in Tables 3.3-3 and 3.3-4, Project-generated emissions would be minimal and would not exceed the SCAQMD emission-based significance thresholds for VOCs, NO_X, PM_{10}, or $PM_{2.5}$.

Cumulative localized impacts would potentially occur if construction of a project were to occur concurrently with another off-site project. Schedules for potential future projects near the Project area are currently unknown; therefore, potential impacts associated with two or more simultaneous projects would be considered speculative.[12] However, future projects would be subject to CEQA and would require air quality analysis and, where necessary, mitigation. Criteria air pollutant emissions associated with construction activity of future projects would be reduced through implementation of control measures required by SCAQMD. Cumulative PM_{10}, $PM_{2.5}$, and VOC emissions would be reduced because all future projects would be subject to SCAQMD Rule 403, Fugitive Dust, which sets forth general and specific requirements for all sites in the SCAQMD, and SCAQMD Rule 1113, which regulates VOC emissions in architectural coatings.

Based on the preceding considerations, the proposed Project would not result in a cumulatively considerable increase in emissions of nonattainment pollutants, and impacts would be less than significant during construction and operation. No mitigation is required.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less-Than-Significant Impact. Localized Project impacts associated with construction criteria air pollutant emissions are assessed below.

Sensitive Receptors

Sensitive receptors are those individuals more susceptible to the effects of air pollution than the population at large. People most likely to be affected by air pollution include children, the elderly, and people with cardiovascular and chronic respiratory diseases. According to the SCAQMD, sensitive receptors include residences, schools, playgrounds, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes (SCAQMD 1993). The closest sensitive receptor land uses are residential land uses directly to the north, east, west, and south of the Project site.

Localized Significance Thresholds

The SCAQMD recommends a localized significance threshold (LST) analysis to evaluate localized air quality impacts to sensitive receptors in the immediate vicinity of a project site as a result of construction activities. The impacts of the proposed Project were analyzed using methods consistent with those in the SCAQMD's Final Localized Significance Threshold Methodology (SCAQMD 2009). According to the Final Localized Significance Threshold Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the LSTs" (SCAQMD 2009). Hauling of soils and construction materials

[12] The CEQA Guidelines state that if a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact (14 CCR 15145).

associated with Project construction are not expected to cause substantial air quality impacts to sensitive receptors along off-site roadways because emissions from the trucks would be relatively brief in nature and would cease once the trucks pass through the main streets.

The Project site is located in Source-Receptor Area 10 (Pomona/Walnut Valley). The SCAQMD provides guidance for applying CalEEMod to the LSTs. LST pollutant screening level concentration data is currently published for 1-, 2-, and 5-acre sites at varying distances from the nearest receptor. The maximum number of acres disturbed on the peak day of construction was estimated using the Fact Sheet for Applying CalEEMod to Localized Significance Thresholds (SCAQMD 2011), which provides estimated acres of disturbance per 8-hour workday for construction equipment such as graders and dozers. Based on the SCAQMD guidance, it was estimated that the maximum acres on the Project site that would be disturbed by off-road equipment would be 3.5 acres per day. The shortest receptor distance available in the SCAQMD LST Methodology, and what is assumed for this analysis, is 25 meters (82 feet) since the closest sensitive receptors (single-family residences) are adjacent to the Project site boundary.[13]

Construction activities associated with the proposed Project would result in temporary sources of on-site fugitive dust and construction equipment emissions. Off-site emissions from vendor trucks, haul trucks, and worker vehicle trips are not included in the LST analysis. The maximum allowable daily emissions for Source-Receptor Area 10 are presented in Table 3.3-5 and are compared to the maximum daily on-site construction emissions generated during Project construction.

Table 3.3-5. Construction Localized Significance Thresholds Analysis

Year	NO_x	CO	PM_{10}	$PM_{2.5}$
	pounds per day (on site)*			
Maximum On-site Emissions	2.23	23.28	8.47	4.38
SCAQMD LST Criteria	*189.6*	*1,217.5*	*9.0*	*5.5*
Threshold Exceeded?	**No**	**No**	**No**	**No**

Source: SCAQMD 2009.
Notes: NO_x = oxides of nitrogen; CO = carbon monoxide; PM_{10} = particulate matter with a diameter less than or equal to 10 microns (coarse particulate matter); $PM_{2.5}$ = particulate matter with a diameter less than or equal to 2.5 microns (fine particulate matter); SCAQMD = South Coast Air Quality Management District; LST = localized significance threshold.
See Appendix A for detailed results. These estimates reflect control of fugitive dust (watering two times daily) required by SCAQMD Rule 403.
* Localized significance thresholds are shown for a 1-acre disturbed area corresponding to a distance to a sensitive receptor of 25 meters in Source-Receptor Area 10, Pomona/Walnut Valley.

As shown in Table 3.3-5, proposed construction activities associated with the proposed Project would not generate emissions in excess of site-specific LSTs; therefore, localized Project construction impacts would be less than significant. No mitigation is required.

[13] Although receptors would be potentially 120 feet from the Project boundary, the SCAQMD recommends that projects with boundaries closer than 25 meters (82 feet) to the nearest receptors should use the LSTs for receptors located at 25 meters (SCAQMD 2009).

CO Hotspots

Regionally, proposed Project-related travel would add to regional trip generation and increase the vehicle miles traveled (VMT) within the local airshed and SCAB. Locally, traffic generated by the proposed Project would be added to the City's roadway system near the Project site. If such traffic occurs during periods of poor atmospheric ventilation, is composed of a large number of vehicles cold-started and operating at pollution-inefficient speeds, and is operating on roadways already crowded with non-proposed Project traffic, there is a potential for the formation of microscale CO hotspots in the area immediately around points of congested traffic. Because of continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SCAB is steadily decreasing.

At the time that the SCAQMD 1993 Handbook was published, the SCAB was designated nonattainment under the CAAQS and NAAQS for CO. In 2007, the SCAQMD was designated in attainment for CO under both the CAAQS and NAAQS as a result of the steady decline in CO concentrations in the SCAB due to turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities. The SCAQMD conducted CO modeling for the 2003 AQMP (Appendix V, Modeling and Attainment Demonstrations, in SCAQMD 2003b) for the four worst-case intersections in the SCAB: (1) Wilshire Boulevard and Veteran Avenue, (2) Sunset Boulevard and Highland Avenue, (3) La Cienega Boulevard and Century Boulevard, and (4) Long Beach Boulevard and Imperial Highway. At the time the 2003 AQMP was prepared, the intersection of Wilshire Boulevard and Veteran Avenue was the most congested intersection in Los Angeles County, with an average daily traffic volume of about 100,000 vehicles per day.

Therefore, CO concentrations at congested intersections would not exceed the 1-hour or 8-hour CO CAAQS unless projected daily traffic would be at least over 100,000 vehicles per day. The proposed Project would not increase daily traffic volumes at any study intersection to more than 100,000 vehicles per day as presented in the Section 3.17, Transportation. The proposed Project would result in approximately 358 daily trips. Therefore, a CO hotspot is not anticipated to occur and associated impacts would be less than significant. No mitigation is required.

Toxic Air Contaminants

Incremental cancer risk is the net increased likelihood that a person continuously exposed to concentrations of toxic air contaminants (TACs) resulting from a project over a 9-, 30-, and 70-year exposure period would contract cancer based on the use of standard California Office of Environmental Health Hazard Assessment risk-assessment methodology (OEHHA 2015). In addition, some TACs have non-carcinogenic effects. TACs that would potentially be emitted during construction activities would be diesel particulate matter emitted from heavy-duty construction equipment and heavy-duty trucks. Heavy-duty construction equipment and diesel trucks are subject to a CARB Airborne Toxics Control Measure to reduce diesel particulate matter emissions. In addition, as specified in Section 2.2, Project Construction, of this IS/MND, all diesel construction equipment shall have low emission "clean diesel" engines (Tier 4 or better) that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology, which would reduce potential diesel exhaust to the extent feasible.

Further, according to the California Office of Environmental Health Hazard Assessment, health risk assessments (which determine the exposure of sensitive receptors to toxic emissions) should be based on a 30-year exposure duration for the maximally exposed individual resident; however, such assessments

should also be limited to the period/duration of activities associated with the Project (OEHHA 2015). The duration of the proposed construction activities would constitute a small percentage of the total 30-year exposure period. The construction period for the proposed Project would be approximately 28 months, after which construction-related TAC emissions would cease. Due to this relatively short period of exposure and minimal particulate emissions on site, TACs generated during construction would not be expected to result in concentrations causing significant health risks.

Following completion of on-site construction activities, the proposed Project would not involve routine operational activities that would generate TAC emissions, such as operation of large boilers or emergency generators. As such, the proposed Project would not result in a substantial increase in TAC generation from on-site sources during long-term operations and would not result in significant health risk at nearby sensitive receptors.

For the reasons described above, the Project would not result in substantial TAC exposure to sensitive receptors in the vicinity of the proposed Project, and impacts would be less than significant. No mitigation is required.

Health Impacts of Criteria Air Pollutants

Operation of the proposed Project would generate criteria air pollutant emissions; however, the proposed Project would not exceed the SCAQMD mass-emission thresholds, as shown in Tables 3.3-3 and 3.3-4. Health effects of the criteria air pollutants and the proposed Project's potential to cause or exacerbate such effects are discussed in the following paragraphs.

VOCs would be associated with operation of motor vehicles, construction equipment, and architectural coatings; however, Project-generated VOC emissions would not result in exceedances of the SCAQMD thresholds. Generally, the VOCs in architectural coatings are of relatively low toxicity. Additionally, SCAQMD Rule 1113 restricts the VOC content of coatings for both construction and operational applications. VOCs and NO_x are precursors to O_3, for which the SCAB is designated as nonattainment with respect to the NAAQS and CAAQS. The health effects associated with O_3 are generally associated with reduced lung function. The contribution of VOCs and NO_x to regional ambient O_3 concentrations is the result of complex photochemistry. The increases in O_3 concentrations in the SCAB due to O_3 precursor emissions tend to be found downwind from the source location to allow time for the photochemical reactions to occur. However, the potential for exacerbating excessive O_3 concentrations would also depend on the time of year that the VOC emissions would occur because exceedances of the O_3 NAAQS and CAAQS tend to occur between May and October when solar radiation is highest. The holistic effect of a single project's emissions of O_3 precursors is speculative due to the lack of meaningful quantitative methods to assess this impact. Nonetheless, because VOC and NO_x emissions associated with construction and/or operation would not exceed the SCAQMD daily thresholds (as depicted in Tables 3.3-3 and 3.3-4), it is not anticipated that the proposed Project would contribute substantially to regional O_3 concentrations and the associated health effects. Impacts would be less than significant. No mitigation is required.

As shown in Tables 3.3-3 through 3.3-5, construction and operation of the proposed Project would not exceed thresholds for PM_{10} or $PM_{2.5}$ and would not contribute to exceedances of the NAAQS and CAAQS for particulate matter or obstruct the SCAB from coming into attainment for these pollutants. Additionally, dust control strategies would be implemented during construction, and the Project would be required to comply with SCAQMD Rule 403, which limits the amount of fugitive dust generated during construction. Due to the minimal contribution of particulate matter during construction and operation, health impacts would be less than significant. No mitigation is required.

Construction and operation of the proposed Project would not contribute to exceedances of the NAAQS and CAAQS for NO_2. Health impacts that result from NO_2 include respiratory irritation, which could be experienced by nearby receptors during the periods of heaviest use of off-road construction equipment. However, proposed Project construction would be relatively short term. In addition, existing NO_2 concentrations in the area are well below the NAAQS and CAAQS standards. As indicated in Table 3.3-5, construction of the proposed Project would result in a minimal increase in localized NO_2 emissions and would not contribute to exceedances of the NAAQS and CAAQS for NO_2. Therefore, the proposed Project is not anticipated to result in substantial NO_2 emissions or the potential health effects associated with NO_2. Impacts would be less than significant. No mitigation is required.

CO tends to be a localized impact associated with congested intersections. In terms of adverse health effects, CO competes with oxygen, often replacing it in the blood, thereby reducing the blood's ability to transport oxygen to vital organs. The results of excess CO exposure can include dizziness, fatigue, and impairment of central nervous system functions. CO hotspots were discussed previously as a less-than-significant impact. Thus, the proposed Project's CO emissions would not contribute to the health effects associated with this pollutant. Impacts would be less than significant, and no mitigation is required.

Based on the preceding considerations, health impacts associated with criteria air pollutants would be less than significant. No mitigation is required.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less-Than-Significant Impact. The occurrence and severity of potential odor impacts depend on numerous factors. The nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying, cause distress among the public, and generate citizen complaints.

During construction of the proposed Project, exhaust from equipment may produce discernible odors typical of most construction sites. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment. However, such odors would disperse rapidly from the Project site and generally occur at magnitudes that would not affect substantial numbers of people.

SCAQMD provides a list of land uses associated with odor concerns, which include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding (SCAQMD 1993). The proposed Project includes development of residential uses, which are not anticipated to generate odors and would not result in operation of the types of land uses listed in SCAQMD's screening criteria. Additionally, the Project would comply with applicable building code requirements related to exhaust ventilation, as well as with SCAQMD Rule 402. Rule 402 requires that a person may not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Project-related odors are not expected to meet the criteria of being a nuisance.

For the reasons described above, Project construction and operation would result in a less-than-significant odor impact. No mitigation is required.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less-Than-Significant Impact. A significant impact would occur of a project were to remove or modify habitat for any species identified or designated as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the state or federal regulatory agencies (i.e., California Department of Fish and Wildlife or U.S. Fish and Wildlife Service). The Project site is located in a developed

area of the City and currently consists of vacant land, a parking lot, and ruderal vegetation, including shrubs and mature trees. The site is surrounded by development primarily consisting of a residential and commercial land uses. Due to the built environment, it is unlikely that special-status plants or animals would occur on or near the Project site.

Based on desktop research of the Project site and area, which included a review of the latest aerial and street view imagery (Google Earth 2022) and expertise in the Project vicinity, no native habitat is located on the Project site or on the adjacent properties. As such, no special-status species, including listed or rare species, are expected to occur on the Project site, due to the absence of suitable habitat. However, the Project site supports ornamental non-native trees and shrubs that could provide nesting habitat for common birds and raptors protected under the Migratory Bird Treaty Act (MBTA) (16 USC 703–712) and California Fish and Game Code Sections 3503, 3503.5, and 3513. Vegetation removal and other construction activities could negatively affect individual birds or raptors that are nesting on or within the vicinity of the Project site. Vegetation removal could adversely affect or kill a nesting bird or raptor, and construction activities would also elevate noise levels and could cause disturbance to protected bird/raptor species nesting on site or adjacent to the construction areas. Construction could potentially occur during breeding, reproduction, and juvenile rearing periods for nesting birds and raptors (i.e., between February 15 and August 31). Thus, there is potential for construction activities and construction noise to negatively affect breeding or reproduction of bird and/or raptor species on or adjacent to Project site. Compliance with the MBTA and California Fish and Game Code would reduce this impact. Once the proposed Project has been constructed, construction-related disturbances would not occur, and landscaping trees would be planted throughout the Project site. As such, the Project site would continue to provide potential nesting sites in an urban environment, consistent with existing conditions. Therefore, long-term impacts to nesting and migratory birds would not be significant.

Given the above, no permanent, temporary, direct, or indirect, impacts are expected to occur to special-status plants or wildlife as a result of the proposed Project. Impacts would be less than significant. No mitigation is required.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. A significant impact would occur if riparian habitat or any other sensitive natural community identified locally, regionally, or by state and federal regulatory agencies would be adversely modified by a project. The Project site is located in a developed area and consists of vacant land, a parking lot, and ruderal vegetation. There are no riparian or wetland areas on or near the Project site. Given this, the proposed Project would not adversely affect any riparian habitat or other sensitive natural communities, since no such resources are present on the Project site or in the vicinity of the Project site. No impact would occur.

c) Would the project 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?

No Impact. A significant impact would occur if federally protected wetlands, as defined by Section 404 of the Clean Water Act, were to be modified or removed by a project. The Project site is located in a developed area and consists of vacant land, a parking lot, and ruderal vegetation. Because of the developed nature of the Project site, there are no federally protected wetlands within or adjacent to the site. No impact would occur.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less-Than-Significant Impact. A significant impact would occur if a project were to interfere or remove access to a migratory wildlife corridor or impede the use of native wildlife nursery sites. The Project site is located in a developed area and consists of vacant land, a parking lot, and ruderal vegetation. As described in Section 1.4 of this IS/MND, the Project site's vicinity consists of similar land uses, including residential and commercial development, as well as roadways. There are no migratory wildlife corridors or native wildlife nursery sites on or near the Project site to support wildlife species. As mentioned in Section 3.4(a), there are several mature trees on and adjacent to the Project site that would have the potential to provide potential nesting sites for birds and raptors that are protected under the MBTA (16 USC 703–712) and California Fish and Game Code Sections 3503, 3503.5, and 3513. Construction could potentially occur during breeding, reproduction, and juvenile rearing periods for nesting birds and raptors (i.e., between February 15 and August 31). Thus, there is potential for construction activities and construction noise to negatively affect breeding or reproduction of bird and/or raptor species on or adjacent to Project site. Compliance with the MBTA and California Fish and Game Code would reduce this impact. Once the proposed Project has been constructed, construction-related disturbances would not occur, and landscaping trees would be planted throughout the Project site. As such, the Project site would continue to provide potential nesting sites in an urban environment, consistent with existing conditions. Therefore, long-term impacts to nesting and migratory birds would not be significant. Less-than-significant impacts would occur. No mitigation is required.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less-Than-Significant Impact. A project-related significant adverse effect could occur if a project were to cause an impact that is inconsistent with local regulations pertaining to biological resources, such as the provisions outlined in Chapter 12.26 of the Claremont Municipal Code. The City regulates the relocation and replacement of public trees. In addition, as mentioned previously, the Project site contains existing trees on site, which would be removed for the development of the proposed Project. Prior to the removal of on-site trees, the Project would be required to comply with the City's design review criteria outlined in Chapter 16.300.060 of the City's Municipal Code, which states that proposed development shall be designed to preserve and/or retain on-site significant mature trees to the greatest extent possible. Removal of significant trees shall be avoided, except where such trees have been determined to be of poor health or where retention is economically infeasible. The Project would meet this criterion upon approval by the City's Architectural Commission. Given the above, the proposed Project would result in less-than-significant impact related to consistency with local policies or ordinances protecting biological resources. No mitigation is required.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. A significant impact would occur if a project were inconsistent with policies in any draft or adopted conservation plan. The Project site is located in an urbanized area of the City. The City's General Plan does not designate the Project site as being within a habitat conservation plan (City of Claremont 2009). Furthermore, the Project area is not within any of the regional conservation plans designated by the state (CDFW 2022). Therefore, no impact related to conflicts with an adopted plan would result with implementation of the Project.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

The evaluation of potential impacts to cultural resources is based, in part, on background research, including the results of a California Historical Resources Information System (CHRIS) records search conducted at the South Central Coastal Information Center (SCCIC), a review of archival literature and historical maps and aerial photographs, a review of a geotechnical report prepared for the proposed Project (Appendix B), and a pedestrian survey, all of which are provided in this section.

Regulatory Context

Work for this proposed Project was conducted in compliance with CEQA. The regulatory framework as it pertains to cultural resources under CEQA is detailed below.

Under the provisions of CEQA, including the CEQA Statutes (PRC Sections 21083.2 and 21084.1), the CEQA Guidelines (14 CCR 15064.5), and PRC Section 5024.1 (14 CCR 4850 et seq.), properties expected to be directly or indirectly affected by a Project must be evaluated for California Register of Historical Resources (CRHR) eligibility (PRC Section 5024.1).

The purpose of the CRHR is to maintain listings of the state's historical resources and to indicate which properties are to be protected, to the extent prudent and feasible, from material impairment and substantial adverse change. The term historical resources includes a resource listed in or determined to be eligible for listing in the CRHR; a resource included in a local register of historical resources; and any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (14 CCR 15064.5[a]). The criteria for listing properties in the CRHR were developed in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP). The California Office of Historic Preservation regards "any physical evidence of human activities over 45 years old" as meriting recordation and evaluation (OHP 1995).

State

The California Register of Historical Resources

A cultural resource is considered "historically significant" under CEQA if the resource meets one or more of the criteria for listing on the CRHR. The CRHR was designed to be used by state and local agencies, private groups, and citizens to identify existing cultural resources within the state and to indicate which of those resources should be protected, to the extent prudent and feasible, from substantial adverse change. The following criteria have been established for the CRHR. A resource is considered significant if it:

1. is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. is associated with the lives of persons important in our past;
3. embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the above criteria, historical resources eligible for listing in the CRHR must retain enough of their historic character or appearance to be able to convey the reasons for their significance. Such integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association.

Under CEQA, if an archeological site is not a historical resource but meets the definition of a "unique archeological resource" as defined in PRC Section 21083.2, then it should be treated in accordance with the provisions of that section. A unique archaeological resource is defined as follows:

- An archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:
  - Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
  - Has a special and particular quality, such as being the oldest of its type or the best available example of its type
  - Is directly associated with a scientifically recognized important prehistoric or historic event or person

Resources that neither meet any of these criteria for listing in the CRHR nor qualify as a "unique archaeological resource" under CEQA (PRC Section 21083.2) are viewed as not significant. Under CEQA, "A non-unique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so elects" (PRC Section 21083.2[h]).

Impacts that adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. Impacts to historical resources from a project are thus considered significant if the project (1) physically destroys or damages all or part of a resource; (2) changes the character of the use of the resource or physical feature within the setting of the resource, which contributes to its significance; or (3) introduces visual, atmospheric, or audible elements that diminish the integrity of significant features of the resource.

California Environmental Quality Act

As described further, the following CEQA Statutes (PRC Section 21000 et seq.) and CEQA Guidelines Sections (14 CCR 15000 et seq.) are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines "unique archaeological resource."
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) defines "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource;" it also defines the circumstances when a project would materially impair the significance of a historical resource.
- PRC Section 21074(a) defines "tribal cultural resources."
- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b) and 21083.2(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures. Preservation in place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (PRC Section 21084.1; 14 CCR 15064.5[b]). If a site is listed or eligible for listing in the CRHR, or included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1[q]), it is an "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; 14 CCR 15064.5[a]). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (PRC Section 21084.1; 14 CCR 15064.5[a]).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (14 CCR 15064.5[b][1]; PRC Section 5020.1[q]). In turn, the significance of a historical resource is materially impaired when a project does any of the following (14 CCR 15064.5[b][2]):

(1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or

(2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Sections 21083.2[a]–[c]).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

(1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
(2) Has a special and particular quality such as being the oldest of its type or the best available example of its type
(3) Is directly associated with a scientifically recognized important prehistoric or historic event or person

Impacts on nonunique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); 14 CCR 15064.5[c][4]). However, if a nonunique archaeological resource qualifies as a tribal cultural resource (PRC Sections 21074[c] and 21083.2[h]), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. These procedures are detailed in California Health and Safety Code Section 7050.5 and PRC Section 5097.98.

California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the county coroner has examined the remains (California Health and Safety Code Section 7050.5[b]). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the NAHC within 24 hours (California Health and Safety Code Section 7050.5[c]). NAHC will notify the most likely descendant. With the permission of the landowner, the most likely descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the most likely descendant by the NAHC. The most likely descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

Local

City of Claremont General Plan

The City of Claremont General Plan's Land Use, Community Character, and Heritage Preservation Element contains the following goals and policies that address cultural resources (City of Claremont [uploaded] 2020):

Goal 2-14 Retain and celebrate Claremont's rich history and heritage, as evidence through its development patterns, buildings and building materials, landscaping, street treatments, parks and open space, and civic architecture.

Policy 2-14.1 Continue to protect architectural, historical, open space, environmental, and archaeological resources throughout the City.

Policy 2-14.2 Continue to heighten community awareness of Claremont's history and the City's physical development, and educate the public to the significance of historic areas, sites, and structures and the social events associated with them.

Policy 2-14.3 Continue to encourage pride in the quality and character of historic areas.

Policy 2-14.4 Continue to recognize the fragile nature of historic residential areas, and work to ensure the harmonious appearance of each historic area. Address the transitional areas between residential and commercial areas, residential and industrial areas, and residential areas and The Claremont Colleges.

Policy 2-14 Continue to support retention and/or adaptive reuse of existing residential, commercial, and industrial buildings where possible, particularly structures listed on the Register of Structures of Historical and Architectural Merit of the City of Claremont.

Policy 2-14.6 Strive to prevent the demolition of structures listed on the Register of Historical and Architectural Merit of the City.

Policy 2-14.7 Add to the Register of Structure of Historical and Architectural Merit of the City of Claremont sites and structures that have special historic or community value as historic resources and are worthy of preservation.

Policy 2-14.8 Continue to offer historic preservation tools such as the Mill Act.

Policy 2-14.9 Explore and evaluate different approaches to protect and enhance historic resources throughout the community.

Policy 2-14.10 Consider establishment of new historic districts where appropriate to help protect neighborhoods from incompatible development.

Environmental Setting

The Project site is situated within the Pomona Valley, at the foothills of the San Gabriel Mountains, which are located approximately 1.25 miles to the north of the Project site. The Project site is within the Santa Ana River Watershed

and is approximately 0.86 miles directly east of the Thompson Creek Channel, over 1 mile southeast of the Live Oak Creek Channel, and over 2 miles directly west of the San Antonio Creek Channel. The Project site is relatively flat with elevations ranging from approximately 1192 to 1206 feet above mean sea level, with overall slope descending gently to the southwest (Appendix B, Geotechnical Due Diligence Report).

According to the to the Natural Resources Conservation Service Web Soil Survey (USDA 2022), soils within the Project site consist of urban land-Palmview-Tujunga gravelly complex at 2% to 9% slopes, are characterized as discontinuous human-transported material over alluvium derived from granite, and are found on alluvial fans. The dominant soil series within the Project site, urban land, refers to soils in areas of high population density in a largely built environment and can include human-transported or human-altered materials, minimally altered materials, or intact native soils (USDA 2019). The horizontal or slope data for this series are associated with soils that have been significantly altered by human activities and are therefore associated with nearly level or low slopes (USDA 2022).

A review of the U.S. Geological Survey mineral resources (USGS 2022) online spatial data for geology indicates that native soils within the Project site are comprised of Older Quaternary alluvium and marine deposits from the Pleistocene epoch. The terminal Pleistocene-era alluvial formations do have the potential to support the presence of buried archaeological resources. These soils are associated with the period of prehistoric human use that have potential to preserve cultural material in context, depending on area-specific topographical setting.

The Project site consists of vacant land, a parking lot, and ruderal vegetation. On site there is also ornamental vegetation consisting of shrubs and mature trees. According to the Los Angeles County Assessor's website, the vacant parcel was once occupied by a restaurant that was constructed in 1972; however, this building has since been demolished.

Background Research

South Central Coastal Information Center Records Search

On October 31, 2022, a search of CHRIS was completed at the SCCIC, located on the campus of California State University, Fullerton. The search included any previously recorded cultural resources and investigations within a 0.5-mile radius of the Project site. The CHRIS search also included a review of the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, and the Archaeological Determinations of Eligibility list.

Previously Conducted Cultural Resource Studies

Results of the cultural resources records search indicate that one previous cultural resource study has been conducted within the records search area of the Project site in 2010. The previous study was completed immediately north and outside of the Project site and does not address the Project site, which suggests that the entirety of the Project site has not been subject to any previous cultural studies. Table 3.5-1 details the one previous cultural resources study and is followed by a brief summary of the report.

Table 3.5-1. Previous Technical Studies Within 0.5 Miles of the Project Site

SCCIC Report No.	Authors	Year	Title	Proximity to Proposed Project Site
LA-12023	Stewart, Noah	2010	Relinquishment to the City of Claremont state-owned right of way, State Route 66 (Foothill Blvd) between Towne Avenue and the Los Angeles/ San Bernardino County Line	Adjacent to the north

Report LA-12023

Relinquishment to the City of Claremont state-owned right of way, State Route 66 (Foothill Blvd) between Towne Avenue and the Los Angeles/San Bernardino County Line is a historical resources compliance report prepared by the California Department of Transportation for proposed road construction activities. The study area consists of a 2.1-mile segment of State Route 66 (Foothill Boulevard), which is an east to west traveling road immediately north of the present Project site. As noted in the title of the report, the State of California was proposing to relinquish to the City of Claremont a 2.1-mile segment of roadway identified as State Route 66 (Foothill Boulevard) between Towne Avenue (postmile 3.2) and the Los Angeles/San Bernardino County Line (postmile 5.3), within the City of Claremont (resource P-19-19011). The historical resources compliance report was prepared to determine whether historical resources pursuant to CEQA were identified within the area of study. The 2.1-mile segment was evaluated and was not found to be a historical resource under CEQA. No recommendations were included in the report.

Previously Recorded Cultural Resources

The SCCIC records indicate that one cultural resource has been previously recorded within 0.5 miles of the Project site. Resource P-19-190111 is a segment of historic State Route 66, located immediately north and outside of the Project site. No cultural resources were identified within the Project site. A summary of the resource identified within the records search area is provided below in Table 3.5-2.

Table 3.5-2. Previously Recorded Cultural Resources Within 0.5 Miles of the Project Site

Primary (P-19-)	Trinomial (CA-LAN-)	Resource Age and Type	Resource Description	NRHP/CRHR Eligibility	Recording Events	Proximity to Proposed Project Site
190111	NA	Built Environment: Road	Segment of historic State Route 66; Foothill Boulevard	6Z: Ineligible for NRHP, CRHR, or CHL	2010 (Noah M. Stewart, California Department of Transportation)	Adjacent

Note: NRHP = National Register of Historic Places; CRHR = California Register of Historical Resources; NA = not applicable; CHL = California Historical Landmarks.

Review of Historical Topographical Maps and Aerial Photographs

Dudek consulted historical topographic maps and aerial photographs through the Nationwide Environmental Title Research LLC to better understand any natural or human-made changes to the Project site and surrounding properties over time.

Historical Topographic Maps

Topographic maps depict the elevation of the Project site and the areas surrounding it and illustrate the location of roads and some buildings. Although topographic maps are not comprehensive, they are another tool in determining whether a study area has been disturbed and at times to what approximate depth. A review of available topographic maps was conducted and includes the following years: 1987, 1900, 1903, 1906, 1908, 1911, 1912, 1917, 1927, 1928, 1929, 1932, 1933, 1939, 1940, 1942, 1947, 1955, 1960, 1962, 1963, 1965, 1969, 1973, 1975, 1982, 2012, 2015, and 2018 (NETR 2022a). Table 3.5-3 summarizes the results of the topographic map review of the Project site and surrounding properties for all available years.

Table 3.5-3. Historical Topographic Map Review

Year	Description
1897	The Project site is vacant and located southeast of an area labeled “Indian Hill.” There are roads depicted to the west, north, and south of the Project site; however, these roadways are not named.
1900–1927	There are no significant changes to the Project site.
1928	The configuration and condition of the roadways that once bordered the Project site has changed as follows: ▪ Foothill Boulevard, which borders the Project site to the north, is labeled and is depicted as a primary highway. ▪ The mapped roadway to the west of the Project site is labeled San Antonio Avenue and is depicted as a light duty road.
1929 and 1932	Maps depict images represented in the 1900–1927 maps.
1933	The roadways observed in the 1928 map are no longer depicted.
1939	Map depicts images represented in the 1900–1927 maps.
1940	There are no significant changes to the Project site; however, there is development immediately north of Foothill Boulevard and west of San Antonio Avenue.
1942	The Project site is not captured within this map year.
1947	Map depicts images represented in the 1940 map.
1955–1965	There is a structure depicted within a parcel (AIN 8311-001-017) located immediately northwest and outside of the Project site. This structure appears to be located within the area of the present-day 76 gas station. Bordering the Project site to the south are a series of structures lined east to west and immediately south of that development is a subdivision with numerous structures. San Antonio Drive is depicted as a secondary highway. There are no significant changes to the Project site.
1969	San Antonio Drive has been changed to Towne Avenue and remains a secondary highway. The developments to the northwest and south of the Project site are no longer depicted. There are no significant changes to the Project site.
1973	Map depicts images represented in the 1955–1965 maps.

Table 3.5-3. Historical Topographic Map Review

Year	Description
1975 and 1982	There is a structure within AIN 8311-001-017 that is larger in size than the first structure observed within the parcel in the maps between 1955 and 1965. Moreover, this structure overlaps the western half portion of the Project site. A secondary rectangular structure is deicted within the eastern half portion of the Project site. While the outline of the subdivision to the south and outside of the Project site is depicted, none of the structures observed in the maps from 1955 and 1965 are represented.
2012–2018	Roadways are depicted; however, they are not labeled. The structures observed in the 1975 and 1982 maps are not depicted.

Note: AIN = Assessor's Identification Number.

While topographic maps are informative, they do not illustrate the minute changes that can occur to a landscape over time and, at times, are inconsistent with what is depicted year to year. Most often, structures depicted in topographical maps are limited to those with community or social significance (e.g., firehouses or hospitals), including additions or changes to roads and/or waterways. Nonetheless, the information gathered contributes to the understanding of the chronological development of a study area.

Historical Aerial Photographs

A review of historical aerial photographs was conducted as part of the archival research effort from the following years: 1938, 1948, 1953, 1959, 1964, 1965, 1966, 1972, 1979, 1980, 1985, 1988, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2022 (NETR 2022b). Through careful comparative review of historical aerials, changes to the landscape of a study area may be revealed. Disturbance to the study area is specifically important as it helps determine if soils within the study area are capable of sustaining intact archaeological deposits. Additionally, historical aerials have the potential to reveal whether a study area was subjected to alluvial deposits by way of flooding, debris flows or mudslides, as well as placement of artificial or foreign fill soils that may have buried intact archaeological deposits. Table 3.5-4 summarizes the results of the aerial photograph review of the Project site and surrounding properties for all available years.

Table 3.5-4. Historical Aerial Photograph Review of Proposed Project site

Photograph Year	Observations and Findings
1938 and 1948	The Project site appears to be used for agricultural purposes, such as an orchard. The roadways bordering the Project site to the north and south appear to be unimproved dirt roads. The areas immediately surrounding the Project site are also shown to be used for agricultural purposes. There is a wash depicted to the northwest and well outside of the Project site, within the area of present-day Thomas Creek Channel.
1953	The Project site appears to have been subjected to substantial ground disturbance as evidenced by the following: ▪ the removal of the former orchard ▪ presence of an informal dirt road that bisects the site east–west ▪ the presence of structures within the southern half portion of the Project site Residential development immediately south of the Project site is also observed.

Table 3.5-4. Historical Aerial Photograph Review of Proposed Project site

Photograph Year	Observations and Findings
1959	The Project site appears to be completely graded and devoid of development. The parcel to the northwest of the Project site, AIN 8311-001-017, is shown to consist of a roughly triangular structure within a possibly paved lot. The residential development to the south and outside of the Project site is more refined. The roadways to the north and west of the Project site, which follow the footprint of the present-day Foothill Boulevard and Towne Avenue, respectively, appear to be formal paved roadways.
1964–1966	No significant changes to the Project site.
1972	Development within the parcel to the northwest of the Project site, within AIN 8311-001-017, has expanded and consists of three adjoining rectangular-shaped buildings. There is one structure within the eastern half portion of the Project site, though this structure does not appear to be a building, but rather walls of an unknown development. This photograph likely captures the construction of the restaurant that once occupied the Project site. There is one small square-shaped structure in between the two developments mentioned above.
1979	Due to the quality of the photograph, images captured are not clear; however, there appears to be development bordering the structure observed within the Project site in the 1972 aerial. The development appears to be walls on the west and east sides of the structure. Additionally, the structure appears to be transforming into a building.
1980	This photograph is a clearer image of the 1979 aerial. This photograph clearly shows that there is a large rectangular-shaped building within the eastern half of the Project site within a paved parking lot with painted stalls and ornamental trees.
1985–2018	No discernable changes to the Project site. In 2009, the development within the parcel to the northwest and outside of the Project site, AIN 8311-001-017, transformed in layout and decreased in size and is shown to be a rectangular-shaped building, oriented east–west, consistent with the present-day site conditions of the 76 gas station.
2000	The large building within the Project site is no longer present; however, the paved parking lot is. This is consistent with present-day site conditions.

Note: AIN = Assessor's Identification Number.

Geotechnical Report Review

Geotechnical Due-Diligence Investigation, Proposed Multi-Family Residential Development, 1030 West Foothill Boulevard, Claremont, California (Appendix B), was completed to determine the subsurface geological conditions of an approximately 3.1-acre property encompassing the footprint of the present Project site. The report details the results of 10 subsurface exploratory investigations consisting of 9 backhoe trenching explorations (TP-1 through TP-9) and 1 exploratory boring (B-1) using a truck-mounted, continuous-flight, hollow-stem-auger drill rig. These 10 subsurface investigations were placed at accessible locations throughout the Project site, including 9 placed within the western half portion of the Project site (B-1, TP-1 through TP-5, and TP-7 through TP-9) and 1 within the footprint of the former restaurant within the eastern half portion (TP-6).

Subsurface exploratory investigations extended to a maximum depth ranging from 9 to 46.5 feet below ground surface (bgs) and were completed on November 11, 2021. According to the geotechnical report, the soils encountered included artificial/compacted fill soils (Qaf) at locations TP-6 and TP-7 characterized as silty sand, light

brown or brown, dry, loose, scattered gravel, encountered from surface to between 1.5 and 3 feet bgs, and alluvium (Qal; native soils) underlying the artificial/compacted fill soils at locations TP-6 and TP-7 and from surface to maximum depths explored at the remaining investigated locations characterized as sand with varying amounts of silt and gravels, brown, dry to moist, medium dense to very dense. A summary of the subsurface exploratory boring results is provided in Table 3.5-5.

Table 3.5-5. Summary of Subsurface Boring Results

Boring	Test Pit	Artificial/Compacted Fill Soils (Qaf) (feet bgs)	Native Soil (Qal) (feet bgs)	Terminated Depth (feet bgs)
B-1	TP-1	NA	0 to 46.5	46.5
NA	TP-2	NA	0 to 10	10
NA	TP-3	NA	0 to 9.5	9.5
NA	TP-4	NA	0 to 9	9
NA	TP-5	NA	0 to 10	10
NA	TP-6	0 to 3	3 to 10	10
NA	TP-7	0 to 1.5	1.5 to 10	10
NA	TP-8	NA	0 to 10	10
NA	TP-9	NA	0 to 10	10

Source: Appendix B.
Note: bgs = below ground surface; NA = not applicable.

Field Survey

Methods

An intensive-level archaeological pedestrian survey of the Project site was completed on November 4, 2022. The intensive-level survey methods consisted of a pedestrian survey conducted in parallel transects spaced no greater than 10 meters apart (approximately 32 feet), where feasible. In areas of limited or no ground surface visibility due to the presence of dense vegetation or pavement, formal transects were not utilized. Instead, a mixed approach (opportunistic survey) and reconnaissance survey (visual inspection) were utilized, selectively examining areas of exposed ground surfaces, where possible.

The survey area encompassed the entirety of the approximately 3.05-acre Project site within Assessor's Parcel Number 8311-001-016. The ground surface was inspected for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, ground stone tools, ceramics, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, features indicative of structures and/or buildings (e.g., standing exterior walls, post holes, foundations), and historic artifacts (e.g., metal, glass, ceramics, building materials). Careful attention was given to all barren ground, including at the base of trees and bushes, and any subsurface soils exposed by burrowing animals. In areas where soil was partially exposed or covered by gravel, sand, or grass, surface boot scrapes were implemented, when necessary, to enhance detection of archaeological materials that may have been obscured on the surface.

Results

At the time the survey was conducted, approximately 70% of the Project site was vacant and undeveloped; this was primarily limited to the western half of the site. Exposed ground soils were also observed within the footprint of the

former restaurant within the northeastern corner of the Project site and landscape medians within the paved parking lot. The remaining approximately 30% consisted of a paved parking lot surrounding the footprint of the former restaurant within the eastern half and a paved driveway along the southern perimeter of the Project site.

Given current site conditions, ground surface visibility within the Project site was variable and ranged from non-existent to poor (0% to 10%) within the areas where the ground surface was obscured by ornamental trees, paved parking lot, and driveway and very good to excellent (90% to 100%) within the vacant and/or undeveloped areas and landscape medians.

Overall, soils observed on site were consistent with the Tujunga series of the urban land-Palmview-Tujunga complex and accounted for approximately 95% of the Project site. However, as previously mentioned in the geotechnical report (Appendix B), subsurface exploratory investigations identified fill soils at depths from the surface to between 1.5 and 3 feet bgs at trenching locations TP-6 and TP-7, which are within or adjacent to the footprint of the former restaurant, respectively. The presence of the fill soil is an indication that any potential cultural materials from the surface to between 1.5 and 3 feet bgs at or near these locations have been previously displaced from the primary depositional location, buried, or destroyed. Additionally, the presence of fill soils demonstrates that the native soils upon and within which cultural deposits would exist in context at or near these investigated locations were not observed during the survey. No cultural materials were observed within the Project site as a result of the survey.

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Less-Than-Significant Impact with Mitigation Incorporated. As defined by the CEQA Guidelines, a historical resource is considered to be a resource that is listed in or eligible for listing in the NRHP or CRHR, has been identified as significant in a historical resource survey, or is listed on a local register of historical resources. Under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (PRC Section 21084.1; 14 CCR 15064.5[b]). If a site is listed or eligible for listing in the CRHR, included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1[q]), it is a historical resource and is presumed to be historically or culturally significant for the purposes of CEQA (PRC Section 21084.1; 14 CCR 15064.5[a]).

According to the historical topographic maps and aerial photographs review, the Project site was depicted as undeveloped as early as 1896. By 1938, the Project site was in use for agricultural purposes and roadways were present. Development within the Project site began as early as the 1940s with the presence of structures scattered throughout the Project site, including the establishment of the formal roadways that border the Project site, including Valley Boulevard, Cypress Road, and Juniper Road. Development and removal of structures/buildings within the Project site continued through to the early 2010s, including the establishment of Washington Drive and a trailer park within the northeastern quadrant of the Project site in 1969. By 2014, the Project site had been subjected to substantial ground disturbance through grading activities and the removal of all buildings/structures, consistent with present-day site conditions.

A review of the CHRIS database records search for the Project site identified 19 resources within the records search area. All 19 resources are historic built environment resources; none of these resources are located within or adjacent to the Project site. No archaeological resources have been previously recorded within the Project site or 1-mile records search area. It is important to note that the entirety of the Project site has not been subject to any previous archaeological investigations. An archaeological pedestrian survey of the Project site did not identify any archaeological resources within the Project site.

Therefore, the Project would not cause a substantial adverse change in the significance of a known historical resource pursuant to CEQA Guidelines Section 15064.5. However, the potential for intact cultural deposits to exist within native soils to the depths of proposed ground disturbance is unknown. In the event that unanticipated cultural resources are encountered during project implementation, an assessment and evaluation of the resource would be conducted, potentially resulting in the determination that the resource is historical in accordance with the definition outlined in CEQA Guidelines Section 15064.5. As a result, the Project has a potential to impact and thus cause a substantial adverse change in the significance of a yet unknown historical resource.

Thus, mitigation is required to address impacts related to the inadvertent discovery of yet unknown historical resources, as outlined in Mitigation Measure (MM) CUL-1, MM-CUL-2, and MM-CUL-3. MM-CUL-1 requires that all project construction personnel participate in a Workers Environmental Awareness Program training for the proper identification and treatment of inadvertent discoveries. MM-CUL-2 requires the retention of an on-call qualified archaeologist and a survey of the Project site after the removal of fill soils. MM-CUL-3 requires construction work occurring within 100 feet of a cultural resource discovery and 100 feet of a human remains discovery be immediately halted until the qualified archaeologist, meeting the Secretary of Interior's Professional Qualification Standards for Archaeology, can assess and evaluate the discovery pursuant to CEQA. Additionally, MM-CUL-3 requires the inadvertent discovery clause be included on all construction plans. With implementation of MM-CUL-1, MM-CUL-2, and MM-CUL-3, significant impacts to historical resources would be reduced to less than significant with mitigation incorporated.

MM-CUL-1 Workers Environmental Awareness Program. Prior to the start of construction activities, all construction personnel and monitors shall be trained regarding identification and treatment protocol for inadvertent discoveries of cultural resources (archaeological and tribal) and human remains. A basic presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries of cultural resources and human remains. The purpose of the Workers Environmental Awareness Program training is to provide specific details on the kinds of materials that may be identified during ground disturbing activities and explain the importance of and legal basis for the protection of human remains and significant cultural resources. Each worker shall also be trained in the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground disturbing activities. These procedures include but are not limited to work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitoring staff.

MM-CUL-2 Retention of an On-Call Qualified Archaeologist. A qualified archaeologist shall be retained and on call to respond and address any inadvertent discoveries identified project implementation. Additionally, in consideration of the potential to encounter intact cultural deposits beneath fill soils, the qualified archaeologist shall survey the Project site once fill soils have been removed to ensure no cultural deposits underly the fill layer. If is determined, based on the aforementioned survey, that cultural resources are present or may be present and may be impacted during Project construction, monitoring may be warranted. Additionally, any identified cultural resources shall be assessed and evaluated pursuant to the California Environmental Quality Act. If it is determined that monitoring is warranted, a qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, shall oversee and adjust monitoring efforts

as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitor will be responsible for maintaining daily monitoring logs.

MM-CUL-3 Inadvertent Discovery Clause. In the event that potential archaeological resources (sites, features, or artifacts) are exposed during ground disturbing, all construction work occurring not less than 100 feet of the find shall immediately stop and the qualified archaeologist that has been retained on call must be notified immediately to assess the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under the California Environmental Quality Act (CEQA), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work (e.g., preparation of an archaeological treatment plan, testing, data recovery, or monitoring) may be warranted if the resource cannot be feasibly avoided.

In the event that human remains are inadvertently encountered during construction activities, the remains and associated resources shall be treated in accordance with state and local regulations that provide requirements with regard to the discovery of human remains, including California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98, and CEQA Guidelines Section 15064.5(e). In accordance with these regulations, if human remains are found, the County Coroner must be immediately notified of the discovery. No further excavation or disturbance of the Project site or any nearby (no less than 100 feet) area reasonably suspected to overlie adjacent remains can occur until the County Coroner has determined if the remains are potentially human in origin. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to notify the Native American Heritage Commission (NAHC). The NAHC shall notify those persons believed to be the most likely descendant. The most likely descendant shall determine, in consultation with the property owner, the disposition of the human remains.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less-Than-Significant Impact with Mitigation Incorporated. A CHRIS database records search; background research, including a review of a geotechnical report; and an archaeological pedestrian survey were conducted as part of a Phase I archaeological assessment completed to address potential impacts to archaeological resources.

A review of the CHRIS records search (completed October 31, 2022) indicates that one cultural resource study has been conducted within the records search area of the Project site between in 2010. The previous study was completed immediately north and outside of the Project site and does not address the Project site, which suggests that the entirety of the Project site has not been subject to any previous archaeological investigations, including pedestrian survey, prior to the placement of fill soils or development of the Project site. SCCIC records also indicate that one cultural resource, consisting of a segment of the historic State Route 66, was previously recorded within 0.5 miles of the Project site, but does not overlap and is not adjacent to the Project site. No record of previously recorded historic-period or prehistoric archaeological resources are on file with the SCCIC as being present within Project site.

A review of aerial photographs for all available years indicates that in general the Project site has been subjected to consistent ground disturbance, from agricultural use in 1938 followed by substantial ground disturbance in the 1950s as evidenced by the removal of the former orchard and the presence of structures within the southern half of the Project site. By 1959, the entire Project site is completely graded and devoid of structures. Development continues in the early 1970s and continues steadily through the succeeding years until 2000, when the Project site is shown to be consistent with the present site conditions.

Review of the geotechnical report prepared for the Project site (Appendix B) revealed that the fill soils were encountered from the surface to depths between 1.5 and 3 feet bgs within the footprint of the former restaurant and immediately west of the associated paved parking lot. A review of the U.S. Geological Survey mineral resources (USGS 2022) online spatial data for geology indicates that native soils underlie the remainder of the Project site and are composed of Older Quaternary alluvium and marine deposits from the Pleistocene epoch. The terminal Pleistocene-era alluvial formations do have the potential to support the presence of buried archaeological resources. These soils are associated with the period of prehistoric human use that have potential to preserve cultural material in context, depending on area-specific topographical setting. No cultural materials were observed within the Project site as a result of the pedestrian survey (completed November 4, 2022) under generally reliable conditions.

Current project design indicates that the minimum depth of ground disturbance for the Project site is between 3 and 4 feet bgs with a maximum depth of 16 feet bgs for the installation of the infiltration basin within the western portion of the Project site. In consideration of all these factors, the potential to encounter intact deposits containing archaeological resources within soils from the current grade and between 1.5 and 3 feet bgs at the locations where fill soils were encountered and where existing development and paved parking is present is low. However, the potential for intact cultural deposits to exist within native soils to the depths of proposed ground disturbance is unknown. For these reasons, the Project site should be treated as potentially sensitive for archaeological resources. In the event that unanticipated archaeological resources are encountered during project implementation, impacts to these resources would be potentially significant.

Thus, mitigation is required to address impacts related to the inadvertent discovery of archaeological resources during construction, as outlined in MM-CUL-1, MM-CUL-2, and MM-CUL-3. MM-CUL-1 requires that all project construction personnel participate in a Workers Environmental Awareness Program training for the proper identification and treatment of inadvertent discoveries. MM-CUL-2 requires the retention of an on-call qualified archaeologist and a survey of the Project site after the removal of fill soils. MM-CUL-3 requires construction work occurring within 100 feet of a cultural resource discovery and 100 feet of a human remains discovery be immediately halted until the qualified archaeologist, meeting the Secretary of Interior's Professional Qualification Standards for Archaeology, can assess and evaluate the discovery pursuant to CEQA. Additionally, MM-CUL-3 requires the inadvertent discovery clause be included on all construction plans. With implementation of MM-CUL-1, MM-CUL-2, and MM-CUL-3, potentially significant impacts to unknown archaeological resources would be reduced to less than significant with mitigation incorporated.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less-Than-Significant Impact. No prehistoric or historic period burials, including those interred outside of formal cemeteries, were identified within the Project site as a result of the CHRIS records search or pedestrian survey. In the event that human remains are inadvertently encountered during ground disturbing activities, they shall be treated consistent with state and local regulations including California Health and Safety Code Section 7050.5, PRC Section 5097.98, and the California Code of Regulations Section 15064.5(e). In

accordance with these regulations, if human remains are found, the County Coroner must be immediately notified of the discovery. No further excavation or disturbance of the Project site or any nearby (no less than 100 feet) area reasonably suspected to overlie adjacent remains can occur until the County Coroner has determined if the remains are potentially human in origin. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to notify the NAHC. The NAHC shall notify those persons believed to be the most likely descendant. The most likely descendant shall determine, in consultation with the property owner, the disposition of the human remains. Compliance with these regulations would ensure that impacts to human remains resulting from the proposed Project would be less than significant.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less-Than-Significant Impact.

Construction

Electricity. Temporary electric power for as-necessary lighting and electronic equipment would be provided by SCE. The amount of electricity used during construction would be minimal because typical demand would be generated by electrically powered hand tools. The electricity used for construction activities would be temporary and minimal; therefore, Project construction would not result in wasteful, inefficient, or unnecessary consumption of electricity.

Natural Gas. Natural gas is not anticipated to be required during construction of the Project. Fuels used for construction would primarily consist of diesel and gasoline, which are discussed below. Any minor amounts of natural gas that may be consumed as a result of Project construction would be temporary and negligible and would not have an adverse effect; therefore, Project construction would not result in wasteful, inefficient, or unnecessary consumption of natural gas.

Petroleum. The primary energy consumed during construction would be associated with petroleum usage. Potential impacts were assessed for off-road equipment and on-road vehicle trips during construction, as

provided by the CalEEMod outputs (see Appendix A). Fuel consumption from construction equipment and vehicle trips was estimated by converting the total carbon dioxide (CO_2) emissions anticipated to be generated by the construction of the proposed Project to gallons using conversion factors for CO_2 to gallons of gasoline or diesel. The conversion factor for gasoline is 8.78 kilograms per metric ton (MT) CO_2 per gallon, and the conversion factor for diesel is 10.21 kilograms per MT CO_2 per gallon (The Climate Registry 2021). Heavy-duty construction equipment associated with construction activities, vendor trucks, and haul trucks are assumed to use diesel fuel. Worker vehicles are assumed to be gasoline fueled. All details for construction criteria air pollutant emissions modeling discussed in Appendix A are also applicable for the estimation of construction-related energy consumption.

The estimated diesel fuel usage from construction equipment, haul trucks, and vendor trucks, as well as estimated gasoline fuel usage from worker vehicles, is shown in Table 3.6-1.

Table 3.6-1. Project Construction Petroleum Demand

Phase	Off-Road Equipment (diesel)	Haul Trucks (diesel)	Vendor Trucks (diesel)	Worker Vehicles (gasoline)
	Gallons			
Construction	32,949.44	3,019.18	1,244.87	5,017.02
Total Petroleum Consumed for Project Construction				**42,230.50**

Notes: See Appendix A for details.

As shown in Table 3.6-1, the Project is estimated to consume approximately 42,231 gallons of petroleum during the construction phase.[14] Notably, the Project will be subject to CARB's In-Use Off-Road Diesel Vehicle Regulation that applies to certain off-road diesel engines, vehicles, or equipment greater than 25 horsepower. The regulation (1) imposes limits on idling, requires a written idling policy, and requires a disclosure when selling vehicles; (2) requires all vehicles to be reported to CARB (using the Diesel Off-Road Online Reporting System) and labeled; (3) restricts the adding of older vehicles into fleets starting on January 1, 2014; and (4) requires fleets to reduce their emissions by retiring, replacing, or repowering older engines or installing Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). The fleet must either show that its fleet average index was less than or equal to the calculated fleet average target rate or that the fleet has met the Best Achievable Control Technology requirements. Overall, because the Project would not be unusual as compared to overall local and regional demand for energy resources and would not involve characteristics that require equipment that would be less energy-efficient than that required at comparable construction sites in the region or state, the Project construction would not result in wasteful, inefficient, or unnecessary consumption of petroleum.

[14] For context, in 2019, California consumed about 662 million barrels of oil (EIA 2022). There are 42 U.S. gallons in a barrel, so California consumes approximately 76.2 million gallons of petroleum per day, adding up to an annual consumption of 7.8 billion gallons of petroleum.

Operations

Electricity. The operational phase would require electricity for multiple purposes including building heating and cooling, lighting, appliances, electronics, and water and wastewater treatment and conveyance. The estimation of operational building energy and water and wastewater for the Project was based on the CalEEMod assumptions, which account for compliance with 2019 Title 24 standards. Table 3.6-2 presents the electricity demand for the Project.

Table 3.6-2. Project Operations – Electricity Demand

Electricity Use Category	kWh/year
Condo/Townhouse Electricity Use	271,449.00
Water/Wastewater Electricity Use	73,064.26
Total	344,513.26

Source: Appendix A.
Notes: kWh = kilowatt-hour.

According to these estimations, the Project would consume approximately 344,513 kilowatt-hours per year. The Project would be required to comply with the efficiency standards of the CBC (Title 24 Part 6 and Part 11), and the electricity demand for the proposed Project would not be unusual or wasteful as compared to overall local and regional demand for energy resources. For these reasons, electricity consumption of the Project would not be considered inefficient or wasteful, and impacts would be less than significant.

Natural Gas. Natural gas consumption during operation would be required for building heating and cooling. For building consumption, natural gas generation rates in CalEEMod for the Project land use and climate zone were used. Table 3.6-3 presents the natural gas demand for the Project.

Table 3.6-3. Project Operations – Natural Gas Demand

Project	kBtu/year
Condo/Townhouse	905,075.00

Source: Appendix A.
Notes: kBtu = thousand British thermal units.

According to these estimations, the Project would consume approximately 905,075 thousand British thermal units per year. The Project would be required to comply with the efficiency standards of the CBC (Title 24 Part 6 and Part 11), and the natural gas demand for the Project would not be unusual or wasteful as compared to other residential uses and the overall local and regional demand for energy resources. For these reasons, natural gas consumption of the Project would not be considered inefficient or wasteful, and impacts would be less than significant.

Petroleum. During operations, the majority of fuel consumption resulting from the Project would involve the use of motor vehicles traveling to and from the Project site. Petroleum fuel consumption associated with motor vehicles is a function of the VMT as a result of Project operation. The annual VMT attributable to the Project is expected to be 1,222,794 VMT (Appendix A). Fuel estimates for the Project are provided in Table 3.6-4.

Table 3.6-4. Project Operations – Petroleum Consumption

Fuel	Vehicle MT CO_2	kg CO_2/Gallon	Gallons
Gasoline	371.38	8.78	42,297.96
Diesel	17.41	10.21	1,704.81
		Total Project Petroleum Use	**44,002.76**

Source: Appendix A
Notes: MT = metric ton; CO_2 = carbon dioxide; kg = kilogram.

As depicted in Table 3.6-4, the Project would consume approximately 44,003 gallons of petroleum per year during operation. Over the lifetime of the Project, the fuel efficiency of the vehicles being used by the residents at the Project is expected to increase. As such, the amount of petroleum consumed as a result of vehicular trips to and from the Project site during operation would decrease over time. There are numerous regulations in place that require and encourage increased fuel efficiency. For example, CARB has adopted the Advanced Clean Cars program to accelerate the market for zero-emission vehicles in the passenger car sector. As such, operation of the Project is expected to use decreasing amounts of petroleum over time, due to advances in fuel economy.

In summary, although Project implementation would result in an increase in petroleum use during operation, over time vehicles would use less petroleum due to advances in fuel economy and the petroleum demand for the Project would not be unusual or wasteful as compared to other residential uses and the overall local and regional demand for petroleum resources. Given these considerations, the petroleum consumption associated with the proposed Project would not be considered inefficient or wasteful, and impacts would be less than significant.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less-Than-Significant Impact. The Project would be subject to and would comply with, at a minimum, the California Building Energy Efficiency Standards (24 CCR 6). Part 6 of Title 24 establishes energy efficiency standards for residential and non-residential buildings constructed in California to reduce energy demand and consumption. As such, the Project would comply with the California code requirements for energy efficiency.

Part 11 of Title 24 sets forth voluntary and mandatory energy measures that are applicable to the Project under the California Green Building Standards, also known as CALGreen. CALGreen institutes mandatory minimum environmental performance standards for all ground-up, new construction of commercial, low-rise residential, high-rise residential, state-owned buildings, schools, and hospitals, as well as certain residential and non-residential additions and alterations. On this basis, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, impacts would be less than significant.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
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.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

A Geotechnical Due Diligence Investigation (Appendix B) was prepared by Albus & Associates Inc. in November 2021 and is used in the following section to determine potential impacts.

a) Would the project 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.

Less-Than-Significant Impact. The Project site is located in tectonically active Southern California. However, no Alquist-Priolo Fault Hazard Zones or other known active faults run through the Project site. Based on the lack of active or potentially active faults underlying the Project area, the potential for surface rupture is low and the Project site would not be subject to a greater seismic risk than other locations within the region. Additionally, per the Alquist-Priolo Earthquake Fault Zoning Act, because the Project site is not located in an Alquist Priolo Fault Zone, the Project would not place any prohibited uses (e.g., uses containing structures with a capacity of 300 people or more; uses with the potential to severely damage the environment or cause major loss of life; or specific civic uses including police and fire stations, schools, hospitals, rest homes, nursing homes, and emergency communication facilities) within an Alquist–Priolo Fault Zone. Thus, the potential for loss, injury, or death involving rupture of a known earthquake fault is considered low.

The Project would be required to comply with applicable CBC requirements, as well as implement any recommendations from the Geotechnical Investigation (Appendix B), and proposed plans would be subject to City review. For these reasons, impacts are determined to be less than significant.

ii) Strong seismic ground shaking?

Less-Than-Significant Impact. There are no known active faults that run through the Project site, although there are several active faults in the vicinity of the Project site. The closest one is the Sierra Madre Fault, located 1.18 miles from the Project site. The Project would be designed in accordance with applicable CBC criteria, including those specific to resistance to seismic shaking. Furthermore, the Project would be constructed in accordance with other applicable regulations, current seismic design specifications of the Structural Engineers Association of California, and applicable requirements of the State of California Occupational Safety and Health Administration. These required seismic design considerations are used to minimize structural damage in the event of ground shaking.

Additionally, the Project would implement all recommendations from any Project-specific recommendations or any supplemental geotechnical evaluations in compliance with the City's Municipal Code. The Development Services Department shall review and approve Project design and construction to verify that the recommendations of the geotechnical evaluation have been incorporated. With adherence to all regulations and geotechnical recommendations, impacts related to seismic ground shaking would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less-Than-Significant Impact. Liquefaction occurs when site conditions include shallow groundwater, low density non-cohesive (granular) soils, and high-intensity ground motion. Based on the geotechnical evaluation mapping, subsurface exploration, and laboratory testing, the Project site is not identified as being susceptible to liquefaction. Per the Geotechnical Investigation, the site is not located within a state-designated zone of potentially liquefiable soils (Appendix B). Additionally, groundwater was not encountered during site reconnaissance and is estimated to be approximately 150 feet bgs.

Furthermore, there are no active faults mapped on the Project site and the site is not located within a mapped Alquist-Priolo Earthquake Fault Zone. For these reasons, implementation of the Project would not result in seismic-related ground failure, including liquefaction, and impacts would be less than significant.

iv) Landslides?

Less-Than-Significant Impact. The Project site is flat and does not have large slopes or bluffs that have the potential to landslide. The Project site is identified by the California Department of Conservation's Earthquake Hazards Zone Application as not being within a Landslide Zone (DOC 2022b). Therefore, the Project site is not considered susceptible to landslides and Project impacts would be less than significant.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less-Than-Significant Impact. During construction, soils could temporarily be subject to erosion, particularly during site preparation and grading phases. As such, soils would be exposed and disturbed while the site is graded. Wind and/or storm events during this period could result in potential erosion and/or loss of topsoil on the Project site. However, erosion-control measures would be implemented during construction as part of the stormwater pollution prevention plan (SWPPP) for the Project. Prior to the start of construction activities, the Contractor is required to file a Permit Registration Document with the State Water Resources Control Board in order to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with the Construction and Land Disturbance Activities (Order No. 2009-009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ, NPDES No. CAS000002) or the latest approved general permit. This permit is required for earthwork that result in the disturbance of 1 acre or more of total land area. The required SWPPP will mandate the implementation of best management practices (BMPs) to reduce or eliminate construction-related pollutants in the runoff, including sediment.

Upon buildout of the Project, the site would be covered with residences, pavement, flood control facilities, and landscaping, which would preclude or minimize erosion potential. The stormwater drainage system for the development would be designed to capture rainfall from storm events and direct it to the proposed on-site sewer system. Additionally, the Project would be subject to applicable regulations governing water quality during operations, such as Order No. R4-2021-0105 (see Section 3.10, Hydrology and Water Quality, for more discussion).

Further, the Project would be required to comply with the City's Grading Ordinance, which contains design standards and performance requirements that must be met to avoid or reduce, to an acceptable level, excessive erosion. For these reasons, implementation of the Project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less-Than-Significant Impact. As previously described under Section 3.7(a), landslides and/or liquefaction on site is not considered to be a potential risk. Subsidence occurs when an earthquake causes loose soil to depress or consolidate, causing the land surface to break or sink. As noted in the Geotechnical Investigation (Appendix B), removal and recompacting soil on site could result in some moderate shrinkage

and subsidence. The grading design for the Project would require consideration for this loss when evaluating earthwork balance on site. Site preparation, removals, and excavation would be performed consistent with the Geotechnical Investigation prepared for the Project and any supplemental geotechnical evaluations to be required. In addition, grading would be accomplished under the observation and testing of the Project geotechnical engineer and engineering geologist, in accordance with the requirements of the CBC and the City. Therefore, impacts associated with unstable soils would be less than significant.

d) Would the project 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?

Less-Than-Significant Impact. The Geotechnical Investigation prepared for the Project (Appendix B) noted that the near-surface sandy soils within the site are generally anticipated to possess a "very low" expansion potential. However, additional testing for soil expansion would be required subsequent to rough grading and prior to construction of foundations and other concrete work to confirm these conditions. Construction of the proposed Project would be required to implement CBC guidelines, regulations, and further geotechnical recommendations to ensure that such soils are fully remediated and/or the Project is designed appropriately to minimize impacts of expansive soils. It is anticipated that potentially expansive soils would be identified and remediated and impacts related to expansive soils would be less than significant.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Less-Than-Significant Impact. The Project does not include septic tanks or alternative wastewater disposal systems. Sewer services would be provided by the City and the Project would tie into existing infrastructure already in place surrounding the Project site. Therefore, impacts would be less than significant.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less-Than-Significant Impact with Mitigation Incorporated. Paleontological sensitivity refers to the potential for a geologic unit to produce scientifically significant fossils. Direct impacts to paleontological resources occur when earthwork activities, such as grading or trenching, cut into the geologic deposits (formations) within which fossils are buried and physically destroy the fossils. Since fossils are the remains of prehistoric animal and plant life, they are considered to be nonrenewable. The geologic features in Claremont include Pre-Mesozoic to Cretaceous plutonic igneous rocks of the Peninsular Ranges Batholith; Paleozoic metamorphic rocks; Late Cenozoic terrestrial, marine, and volcanic deposits; and widespread Quaternary alluvial fan and valley deposits. While the Quaternary alluvial fan and valley deposits are not old enough to contain paleontological resources or unique geological features, other geological features in Claremont may support paleontological resources (City of Claremont 2022c). More specifically, the Project site contains surface deposits of Holocene (<11,700 years ago) (Cohen et al. 2022) alluvium (Appendix B; Dibblee and Minch 2002). These deposits are too young to contain paleontological resources on the surface and the uppermost layers, but with depth can become old enough to preserve fossils. Holocene alluvium has low paleontological sensitivity that increases with depth below the surface.

A portion of the Project site has previously been developed and disturbed and the site is surrounded by existing development. Nonetheless, there is the potential for paleontological resources to exist below the ground surface. Ground-disturbing activities in subsurface geologic units with moderate to high paleontological sensitivity have the potential to damage or destroy paleontological resources that may be

present. Such resources could be disturbed by grading and excavation activities associated with the proposed Project; however, planned excavations for the Project are not anticipated to extend to a depth where these resources could be encountered (approximate depths of excavation are 4 to 5 feet). Even so, MM-GEO-1 is required to ensure that the proposed Project would preserve paleontological resources if encountered. Therefore, impacts to paleontological resources would be less than significant with mitigation.

MM-GEO-1 Unanticipated Paleontological Resources. If an inadvertent discovery of paleontological resources (e.g., fossilized plant, shell, or animal bone) is made during project-related construction activities, ground disturbance in the area of the find shall be halted, the discovered resource shall be roped off, and the City of Claremont and a qualified professional paleontologist shall be contacted. The qualified paleontologist shall be assigned to determine whether the resource is potentially significant as per the Society of Vertebrate Paleontology's 2010 guidelines and that person shall develop appropriate treatment measures.

3.8 Greenhouse Gas Emissions

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

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less-Than-Significant Impact. Climate change refers to any significant change in measures of climate, such as temperature, precipitation, or wind patterns, lasting for an extended period of time (decades or longer). The Earth's temperature depends on the balance between energy entering and leaving the planet's system, and many factors (natural and human) can cause changes in Earth's energy balance. The greenhouse effect is the trapping and build-up of heat in the atmosphere (troposphere) near the Earth's surface. The greenhouse effect is a natural process that contributes to regulating the Earth's temperature, and it creates a livable environment on Earth. Human activities that emit additional GHGs to the atmosphere increase the amount of infrared radiation that gets absorbed before escaping into space, thus enhancing the greenhouse effect and causing the Earth's surface temperature to rise. Global climate change is a cumulative impact; a project contributes to this impact through its incremental contribution combined with the cumulative increase of all other sources of GHGs. Thus, GHG impacts are recognized exclusively as cumulative impacts (CAPCOA 2008).

A GHG is any gas that absorbs infrared radiation in the atmosphere; in other words, GHGs trap heat in the atmosphere. As defined in California Health and Safety Code Section 38505(g) for purposes of administering many of the state's primary GHG emissions reduction programs, GHGs include CO_2, methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride (14 CCR 15364.5). The three GHGs evaluated herein are CO_2, CH_4, and N_2O, because these are the only GHG gases that would be emitted during Project construction and/or operations.

Gases in the atmosphere can contribute to climate change both directly and indirectly. The Intergovernmental Panel on Climate Change developed the global warming potential (GWP) concept to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The reference gas used is CO_2; therefore, GWP-weighted emissions are measured in MT of CO_2 equivalent (CO_2e). Consistent with CalEEMod version 2020.4.0, this GHG emissions analysis assumes the GWP for CH_4 is 25 (emissions of 1 MT of CH_4 are equivalent to emissions of 25 MT of CO_2), and the GWP for N_2O is 298, based on the Intergovernmental Panel on Climate Change's Fourth Assessment Report (IPCC 2007).

As discussed in Section 3.3, Air Quality, of this IS/MND, the Project is located within the jurisdictional boundaries of the SCAQMD. In October 2008, SCAQMD proposed recommended numeric CEQA significance thresholds for GHG emissions for lead agencies to use in assessing GHG impacts of residential and commercial development projects as presented in its Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold (SCAQMD 2008). This document, which builds on the previous guidance prepared by the California Air Pollution Control Officers Association, explored various approaches for establishing a significance threshold for GHG emissions. The draft interim CEQA thresholds guidance document was not adopted or approved by the Governing Board. However, in December 2008, the SCAQMD adopted an interim 10,000 MT CO_2e per-year screening level threshold for stationary source/industrial projects for which the SCAQMD is the lead agency (see SCAQMD Resolution No. 08-35, December 5, 2008).

The SCAQMD formed a GHG CEQA Significance Threshold Working Group to work with SCAQMD staff on developing GHG CEQA significance thresholds until statewide significance thresholds or guidelines are established. From December 2008 to September 2010, the SCAQMD hosted working group meetings and revised the draft threshold proposal several times, although it did not officially provide these proposals in a subsequent document. The SCAQMD has continued to consider adoption of significance thresholds for residential and general land use development projects. The most recent proposal, issued in September 2010, uses the following tiered approach to evaluate potential GHG impacts from various uses (SCAQMD 2010):

Tier 1 Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.

Tier 2 Consider whether or not the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearing and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.

Tier 3 Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MT CO_2e per-year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MT CO_2e per year), commercial projects (1,400 MT CO_2e per year), and mixed-use projects (3,000 MT CO_2e per year). Under option 2, a single numerical screening threshold of 3,000 MT CO_2e per year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.

Tier 4 Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of Assembly Bill (AB) 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 MT CO_2e per-service population for project-level analyses and 6.6 MT CO_2e per-service population for plan-level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.

Tier 5 Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

Section 15064.7(c) of the CEQA Guidelines specifies that "when adopting thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies, or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence." The CEQA Guidelines do not prescribe specific methodologies for performing an assessment, establish specific thresholds of significance, or mandate specific mitigation measures. Rather, the CEQA Guidelines emphasize the lead agency's discretion to determine appropriate methodologies and thresholds of significance that are consistent with the manner in which other impact areas are handled in CEQA (CNRA 2009).

To determine the proposed Project's potential to generate GHG emissions that would have a significant impact on the environment, the Project's GHG emissions were compared to the quantitative threshold of 3,000 MT CO_2e per year. Per the SCAQMD guidance, construction emissions should be amortized over the operational life of the Project, which is assumed to be 30 years (SCAQMD 2008).

Construction

Construction of the proposed Project would result in GHG emissions primarily associated with the use of off-road construction equipment, on-road trucks, and worker vehicles. A depiction of expected construction schedules (including information regarding phasing, equipment used during each phase, truck trips, and worker vehicle trips) assumed for the purposes of emissions estimation is provided in Table 3.8-1 and in Appendix A. On-site sources of GHG emissions include off-road equipment; off-site sources include trucks and worker vehicles. Table 3.8-1 presents construction GHG emissions for the proposed Project from on-site and off-site emissions sources.

Table 3.8-1. Estimated Annual Construction GHG Emissions

Year	CO_2	CH_4	N_2O	CO_2e
	Metric Tons per Year			
2023	281.26	0.06	<0.01	284.71
2024	362.21	0.07	<0.01	364.98
2025	193.04	0.04	<0.01	194.48
			Total	**844.17**
			Amortized Emissions (over 30 years)	**28.14**

Notes: CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent.
See Appendix A for complete results.

As shown in Table 3.8-1, the estimated total GHG emissions in 2023, 2024, and 2025 would be approximately 285 MT CO_2e, 365 MT CO_2e, and 195 MT CO_2e respectively. Amortized over 30 years, construction GHG emissions would be approximately 28 MT CO_2e per year. In addition, as with Project-generated construction criteria air pollutant emissions, GHG emissions generated during proposed construction activities would be short term, lasting only for the duration of the construction period, and would not represent a long-term source of GHG emissions.

Because there is no separate GHG threshold for construction, the evaluation of significance is discussed in the operational emissions analysis in the following text.

Operation

CalEEMod was used to estimate potential Project-generated operational GHG emissions from area sources (landscape maintenance), energy sources (natural gas and electricity), mobile sources, solid waste, and water supply and wastewater treatment. For additional details, see Section 3.3 for a discussion of operational emission calculation methodology and assumptions, specifically for area and energy (natural gas) sources. Year 2026 was assumed as the first full year of operations after Project construction.

Table 3.8-2 presents the annual GHG emissions associated with operation of the proposed Project. Additional details are included in Appendix A.

Table 3.8-2. Estimated Annual Operational GHG Emissions

Emission Source	CO_2	CH_4	N_2O	CO_2e
	Metric Tons per Year			
Area	14.39	<0.01	<0.01	14.49
Energy	96.44	<0.01	<0.01	96.97
Mobile	378.41	0.03	0.02	383.93
Waste	5.23	0.31	0.00	12.95
Water	14.12	0.12	<0.01	17.99
Total	**518.96**	**0.46**	**0.02**	**526.34**
			Amortized Construction Emissions	**28.14**
			Operation + Amortized Construction Total	**554.47**

Notes: CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent
See Appendix A for detailed results.
Values of "<0.01" indicate that the estimated emissions are less than two decimals. Totals may not sum due to rounding.

As shown in Table 3.8-2, the estimated annual Project-generated GHG emissions would be approximately 526 MT CO_2e per year as a result of Project operation. When summed with the amortized Project construction emissions, the total annual GHGs would be approximately 554 MT CO_2e per year. Annual operational GHG emissions with amortized construction emissions would not exceed the SCAQMD threshold of 3,000 MT CO_2e per year. Therefore, the proposed Project's GHG contribution would be less than significant. No mitigation is required.

b) Would the project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less-Than-Significant Impact. Several plans and policies have been adopted to reduce GHG emissions in the Southern California region, including the state's 2017 Scoping Plan, SCAG's 2020–2045 RTP/SCS (Connect SoCal), and local policies contained in the City's 2006 General Plan. The proposed Project's consistency with these plans is discussed in the following subsections.

Consistency with the Scoping Plan

The CARB Scoping Plan, approved by CARB in 2008 and updated in 2014 and 2017, provides a framework for actions to reduce California's GHG emissions and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. The Scoping Plan is not directly applicable to specific projects, nor is it intended to be used for project-level evaluations.[15] Under the Scoping Plan, however, there are several state regulatory measures aimed at the identification and reduction of GHG emissions. CARB and other state agencies have adopted many of the measures identified in the Scoping Plan. Most of these measures focus on area source emissions (e.g., energy usage, high-GWP GHGs in consumer products) and changes to the vehicle fleet (i.e., hybrid, electric, and more fuel-efficient vehicles) and associated fuels (e.g., Low Carbon Fuel Standard), among others. The Scoping Plan recommends strategies for implementation at the statewide level to meet the goals of Assembly Bill (AB) 32 and establishes an overall framework for the measures that will be adopted to reduce California's GHG emissions.[16] To the extent that these regulations are applicable to the Project or its uses, the Project would comply with all regulations adopted in furtherance of the Scoping Plan to the extent required by law.

Consistency with Senate Bill 32 and Executive Order S-3-05

The Project would also not impede the attainment of the GHG reduction goals for 2030 or 2050 identified in Senate Bill (SB) 32 and Executive Order (EO) S-3-05, respectively. EO S-3-05 establishes the following goals: GHG emissions should be reduced to 2000 levels by 2010, to 1990 levels by 2020, and to 80% below 1990 levels by 2050. SB 32 establishes a statewide GHG emissions reduction target whereby CARB, in adopting rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions, shall ensure that statewide GHG emissions are reduced to at least 40% below 1990 levels by December 31, 2030. While there are no established protocols or thresholds of significance for that future year analysis, CARB forecasts that compliance with the current Scoping Plan puts the state on a trajectory of meeting these long-term GHG goals, although the specific path to compliance is unknown (CARB 2014).

CARB has expressed optimism with regard to both the 2030 and 2050 goals. It states in the First Update to the Climate Change Scoping Plan that "California is on track to meet the near-term 2020 GHG emissions limit and is well positioned to maintain and continue reductions beyond 2020 as required by AB 32"

15 The Final Statement of Reasons for the amendments to the CEQA Guidelines reiterates the statement in the Initial Statement of Reasons that "the Scoping Plan may not be appropriate for use in determining the significance of individual projects because it is conceptual at this stage and relies on the future development of regulations to implement the strategies identified in the Scoping Plan" (CNRA 2009).

16 AB 32 is referred to as the California Global Warming Solutions Act of 2006 (September 27, 2006). AB 32 provided initial direction on creating a comprehensive multiyear program to limit California's GHG emissions at 1990 levels by 2020 and initiate the transformations required to achieve the state's long-range climate objectives.

(CARB 2014). With regard to the 2050 target for reducing GHG emissions to 80% below 1990 levels, the First Update states the following (CARB 2014):

> This level of reduction is achievable in California. In fact, if California realizes the expected benefits of existing policy goals (such as 12,000 megawatts of renewable distributed generation by 2020, net zero energy homes after 2020, existing building retrofits under AB 758, and others) it could reduce emissions by 2030 to levels squarely in line with those needed in the developed world and to stay on track to reduce emissions to 80% below 1990 levels by 2050. Additional measures, including locally driven measures and those necessary to meet federal air quality standards in 2032, could lead to even greater emission reductions.

In other words, CARB believes that the state is on a trajectory to meet the 2030 and 2050 GHG reduction targets set forth in AB 32, SB 32, and EO S-3-05. This is confirmed in the Second Update, which states (CARB 2017b):

> The Proposed Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while also identifying new, technologically feasibility and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Proposed Plan is developed to be consistent with requirements set forth in AB 32, SB 32, and AB 197.

As discussed previously, the proposed Project would be consistent with the applicable strategies and measures in the Scoping Plan, as well as SCAG's Connect SoCal, and would therefore not conflict with the state's trajectory toward the above-described statewide GHG reduction goals for 2030 or 2050. In addition, the specific path to compliance for the state in regard to the long-term goals will likely require development of technology or other changes that are not currently known or available. As such, identifying ways that the Project would be consistent with future goals would be speculative and cannot be meaningfully discussed at this time. However, the proposed Project's consistency with current goals, policies, and regulations would assist in meeting the City's contribution to GHG emission reduction targets in California. With respect to future GHG targets under SB 32 and EO S-3-05, CARB has also made clear its legal interpretation that it has the requisite authority to adopt whatever regulations are necessary, beyond the AB 32 horizon year of 2020, to meet SB 32's 40% reduction target by 2030 and EO S-3-05's 80% reduction target by 2050. This legal interpretation by an expert agency provides evidence that future regulations will be adopted to continue the state on its trajectory toward meeting these future GHG targets.

Consistency with the Southern California Association of Governments' Connect SoCal

SCAG's Connect SoCal is a regional growth-management strategy that targets per capita GHG reduction from passenger vehicles and light-duty trucks in the Southern California region. In addition to demonstrating the region's ability to attain and exceed the GHG emission-reduction targets set forth by CARB, Connect SoCal outlines a series of actions and strategies for integrating the transportation network with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands (SCAG 2020). Thus, successful implementation of Connect SoCal would result in more complete communities with a variety of transportation and housing choices, while reducing automobile use. The proposed Project would redevelop the Project site with a 56-unit townhome

development, including 12 live/work units, and would be consistent with the goals of Connect SoCal. As discussed in Section 3.3, the proposed Project is consistent with the underlying residential zoning assumed for the site in SCAG's RTP/SCS. In addition, the proposed Project would also incorporate energy efficient features and would comply with CALGreen standards.

Based on the analysis above, the proposed Project would be consistent with Connect SoCal.

Consistency with Local Policies

The City's General Plan includes several policies related to reducing GHG emissions. The City also adopted the Sustainable City Plan in October 2008, with updates made in October 2013 and in April 2021 (City of Claremont 2021a). The Sustainable City Plan outlines several energy efficient goals that directly relate to GHG emission reduction goals. For example, the City's goal is to apply sustainable design standards to all new facilities community wide and promote sustainable design practices in homes and commercial buildings (i.e., CalGreen). The proposed Project would be required to meet the applicable Building Energy Efficiency Standards. The proposed Project would comply with performance-based standards included in 2019 Title 24 Building Energy Efficiency Standards. Buildings whose permit applications are applied for on or after January 1, 2023, would be required to comply with the 2022 Energy Code.

Based on the above considerations, the Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. This impact would be less than significant, and no mitigation is required.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

A Phase I and II Environmental Site Assessment (ESA) (Appendix C) was prepared by Stantec in November 2021 and information provided therein is used in the following section to determine potential impacts.

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less-Than-Significant Impact with Mitigation Incorporated. During construction, hazardous substances and wastes would be stored, used, and generated on the Project site, including fuels for machinery and vehicles, new and used motor oils, cleaning solvents, paints, and storage containers. Accidental spills, leaks, fires, explosions, or pressure releases involving hazardous materials represent a potential threat to human health and the environment if not properly treated, which would result in a significant impact. Provisions to properly manage hazardous substances and wastes during construction are typically included in construction specifications and are under the responsibility of the construction contractors. Adherence to the construction specifications and applicable regulations regarding hazardous materials and hazardous waste, including disposal, would ensure that construction of the proposed Project would not create a significant hazard to the public or the environment during the construction phase of the proposed Project.

The Project site was historically used for agricultural activities (orchards) until circa 1970. Pesticides and herbicides containing heavy metals are commonly used in agricultural settings, sometimes resulting in the accumulation of the chemicals and metals in shallow soils. Based on the exploratory borings that were performed as part of the Phase I and II ESA, concentrations of organochlorine pesticides and arsenic were determined to be below the screening thresholds. However, lead was reported in nine soil samples with

concentrations ranging from 15 to 160 milligrams per kilogram (mg/kg) and two of the samples were determined to be above the residential screening threshold of 80 mg/kg (110 and 160 mg/kg). The lead impacts appear to be localized to the upper 2 feet of soil on site and the subsurface investigation data indicates that approximately 1,500 cubic yards would need to be removed prior to construction.

During operation of the Project, the only hazardous materials anticipated for transport, use, or disposal associated would be routinely used household products such as cleaners, paint, solvents, motor oil/automotive products, batteries, and garden maintenance products, typical of residential uses. The use, handling, and disposal of these products is addressed by household hazardous waste programs that are part of the Integrated Waste Management Plan (IWMP) of the County of Los Angeles. The Household Hazardous Waste Element of the IWMP specifies the means by which hazardous wastes generated by households shall be collected, recycled, treated, and disposed of safely (County of Los Angeles 2018).

Significant impacts associated with construction or operation of the site are not expected. However, based on the levels of lead concentration found at the site, remedial excavations would be required in order to remove the soil that is impacted by lead at concentrations exceeding the residential screening threshold of 80 mg/kg. Therefore, impacts from any potentially significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during construction or operation of the proposed Project would be less than significant with mitigation (MM-HAZ-1).

MM-HAZ-1 Prior to the issuance of building permits, the Project Applicant shall retain a qualified contractor to remove and dispose of contaminated soil found anywhere on the Project site and specifically in the vicinity of soil sample SB-1 and SB-2, as identified in the Phase I and II Environmental Site Assessment. The following information shall be provided in a memorandum to the City of Claremont prior to issuance of a building permit:

- Identification of known and suspected areas with hazardous waste and/or hazardous materials of concern
- Procedures for identifying suspect materials
- A summary of the soil removal and disposal activities
- Proof that the removal, transport, and disposal of refuse shall be done in accordance with all applicable local, state, and federal guidelines related to hazardous materials handling
- Health and safety measures for excavation of contaminated soil
- Procedures for restricting access to the contaminated area except for properly trained personnel
- The excavation, loading, and transportation of the lead-impacted soil will be completed with appropriate and protective measures in place, by the environmental contractor, to prevent migration of lead-impacted dust

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less-Than-Significant Impact with Mitigation Incorporated. As discussed above, a variety of hazardous substances and wastes would be stored, used, and generated on the Project site during construction. Accidental spills, leaks, fires, explosions, or pressure releases involving hazardous materials represent a potential threat to human health and the environment if not properly treated. Accident prevention and

containment would be the responsibility of the demolition contractors, and provisions to properly manage hazardous substances and wastes are typically included in contract specifications.

The Project would be limited to multifamily residences, residential amenities, and some recreational areas, which do not typically generate, release, or use large amounts of hazardous materials. During operations of the Project, the only hazardous materials anticipated for transport, use, or disposal are routinely used household products such as cleaners, paint, solvents, motor oil/automotive products, batteries, and garden maintenance products. The use, handling, and disposal of these products are addressed by household hazardous waste programs that are part of the IWMP of the County of Los Angeles, and therefore the Project is not expected to create a significant hazard to the public or environment through hazardous upsets or accidents. For these reasons, the Project is not expected to result in potential upset and accident conditions involving release of hazardous materials in the environment. Nonetheless, due to the need to remediate lead contaminated soils on site, impacts from a foreseeable upset or accidental release would be less than significant with mitigation (MM-HAZ-1).

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less-Than-Significant Impact with Mitigation Incorporated. The closest school to the Project site is Mountain View Elementary School located 0.3 miles east of the Project site at 851 Santa Clara Avenue West. As previously discussed, construction and operation of the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment involving the release of hazardous materials into the environment. The Project is not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste beyond routinely used household products such as cleaners, paint, solvents, motor oil/automotive products, batteries, and garden maintenance products. Uses of these materials are typical of such residential land uses. Considering the Project is surrounded by existing development, including residential and commercial uses between the Project site and Mountain View Elementary School, Project impacts related to exposing an existing or proposed school to hazardous materials is not anticipated. Nonetheless, due to the need to remediate lead contaminated soils on site, impacts from emitting or handling hazardous or acutely hazardous materials within proximity to a school would be less than significant with mitigation (MM-HAZ-1).

d) Would the project be located on a site that 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?

Less-Than-Significant Impact with Mitigation Incorporated. As part of the Phase I and II ESA prepared for the Project site (Appendix C) a database search report was completed, which documents various federal, state, and local regulatory database searches regarding properties with known or suspected releases of hazardous materials, chemical handlers, and/or polluters. The Phase I and II ESA determined that the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

However, lead was reported in nine soil samples with concentrations ranging from 15 to 160 mg/kg and two of the samples were determined to be above the residential screening threshold of 80 mg/kg (110 and 160 mg/kg). The lead impacts appear to be localized to the upper 2 feet of soil on site and additional

evaluation is recommended in order to estimate the quantity of lead impacted soil that would need to be removed prior to construction. With implementation of MM-HAZ-1, impacts would be reduced to less than significant with mitigation.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less-Than-Significant Impact. Cable Airport is located 3.5 miles east of the Project site at 1749 West 13th Street, Upland, California. Cable Airport is a family owned public use airport. According to the Cable Airport Land Use Compatibility Plan, the Project site is located outside the existing airspace protection surface zone, outside the allowable object heights zone, and outside the noise impact area (City of Upland 2015). Therefore, impacts associated with a public-use airport would be less than significant.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less-Than-Significant Impact. The City's Emergency Operations Plan governs the operations of the City during a disaster. This plan addresses response to moderate evacuation scenarios, including the identification of evacuation points and general routes. The City also has a Local Hazards Mitigation Plan that provides a framework for planning for natural disasters/hazards and cyber threats (City of Claremont 2022d). Implementation of the Project is not expected to impact any major roadways or arterials that are identified in any emergency planning documents and would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As required under the California Fire Code, the Project would present development plans that afford fire and emergency responders suitable fire access road dimensions and surfaces (Chapter 5, Sections 503.1–503.4 of the California Fire Code) and an adequate number of emergency rated entrances to the community (Appendix D, Section D106 of the California Fire Code). The proposed points of entry and private driveways will be reviewed by the Los Angeles County Fire Department and would be required to meet the qualifications for emergency access to and from the Project site. Therefore, impacts related to emergency response or emergency evacuation as a result of the Project would be less than significant.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less-Than-Significant Impact. According to Figure 6-5, Wildfire Risk Map for the City of Claremont, of the Public Safety and Noise Element of the City's General Plan, the Project site is not located within a Fire Hazard Severity Zone (City of Claremont 2021b). The Project site is located in a highly urbanized area of the City and no wildlands are in proximity to the Project site. Therefore, the risk of loss, injury, or death involving wildfires would be less than significant.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

A Preliminary Hydrology Study (Appendix D) and a Development Planning Document (LID Plan) (Appendix E) were prepared by Alan R. Short, PE, in July 2022 and they are used in the following section to determine potential impacts.

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less-Than-Significant Impact. Construction of the Project would include earthwork activities that could potentially result in erosion and sedimentation, which could subsequently degrade downstream receiving waters and violate water quality standards. Stormwater runoff during the construction phase may contain silt and debris, resulting in a short-term increase in the sediment load of the municipal storm drain system. Substances such as oils, fuels, paints, and solvents may be inadvertently spilled on the Project site and subsequently conveyed via stormwater to nearby drainages, watersheds, and groundwater.

Because the Project would result in more than 1 acre of ground disturbance, the Project would be subject to the NPDES stormwater program, which includes obtaining coverage under the State Water Resources Control Board's General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit). Construction activities subject to the Construction General Permit include clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires development and implementation of a SWPPP. Among the required items that must be included within a SWPPP are project design features intended to protect against substantial soil erosion as a result of water and wind erosion, commonly known as BMPs. The implementation of a Construction General Permit, including preparation of a SWPPP and implementation of BMPs, would reduce impacts of stormwater runoff during Project construction to acceptable levels.

Upon completion of construction, development of the Project would add impervious surfaces to the site through associated residential building footprints, parking areas, and walkways. By increasing the impervious surfaces on site, less water would percolate into the ground and more surface runoff would be generated. The proposed Project would maintain existing drainage patters. Runoff from the site would drain via curb and gutter to catch basins and drains where it would enter the private storm drain that would convey it in a southwesterly direction. Prior to discharge onto the public right-of-way, flows would be conveyed east to a drywell with an underground 48-inch high-density polyethylene detention pipe. The drywell would be used for infiltration and water quality purposes. In addition, the Project-specific LID Plan outlines inspection and maintenance responsibilities for all proposed BMPs on site.

BMPs required by the NPDES General Construction Permit would include spill prevention and cleanup guidelines, dewatering operations guidelines, and stormwater runoff prevention. These BMPs would protect the groundwater from contamination by Project construction and operational activities. Implementation of proposed BMPs, the SWPPP, and compliance with applicable regulations would ensure impacts to water quality as a result of Project construction and operation would be less than significant.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less-Than-Significant Impact. While the Project would increase the amount of impervious surface area on site in comparison to existing conditions, the proposed 13,494 square feet of landscaping on site would allow for percolation. Due to the proposed Project's small size of 3.05 acres in relationship to the size of the Pomona Groundwater Basin, there will not be a substantial effect upon groundwater recharge within the groundwater basin. Furthermore, the Project would have a low water demand and would not use local groundwater sources for potable water supply. Therefore, the Project is not expected to directly cause a decrease in groundwater supplies or interfere substantially with groundwater recharge, and impacts are determined to be less than significant.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site?

Less-Than-Significant Impact. There are no existing streams or rivers on site that would be substantially altered as a result of Project implementation. As previously described under Section 3.10(a), a SWPPP will be required and implemented as part of Project compliance with the NPDES Permit to ensure that water quality standards are met and that stormwater runoff from the construction work areas does not cause degradation of water quality in receiving water bodies. The SWPPP consists of BMPs designed to reduce and capture soil erosion or siltation during Project construction and operation. Sediment control BMPs may include stabilized construction entrances, sediment filters on existing inlets, or the equivalent to reduce erosion impacts. Implementation of the SWPPP and incorporation of BMPs would ensure proper measures are in place to prevent, to the extent feasible, stormwater runoff conveying sediments to downstream receiving waters.

Upon completion of construction, development of the Project would add impervious surfaces to the site through associated residential building footprints, parking areas, and walkways. By increasing the impervious surfaces on site, less erosion and/or siltation would be generated. The proposed Project would maintain existing drainage patterns. Runoff from the site would drain via curb and gutter to catch basins and drains where it would enter the private storm drain for infiltration and water quality control purposes. Therefore, the Project is not expected to directly result in substantial erosion or siltation on or off site, and impacts would be less than significant.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less-Than-Significant Impact. Implementation of the Project would increase the area of impervious surface on the Project site, which could increase runoff flow rates and volumes. However, the Project would include implementation of BMPs during construction and proposed storm drain and biofiltration basins during operation as recommended by the Project-specific LID Plan. Drainage facilities such as curb inlets, storm drains, water quality, flow control, and the proposed drywell would assist in reducing the amount and improving the quality of runoff from the Project site. This would ensure that the runoff quantities generated by the Project do not significantly alter the existing drainage pattern of the site resulting in flooding. Therefore, impacts would be less than significant.

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?

Less-Than-Significant Impact. The Project site does not currently have infiltration basins or capture systems in place to control stormwater runoff. Although the proposed Project would increase the amount of impervious surfaces on the Project site, the proposed drainage system would be designed to conform to all applicable federal, state, and local requirements, including the current Municipal Separate Storm Sewer System Permit adopted by the Regional Water Quality Control Board. Compliance with these requirements would ensure the new drainage system is designed to have adequate capacity to capture stormwater flow to prevent the conveyance of sediment, debris, and other constituents potentially contained in on-site

stormwater from leaving the site and impacting off-site and downstream receiving waters. Implementation of the Project would not exceed the capacity of the existing stormwater drainage system, and implementation of the SWPPP would ensure the Project would not result in substantial additional sources of polluted runoff. Therefore, impacts would be less than significant.

iv) Impede or redirect flood flows?

Less-Than-Significant Impact. As shown on Federal Emergency Management Agency Panel No. 06037C1750F, the Project site is located within Zone X; therefore, the Project site is located outside of the 1% Annual Chance Flood Hazard Zone (100-year floodplain) and 0.2% Annual Chance Flood Hazard Zone (500-year floodplain). The Project's on-site storm drain systems would adequately convey flows and provide flood protection for a 10-year and 50-year storm event. Implementation of the Project would not substantially impede or redirect flood flows and impacts would be less than significant.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Less-Than-Significant Impact. The Project site is not located near an ocean, so there is no potential for the site to be impacted by a tsunami. However, according to Figure 6-4, Dam Inundation Hazard Areas in the City of Claremont, of the Public Safety and Noise Element of the City's General Plan, the Project site is located in the 45-minute San Antonio Dam Flood Water Arrival Time Area (City of Claremont 2021b). The San Antonio Dam is located in the northeast corner of Claremont, within the Santa Ana River Watershed, and extends east into San Bernardino County. As noted in the General Plan, since the rivers are rarely full, the chance of dam failure coinciding with heavy rainfall is unlikely. The General Plan also states that the probability of dam failure is low and the inundation zone is far reaching under the scenario of failure.

Dams are continually monitored by various government agencies (such as the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam failure. The Division of Safety of Dams requires annual inspection of dam facilities to detect and repair any identified deficiencies. The proposed Project would not directly or indirectly affect a dam's propensity to fail and the existing level of hazard from dam failure would not change upon Project implementation. In the unlikely event of a dam failure, the emergency response plans applicable to the Project area would go into effect and evacuation and emergency response procedures would be implemented. Therefore, impacts would be less than significant.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less-Than-Significant Impact. The proposed Project would comply with the requirements of the City of Claremont's respective NPDES Municipal Separate Storm Sewer System Permit and all applicable federal, state, and local laws. Pursuant to the Groundwater Management Act, the Six Basins Judgment defines adjudication for the Pomona Basin underlying the Project site. The Watermaster calculates the operating safe yield based on fluctuating hydrologic conditions to ensure safe operating yield and avoidance of groundwater over-extraction (GSWC 2016). Development of the proposed Project would not conflict with the stated purpose or provisions of the Sustainable Groundwater Management Act. The Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and impacts would be less than significant.

3.11 Land Use and Planning

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI.	**LAND USE AND PLANNING** – Would the project:				
a)	Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☒	☐

a) Would the project physically divide an established community?

No Impact. The Project site consists of vacant lots, surface parking, and ruderal vegetation, including mature trees. The site is located southeast of the intersection of Towne Avenue and Foothill Boulevard. As shown in Figure 1 and Figure 2, the Project site and surrounding area is composed of residential and commercial land uses, as well as existing established roadways serving the local vicinity. The proposed Project would result in the construction of a 56-unit townhome development, which includes 12 live/work units. Redevelopment of the 3.05-acre Project site would not divide the local vicinity in any way. Project implementation would convert an existing private alley into an internal street, which would serve as one of two access points to the Project site. However, although private, the Project would not result in the construction of a wall, fence, or gate at the eastern terminus of the alley. As such, existing throughput to the adjacent office and commercial uses to the east would remain. Overall, this Project would constitute an infill residential project of an underutilized property zoned for residential uses. Therefore, the Project would not have the potential to create physical divisions in an established community. No impact would occur.

b) Would the project 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?

Less-Than-Significant Impact. Land use plans, policies, and regulations are established by state and local government. As described in Section 1.4, the City's General Plan designates the Project site as West Foothill Boulevard Mixed Use and zones the site as MU3. The Project as proposed would not conflict with the City's intent to allow for "a mix of residential and compatible office and retail/service uses integrated as a cohesive development," as the live/work component of the Project would satisfy this General Plan requirement with ground-floor commercial. In addition, Section 2.1 details the Project's proposed utilization of State Density Bonus law. As shown in Table 2-2, the MU3 zone allows for a maximum of 15 du/ac; however, with State Density Bonus law, the maximum units allowed on the Project site would be 56 units (or 18.3 du/ac). Therefore, the proposed Project would not conflict with local regulations governing land use density.

As discussed in Section 3.1(c), the proposed Project would not conflict with applicable zoning and other regulations governing scenic quality such as setbacks, open space requirements, and height (see Table 2-1 for more details). In addition, the analysis within Section 3.1(c) determined the proposed Project would

exceed the City's height requirement; however, with the utilization of State Density Bonus law, the Project would increase density on the site and claim a height waiver to permit the proposed maximum height of three stories or 33 feet and 7 inches. Moreover, State Density Bonus law specifies that a project is entitled to a waiver from "any development standard that will have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted." Waivers are separate from the additional concessions/incentives and their approval is mandatory. Therefore, the Project would not conflict with the City's local regulations given state law.

Given the above, implementation of the proposed Project would not require a general plan amendment or zone change. Prior to construction, the Project Applicant would be required to obtain a building permit from the City, and the City's plan check process would ensure that Project plans and specifications are in compliance with land use plans, policies, and regulations. Furthermore, as demonstrated throughout this IS/MND, the proposed Project would not result in significant, unavoidable effects on the environment. Therefore, impacts would be less than significant. No mitigation is required.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. According to the California Geologic Energy Management Division, there are no oil, gas, geothermal, or other known wells located on the Project site; maps indicate that the Project site's vicinity includes one idle well approximately 0.5 miles northwest of the site (DOC 2022c). Given the distance, the development of the proposed Project would not have the potential to interfere with extraction of oil, gas, or geothermal resources.

The California Surface Mining and Reclamation Act of 1975 requires that all cities identify significant aggregate resources classified by the State Geologist and designated by the State Mining and Geology Board. The law was enacted to promote conservation and protection of significant mineral deposits. In addition, the law ensures that significant aggregate resources are recognized and considered before land use decisions are made that may compromise the availability of these resources. As such, according to General Plan Figure 5-3, Mineral Resource Zones, the Project site is mapped as Mineral Resource Zone 2,

which is defined as "adequate information indicates that significant mineral deposits are present or there is a high likelihood for their presence" (City of Claremont 2009). Although the Project site is located within an area identified as having the potential availability of mineral resources, the Project site does not maintain or propose mineral resource extraction activities on site. Moreover, the State Mining and Geology Board designates specific areas in the City as "areas of regional significance," shown on General Plan Figure 5-3, which are identified as having deposits that are of prime importance in meeting the future needs of the region and remain available from a land use perspective (City of Claremont 2009). Per the City's General Plan Figure 5-3, the Project site is not located in a regionally significant mineral resource area zoned as open space or regionally significant mineral resource area committed or zoned for urban development (City of Claremont 2009). Due to the Project site's location and existing conditions, the proposed Project would not have the potential to cause a loss in availability of a known mineral resource that would be of value to the region and the residents of the state. Therefore, no impact would occur.

b) ***Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?***

No Impact. As previously discussed in Section 3.12(a), although the Project site is located within an area identified as having the potential availability of locally important mineral resources, the Project site does not maintain or propose mineral resource extraction activities on site. Moreover, activities and land uses such as a mineral resource recovery site are not permitted by the City's land use and zoning designations for the Project site. As such, Project implementation would not result in the loss of availability of such resources. For these reasons, no impact would occur.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
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?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Noise Characteristics

Sound may be described in terms of level or amplitude (measured in decibels [dB]), frequency or pitch (measured in hertz or cycles per second), and duration (measured in seconds or minutes). The standard unit of measurement of the amplitude of sound is the decibel. Because the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale is used to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by discriminating against low and very high frequencies in a manner approximating the sensitivity of the human ear. Several descriptors of noise (noise metrics) exist to help predict average community reactions to the adverse effects of environmental noise, including traffic-generated noise, on a community. These descriptors include the equivalent noise level over a given period (L_{eq}), the statistical sound level, the day–night average noise level (L_{dn}), and the community noise equivalent level (CNEL). Each of these descriptors uses units of dBA.

L_{eq} is a sound energy level averaged over a specified time period (typically no less than 15 minutes for environmental studies). L_{eq} is a single numerical value that represents the amount of variable sound energy received by a receptor during a time interval. For example, a 1-hour L_{eq} measurement would represent the average amount of energy contained in all the noise that occurred in that hour. L_{eq} is an effective noise descriptor because of its ability to assess the total time-varying effects of noise on sensitive receptors.

Unlike the L_{eq} metrics, L_{dn} and CNEL metrics always represent 24-hour periods, usually on an annualized basis. L_{dn} and CNEL also differ from L_{eq} because they apply a time-weighted factor designed to emphasize noise events that occur during the evening and nighttime hours (when speech and sleep disturbance is of more concern). “Time weighted” refers to the fact that L_{dn} and CNEL penalize noise that occurs during certain sensitive periods. In the case of CNEL, noise occurring during the daytime (7:00 a.m.–7:00 p.m.) receives no penalty. Noise during the evening (7:00 p.m.–10:00 p.m.) is penalized by adding 5 dB, while nighttime (10:00 p.m.–7:00 a.m.) noise is penalized by adding 10 dB. L_{dn} differs from CNEL in that the daytime period is defined as 7:00 a.m.–10:00 p.m., thus eliminating the evening period. L_{dn} and CNEL are the predominant criteria used to measure roadway noise affecting residential receptors. These two metrics generally differ from one another by no more than 0.5 to 1 dB.

Existing Noise Conditions

The Project site consists of vacant lots, surface parking, and ruderal vegetation, including mature trees. The existing parking lots and on-site vegetation would be removed in order to accommodate the proposed Project. The Project site and the surrounding area are primarily subject to traffic noise associated with adjacent roadways including Foothill Boulevard and Towne Avenue.

Noise measurements were conducted on and near the Project site in July 2022 to characterize the existing noise levels. Table 3.13-1 provides the location, date, and time the noise measurements were taken. The noise measurements were taken using a Larson Davis (Model LxT) sound level meter (Appendix F). The sound level meter meets American National Standards Institute specifications for sound level meters (S1.4-1983). The sound level meter was calibrated before and the measurements were conducted with the microphone positioned approximately 5 feet above the ground and equipped with a windscreen during all measurements.

Two noise measurement locations that represent key existing or proposed sensitive receivers were selected adjacent to or near the Project site. These locations are depicted as Location-1 and Location-2. Location-1 was located along the northern portion of the Project site approximately 95 feet from the centerline of Foothill Boulevard and 350 feet from the centerline of Towne Avenue. Location-2 was located along the western portion of the Project

site approximately 80 feet from the centerline of Towne Avenue and along the southern alleyway. The measured energy-averaged (L_{eq}) and measurement locations are provided in Table 3.13-1. The primary noise source at these locations was the traffic along the adjacent roadways. As shown in Table 3.13-1, the measured sound levels ranged from approximately 64.3 dBA L_{eq} at Location-1 to 62.9 dBA L_{eq} at Location-2.

Table 3.13-1. Measured Noise Levels

Receptor	Location	Date	Time	24 hour CNEL (dBA L_{eq})
Location-1	North portion of Project site, along Foothill Boulevard	July 28, 2022	12:00 a.m.–11:59 p.m.	64.3
Location-2	West side of Project site, along Towne Avenue	July 28, 2022	12:00 a.m.–11:59 p.m.	62.9

Source: Appendix F.
Notes: CNEL = community noise equivalent level; dBA = A-weighted decibels; L_{eq} = equivalent continuous sound level (time-averaged sound level)

Sensitive Receptors

Noise- and vibration-sensitive land uses are locations where people reside or where the presence of unwanted sound could adversely affect the use of the land. Residences, schools, hospitals, guest lodging, libraries, and some passive recreation areas would be considered noise- and vibration-sensitive and may warrant unique measures for protection from intruding noise. Sensitive receptors near the Project site include the single-family residences to the east, west, south, and north of the proposed Project.

The above sensitive receptors represent the nearest land uses with the potential to be impacted by construction and operation of the proposed Project. Additional sensitive receptors are located farther from the Project site in the surrounding community and would be less impacted by noise and vibration levels than the above-listed sensitive receptors.

a) ***Would the project result in 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?***

Less-Than-Significant Impact With Mitigation Incorporated. On-site noise-generating activities associated with the proposed Project would include short-term construction and the long-term operational noise of the proposed Project. The proposed Project would also generate off-site traffic noise along various roadways in the area. In addition, the proposed uses on the Project site would be subject to traffic noise from surrounding roadways. These potential effects are analyzed below.

Construction Noise (Short-Term Impacts)

Construction noise and vibration are temporary phenomena. Construction noise and vibration levels vary from hour to hour and day to day, depending on the equipment in use, the operations being performed, and the distance between the source and receptor.

Construction of the overall proposed Project is anticipated to take approximately 28 months. Construction of the proposed Project would include demolition, site preparation, building construction, paving, and architectural coating. Additional construction details are provided in Table 3.3-2 in Section 3.3 of this IS/MND.

Equipment that would be in operation during construction would include graders, backhoes, loaders, forklifts, compressors, welders, and paving equipment. The typical maximum noise levels for various pieces of construction equipment at a distance of 50 feet are presented in Table 3.13-2. Note that the equipment noise levels presented in Table 3.13-2 are maximum noise levels. Typically, construction equipment operates in alternating cycles of full power and low power, producing average noise levels less than the maximum noise level. The average sound level of construction activity also depends on the amount of time that the equipment operates and the intensity of construction activities during that time.

Table 3.13-2. Construction Equipment Noise Emission Levels

Equipment	Maximum Sound Level (dBA) 50 Feet from Source
Roller	74
Concrete vibrator	76
Pump	76
Saw	76
Backhoe	80
Air compressor	81
Generator	81
Compactor	82
Concrete pump	82
Crane, mobile	83
Concrete mixer	85
Dozer	85
Grader	85
Impact wrench	85
Loader	85
Pneumatic tool	85
Jackhammer	88
Truck	88
Paver	89

Source: FTA 2018.

The maximum noise levels at 50 feet for typical construction equipment would be 89 dB for the equipment typically used for this type of development project, although the hourly noise levels would vary. Construction noise in a well-defined area typically attenuates at approximately 6 dB per doubling of distance. Project construction would take place both near and far from adjacent existing noise-sensitive uses. For example, construction within some portions of the Project site would take place within approximately 25 feet from the nearest existing residences, but during construction of other Project components, construction would be approximately 60 feet away from the nearest existing residences.[17] Construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest structure.

The Federal Highway Administration's Roadway Construction Noise Model (RCNM) (FHWA 2008) was used to estimate construction noise levels at the nearest occupied noise-sensitive land use (although the model was funded and promulgated by the Federal Highway Administration, the RCNM is often used for non-

[17] The nearest existing sensitive receptor is a single-family residence located to the south of the Project site. A 6-foot-high masonry wall exists along the southern project boundary. This wall would be protected in-place during Project construction.

roadway projects, because the same types of construction equipment used for roadway projects are often used for other types of construction). Input variables for the RCNM consist of the receiver/land use types, the equipment type and number of each (e.g., two graders, a loader, a tractor), the duty cycle for each piece of equipment (e.g., percentage of hours the equipment typically works per day), and the distance from the noise-sensitive receiver. With the exception of the nearest receiver located to the south of the Project site, no topographical or structural shielding was assumed in the modeling. The RCNM has default duty-cycle values for the various pieces of equipment, which were derived from an extensive study of typical construction activity patterns. Those default duty-cycle values were used for this noise analysis.

Using the Federal Highway Administration's RCNM construction noise model and construction information (types and number of construction equipment by phase), the estimated noise levels from construction were calculated for a representative range of distances, as presented in Table 3.13-3. The RCNM inputs and outputs are provided in Appendix F.

Table 3.13-3. Construction Noise Model Results Summary

Construction Phase	Equipment	Quantity	Equipment Noise Level from the center of the site (dBA L_{eq})	Combined Noise Level (dBA L_{eq})
Demolition	Excavator	3	67.8	73.4
	Concrete Mixer Truck	1	65.9	
Site Preparation	Rubber Tired Dozers	3	69.4	78.7
	Tractors/ Loaders/ Backhoes	4	71.7	
Grading	Excavators	1	67.8	78.3
	Grader	1	72.1	
	Dozer	1	68.7	
	Tractor	3	71.1	
Building Construction	Crane	1	63.6	77.2
	Forklift	3	62.1	
	Generator	1	68.7	
	Tractor	3	71.1	
Paving	Concrete Mixer Truck	2	65.9	73.3
	Paver	1	65.3	
	Roller	2	64.1	
	Paving Equipment	2	64.1	
Architectural Coating	Compressor (air)	1	64.7	64.7
Claremont Baseline Exterior Noise Standard Criteria				65.0
Noise Level Exceedance?				Yes

Source: Appendix F, Table 7.
Notes: dBA = A-weighted decibel; L_{eq} = equivalent continuous sound level.
This table shows the typical Project construction noise level from the center of the site at 140 feet.

As presented in Table 3.13-3, the highest noise levels are predicted to occur during grading activities, when noise levels from construction activities would be as high as 78.7 dBA L_{eq} from the center of the site at 140 feet. Thus, the construction noise levels would exceed the City's exterior noise standard criteria of 65.0 dBA and a potentially significant impact could occur.

Section 16.154.020(F) of the City's Municipal Code prohibits noise and vibration activities between the hours of 7:00 a.m. and 8:00 p.m. on weekdays and Saturdays, excluding national holidays, and limits noise levels as measured on residential properties to not exceed 65 dBA for a cumulative period of more than 15 minutes in any 1 hour, 70 dBA for a cumulative period of more than 10 minutes in any hour, and 79 dBA for a cumulative period of more than 5 minutes in any 1 hour or 80 dBA at any time. Although nearby off-site residences would be exposed to elevated construction noise levels, the exposure would be short-term and would cease upon completion of Project construction. Construction activities associated with the proposed Project would take place between 7:00 a.m. and 8:00 p.m. and would not take place on Sundays or public holidays. However, construction noise levels would be substantially higher than existing ambient daytime noise levels even with an existing noise barrier wall along the residential homes to the south. Therefore, noise impacts from construction are considered to be potentially significant. The implementation of MM-NOI-1 (Construction Noise Reduction) would substantially reduce construction noise, reducing the effects to below a level of significance.[18] Therefore, temporary construction-related noise impacts would be less than significant with mitigation incorporated.

MM-NOI-1 Construction Noise Reduction. In order to further reduce construction noise levels, prior to the issuance of grading permits, the Project Applicant or their designee shall agree to minimize construction noise at nearby noise sensitive receptors. Construction noise reduction measures shall include, but is not limited to, the following actions:

- The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 8:00 p.m. on weekdays and Saturdays, excluding national holidays. In addition, noise levels on residential properties shall not exceed 65 dBA for a cumulative period of more than 15 minutes in any 1 hour, 70 dBA for a cumulative period of more than 10 minutes in any 1 hour, 79 dBA for a cumulative period of more than 5 minutes in any 1 hour, or 80 dBA at any time.
- During all Project site excavation and grading on site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
- The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
- Equipment shall be shut off and not left to idle when not in use.
- The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction. Ideally, this shall be along the northern property line, away from the residential homes to the south and west.
- The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction.

[18] Effectiveness of these mitigation measures would vary from several decibels (which in general is a relatively small change) to ten or more decibels (which subjectively would be perceived as a substantial change), depending upon the specific equipment and the original condition of that equipment, the specific locations of the noise sources and the receivers, etc. Installation of more effective silencers could range from several decibels to well over 10 decibels. Reduction of idling equipment could reduce overall noise levels from barely any reduction to several decibels. Cumulatively, however, these measures would result in substantial decreases in construction noise.

- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.
- Limit the use of heavy equipment or vibratory rollers and soil compressors along the Project boundaries to the greatest degree possible. It is acknowledged that some soil compression may be necessary along the Project boundaries.
- Jackhammers, pneumatic equipment, and all other portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors.
- For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign should be posted at the Project site with the contact phone number.

Operational Noise (Long-Term Impacts)

Long-term operational noise associated with the proposed Project would include noise from the proposed residential units. Long-term operational noise also includes Project-generated traffic and overall traffic noise that would be experienced at the Project site itself. Each of these is addressed below, following a description of the City's regulations for noise-generating sources and noise exposure limits for noise-sensitive land uses.

Noise-generating sources in the City are regulated under Section 16.154.020 of the City's Municipal Code. The noise limits apply to noise generation from one property to an adjacent property. The noise level limits depend on time of day, duration of the noise, and land use. The exterior noise level limits set forth in the Municipal Code are depicted in Table 3.13-4. The noise levels in this table are used to determine long-term operational noise impacts associated with on-site activities.

Table 3.13-4. Exterior Noise Level Limits (Stationary Noise Sources)

Noise Zone	Receiving Land Use Category	Time	Sound Level (A-Weighted Decibels)
I	Single, double, or multiple family residential (RS, HC, RR, AV, H or RM)	10:00 p.m. to 7:00 a.m. 7:00 a.m. to 10:00 p.m.	55 60
II	Commercial (CP, CN, CL, CH, CV, CF)	10:00 p.m. to 7:00 a.m. 7:00 a.m. to 10:00 p.m.	60 65
III	Industrial (B/IP)	Anytime	70

Source: City of Claremont Municipal Code Section 16.154.020(D)(1). Noise and Vibration Standards.

On-Site Stationary Noise

The Project site would be developed with a total of 56 residential homes, including 12 live/work units. These uses would be in keeping with the residential character of the neighboring land uses and no external noise sources are planned or proposed, save for heating, ventilation, and air conditioning (HVAC) equipment suitably sized for the Project.

All HVAC equipment would be located on the ground floor. The specific details (size, manufacturer, and model) of the equipment have not yet been determined. Outdoor noise levels generated by split-system HVAC equipment vary, but typically result in noise levels that average 55 dBA at 50 feet from the source.

Based upon a review of the Project site plans, the nearest HVAC unit would be located approximately 60 feet from the nearest noise sensitive receptor to the south, immediately adjacent to the alleyway. At this distance of 60 feet, HVAC noise would attenuate to 53 dBA (Appendix F). Therefore, HVAC noise levels would not exceed the City's exterior noise standards for residential uses during daytime (60 dBA) and nighttime (55 dBA). In addition, it should be noted that there is an existing 6-foot noise barrier wall located between the Project site and the residential uses to the south that is expected to provide additional noise shielding from the on-site operational activities. Thus, the proposed Project would result in less than significant on-site stationary operational impacts onto nearby sensitive receptors from HVAC units. No mitigation is required.

Off-Site Traffic Noise

Based on the ITE Trip Generation Manual 11th Edition, the Project is expected to generate approximately 358 daily trips. The surrounding roadways, both Foothill Boulevard and Towne Avenue, are designated as "Arterial Highways" in the City's General Plan Roadway Classification. Traffic volumes from the proposed Project would represent a nominal increase in the daily traffic when compared to the existing traffic conditions on the surrounding roadways. According to the California Department of Transportation, a doubling of traffic (100% increase) on a roadway would result in a perceptible increase in traffic noise levels (3 dBA) (Appendix F). As a result, Project-related increase in traffic volume would be nominal compared to the existing traffic volumes along the surrounding roadways and the Project would not significantly increase the existing traffic noise levels. Thus, Project's operational noise levels are not expected to be significant. Less than significant impacts would occur. No mitigation is required.

Conclusion

For the reasons described above, the overall proposed Project is not expected to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards after implementation of MM-NOI-1. As such, impacts would be less than significant with mitigation incorporated.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less-Than-Significant Impact. Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings in the vicinity of a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver buildings. This IS/MND utilizes the California Department of Transportation's recommended standard of 0.2 inches per second peak particle velocity with respect to the prevention of structural damage for normal buildings. Table 3.13-5 displays vibration levels for typical construction equipment.

Based on the site plans, demolition, site preparation, grading, and paving would likely take place as near as approximately 25 feet from the nearest residential uses, and building construction would take place as near as approximately 60 feet from the nearest residential uses. However, construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest structure.

Table 3.13-5. Project Typical Construction Equipment Vibration Levels

Equipment	Approximate PPV at 25 feet (inches/second)
Large Bulldozer	0.089
Loaded Trucks	0.076
Small Bulldozers	0.003

Source: Appendix F.
Note: PPV = peak particle velocity.

Based on the vibration levels presented in Table 3.13-5, ground vibration generated by heavy-duty equipment would range from approximately 0.003 to 0.089 inches per second peak particle velocity at 25 feet from the source of activity. As such, the residence located 25 feet south of the Project site would not be exposed to vibration levels exceeding the FTA's 0.2 inches per second peak particle velocity significance threshold for vibration. Additionally, groundborne vibration during construction would be a temporary impact and would cease completely when construction ends. Once operational, the Project would not be a source of groundborne vibration. Impacts would be less than significant. No mitigation is required.

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?***

No Impact. The nearest airports are Ontario International Airport located approximately 7.25 miles to the southeast, Cable Airport Hanger located approximately 2.3 miles to the east, and Brackett Field Airport located approximately 2.3 miles to the southwest of the Project site (Appendix F). The Project site falls well outside the 65 dBA noise contour for all the above airports' land use plans; thus, these airports are not considered as sources that contribute to the ambient noise levels on the Project site (Appendix F). As such, the Project would not expose people residing or working in the Project area to excessive noise related to airports. No impact would occur.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less-Than-Significant Impact. The proposed Project would result in the development of 56-unit residential development and, as demonstrated above in Section 2.2 of this IS/MND, the Project is anticipated to be operational by 2026. Using the City's average persons per household of 2.62 (Census 2022), the Project would have the potential to conservatively result in 147 new residents.[19] This residential generation assumes all residents of the Project would relocate to the City.

The City had a residential population of 37,266 in 2020 (Census 2022). The addition of 147 new residents anticipated to result from the proposed Project would represent a nominal 0.39% of the City's total population.[20] SCAG estimates the City's population to grow to 39,800 residents by 2045 (SCAG 2020). With this estimate, approximately 2,534 new residents are anticipated to be added to the City between 2020 and 2045.[21] The population growth that would be caused by the Project would fall well within SCAG growth projections for the City, equating to approximately 5.8% of the total growth that is anticipated to occur between 2020 and 2045.[22]

The City's General Plan anticipates more robust population growth relative to SCAG's growth forecast. As shown in General Plan Table 2-2, Development and Population Projections Pursuant to Land Use Policy, the City is expected to grow to a population of 42,584 people, 13,422 dwelling units, and 13,852,000 square feet by 2025 (City of Claremont 2009). Given this, the City has planned for approximately 5,318 new residents between 2020 and 2025.[23] According to the City's Housing Element, approximately 11,729 households were estimated within the City in 2019. Moreover, in compliance with State Housing Element law, the regional housing need allocation for the City is 1,711 new housing units between 2021 and 2029 (City of Claremont 2022e). Thus, if the Project is approved, the 56 new housing units proposed would account for 3.3% of the City's planned housing growth by 2029.[24]

The Project would include 12 live/work units, which would not only result in population growth, but also employment growth. Utilizing SCAG's Employment Density Study, the Project's proposed ground-floor commercial uses would most closely align with "Other Retail/Services," which has an employment generation factor of 424 square feet per employee (SCAG 2001). The Project would include approximately 240 square feet per live/work unit fronting Foothill Boulevard for a total of 2,880 square feet of commercial space. As such, a total of seven employees would be generated as a result of the Project.[25] Thus, the employees generated for the proposed Project would represent a nominal increase in employment growth.

For these reasons, the proposed Project would not result in substantial population growth within the City. Therefore, the Project would not induce substantial population growth in the area, either directly or indirectly, and impacts would be less than significant. No mitigation is required.

19 56 × 2.62 = 146.72 (147)
20 147/37,266 = 0.003944 × 100 = 0.39%
21 39,800–37,266 = 2,534
22 147/2,534 = 0.058011 × 100 = 5.8%
23 42,584–37,266 = 5,318
24 56/1,711 = 0.032 × 100 = 3.27%
25 12 live/work units with 240 square feet (2,880 square feet) divided by 424 square feet per live/work unit = 6.79 (rounded to 7) employees in total.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project site is located on a vacant lot. As described in Section 1.4, the site previously included a restaurant; however, the structure was demolished in 2019. There are no other structures on site and no people would be displaced as a result. Thus, no impacts from displacement of people that would necessitate the construction of replacement housing elsewhere would occur as a result of the proposed Project.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Fire protection?

Less-Than-Significant Impact. Fire protection and emergency services in the City are provided by the Los Angeles County Fire Department. Three fire stations are within the City boundaries: Station 102 located approximately 0.98 miles northwest of the Project site at 2040 North Sumner Avenue, Station 101 located approximately 0.91 miles southeast of the Project site at 606 West Bonita Avenue, and Station 62 located approximately 2.5 miles northeast of the Project site at 3701 North Mills Avenue.

New or physically altered fire protection facilities are usually required when the population in a localized area increases substantially such that existing facilities and services cannot meet the increase in demand. As determined in Section 3.14, the Project is anticipated to result in nominal increases in population and employment growth relative to existing conditions and planned projections. Given the proximity between these existing fire stations and the Project site, it is likely the existing fire protection facilities and personnel would be able to serve the Project site. In the event that the station cannot meet the immediate needs of

a call for services independently or does not have capability to address the full extent of a larger incident, the other fire stations within the City or the closest available Los Angeles County Fire Department resources could respond or provide support.

Additionally, the proposed Project would be subject to current Los Angeles County Fire Department requirements for fire sprinkler systems, fire alarm systems, fire flow, and equipment and firefighter access, as applicable. Compliance with fire code standards would be ensured through the plan check process prior to the issuance of building permits and compliance would reduce the potential demand for fire services by decreasing the likelihood and/or severity of a fire emergency at the site. Furthermore, during the City's development review process, the Project Applicant would be required to comply with the requirements in effect at the time building permits are issued, including payment of the required Fire Facilities Impact Fee, as outlined in Section 16.203, Fire Protection Facilities and Services, of the City's Municipal Code. As stated in the City's Municipal Code, the fee pays new developments' fair share of the costs of constructing and equipping new fire protection facilities in order to meet the fire protection service needs of new development and to maintain adequate fire service levels within the City.

Due to the limited increase in demand that would be attributable to the proposed Project, the availability of fire services within proximity to the site, and required compliance with fire code standards, the construction or expansion of existing fire facilities would not be required as a result of developing the proposed Project. Therefore, substantial adverse physical impacts associated with the provision of new or physically altered facilities would not result. Impacts would be less than significant. No mitigation is required.

Police protection?

Less-Than-Significant Impact. Police services in the City are provided by the Claremont Police Department, located at 570 West Bonita Avenue, approximately 0.97 miles southeast of the Project site. Similar to fire protection services, new or physically altered police protection facilities are usually required when the population in a localized area increases substantially such that existing facilities and services cannot meet the increase in demand. As discussed above, the Project is not anticipated to result in substantial unplanned population growth. Moreover, given the proximity between the City's Police Department and the Project site, it is likely the existing police protection facilities and personnel would be able to serve the Project site. In the event that the station cannot meet the immediate needs of a call for services independently or does not have capability to address the full extent of a larger incident, the closest available police resources could respond or provide support; police units are continuously mobile and service calls are responded to by the nearest available mobile unit.

Additionally, the proposed Project would employ defensible design (i.e., wall, fences, and gates), lighting, and landscaping, and site design would minimize dead spaces hidden from public view to prevent loitering and crime. Furthermore, the Project involves redevelopment of a currently vacant site, which would improve the overall appearance of the site and reduce vacant/secluded areas in the City. These aspects of the Project could lessen the demand for police protection services at the Project site.

New development would place increased demand on police protection services. The payment of development fees and local taxes would incrementally support any expansion of police protection services that may be warranted based on overall growth in the Project area. While new development may place increased demand on police protection services, the proposed Project would not warrant the construction or expansion of police facilities, as the Project is not anticipated to result in substantial unplanned

population growth. The proposed Project would not, therefore, result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities. Impacts would be less than significant. No mitigation is required.

Schools?

Less-Than-Significant Impact. The Project site is served by Claremont Unified School District (CUSD) with Mountain View Elementary School, El Roble Intermediate School, and Claremont High School being the closest schools per school type to the Project site.

The need for new school facilities is typically associated with a population increase that generates an increase in enrollment large enough to cause new schools to be constructed. As described in Section 3.14, the proposed Project would involve construction of 56 new residential units in the City. Using the state's Student Yield Factor for Unified School Districts of 0.7 students per dwelling unit (DGS 2008), the proposed Project would result in approximately 39 new students.[26] According to the California Department of Education, CUSD had a total enrollment of 6,616 students district-wide in the 2021–2022 school year (CDE 2022). As such, the Project's potential student generation would represent 0.59% of CUSD's total enrollment. Therefore, the Project is not anticipated to result in a substantial student generation when compared to existing conditions.

Additionally, pursuant to SB 50, the Leroy F. Greene School Facilities Act of 1998, the Project Applicant would be required to pay development fees for schools to CUSD prior to the issuance of the Project's building permit. The funding program established by SB 50 has been found by the State Legislature to constitute "full and complete mitigation of the impacts by any legislative of adjudicative act on the provision of adequate school facilities" (Government Code Section 65995[h]). As a result, the payment of fees authorized for collection under SB 50 to the CUSD are conclusively considered full mitigation for Project impacts. Therefore, with the payment of the applicable school fees, Project operations would not result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts to maintain acceptable service ratios, or other performance objectives for schools. Such impacts on schools would be less than significant. No mitigation is required.

Parks?

Less-Than-Significant Impact. Future residents of the proposed Project could use nearby park facilities during Project operation. The closest park to the Project site is Lewis Park (881 Syracuse Drive), which is located within 0.5 miles to the north of the site and provides 4.7 acres of parkland for public use. Larkin Park (660 North Mountain Avenue) is approximately 0.5 miles to the southeast of the Project site and contains 9 acres of parkland, according to the City's General Plan (City of Claremont 2009). According to the City's General Plan, there were a total of 137.7 acres of parkland in 2005 and 29.2 acres of parkland planned within the City. In addition, the City includes natural/wilderness parks like Claremont Hills Wilderness Park and Sycamore Canyon, totaling 1,773 acres.

The City has adopted a standard of 4.0 acres of parkland per 1,000 residents (City of Claremont 2009). At the time of adopting the General Plan, the City did not meet this ratio; however, the City identified future

[26] 56 × 0.7 = 39.2 (rounded to 39)

parkland, such as Padua Avenue Park and others, that would allow the City to reach the desired ratio by 2025 (City of Claremont 2009). Under existing conditions, the Padua Avenue Park is operational and is comprised of 24 acres, per the City's General Plan. As such, with a population of 37,266 in 2020 and 161.7 acres of parkland,[27] the City currently maintains 4.33 acres of parkland per 1,000 residents.[28] Implementation of the proposed Project would add approximately 147 new residents. As demonstrated in Section 3.14, above, this increase of residents would be nominal to the City's total population (approximately 0.39% of the City's 2020 population) and would not represent a substantial increase. Similarly, the Project's anticipated population growth would result in a nominal change to the City's parkland ratio to 4.32 acres per 1,000 residents.[29]

Additionally, the Project Applicant would be required to pay development fees that would help support park facilities in the City. Payment of fees would help address any incremental increase in demand for park facilities that may be caused by the Project. Additionally, the design of the Project includes open space areas that may serve to alleviate any potential minor increases in the use of nearby park facilities. Specifically, the proposed Project would include private patio areas for units and landscaped areas throughout the site. For these reasons, impacts to park facilities from implementation of the proposed Project would be less than significant. No mitigation is required.

Other public facilities?

Less-Than-Significant Impact. Other public facilities and services provided within the City include library services such as those provided by the Los Angeles County Library system. Claremont Helen Renwick Library, located at 208 North Harvard Avenue, is located 1.26 miles from the Project site. The future residents of the proposed Project could use this library, but the increase in use would not be significant relative to citywide demand. As described in Section 3.14, the proposed Project would not be expected to generate substantial population growth within the City. Population growth attributable to the Project would be minor (approximately 0.39% of the City's 2020 population). Thus, it is anticipated that existing library services would accommodate any negligible increase in demand due to implementation of the proposed Project. As such, impacts to other public facilities in the area would be less than significant. No mitigation is required.

[27] 137.7 + 24 = 161.7
[28] 161.7/(37,266/1,000) = 4.33
[29] 161.7/[(37,266 + 147)/1,000] = 4.32

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less-Than-Significant Impact. As discussed in Section 3.15, Public Services, future residents of the proposed Project could use nearby park and recreational facilities during Project operation. The parks closest to the Project site are Lewis Park and Larkin Park, both within 0.5 miles of the site. Therefore, the Project has the potential to increase the use of existing parks.

The City has adopted a standard of 4.0 acres of parkland per 1,000 residents (City of Claremont 2009). Under existing conditions, with a population of 37,266 in 2020 and 161.7 acres of parkland,[30] the City currently maintains a ratio of 4.33 acres of parkland per 1,000 residents.[31] Implementation of the proposed Project would add approximately 147 new residents. As demonstrated in Section 3.14, this increase of residents would be nominal to the City's total population (approximately 0.39% of the City's 2020 population) and would not represent a substantial increase. As described in Section 3.15, the Project's anticipated population growth would result in a nominal change to the City's parkland ratio to 4.32 acres per 1,000 residents.[32] Therefore, the Project would not significantly increase the use of existing parks and recreational facilities.

Additionally, the Project Applicant would be required to pay development fees that would help support park and recreational facilities in the City. Payment of fees would help address any incremental increase in demand for park facilities that may be caused by the Project. Additionally, the design of the Project includes open space areas that may serve to alleviate any potential minor increases in the use of nearby park facilities. Specifically, the proposed Project would include private patio areas for units and landscaped areas throughout the site. For these reasons, impacts to park and recreational facilities from implementation of the proposed Project would be less than significant. No mitigation is required.

30 137.7 + 24 = 161.7
31 161.7/(37,266/1,000) = 4.33
32 161.7/[(37,266 + 147)/1,000] = 4.32

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

No Impact. The proposed Project involves development of residential structures on a site that is currently developed with surface parking and vacant land. The proposed development includes some open space areas, such as private residential patios. The effects of constructing these open space areas are included as part of the Project and, therefore, have been analyzed for their potential environmental effects in this IS/MND. As substantiated throughout this document, no significant, adverse environmental effects would occur as a result of the proposed Project. As described in Section 3.16(a), the proposed Project would not require construction or expansion of recreational facilities. As such, no impact would occur.

3.17 Transportation

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

A Traffic Impact Analysis (Appendix G) was prepared by RK Engineering Group (April 2023) and is used in the following section to determine potential impacts.

a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less-Than-Significant Impact with Mitigation. For additional information on the analysis provided below, see Appendix G, Traffic Impact Analysis.

Transit, Bicycle and Pedestrian Facilities

Regarding transit, bicycle and pedestrian facilities, Foothill Transit bus routes 188 & 292 operate in the vicinity of the project site at the intersection of Towne Avenue at Foothill Boulevard. A review of these bus routes' schedules indicates service intervals that exceed 15 minutes during peak commute periods.

There is no bicycle lane along Towne Avenue fronting the Project site, but there is a Class II bicycle lane along Foothill Boulevard in both directions. According to the City of Claremont General Plan, community Mobility Element, Figure 4-3, Bike Plan, a Class II bicycle lane is proposed along Towne Avenue, but as it exists today, no bicycle lane has been built. The definition of a Class II bicycle lane per the General Plan are facilities marked "bike lane" on the pavement adjacent to traffic. The Project does not propose to add new bicycle lanes or remove access to any bicycle lanes.

Pedestrian access for the Project site includes a landscaped sidewalk along Foothill Boulevard and on Towne Avenue. Pedestrian access and circulation to the Project site would not change with Project implementation. Sidewalk access via Foothill Boulevard and Towne Avenue would continue to provide direct connections to the Project site. On site, a pedestrian path is proposed adjacent to a passive lawn area along the common open space. Additionally, the Project as proposed is oriented to provide direct pedestrian access to the 12 live/work units along the frontage of Foothill Boulevard, consistent with the City's General Plan and zoning intent for the Project site.

Site Access

Access to the Project site is proposed via one existing right-in/right-out only unsignalized driveway along W. Foothill Boulevard (i.e., Project Access No. 1), and via one existing right-in/right-out only unsignalized driveway located along Towne Avenue (i.e., Project Access No. 2).

Trip Generation

The proposed Project is estimated to generate approximately 358 daily trips which includes 27 AM peak hour trips and 29 PM peak hour trips.

Traffic Study Area

The study area consists of the following eight intersections listed below. The jurisdiction(s) where each study intersection is located is also identified.

1. Towne Avenue (NS) at Base Line Road (EW) [City of Claremont]
2. Mountain Avenue (NS) at Base Line Road (EW) [City of Claremont]
3. Towne Avenue (NS) at Foothill Boulevard (EW) [City of Claremont/City of Pomona]
4. Regis Avenue (NS) at Foothill Boulevard (EW) [City of Claremont]
5. Mountain Avenue (NS) at Foothill Boulevard (EW) [City of Claremont]
6. Towne Avenue (NS) at Richbrook Drive / Amador Street (EW) [City of Claremont/City of Pomona]
7. Project Access No.1 (North Units) (NS) at Foothill Boulevard (EW) [City of Claremont]
8. Towne Avenue (NS) at Project Access No.2 (South Units) (EW) [City of Claremont/City of Pomona]

Analysis Scenarios

Appendix G evaluated traffic conditions of the study area under the following scenarios during the weekday AM (7:00 AM to 9:00 AM) and weekday PM (4:00 PM to 6:00 PM) peak hour conditions:

- Existing Conditions;
- Project Opening Year (2025) With Cumulative Projects Without Project Conditions;

- Project Opening Year (2025) With Cumulative Projects With Project Conditions;
- Horizon Year (2040) Without Project Conditions; and
- Horizon Year (2040) With Project Conditions.

Intersection LOS Analysis Summary

The following study area intersection has been identified to operate deficiently under all analysis scenarios.

1. Towne Avenue (NS) at Base Line Road (EW)

    - Existing Conditions: AM Peak Hour LOS F (122.5 seconds per vehicle).
    - Project Opening Year (2025) With Cumulative Projects Without Project Conditions: AM Peak Hour LOS F (134.7 seconds per vehicle).
    - Project Opening Year (2025) With Cumulative Projects With Project Conditions: AM Peak Hour LOS F (134.7 seconds per vehicle).
    - Horizon Year (2040) Without Project Conditions: AM Peak Hour LOS F (138.9 seconds per vehicle).
    - Horizon Year (2040) With Project Conditions: AM Peak Hour LOS F (138.9 seconds per vehicle).

Although this intersection is operating deficiently, the addition of project traffic does not increase the overall intersection delay at the study intersection of Towne Avenue (NS) at Base Line Road (EW) (i.e., Int. #1) during the analysis scenario with project conditions. The proposed project is expected to generate at most 1 trip at this study intersection during the AM and PM peak hours. As such, study intersection #1 is not considered to be impacted by the proposed project and as a result, no improvements are required.

Intersection Queuing Analysis Summary

The queue analysis has been performed utilizing the HCM 6 95th percentile queue evaluation methodology. Queue lengths have been reported for the following six turning movements:

Intersection #3 – Towne Avenue (NS) at Foothill Boulevard (EW)

- Northbound Left-Turn
- Northbound Through
- Northbound Right-Turn
- Westbound Left-Turn

Intersection #4 – Regis Avenue (NS) at Foothill Boulevard (EW)

- Eastbound Left-Turn

Intersection #6 – Towne Avenue (NS) at Richbrook Drive/Amador Street (EW)

- Southbound Left-Turn

Based on the results of the queue evaluation, the following turning movements at the key study intersection of Towne Avenue (NS) at Foothill Boulevard (EW) (i.e., Int. #3) do not provide adequate storage capacity:

Intersection #3 – Towne Avenue (NS) at Foothill Boulevard (EW)

- Northbound Left-Turn (AM & PM Peak Hour)
- Northbound Through (AM & PM Peak Hour)
- Northbound Right-Turn (AM & PM Peak Hour)
- Westbound Left-Turn (AM & PM Peak Hour)

These deficiencies occur in "Without Project" Conditions and the proposed Project is estimated to only contribute at most 1 vehicle (i.e., 25 ft) of queuing to any of these four turning movements. Therefore, this increase in queue length by the proposed project is considered to be nominal and thus the Project's impact is less than significant.

Although the proposed Project's impact on queuing is considered less than significant, mitigation measures MM-TRA-1 and MM-TRA-2 have been included to help facilitate ingress/egress to/from the proposed Project:

MM-TRA-1 Roadway Striping. Install/stripe a "KEEP CLEAR" marking along Towne Avenue at the entrance to Project Access No. 2. Based on existing lane geometrics along Towne Avenue, no additional capacity can be provided to alleviate these existing and background queuing issues. As such, this "KEEP CLEAR" marking will provide a buffer (South Units) to help facilitate adequate egress.

MM-TRA-2 Stop Sign. Install a stop sign and limit line for outbound traffic Project Access No. 2 (Alleyway/Towne Avenue).

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less-Than-Significant Impact. As shown in the analysis below, based on City's recommended thresholds, the Project generated VMT and the project's effect on VMT would result in a less than significant impact.

On September 27, 2013, SB 743 was signed into law, which created a process to change the way that transportation impacts are analyzed under CEQA. SB 743 required the Governor's Office of Planning and Research to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. Under the transportation guidelines, LOS, or vehicle delay, will no longer be considered an environmental impact under CEQA. The updates to the CEQA Guidelines required under SB 743 were approved on December 28, 2018. These guidelines identify VMT as the most appropriate measure of transportation impacts under CEQA as of July 1, 2020.

The proposed project is subject to a VMT analysis and will adhere to the methodologies and practices described in the *City of Claremont Draft Transportation Study Guidelines for Vehicles Miles Traveled and Level of Service Assessment*, dated August 2020. As per the City of Claremont traffic study guidelines, three (3) types of screening criteria may be applied to effectively screen projects from project-level assessment:

1. Transit Priority Area (TPA) Screening
2. Low VMT Area Screening
3. Project Type Screening

After utilizing the SGVCOG VMT assessment tool, the proposed project does not satisfy any of the three VMT screening criteria. However, the project includes several project design features that will help reduce its VMT compared to the baseline traffic analysis zone (TAZ) VMT shown in the SGVCOG tool. In particular, the project will be designed with a higher density than the average residential density surrounding the site, and the increased density has been shown to significantly reduce VMT.

The *California Air Pollution Control Officers Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity, Designed for Local Governments, Communities, and Project Developers, Final Draft, December 2021* (CAPCOA Handbook) has been used to calculate the VMT reduction achieved by the project design.

The following CAPCOA VMT reduction measures are applicable to the project.

T-1 **Increase Residential Density.** This measure accounts for the VMT reduction achieved by a project that is designed with a higher density of dwelling units (du) compared to the average residential density in the U.S. Increased densities affect the distance people travel and provide greater options for the mode of travel they choose. Increasing residential density results in shorter and fewer trips by single-occupancy vehicles and thus a reduction in GHG emissions. This measure is best quantified when applied to larger developments and developments where the density is somewhat similar to the surrounding area due to the underlying research being founded in data from the neighborhood level.

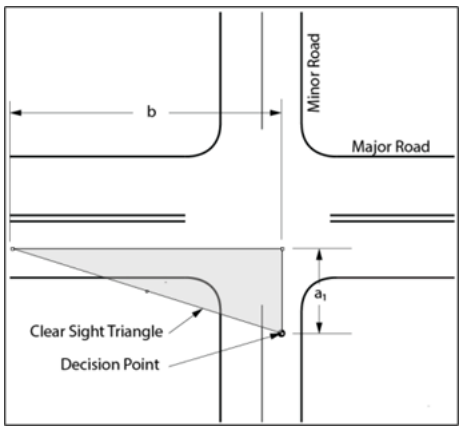
The proposed project's TAZ VMT is calculated to be 16.4 Home-Based VMT per Capita. The City of Claremont's threshold of significance is 15.3 Home-Based VMT per Capita. In order to reduce the project VMT to levels considered less than significant, the project would require a 6.7% decrease in overall VMT. With the VMT reduction achieved from the increased density, the project would reduce its VMT by 22.2% compared to the TAZ average, and the project generated VMT would be 12.8 Home-Based VMT per capita, which is below the City of Claremont threshold of significance. Therefore, impacts would be less than significant.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less-Than-Significant Impact. For on-site construction and any improvements required within the public ROW, the proposed project would be required to comply with standards set forth by the City to ensure that the project does not introduce an incompatible design feature that would impede traffic flow on roadway facilities.

A corner sight distance analysis was conducted for the existing project access driveway along Towne Avenue. The purpose of this analysis is to ensure that the intersection provides adequate sight distance for drivers to safely turn onto the major road (i.e., Towne Avenue). The corner sight distance was conducted following the procedures specified in the Caltrans Highway Design Manual.

As per the corner sight distance equation, a clear line of sight of 385 feet should be maintained between the driver on the minor road and the approaching driver on the major road. The following illustration depicts the clear sight triangle required for vehicles performing a right turn maneuver from the project access driveway along Towne Avenue. This analysis utilizes the following dimensions: "a_1"=20 feet; "b"=385 feet.



The shaded region refers to the limited-use area of the clear sight triangle. This limited-use area is bounded by the sight lines and centerlines of the nearest approaching traffic lanes. It is recommended that the limited-use area should be clear of all obstructions more than 18 inches above the road surface including vegetation. Selected plant materials shall have a mature height of less than 12" without trimming. It should be noted that within the limited use area several vertical obstructions are present. This includes the adjacent residential wall, power poles, and trees.

Overall, there would be no incompatible or hazardous uses associated with the proposed project and impacts would be less than significant.

d) Would the project result in inadequate emergency access?

Less-Than-Significant Impact. The proposed points of entry and private driveways will be reviewed by the Los Angeles County Fire Department and would be required to meet the qualifications for emergency access to and from the Project site. Compliance with fire code standards would be ensured through the plan check process prior to the issuance of building permits and compliance would ensure adequate emergency access to the site is provided. Therefore, impacts related to emergency access as a result of the Project would be less than significant.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
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:				

	Potentially Significant Impact	Less Than Significant Impact 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	☐	☐	☐	☒
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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

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:

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)?

No Impact. The Project site currently consists of vacant land, a parking lot, and ruderal vegetation, including shrubs and mature trees. A portion of the Project site previously supported a restaurant, which is now demolished. The site's history includes former agricultural uses (i.e., orchards) and adjacent commercial and residential land uses. As discussed in Section 3.5 of this IS/MND, the site does not contain or have the potential to contain historical resources. Therefore, the Project site is not listed or eligible for listing in the CRHR or in a local register of historical resources. No impact would occur.

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.

Less-Than-Significant Impact with Mitigation. AB 52 requires that lead agencies evaluate a project's potential to impact tribal cultural resources. Such resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives lead agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a tribal cultural resource. Also, per AB 52 (specifically

PRC Section 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects.

On July 7, 2022, the City issued letters to the following 12 tribes in accordance with AB 52.

- Serrano Nation of Mission Indians
- Gabrielino/Tongva Nation
- Soboba Band of Luiseno Indians
- Morongo Band of Mission Indians
- Gabrieleño/Tongva San Gabriel Band of Mission Indians
- Gabrielino-Tongva Tribe
- Gabrielino Tongva Indians of California Tribal Council
- Gabrieleño Band of Mission Indians - Kizh Nation
- San Manuel Band of Mission Indians
- Quechan Tribe of the Fort Yuma Reservation
- Santa Rosa Band of Cahuilla Indians
- Morongo Band of Mission Indians

One tribe, the Gabrieleño Band of Mission Indians - Kizh Nation, requested formal consultation regarding the proposed Project. On September 27, 2022, the City held a consultation meeting with the tribe and determined that due to the potential for impacts to tribal cultural resources, mitigation would be required. Because AB 52 is a government-to-government process, all records of correspondence related to AB 52 notification and any subsequent consultation are on file with the City. With implementation of MM-TCR-1 through MM-TRC-3, impacts would be less than significant.

As discussed in Section 3.5 of this IS/MND, it is not anticipated that the Project would result in the disturbance of human remains. In the unlikely event that excavation activities during construction inadvertently uncover buried human remains, impacts would be potentially significant. The discovery of human remains would require handling in accordance with existing regulations. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, the County Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent shall complete their inspection within 48 hours of being granted access to the site. The most likely descendent would then determine, in consultation with the property owner, the disposition of the human remains. Compliance with regulations would ensure that potential disturbance of any human remains, including those interred outside of dedicated cemeteries, would be less than significant.

MM-TCR-1 Native American Monitoring. Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities The project applicant/lead agency shall contact the

Gabrieleño Band of Mission Indians – Kizh Nation (Kizh) to retain a Native American monitor. The applicant shall make arrangements with the Native American tribal entity to enter into a contract to secure a total of one Native American monitor to be present during initial ground disturbance. The monitor shall be retained prior to the commencement of any ground-disturbing activity for the Project at all Project locations (i.e., on-site and at any off-site locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. Ground-disturbing activity does not include Project construction-related movement of sediments after they have been initially disturbed or displaced by current Project-related construction.

A copy of the executed monitoring agreement shall be submitted to the lead agency prior to either the commencement of any ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity, whichever is earlier.

The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Kizh. Monitor logs will identify and describe any discovered tribal cultural resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods.

Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Kizh.

On-site tribal monitoring shall conclude upon the earlier of the following: (1) project applicant or lead agency consultation with the Kizh followed by written confirmation to the Kizh from a designated point of contact for the Project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

Upon discovery of a TCR, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and the Kizh Nation, in consultation with the qualified archeologist retained for the project, shall be contacted to determine the appropriate next steps. Ground-disturbing activities shall not resume until the discovered TCRs have been recovered and retained in the form and/or manner the Kizh deem appropriate, in the Kizh's sole discretion, and for any purpose the Kizh deems appropriate, including for educational, cultural, and/or historic purposes. The Kizh shall have up to 48 hours to recover and retain any discovered Kizh TCRs, after which time construction activities in the immediate vicinity of the discovery may continue. If the Kizh determine that the discovered resources are not TCRs, a qualified archeologist shall be contacted to determine the appropriate next steps.

MM-TCR-2 Unanticipated Discovery of Human Remains and Associated Funerary Objects. Native American human remains are defined in California Public Resources Code (PRC) Section 5097.98 (d)(1) as an inhumation or cremation in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC Section 5097.98, are also to be treated according to this statute.

In accordance with California Health and Safety Code Section 7050.5 any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and PRC Section 5097.98 shall be followed.

Construction activities may resume in other parts of the project site at a minimum of 50 feet away from discovered human remains and any items associated with the human remains that are placed or buried with the Native American human remains, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination. The Kizh shall have up to 24 hours to provide the determination, after which time construction activities in the immediate vicinity of the remains may continue. This measure shall not supersede the role of the most likely descendent (MLD) as assigned by the NAHC.

Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

MM-TCR-3 Native American Most Likely Descendent. MM-TCR-3 is only to be adhered to if the Native American Heritage Commission (NAHC) determines the Kizh Nation as the Most Likely Descendent (MLD). If the Kizh Nation is designated by the NAHC as the MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Kizh Nation, the term “human remains” encompasses more than human bones. In ancient as well as historic times, tribal traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. Accordingly, if the Kizh Nation is designed as the MLD for discovered human remains, the prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.

Accordingly, if the Kizh Nation is designated by the NAHC as the MLD, the following conditions will apply:

- If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.
- In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment shall be placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Kizh Nation will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed.
- In the event preservation in place is not possible despite good faith efforts by the Project applicant/developer and/or landowner, before ground-disturbing activities may resume on the Project site, the landowner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects.
- Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within 6 months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Kizh Nation and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.
- The Kizh Nation will work closely with the Project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Kizh Nation, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery-related forms of documentation shall be approved in advance by the Kizh Nation. If any data recovery is performed, once complete, a final report shall be submitted to the Kizh Nation and the NAHC. The Kizh Nation does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a) Would the project 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?

Less-Than-Significant Impact. Water service would be provided by the Golden State Water Company (GSWC). It is estimated that the proposed Project would generate demand for approximately 14,000 gallons per day (gpd) (Ventura Water 2020).[33] This forecasted demand is within the expected growth in demand captured in GSWC 2020 Urban Water Management Plan (UWMP). The proposed Project would involve the connection of new water lines with surrounding existing infrastructure. Construction of new connections would not have significant effects beyond those already assumed and analyzed in this document. New or expanded water facilities would not be necessary in order to service the proposed Project.

[33] 56 units × 250 gpd = 11,760 gpd

Wastewater in the Claremont System is transported through Los Angeles County Sanitation District (LACSD) owned trunk sewers to LACSD's Pomona Water Reclamation Plant (WRP). The Pomona WRP provides primary, secondary, and tertiary treatment with a design capacity of 15 million gpd. The estimated daily wastewater generation rates for the proposed Project would be approximately 13,725 gpd (VWD 2010).[34] This increase in demand for wastewater treatment would not result in the direct need for additional wastewater treatment facilities. The proposed Project would require construction of additional utility infrastructure (e.g., sewer pipelines and connections) on site. These facilities are considered part of the proposed Project and have been analyzed throughout this document. The proposed Project is not expected to require construction of domestic wastewater treatment facilities.

Stormwater is managed by a combination of City and County drainage systems that drain stormwater to the San Antonio Creek Channel. The Project site is in a developed area currently served by existing stormwater infrastructure. The proposed Project would be required to comply with the low impact development requirements that would better manage stormflow compared to existing conditions. Specifically, the proposed Project would be required to implement BMPs that would be designed to capture and retain the stormwater on site. As a result, impacts on stormwater infrastructure would be less than significant.

SCE is responsible for electrical power in the City. Telecommunication services would be provided by Frontier Communications, and cable television services by Charter Communications. Gas services would be provided by the Southern California Gas Company. The Project would be required to connect to existing electrical, cable, and gas facilities on or off site; however, no new distribution infrastructure is anticipated. Furthermore, the Project would be required to implement green building techniques that would reduce demand on utility systems.

As such, the proposed Project would not require relocation or construction of facilities that would result in significant environmental effects. Impacts would be less than significant.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less-Than-Significant Impact. GSWC obtains the water supply for Claremont through purchases from Three Valleys Municipal Water District and the City of Upland, as well as local groundwater from the Six Basins Area and the Chino Basin. Three Valleys Municipal Water District and the City of Upland both obtain imported water supply from the Metropolitan Water District of Southern California and pump local groundwater. GSWC's 2020 UWMP for Claremont demonstrates the reliability of water supplies to meet projected annual water demands for the Claremont System during a normal year, a single dry year, and multiple dry years through 2045 (GSWC 2020). The methodology used in the UWMP was, in part, based on SCAG data based on the populations in each of these areas using land use information from approved City and County general plans. Thus, if a project is consistent with the General Plan land use designation that was assumed in the UWMP, then the findings in the UWMP would apply. In this case, the Project is consistent with the Project site's General Plan land use designation (MU3) and would not require any type of general plan amendment or zone change. Therefore, the Project is consistent with what was assumed in the UWMP and there would be sufficient water supplies to serve the Project during normal, dry, and multiple dry years. Impacts would be less than significant.

[34] 4,500 gpd/acre × 3.05 acres = 13,725

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less-Than-Significant Impact. Wastewater would be transported through LACSD-owned trunk sewers to LACSD's Pomona WRP. The Pomona WRP provides primary, secondary, and tertiary treatment with a design capacity of 15 million gpd. The estimated daily wastewater generation rates for the proposed Project would be approximately 13,725 gpd. The Pomona WRP has a capacity to treat 15 million gpd of wastewater and currently treats an average of approximately 8 million gpd. Thus, the proposed Project's anticipated wastewater generation rate represents approximately 0.2% of the WRP's remaining daily treatment capacity. This increase in wastewater generation would be minor and would be well within the remaining treatment capacity of the WRP. Therefore, capacity to treat the wastewater generated the proposed Project exists, and impacts would be less than significant.

d) Would the project 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?

Less-Than-Significant Impact. The proposed Project is estimated to generate approximately 285.7 lbs of solid waste per day (CalRecycle 2023).[35] Solid waste generated by the proposed Project would be transported to regional landfills such as the Mid-Valley Landfill, which is permitted to accept up to 7,500 tons of solid waste per day and has a remaining capacity of 61,219,377 cubic yards (CalRecycle 2022). The landfill is anticipated to have adequate capacity to accommodate regional waste disposal needs through 2045. Therefore, it is anticipated that the landfill used would have sufficient permitted capacity to accommodate the Project's solid waste disposal needs.

In addition, the County will continue to address landfill capacity through the preparation of annual IWMP reports. The Project is within the growth forecasts for the City of Claremont. As stated within the IWMP 2019 Annual Report, the County is not anticipating a solid waste disposal capacity shortfall within the next 15 years under forecasted growth conditions (County of Los Angeles 2019). As such, less-than-significant impacts would occur.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less-Than-Significant Impact. The proposed Project would be required to comply with all local, state, and federal requirements for integrated waste management (e.g., recycling, green waste) and solid waste disposal. The Project would not obstruct the City's compliance with the California Integrated Waste Management Act of 1989 (AB 939), which requires each city's source reduction and recycling element to include an implementation schedule showing that the city must divert 50% of solid waste from landfill disposal. Furthermore, SB 1016 requires the 50% diversion requirement to be calculated in a per capita disposal rate equivalent. In addition, CALGreen requires new development to meet recycling minimums. As a result, compliance with applicable laws for recycling and disposal of solid waste would result in less-than-significant impacts as it relates to the proposed Project.

[35] 5.102 lbs/day × 56 units = 285.7 lbs/day

3.20 Wildfire

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

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less-Than-Significant Impact. The Project site is not located within a State Responsibility Area (SRA) or Very High Fire Hazard Severity Zone (VHFHSZ), as mapped by the California Department of Forestry and Fire Protection. In the event of a nearby wildfire, embers typically have the potential to travel up to 2 miles depending on the fuel type, terrain, and wind conditions. The nearest land within an SRA is less than 2 miles and land mapped as a VHFHSZ is approximately 1 mile to the northwest of the Project site (CAL FIRE 2022). As such, the Project site would be considered near an SRA or near land classified as a VHFHSZ.

As discussed in Section 3.9(f), the City's Emergency Operations Plan governs the operations of the City during a disaster. This plan addresses response to moderate evacuation scenarios, including the identification of evacuation points and general routes. The City also has a Local Hazards Mitigation Plan that provides a framework for planning for natural disasters/hazards and cyber threats (City of Claremont 2022d). Implementation of the Project is not expected to impact any major roadways or arterials that are identified in any emergency planning documents and would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As required under the California Fire Code, the Project would be required to present development plans that afford fire and emergency responders suitable fire access roads dimensions and surfaces (Chapter 5, Sections 503.1– 503.4 of the California Fire

Code) and an adequate number of emergency rated entrances to the community (Appendix D, Section D106 of the California Fire Code). The proposed points of entry and private driveways will be reviewed by the Los Angeles County Fire Department and would be required to meet the qualifications for emergency access to and from the Project site. Therefore, it is determined that impacts related to emergency response or emergency evacuation as a result of the Project would be less than significant. No mitigation is required.

b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less-Than-Significant Impact. As discussed in Section 3.7(a)(iv), the Project site is located on a relatively flat surface that descends slightly to the southwest (Appendix B). The Project site is not located within or adjacent to geographical features that would result in prevailing winds that may exacerbate wildfire risks (i.e., a canyon). As determined above, the site is not within an SRA or an VHFHSZ but is considered to be near land with both designations. These areas are located on the foothills of northern Claremont, less than 2 miles to the northwest. In addition, the areas in between are urbanized, consisting of residential and commercial land uses, as well as infrastructure such as roadways, freeways, and channels. As such, the aforementioned existing conditions limit the potential for wildfire risk.

In addition to existing conditions, the Project would be required to be reviewed and approved by the Los Angeles County Fire Department during the department's plan check review process prior to construction. This regulatory process would ensure compliance with the applicable building and fire code requirements and guarantee the Project is developed with adequate access, water mains, fire flows, and fire hydrants to serve the site. In addition, as detailed in Section 3.15, the Los Angeles County Fire Department would provide fire protection services in the unlikely event of a wildfire emergency. During operations, and in the event of an emergency, the Project would be supported by two ingress/egress points on site as discussed in Section 3.20(a). Given compliance with applicable fire code provisions and design features, it is not likely that the Project would exacerbate wildfire risks, thereby exposing Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant. No mitigation is required.

c) Would the project 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?

Less-Than-Significant Impact. The Project site is adequate served by existing infrastructure, utilities, and service systems, as detailed in Section 3.19, Utilities and Service Systems, of this IS/MND. Prior to operation, the Project would connect to existing underground utility infrastructure, including existing sewer lines and water mains. During the installation of new underground utility connections, minor interruptions to public utilities may occur as a result; however, these interruptions would be brief and intermittent. Construction of these connections is analyzed as part of the proposed Project, and potential impacts to the environment are shown to be less than significant throughout this IS/MND. Moreover, the Project site's existing conditions are served by fire protection services within an urbanized area of the City. The Project's temporary construction activities would not exacerbate fire risk. Impacts would be less than significant. No mitigation is required.

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less-Than-Significant Impact. As described in Section 3.20(b), the Project site is located on a relatively flat surface and within an urbanized area of the City. Under existing conditions, the Project site is not located near or adjacent to geologic conditions with significant slopes or waterway channels. Moreover, the Project site is located within highly urbanized area of the City and not within a flood or landslide hazard zone (see Sections 3.7 and 3.10 of this IS/MND).

Although construction of the proposed Project would result in ground surface disruption during grading, temporarily altering the drainage pattern of the Project site during construction, compliance with the Project-specific SWPPP would ensure that the risk of flooding on or off site is minimized during construction to the extent practicable. During operations, the Project-specific LID Report (Appendix E) would be implemented, which would ensure that all runoff is retained on site to the extent practicable, thereby reducing the risk of downslope or downstream flooding and associated landslides as a result of runoff, post-fire slope instability, or drainage changes.

Given the relatively flat topography of the Project site, the distance of the Project site from flood and dormant landslide areas, and the sufficiency of the proposed Project's on-site drainage, impacts related to downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes would be less than significant. Impacts would be less than significant. No mitigation is required.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) ***Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?***

Less-Than-Significant with Mitigation Incorporated. As discussed in Section 3.4 of this IS/MND, the Project area is located on a developed site surrounded by existing residential and commercial development and is not expected to support sensitive vegetation, sensitive wildlife species, or sensitive habitat. However, the Project area contains trees and other vegetation that have the potential to support nesting birds and raptors that are protected under the California Fish and Game Code and the MBTA. In the event that any such nesting birds or raptors are present during construction activities associated with the proposed Project, the birds and/or raptors would be protected in accordance existing regulations, which would reduce this impact. Once the proposed Project has been constructed, construction-related disturbances would not occur and landscaping trees would be planted throughout the Project site. As such, the Project site would continue to provide potential nesting sites in an urban environment, consistent with existing conditions. Therefore, long-term impacts to nesting and migratory birds would not be significant. Less than significant impacts would occur. No mitigation is required.

As described in Section 3.5 of this IS/MND, the proposed Project would have no impact on historical resources. However, the proposed Project would include ground disturbing activities that could result in the inadvertent discovery of sub-surface cultural resources. In the unlikely event that sub-surface cultural resources were to be discovered during construction activities associated with the proposed Project, the resources would be protected in accordance with MM-CUL-1. Therefore, the proposed Project would not eliminate important examples of the major periods of California history or prehistory. For these reasons, impacts to cultural resources resulting from the proposed Project would be less than significant with mitigation incorporated. No further mitigation is required.

As such, with the implementation of MM-CUL-1, effects to cultural resources are expected to be less than significant with mitigation incorporated and less than significant for biological resources. No further mitigation is required.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less-Than-Significant with Mitigation Incorporated. As described throughout this IS/MND, the proposed Project would result in potentially significant impacts involving cultural resources, geology and soils, hazards and hazardous materials, and noise. However, mitigation measures have been identified that would reduce these impacts to less-than-significant levels. Furthermore, the air quality and transportation analyses presented in Section 3.3 and Section 3.17, respectively, of this IS/MND consider cumulative impacts and have determined that cumulative air and traffic impacts would be less than significant. All reasonably foreseeable future development in the City would be subject to the same land use and environmental regulations that have been described throughout this document. Furthermore, all development projects are guided by the policies identified in the City's General Plan and by the regulations established in the Municipal Code. Therefore, compliance with applicable land use and environmental regulations would ensure that environmental effects associated with the proposed Project would not combine with effects from reasonably foreseeable future development in the City to cause cumulatively considerable significant impacts. For these reasons, cumulative impacts would be less than significant with mitigation incorporated. No further mitigation is required.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less-Than-Significant with Mitigation Incorporated. As detailed throughout this IS/MND, the proposed Project would not exceed any significance thresholds or result in significant impacts in the environmental categories typically associated with indirect or direct effects to human beings, such as aesthetics, air quality, or public services. However, the proposed Project could result in potentially significant impacts in the categories of Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Noise; Transportation; and Tribal Cultural Resources. With implementation of mitigation measures identified in Sections 3.5, 3.7, 3.9, 3.13, 3.17, and 3.18 of this IS/MND, these impacts would be reduced to a less-than-significant level. As such, impacts would be less than significant with mitigation incorporated. No further mitigation is required.

4 References and Preparers

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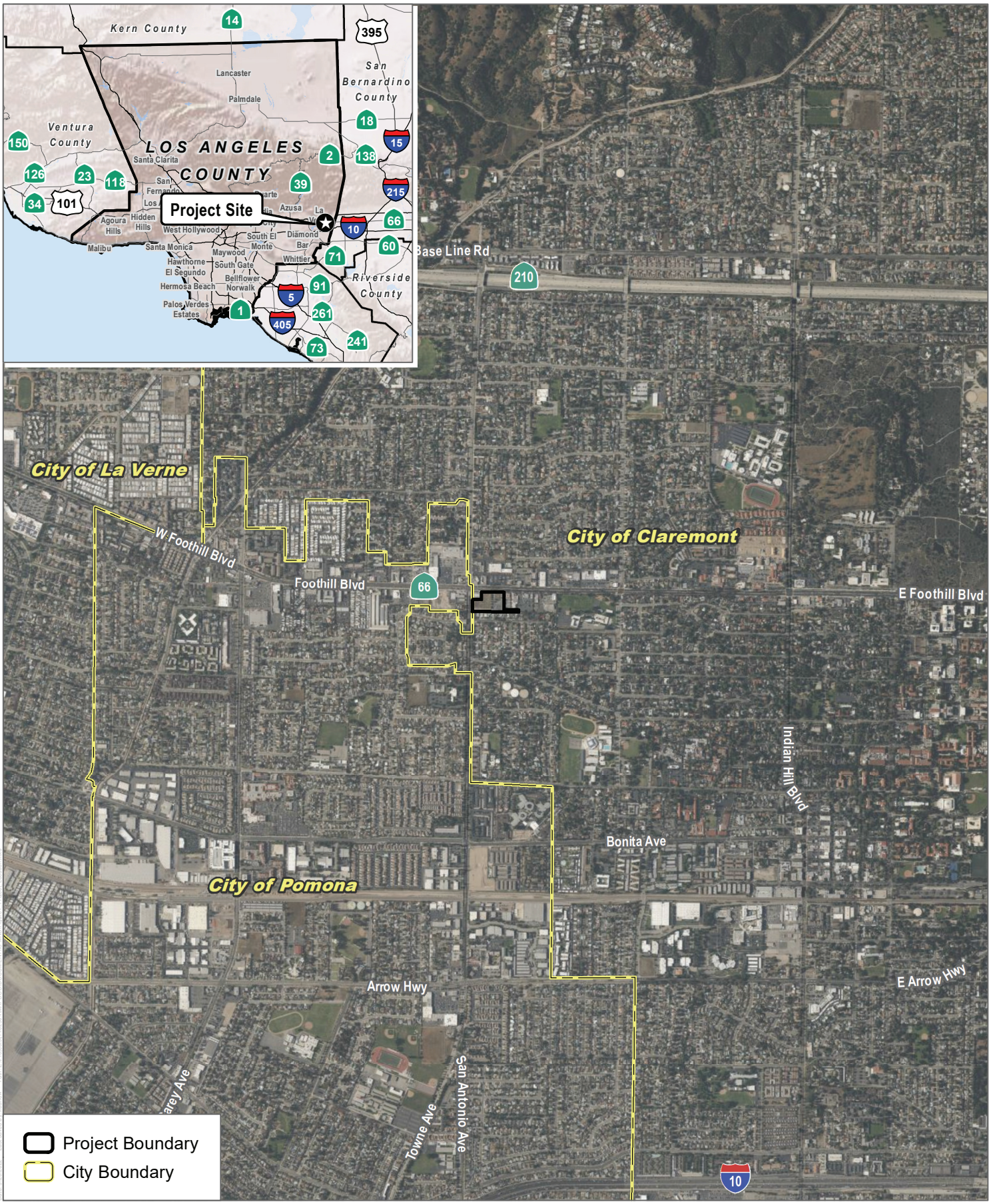

SOURCE: Bing Aerial Map, Open Street Map 2019

DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Location

Olson Foothill Project

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SOURCE: Bing Aerial Map, Open Street Map 2019

DUDEK

0 230 460 Feet

FIGURE 2

Surrounding Land Uses

Olson Foothill Project

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Viewpoint A (North-Northwest)

Viewpoint B (South)

Viewpoint C (East)

Viewpoint D (Southwest)

SOURCE: Google Earth 2022

DUDEK

FIGURE 3

Site Photos

Olson Foothill Project

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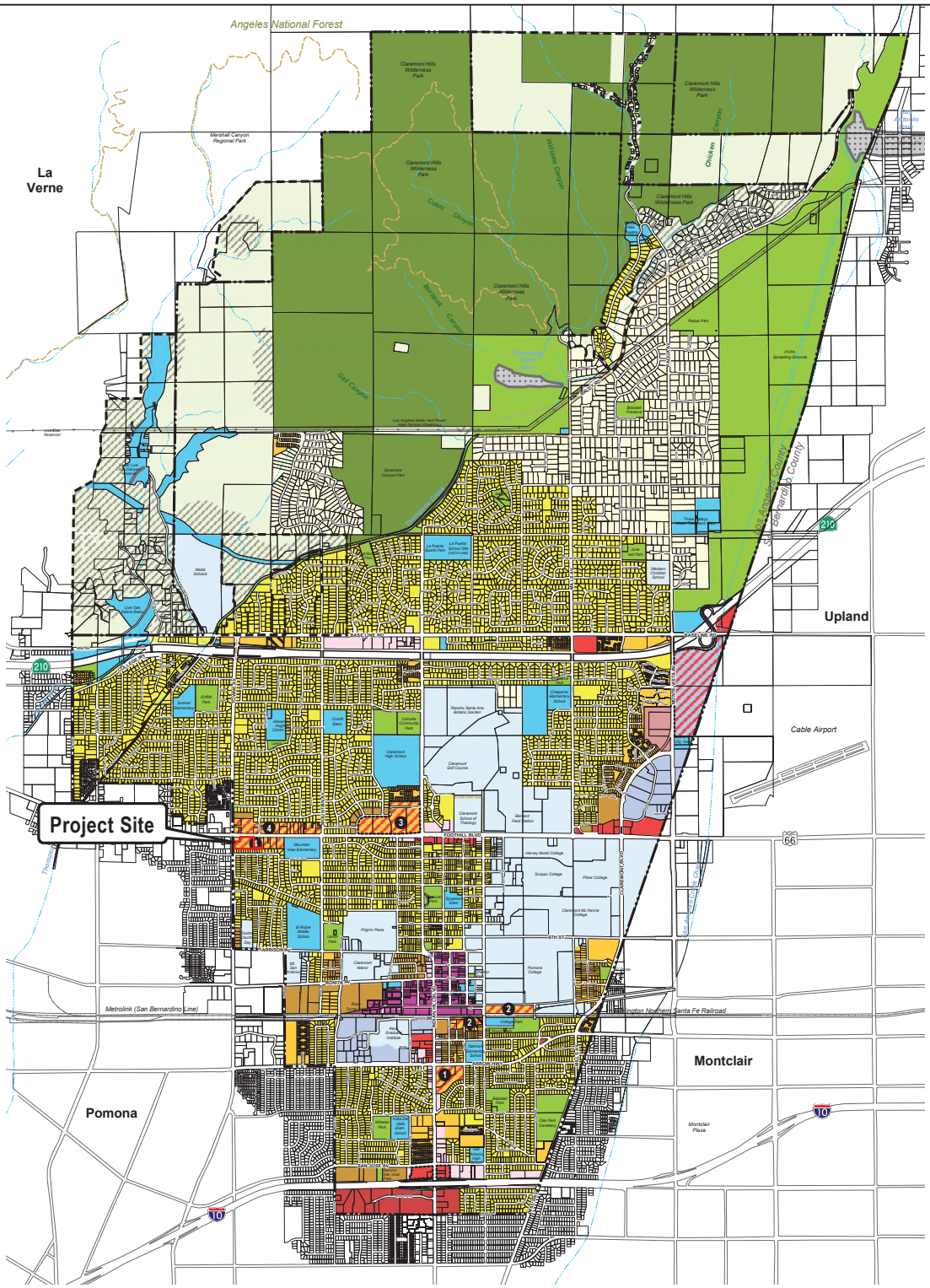

SOURCE: City of Claremont 2014

FIGURE 4

General Plan Land Use Map

Olson Foothill Project

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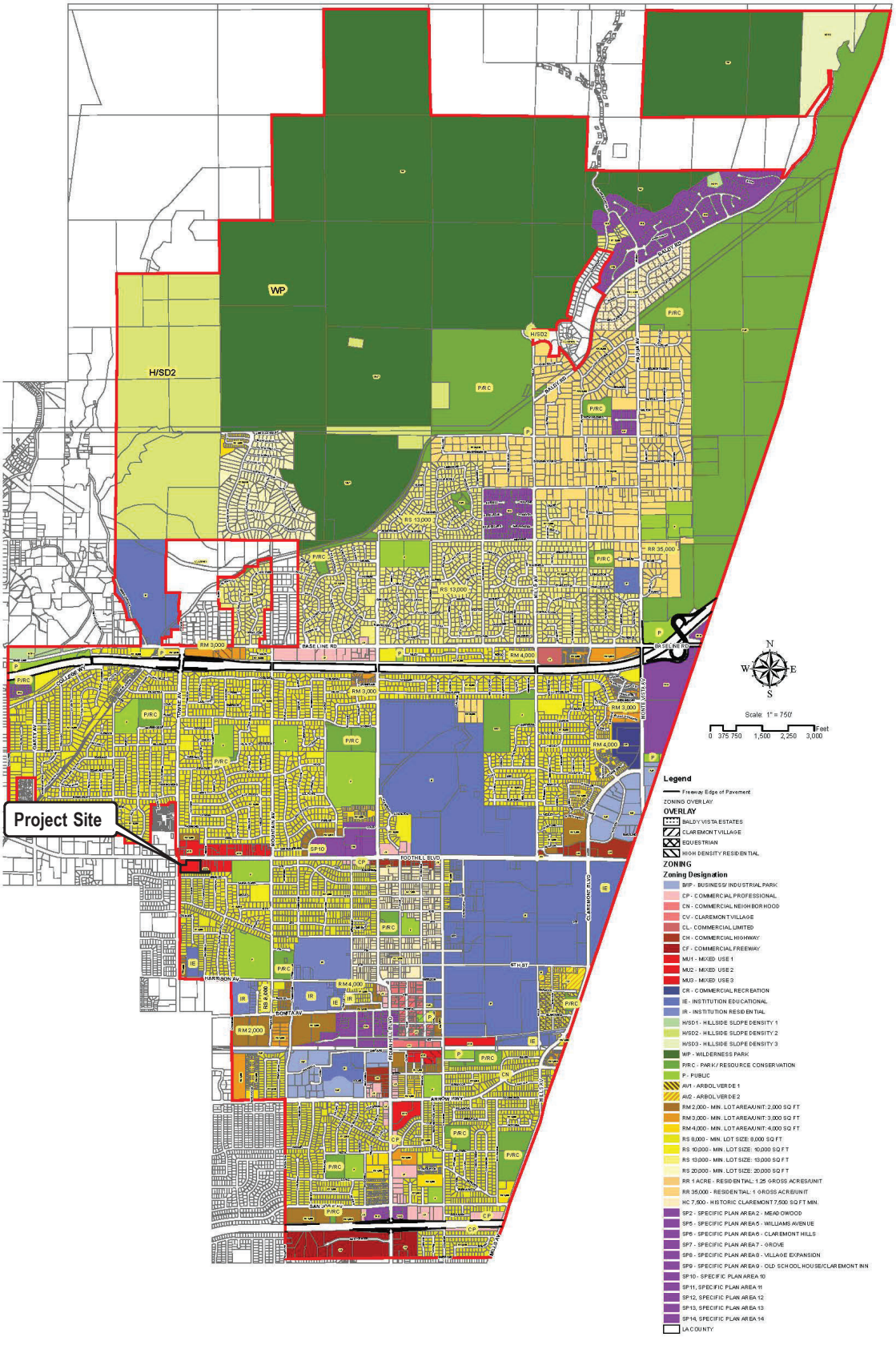

SOURCE: City of Claremont 2014

FIGURE 5

Zoning Map

Olson Foothill Project

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VESTING TENTATIVE TRACT NO. 83751

FOR CONDOMINIUM PURPOSES

IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A PORTION OF LOT 3 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFIOAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, ON MARCH 13, 1876.

LEGAL DESCRIPTION:

Real property in the City of Claremont, County of Los Angeles, State of California, described as follows:

THAT PORTION OF LOT 3 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFIOAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, ON MARCH 13, 1876, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF TRACT 17431, AS PER MAP RECORDED IN BOOK 443 PAGES 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHERLY ALONG SAN ANTONIO AVENUE AS SHOWN ON SAID MAP, TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE LEASE RECORDED ON MARCH 6, 1953 AS INSTRUMENT NO. 3216, IN BOOK 41150 PAGE 439, OFFICIAL RECORDS; THENCE EASTERLY AND NORTHERLY ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID LAND DESCRIBED IN SAID LEASE, TO THE SOUTHERLY LINE OF FOOTHILL BOULEVARD, 100 FEET WIDE; THENCE EASTERLY ALONG SAID FOOTHILL BOULEVARD, TO THE WESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO EVERETT J. GRAY AND WIFE, RECORDED JULY 22, 1954 AS INSTRUMENT NO. 1296, IN BOOK 45129 PAGE 45, OFFICIAL RECORDS; THENCE SOUTHERLY AND EASTERLY ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID LAND OF GRAY TO THE SOUTHEASTERLY CORNER OF SAID LAND OF GRAY; THENCE SOUTHERLY ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LAND OF GRAY, TO THE NORTHERLY LINE OF SAID TRACT; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

APN: 8311-001-016

EXISTING EASEMENTS:

FIRST AMERICAN TITLE
Order Number: OSA-6711284 (RA)

[3] An easement for INGRESS AND EGRESS and incidental purposes in the document recorded JULY 22, 1954 as INSTRUMENT NO. 1296 IN BOOK 45129 PAGE 45 of Official Records.

[4] An easement for CROSS-ARMS and incidental purposes in the document recorded AUGUST 2, 1956 as BOOK 51921 PAGE 365 of Official Records.

[5] An easement for AN AERIAL OVERHANG OF TELEPHONE FACILmES and incidental purposes in the document recorded MARCH 24, 1965 as INSTRUMENT NO. 3399 IN BOOK D-2843 PAGE 409 of Official Records.

[6] An easement for SEWER PURPOSES, and incidental purposes in the document recorded JUNE 24, 1970 as INSTRUMENT NO. 2231 IN BOOK D-4750 PAGE 375 of Official Records.

[7] An easement for UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS and incidental purposes in the document recorded SEPTEMBER 20, 1972 as INSTRUMENT NO. 2754 of Official Records.

[8] An easement for INGRESS AND EGRESS and incidental purposes, recorded SEPTEMBER 15, 2015 as INSTRUMENT NO. 20151141150 of Official Records.
In Favor of: JM LEPE PROPERTIES, LLC
Affects: AS DESCRIBED THEREIN
The location of the easement cannot be determined from record information.

GENERAL NOTES

1. EXISTING LAND USE: VACANT
2. EXISTING ZONING: MU3 – MIXED USE 3
3. PROPOSED ZONING: MU3 – MIXED USE 3
4. PROPOSED LAND USE: 56 RESIDENTIAL CONDOMINIUMS.
5. WATER SERVICE PROVIDED BY: GOLDEN STATE WATER COMPANY.
6. SEWER SERVICE PROVIDED BY: CITY OF CLAREMONT.
7. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
8. GAS SERVICE PROVIDED BY: SOCAL GAS CO.
9. TELEPHONE SERVICE PROVIDED BY: FRONTIER COMMUNICATIONS
10. CABLE TELEVISION PROVIDED BY: CHARTER COMMUNICATIONS
11. PROJECT IS WITHIN THE CLAREMONT UNIFIED SCHOOL DISTRICT,
12. ALL LOTS SHALL BE HOMEOWNER OR HOMEOWNER ASSOCIATION MAINTAINED.
13. STREET IMPROVEMENTS SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE CITY OF CLAREMONT.
14. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", (AREAS OF 0.2 PCT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER FIRM PANEL 06037C1750F, DATED SEPTEMBER 26, 2008.
15. ASSESSOR'S PARCEL NUMBER: 8311-001-016
16. PARKING PROVIDED: 112 ENCLOSED (IN GARAGES)
1 GUEST (ACCESSIBLE)
20 GUEST

LEGEND:

— — —	TENTATIVE TRACT MAP BOUNDARY
FF= 207.50	FINISHED FLOOR ELEVATION
PAD= 206.8	PROPOSED PAD ELEVATION
— —S— —	EXISTING SEWER
— —W— —	EXISTING WATER
	EXISTING STREET LIGHT
——S——	PROPOSED SEWER LINE
——W——	PROPOSED WATER LINE
FH	PROPOSED FIRE HYDRANT
TC	TOP OF CURB ELEVATION
FL	FLOW LINE ELEVATION
FS	FINISHED SURFACE ELEVATION
1	PROPOSED LOT NUMBER

PROPOSED LOT AREA:

LOT	GROSS AREA	NET AREA
1		
(SF)	132,885	132,885
(AC)	3.05	3.05

DENSITY CALCULATIONS:

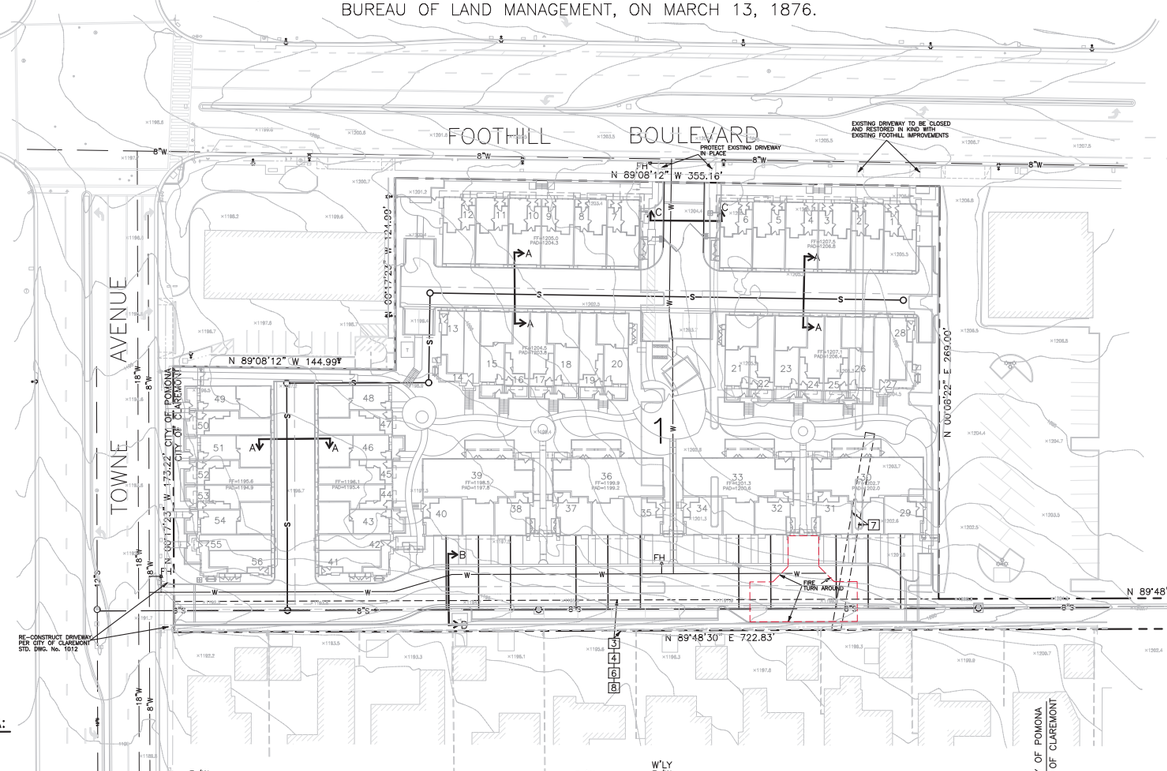
PROPOSED CONDMINIUMS: 56 UNITS
3.05 AC
PROPOSED DENSITY: 18.4 DU/AC

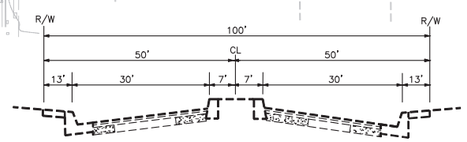
ZONING:

CURRENT ZONING: MU3 – MIXED USE 3
PROPOSED ZONING: MU3 – MIXED USE 3

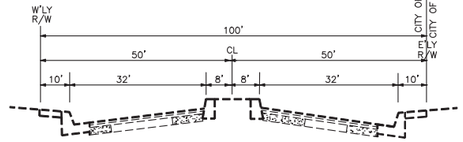
PROPERTY ADDRESS:

1030 WEST FOOTHILL BOULEVARD
CLAREMONT, CA 91711

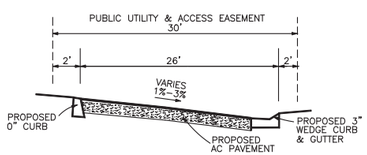




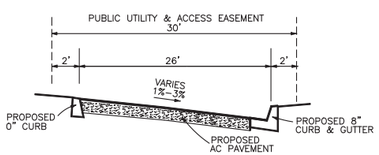
FOOTHILL BOULEVARD
TYPICAL STREET SECTION
N.T.S.



TOWNE AVENUE
TYPICAL STREET SECTION
N.T.S.



TYPICAL PRIVATE DRIVEWAY SECTION SECTION A-A
N.T.S.



TYPICAL PRIVATE DRIVEWAY SECTION SECTION B-B
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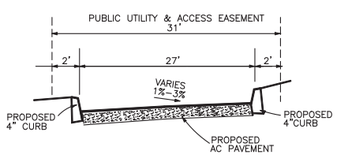
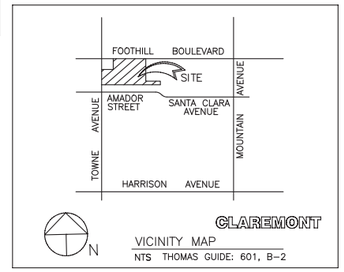
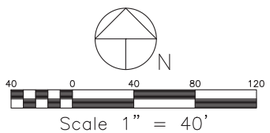


TYPICAL PRIVATE DRIVEWAY SECTION SECTION C-C
N.T.S.



VICINITY MAP
NTS THOMAS GUIDE: 601, B-2



Scale 1" = 40'

DEVELOPER:

OLSON URBAN HOUSING, LLC
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CALIFORNIA 90740-2750
(562) 596-4770
ATTENTION: MR. STEVE ARMANINO

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER ALAN R. SHORT No. 30873 EXP. 3/31/24 CIVIL STATE OF CALIFORNIA

7263 W Galen Drive
Herriman, UT 84096
(949) 586-5200
ALANSHORTPE@GMAIL.COM

ALAN R. SHORT, P.E.

DATE: 2/3/23

ALAN R. SHORT, P.E.
R.C.E. 30873, EXPIRES 3/31/24

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE PARCEL MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

THE FERN P. CAUFFMAN TRUST DATED OCTOBER 26, 1966
1600 GRANT STREET
CALISTOGA, CA 94515
FPTRUST95@GMAIL.COM

BY: _____ DATE: _____
JEFFREY ALLEN CAUFFMAN

EXISTING ASSESSOR'S PARCEL NUMBER: 8311-001-016

SCALE:	1" = 40'
DATE:	2/3/23
GROSS AREA:	±3.05 AC
CONTOUR:	1'
TOTAL LOTS:	1 NUMBERED

VESTING TENTATIVE TRACT NO. 83751

SHEET 1 OF 2

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SOURCE: Alan R. Short P.E. 2023

FIGURE 6
Vesting Tentative Tract Map
Olson Foothill Project

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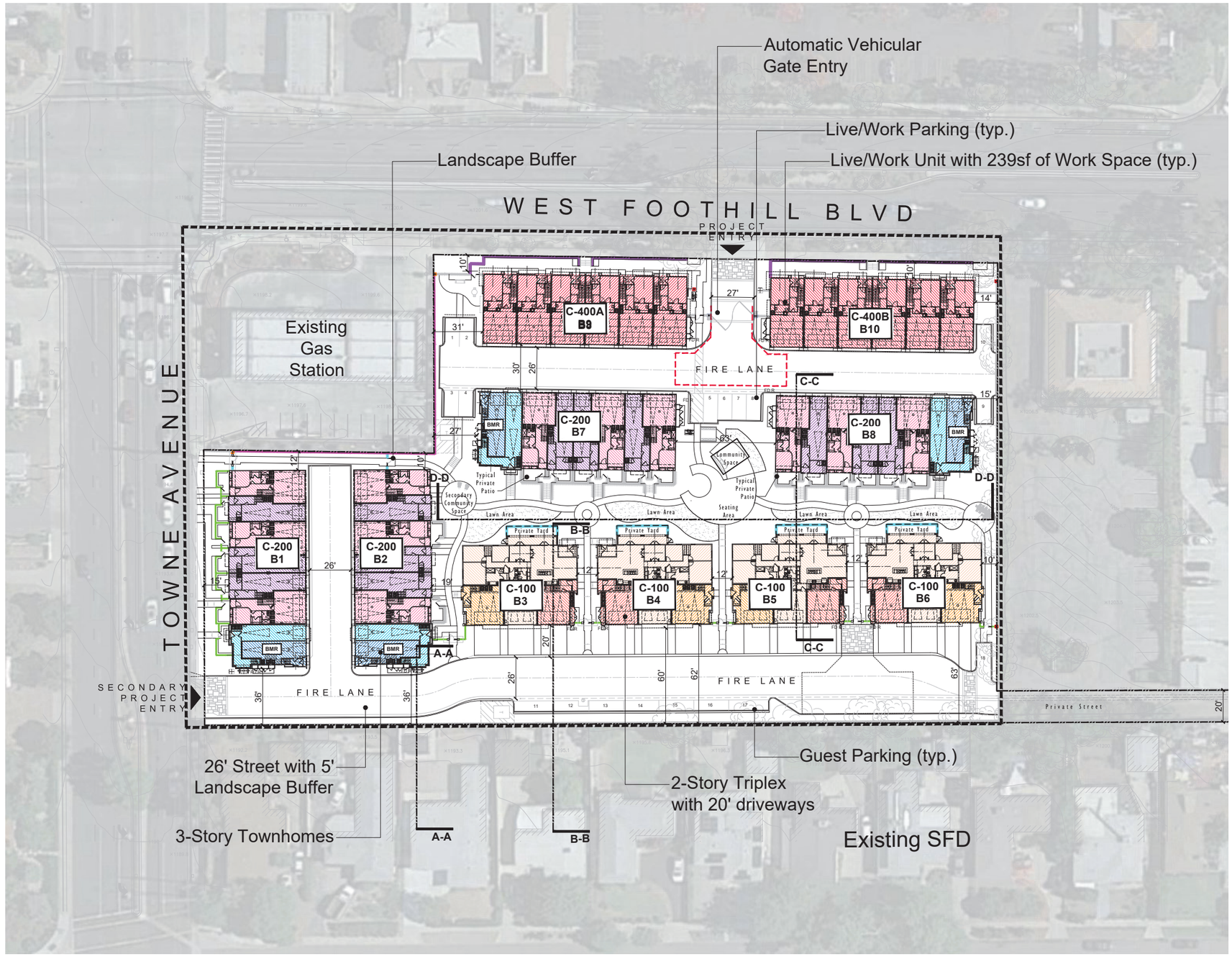

SITE INFORMATION
Address:1030 W. Foothill Blvd.
APN: 8311-001-016
Zoning: MU-3

MU-3
Commercial FAR: 1.5:1
Density: 15 du/ac
Building Height: 2 stories or 28'
Street Setback: 10'
Setback to Residential: 10'
Open Space: 120sf/unit
Retail Parking: 1sp per 350sf

The following SB 1818 parking requirements apply to an entire project that contains set-aside affordable units, if requested by the developer:
0 – 1 bedroom unit = 1 onsite space
2 – 3 bedroom unit = 2 onsite spaces
4+ bedroom unit = 2½ onsite spaces
Tandem parking and uncovered parking is permitted
Any fractional space is rounded up to 1 whole space
No requirement for guest parking

SITE SUMMARY

Development Area: ±3.054 ac

Unit Mix:
4 units - P1 – 1213gsf – 2bed/2.5ba – 3-story, tandem
4 units - P1x – 1268gsf – 2bed/2.5ba – 3-story, tandem
12 units - P2 – 1600gsf – 3bed/3ba – 3-story, tandem
4 units - P3 – 1654gsf – 3bed/2ba – 2-story, sxs
12 units - P4 – 1811gsf – 3bed+den/3.5ba, 3-story, sxs
4 units - P5 – 1823gsf – 3bed/2.5ba – 2-story, sxs
4 units - P6 – 1855gsf – 4bed/2.5ba – 2-story, sxs
12 units - P7 – 2233gsf (includes 350sf LW) – 3bed+LW / 3ba, sxs
56 units - Total

Density: ±18.337 du/ac
Lot Coverage: 98,980sf (74.4%)

Residential Parking Required:
2/3bd - 40 units x 2 sp/unit = 80 spaces
4bd - 4 units x 2.5 sp/unit = 10 spaces
Commercial L/W required = 12 spaces
L/W - 12 units x 2 sp/unit = 24 spaces
Total Required: 126 spaces

Parking Provided:
112 spaces - Garages
20 spaces - Open
132 spaces - Total Provided*
**total does not include additional 24 spaces on driveways*

For Open Space refer to Landscape Drawings

0 15 30 60

SOURCE: KTGY 2023

FIGURE 7
Conceptual Site Plan
Olson Foothill Project

DUDEK

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TRIPLEX MATERIAL LEGEND

1 Stucco
2 Concrete "S" Profile Roof Tile
3 Stucco Decorative Finial
4 8x Faux Wood Corbels
5 Recessed Faux Wood Trim/Beam
6 Windows
7 Decorative Metal Railing
9 Decorative Gable End Detail
10 Exposed Truss Tails
11 Wing Wall
13 Simulated Wood Panel
14 Sliding Patio Door
15 Decorative Shutters
16 Light Fixture / Address Numbers
17 Utility Cabinet Door

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

SOURCE: KTGY 2023

DUDEK

FIGURE 8a
Elevations
Olson Foothill Project

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TOWNHOME MATERIAL LEGEND

1. Stucco
2. Concrete "S" Profile Roof Tile
3. Stucco Arched Soffit
4. 8x Faux Wood Corbels
5. Recessed Faux Wood Trim/Beam
6. Windows
7. Decorative Metal Railing
9. Decorative Gable End Detail
10. Exposed Truss Tails
11. Wing Wall
13. Simulated Wood Panel
14. French Patio Door
15. Sliding Patio Door
16. Stucco Decorative Finial
17. Decorative Shutters
18. Light Fixture / Address Numbers
19. Utility Cabinet Door

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

SOURCE: KTGY 2023

FIGURE 8b
Elevations
Olson Foothill Project

DUDEK

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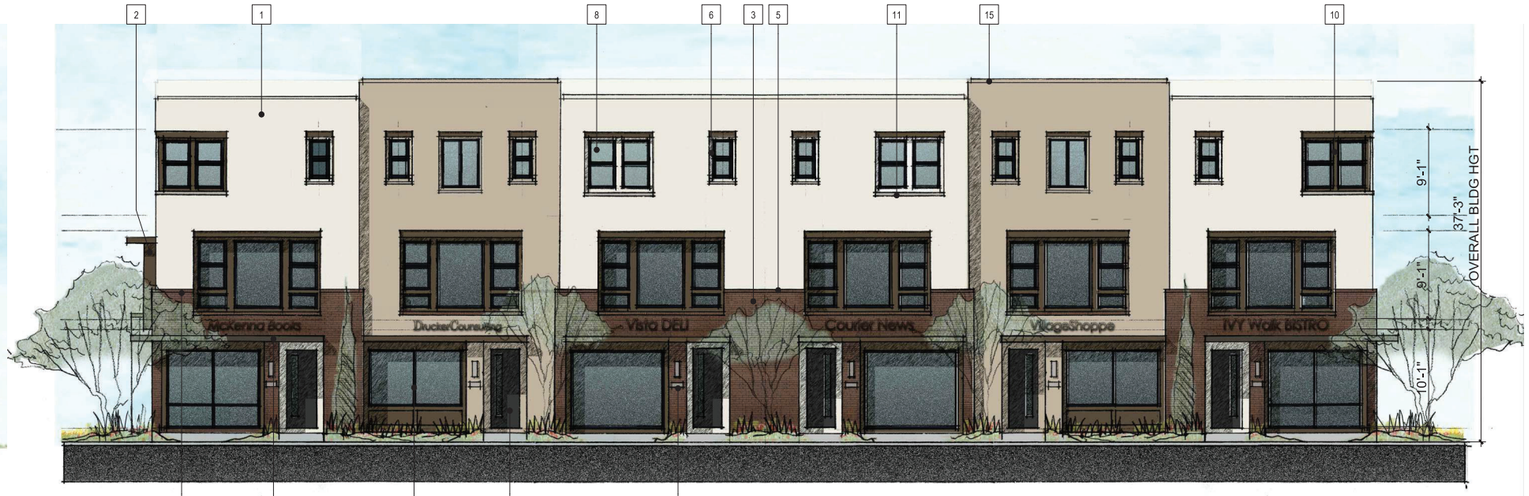
LIVE-WORK MATERIAL LEGEND

1. Stucco
2. Sim.Wood Trim and Panel (where occurs)
3. Brick Veneer
4. Metal Awning
5. Brick Cap
6. Recessed Windows with tight jambs (W.O.)
7. Horiz. Metal Railing Color
8. Color Vinyl Windows
9. Specialty Store Front Frame/Glass System
10. Fiber Trim Board (Window)
11. Stucco Trim Sill
12. Decorative Stucco/Metal Scupper
13. Accent Front Door
14. Accent Sectional Metal Garage Doors.
15. Stucco Parapet Wall with Stucco Detail
16. Light Fixture / Address
17. Utility Cabinet

LEFT ELEVATION



FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

SOURCE: KTGY 2023

DUDEK

FIGURE 8c
Elevations
Olson Foothill Project

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LIVE-WORK MATERIAL LEGEND

1. Stucco
2. Sim.Wood Trim and Panel (where occurs)
3. Brick Veneer
4. Metal Awning
5. Brick Cap
6. Recessed Windows with tight jambs (W.O.)
7. Horiz. Metal Railing Color
8. Color Vinyl Windows
9. Specialty Store Front Frame/Glass System
10. Fiber Trim Board (Window)
11. Stucco Trim Sill
12. Decorative Stucco/Metal Scupper
13. Accent Front Door
14. Accent Sectional Metal Garage Doors.
15. Stucco Parapet Wall with Stucco Detail
16. Light Fixture / Address
17. Utility Cabinet

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

SOURCE: KTGY 2023

DUDEK

FIGURE 8d
Elevations
Olson Foothill Project

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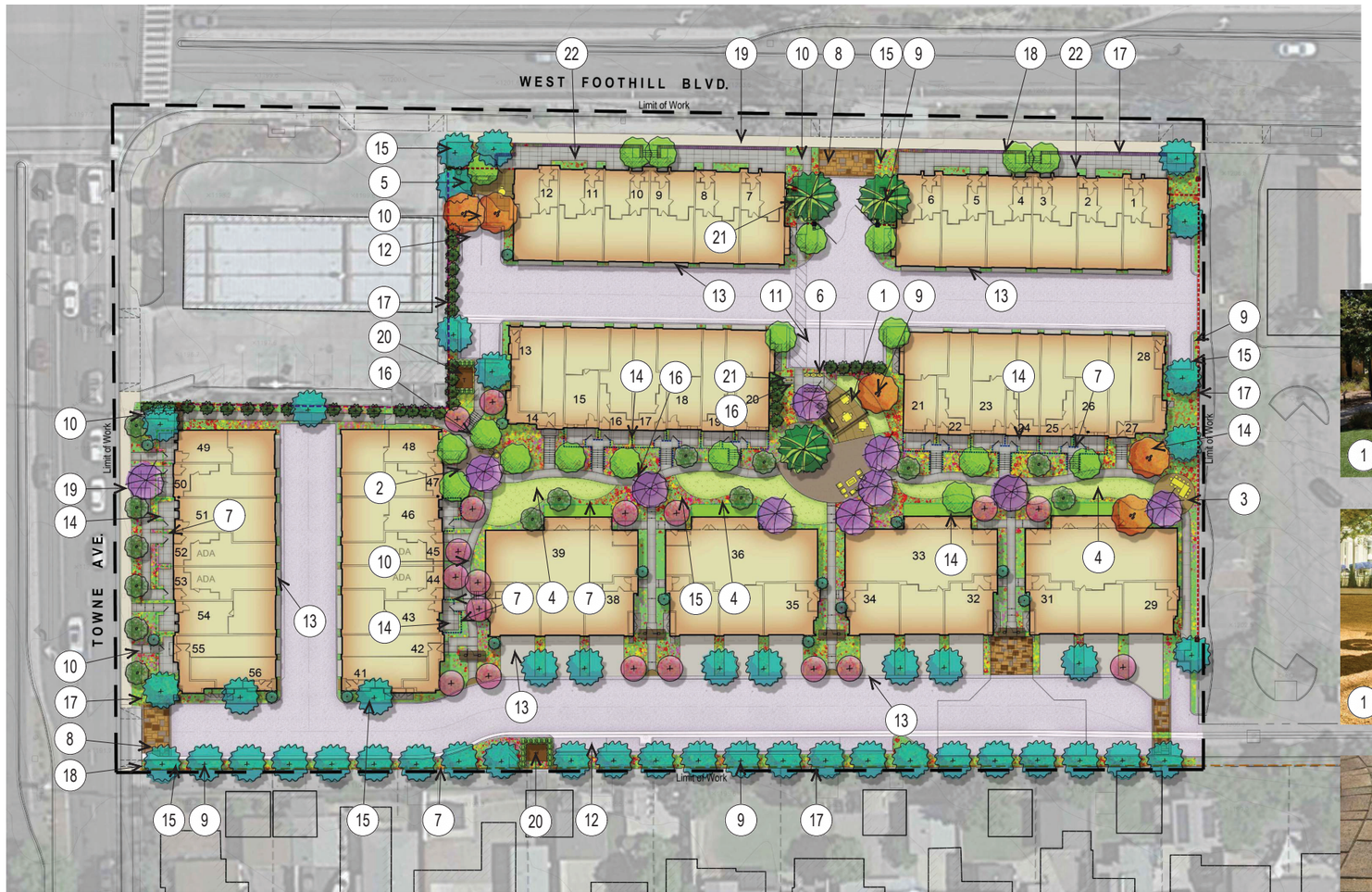
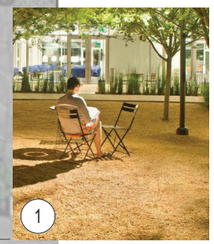


LEGEND

1. Central community open space area with shade structure, BBQ Island, Furniture, Fire-pit and seating area for large gathering.
2. Secondary open space area with adirondacks for small gatherings.
3. Work from Home area for small gathering.
4. Passive Lawn area.
5. Small Pocket with table and chairs.
6. Six community cluster mailboxes, per USPS review and approval.
7. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
8. Enhanced paving at project entries.
9. Proposed tree, per Planting Plan.
10. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
11. Accessible parking stall and striping, per Civil plans.
12. Guest parking stall.
13. Natural colored concrete driveway, with light broom finish and tooled joints.
14. Private patio / yard area, homeowner maintained.
15. Common area landscape, builder installed and HOA maintained.
16. Community dog bag station (black in color), for pet owners.
17. Property line.
18. Public street R.O.W.
19. Proposed public street sidewalk, per Civil plans.
20. Transformer to be screened with landscape, quantity and final locations to be determined.
21. Short term bike parking (2 bike racks to accommodate 4 bike stalls).
22. Proposed live/work space with natural colored concrete sidewalk, with light top-cast finish and saw-cut joints. See sheet L-4A (Wall & Fence Plan) and L-4B (Wall & Fence Details and Imagery) for more wall information.



*Conceptual images (provided herein are conceptual and subject to change)

SOURCE: The Olson Company 2023

FIGURE 9
Conceptual Landscape Plan
Olson Foothill Project

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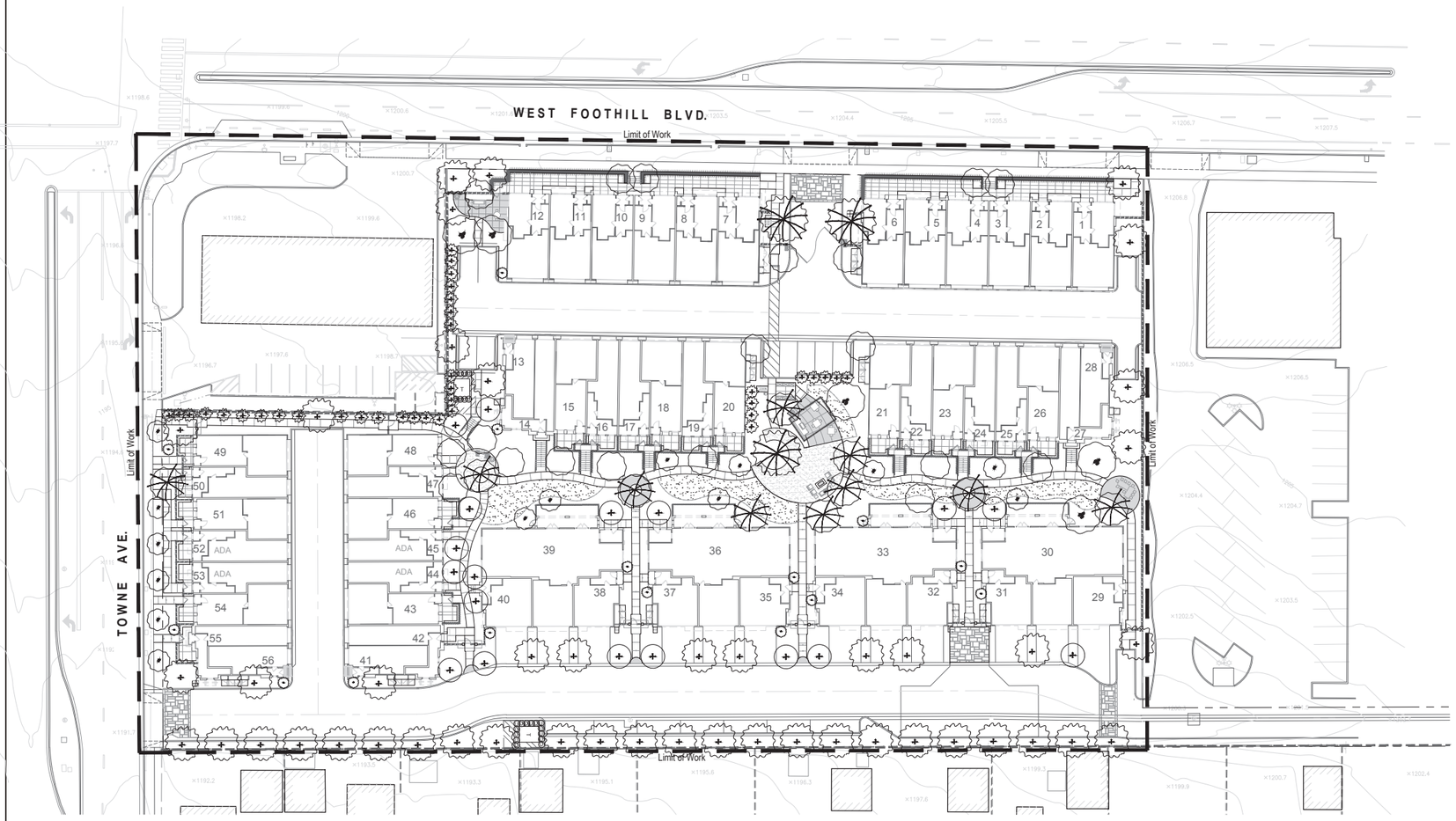

PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R4)	Qty.
	TREES					
	Specimen	Magnolia g. 'Monlia' (Majestic Beauty S. Magnolia)	Natural	36" Box	Mod.	3
	Canopy	Platanus racemosa (California Sycamore)	Single	24" Box	Mod.	5
	Focal	Quercus agrifolia (Coast Live Oak)	Multi	24" Box	Low	10
	Street	Tristania conferta (Brisbane Box)	Single	24" Box	Mod.	46
	Deciduous Flowering	Lagerstroemia ixf 'Tuscarora' (Crape Myrtle)	Single	15 Gal.	Mod.	18
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree)	Single / Multi	15 Gal.	Low	14
	Medium	Rhus lancea (African Sumac) Geijera parvilflora (Australian Willow)	Single	24" Box	Low Mod.	19
	Columnar	Cupressus sempervirens (Italian Cypress) Laurus nobilis (Sweet Bay)	Single	15 Gal.	Low	15
	Buffer Screen	Prunus ilicifolia lyonii (Catalina Cherry) Laurus nobilis (Sweet Bay)	Single	15 Gal.	Low Low	37
					Total =	167
	SHRUBS					
	Utility Screen	Westringia fruticosa 'Wynabbie Gem' (Coast Rosemary)	Single	15 Gal.	Low	22

SHRUBS and GROUND COVER		WUCOLS (R4)
Anigozanthos	Kangaroo Paw	Low
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Carex divulsa	Berkeley Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Dasylirion longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Lavandula sp.	Lavender	Low
Nassella pulchra	Purple Needlegrass	Low
Muhlenbergia rigens	Deer Grass	Low
Rosmarinus p. 'Huntington Carpet'	Groundcover Rosemary	Low
Salvia gregii sp.	Red / Purple Sage	Low
Westringia sp.	Westringia	Low
Xylosma congestum 'Compact'	Compact Xylosma	Low
Yucca gloriosa	Spanish Dagger	Low

VINES & ESPALIERS		WUCOLS (R4)
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low

Utility Screen Hedge - Westringia 'Wynabbie Gem' (Coast Rosemary)
15 gallon - Plant Leaf to Leaf

NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
2. Vehicular Swinging Gates to be installed per local Fire Codes & Regulations.
3. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
4. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
5. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
6. All trees within 5' of hardscape to be installed with deep root barriers.

SOURCE: The Olson Company 2023

DUDEK

FIGURE 10
Conceptual Planting Plan
Olson Foothill Project

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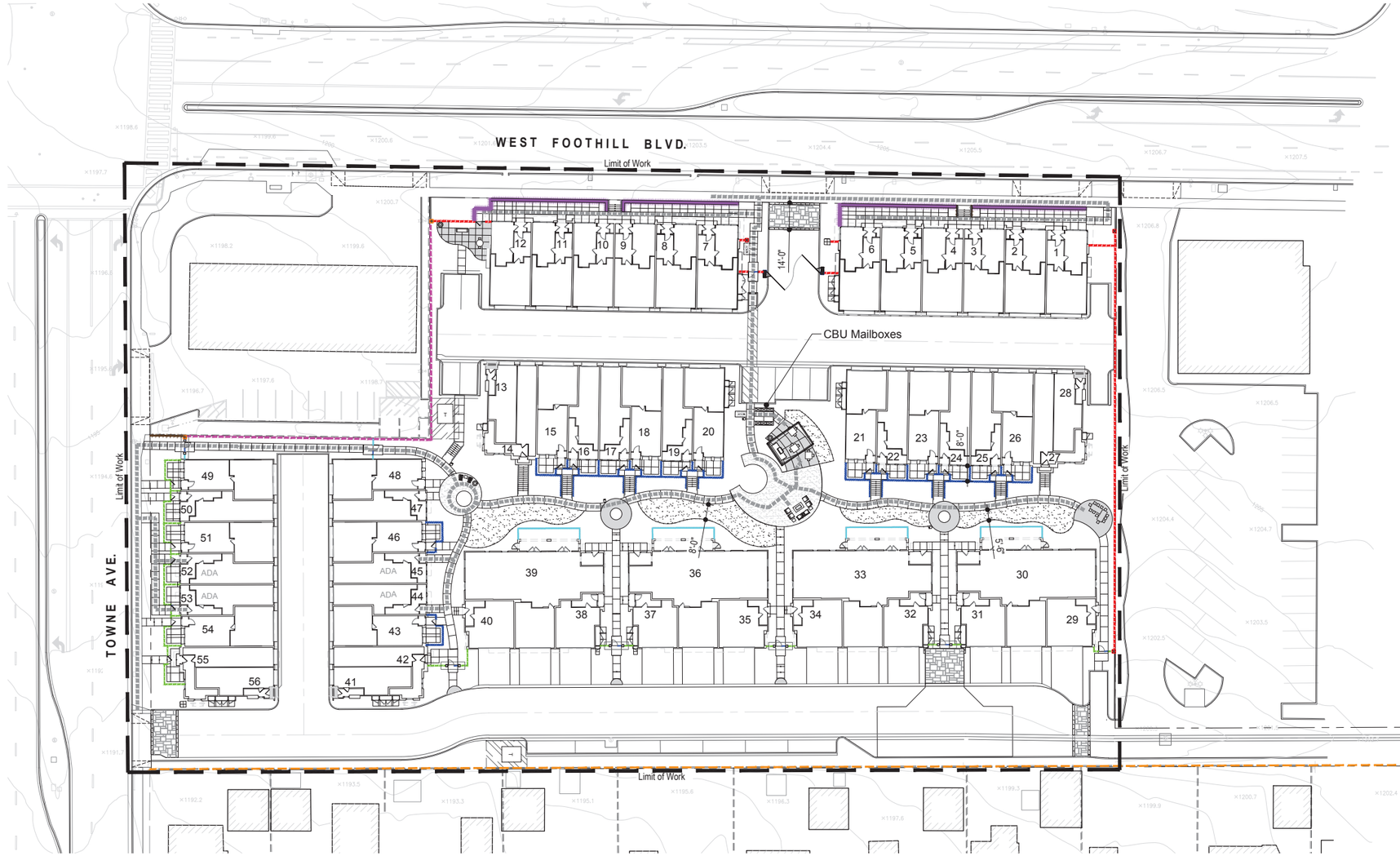

0 15' 30' 60'

Scale: 1" = 30'

WALL, FENCE & GATE LEGEND

- Existing +-6'-0" High property line wall, protect in place, paint or stucco interior side.
- 1 — 6'-0" High stucco over CMU wall, with flat stucco cap.
- 2 — 8'-0" High stucco over CMU wall, with flat stucco cap.
- 3 — 5'-0" High stucco over CMU patio wall (along Towne Ave.), with flat stucco cap.
- 4 — Stucco over CMU retaining wall, with flat stucco cap.
- 5 — 2'-0" High (18" thick) stucco over CMU seat wall on top of retaining wall, with brick cap to match architecture (retaining conditions along West Foothill Blvd., per Civil Engineer's Plans).
- 6 — 3'-6" High stucco over CMU patio wall, with flat stucco cap.
- 7 — 5'-0" High vinyl fence.
- 8 — 8'-6" High (18" sq.) stucco (over CMU) pilaster, with 20" sq. (4" H) CMU cap (tan color).
- 9 — 6'-6" High (18" sq.) stucco (over CMU) pilaster, with 20" sq. (4" H) CMU cap (tan color).
- 10 — 6'-6" High (18" sq.) stucco (over CMU) pilaster, with brick cap to match architecture.
- 11 — 8'-0" High wood pedestrian arbor (painted, dark brown).
- 12 — 8'-6" High (36" sq.) stucco (over CMU) monument pilaster, with enhanced cap (tan color).
- 13 — ±6'-0" High metal (automatic open) vehicular swing gate.
- 14 — 5'-6" High metal pedestrian (ADA accessible) gate.
- 15 — 5'-0" & 3'-6" High metal patio gate.
- 16 — 5'-0" High vinyl yard gate.
- ADA accessible path of travel.

SOURCE: The Olson Company 2023

FIGURE 11

Conceptual Wall and Fence Plan

Olson Foothill Project

DUDEK

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OPEN SPACE LEGEND		
SYMBOL	NOTES	QTY
	PROGRAMMED PUBLIC OPEN SPACE (MIN. 15`X15`)	14,001 sf
	PRIVATE OPEN SPACE (MIN 6`X6`)	4,569 sf
	OTHER LANDSCAPE OPEN SPACE	14,003 sf

	Provided	Required
Open Space (Private + Public)	18,572 sf	6,720 sf

SOURCE: The Olson Company 2023

FIGURE 12

Conceptual Open Space Plan

Olson Foothill Project

DUDEK

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Appendix A

Air Quality and Greenhouse Gas Impact Analysis

Appendix B

Geotechnical Due-Diligence Investigation

Appendix C

Phase I and II Environmental Site Assessment

Appendix D
Preliminary Hydrology Study

Appendix E

Development Planning Document (LID Plan)

Appendix F
Noise Impact Analysis

Appendix G
Transportation Study