



Clara Oaks Specific Plan Project Initial Study

Prepared for:

City of Claremont
207 Harvard Avenue
Claremont, California 91711

Prepared by:

DUDEK
38 North Marengo
Pasadena, California 91101

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1 Introduction

1.1 Project Overview

The proposed Clara Oaks Specific Plan (Project) is a proposed plan and regulatory document that assigns and creates land use categories and development standards for the Specific Plan area (also referred to as the Project site). The Project site totals 102.75 acres located within hillsides of the northwest portion of the City of Claremont (City) and consists of Assessor Parcel Numbers (APN) 8669-012-004 (4.67 acres) and 8669-012-005 (98.08 acres). Under the Specific Plan, the Project applicant proposes to develop 40 individual lots for custom residential homes; dedicated open space with a public hiking trail; and associated on-site and off-site roadway and infrastructure improvements.

The Specific Plan will include a Tentative Tract Map (TTM) with lot sizes ranging from 0.22 acres to 2.41 acres. Other proposed Project components include a public trail parking lot/drainage lot and booster pump station (Lot A), potable water tank site (Lot B), dedicated open space areas (Lot C and Lot D); onsite access roads (and off-site roadway connection to Webb Canyon Road), and associated utility connections and infrastructure. Residential Lots 1 to 40 total 21.97 acres, Lot A totals 0.88 acres; Lot B totals 0.21 acres; Lot C totals 73.43 acres, Lot D totals 4.66 acres, and the onsite roadways total 1.60 acres for a total Project site acreage of 102.75.

The proposed Project is the subject of analysis in this document pursuant to the California Environmental Quality Act (CEQA). In accordance with the State CEQA Guidelines, Section 15367 (14 CCR 15367), the City is the lead agency with principal responsibility for considering the proposed Project for approval. The proposed Project's discretionary entitlements are anticipated to include: a General Plan Amendment from "Hillside" to Clara Oaks "Specific Plan"; a Zone Change from "H/SD1" to Clara Oaks "Specific Plan"; adoption of the Clara Oaks Specific Plan; approval of the Tentative Tract Map; transfer of development credits and associated Conditional Use Permit (CUP); and certification of the EIR.

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 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 is the lead agency responsible for compliance with CEQA for the proposed Project.

The City has prepared an Initial Study in accordance with the CEQA guidelines to determine if the proposed Project could have the potential to cause significant adverse environmental impacts. Based on the conclusions of the Initial Study evaluation (contained in Section 3 of this document), the City has determined that the proposed Project may have a significant impact and, therefore, will prepare an Environmental Impact Report (EIR) pursuant to CEQA. Since the analysis in the Initial Study determined that the proposed Project would not result in significant impacts for some environmental categories, the City proposes to scope out the following topics from further evaluation in the EIR: agriculture and forestry resources, mineral resources, population and housing, and recreation. This means that these topics will not be analyzed in the EIR.

1.3 Purpose of the Initial Study

The purpose of an Initial Study is to assist in the preparation of an EIR by focusing the EIR on the effects determined to be potentially significant, identifying the effects determined not to be significant, and identifying the appropriate process that can be used for analysis of the proposed Project's environmental effects. The intent of this document is to provide an overview and preliminary analysis of the environmental impacts associated with the implementation of the proposed Project. This document is accessible to the public, in accordance with CEQA, to receive feedback and input on topics to be discussed in the EIR.

1.4 Public Review Process

Pursuant to State CEQA Guidelines Section 15105(b), the Initial Study will be available for a public comment period of no less than 30 days. In reviewing the Initial Study, affected public agencies and the interested public should focus on the sufficiency of the document in identifying the potential impacts of the proposed Project on the environment. Responsible and trustee agencies shall provide specific detail about the scope and content of the environmental information related to the responsible or trustee agency's area of responsibility.

Comments may be made on the Initial Study in writing before the end of the comment period. Following the close of the public comment period, the City will consider this Initial Study and comments thereto in preparing the EIR. Written comments on the Initial Study should be sent to the following address or via email to:

Mr. Brad Johnson
City of Claremont Community Development Department
207 Harvard Avenue
Claremont, California 91711
Attn: Clara Oaks Specific Plan

bjohnson@ci.claremont.ca.us

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2 Project Description and Setting

2.1 Project Location

The proposed Project is located in the hillsides of the City of Claremont. Below is a description of the regional location and Project site, followed by a description of the environment that immediately surrounds the Project site.

The Project site is located in the City of Claremont in the County of Los Angeles (County), approximately 30 miles east of downtown Los Angeles in the foothills of the San Gabriel Mountains, south of the Angeles National Forest. The City is located at the eastern edge of Los Angeles County and adjacent to the San Bernardino County border and is surrounded by the cities of Upland and Montclair and unincorporated areas of San Bernardino County to the east, the City of Pomona to the south and southwest, and the City of La Verne and unincorporated County to the west and northwest. The San Gabriel Mountains are located to the north. Regional access to the City is provided by Interstate (I-) 10 (San Bernardino Freeway), which runs east-west through the southern portion of the City, and State Route (SR-) 210 (Foothill Freeway), which runs east-west through the central portion of the City.

Figure 1, Regional Location and Local Vicinity, illustrates the location of the Project site within the regional and local contexts of the County and City. The approximately 102.75-acre Project site is located within the hillsides, a part of the foothill range of the eastern end of the San Gabriel Mountains. The Project site is located north of SR-210 and is accessible via Webb Canyon Road from Base Line Road. The Project site consists of undeveloped vacant land and encompasses APNs 8869-012-004 (4.67 acres) and 8869-012-005 (98.08 acres).

2.2 Existing Setting

Local Setting

As set forth in the Vision Statement included in the City's General Plan, "Claremont distinguishes itself through its cohesive collection of distinct well-maintained and safe neighborhoods and by our character as a diverse residential college and business community. Designed to human scale, our buildings promote the aesthetic enhancement of public spaces through design. These features contribute to the pedestrian experience and the livability of our City. Transportation gateways create strong entry statements, reflecting the character of our City." The City has a population of 36,446 persons and contains 12,459 housing units as of 2018 (SCAG 2019). The City is primarily a residential community and home to the Claremont Colleges.¹ Among the 12,459 housing units in Claremont in 2018, 65.9% were single-family detached homes.

Figure 2, Surrounding Land Uses, presents an aerial view of the existing conditions on the Project site and immediately surrounding areas. The Project site is currently vacant and undeveloped and consists of south-facing slopes within the hillsides of the City. At the northwest corner of the Project site, there is a parcel owned by the Los Angeles County Flood Control District (LACFCD) of 13.29 acres (not-a-part of the proposed Project). A noncontiguous portion of the Project site is located to the northwest of this LACFCD parcel, as depicted in Figure 2. The southwestern corner of the Project site is adjacent to a 3.72-acre parcel owned by the Metropolitan Water District

¹ Claremont Colleges include five undergraduate colleges (Pomona College, Scripps College, Claremont McKenna College, Harvey Mudd College, and Pitzer College) as well as two graduate schools (Claremont Graduate University and Keck Graduate Institute).

(MWD). The western Specific Plan boundary is also the boundary of the Claremont city limits and unincorporated County lands that are within the City's Sphere of Influence (SOI).

The on-site vegetation is comprised primarily of laurel sumac scrub with non-native annual grasslands and a eucalyptus grove, as well as scattered coast live oak trees. The site includes vacant, undeveloped, south-facing hillsides and steep slopes with natural drainages. Elevation on the Project site ranges from approximately 1,890 feet in the northeastern corner to 1,400 feet in the southern corner. The Project site is located east of Webb Canyon Road, northwest of the parcel owned by the MWD.

- Land uses to the north of the Project site include hillside open spaces and the Marshall Canyon Regional Park and Claremont Hills Wilderness Park, which includes approximately 1,620 acres of foothill open space area owned and operated by the City. The boundary of the Angeles National Forest is approximately 1.3 miles north of the Project site. Immediately to the north are east-west aligned overhead electric transmission lines (specifically, a double-circuit 287 kilovolt (kV) line owned by the City of Los Angeles Department of Water and Power and a double-circuit 66 kV line owned by Southern California Edison) (CEC 2021).
- Land uses to the east include the Claraboya residential neighborhood and hillside open spaces within the Claremont Hills Wilderness Park, followed by developed residential areas of the City approximately 1 mile east of the Project site.
- Land uses to the south include The Webb Schools and residential areas within the City and within unincorporated Los Angeles County, located north of Base Line Road. I-210 is approximately 0.6-mile south of the Project site.
- Land uses to the west include land within the unincorporated County of Los Angeles (within the City's SOI), which includes the LACFCD flood control facilities and the Live Oak Reservoir and surrounding residential neighborhoods.

Project Site Conditions

There are no maintained public roads or developed areas within the Specific Plan area. Webb Canyon Road, located to the west of the Specific Plan area, is the closest public road. The southern end of the Project site is bordered by a MWD service road that trends east/west, and pedestrian access may be obtained through the unmaintained single-track trails crossing the Project site, although these are not designated public trails. Additionally, there is no existing utility infrastructure on the Project site.

The Specific Plan area lies within an area considered a Very High Fire Hazard Severity Zone (VHFHSZ), as designated by the Los Angeles County Fire Department (LACFD) and California Department of Forestry and Fire Protection. Fire hazard designations are based on topography, vegetation, and weather, amongst other factors. Vegetation on the Project site includes native and non-native vegetation, trees, and ephemeral drainages (i.e., streams that flow only in response to precipitation or snow melt).

As shown on Figure 3, Regional and Local Resources and Constraints, the area to the west of the Project site, as well as APN 8669-012-004 (4.67 acres) of the Specific Plan area, is within a County-designated Significant

Ecological Area (SEA) No. 18, “San Dimas Canyon and San Antonio Wash”.² This is a County land use designation and the regulations for development within an SEA are not applicable to properties within City limits, and any boundaries that overlie properties within a city are provided for information purposes only (County of Los Angeles 2019). The Project site contains areas designated by the California Department of Conservation as having soils subject to landslides within the Project site boundary, but no soils are designated as being subject to liquefaction hazards and no known, mapped earthquake fault lines cross the Project site. As shown on Figure 3, the nearest known fault is the Sierra Madre fault located approximately 0.5-mile to the southeast of the Project site.

Hillside Development Regulation Overview

Recognizing the importance of the hillsides of Claremont, the City has a long history of adopting policies aimed at preserving these open spaces. In 1977, the City adopted the Natural Environment Element of the City’s General Plan to outline goals and policies regarding hillside development. In 1981, the City adopted the Hillside Zoning Ordinance (Hillside District), which provides a framework for limiting hillside residential development to concentrated areas characterized by flatter terrain.

The City’s Hillside District allows for development credits, which are defined in the Municipal Code as “a potential entitlement to construct one dwelling on land within the area designated Hillside Residential Overlay in the General Plan, which may only be exercised when the development credit has been transferred pursuant to the provisions of [the City’s Hillside District requirements] from a donor to a receiver parcel and other applicable requirements are fulfilled” (Claremont Municipal Code, Section 16.010.030(B)(3)). Development credits may be transferred from parcels in the Hillside District to other parcels in the Hillside District as long as those receiving parcels are within areas shown for housing clusters on the General Plan. Property owners may sell their credits, or they can develop in the residential cluster site, but must meet the zoning standards aimed at protecting hillside resources and public safety from natural hazards. Lands within the Hillside Residential Overlay zone have been designated as suitable for clustering development, with the intention of reducing impacts elsewhere in the hillside area. Both the donor and receiver parcels must be in the Hillside District, but the receiver parcels must be within the Hillside Residential Overlay land use designation. The receiver parcel must also have enough land to accommodate the credits, as determined by approval of a specific plan for the receiver parcel. In this case, the Project site is the receiver site and can accommodate clustered housing development.

Clustering of residential units within the Project site and transfer of development credits are used as a means of limiting residential development to the areas within the Specific Plan boundaries that are designated on the General Plan. The Project site has a General Plan land use designation of “Hillside” and is also within the “Hillside Residential Overlay.” The Project site is zoned Hillside Slope Density 1 (H/SD1). The Project site currently has 38 dwelling unit credits. As such, the Project requires 2 additional credits in order to develop the proposed 40 residential lots. Currently, there are numerous available credits that can be purchased from properties to the north or south of the Project site. A condition of approval would be applied to the Project requiring acquisition of the 2 additional credits.

² Significant Ecological Areas (SEA) are officially designated areas within Los Angeles County with irreplaceable biological resources. The County’s SEA Program objective is to conserve genetic and physical diversity within Los Angeles County by designating biological resource areas that are capable of sustaining themselves into the future. Lands within and adjacent to the Project site have been designated by the County as SEA No. 18, “San Dimas Canyon and San Antonio Wash”. The San Dimas Canyon component covers approximately 5,500 acres and includes portions of Live Oak, Marshall, and San Dimas canyons. The smaller component, San Antonio Canyon, covers approximately 1,200 acres of the San Antonio Canyon alluvial outwash. In total, this SEA encompasses 6,727 acres (County of Los Angeles 2019).

Figure 4, General Plan Land Use Map, identifies the Project site within the “Hillside Residential Overlay” area. Per the City’s Municipal Code, the Hillside District is intended to provide for limited uses of hillside areas, which are consistent with the City’s General Plan.³

2.3 Proposed Project

In accordance with the provisions of Chapter 16.081 (Specific Plan District) of the City of Claremont’s Municipal Code, the Project applicant (Clara Oaks Estate, LLC) is seeking approval of the Specific Plan in order to allow for development of the Project site. The overall purpose of the Clara Oaks Specific Plan (referred herein after as Specific Plan) is to provide comprehensive direction and the framework for enhancement and development of the Project site while implementing the vision, goals and policies of the City’s General Plan. The underlying purpose of the Project is to provide new housing stock for the City and implement a Specific Plan that would ensure compliance with the City’s Hillside District and Hillside Residential Overlay land use designation and the General Plan.

Figure 5, Conceptual Land Use Plan, shows the proposed development plan and arrangement of land uses on the Project site, including residential lots, roadways, and dedicated open space. Under the Specific Plan, the Project applicant proposes to develop 40 individual lots for custom residential homes with lot sizes ranging from 0.22 acres to 2.41 acres, as depicted on Figure 6, Draft Tentative Tract Map No. 73942. Other proposed Project components include a public trail parking lot/drainage lot and booster pump station (Lot A), potable water tank site (Lot B), dedicated open space areas (Lot C and Lot D); onsite access roads (and off-site roadway connection to Webb Canyon Road), and associated utility connections and infrastructure. Residential Lots 1 to 40 total 21.97 acres, Lot A totals 0.88 acres; Lot B totals 0.21 acres; Lot C totals 73.43 acres, Lot D totals 4.66 acres, and the onsite roadways total 1.60 acres for a total Project site acreage of 102.75. The proposed Project would preserve 78.09 acres of open space (Lot C and Lot D) in the northern portion of the Project site.

The Specific Plan provides a land use, development and implementation framework that provides the comprehensive direction and framework for enhancement and -development of the Project site. An overview of the proposed components of the Specific Plan is provided below.

Chapter 1. Introduction

This chapter provides an overview of the vision, community input process, and guiding principles of the Specific Plan. The California Government Code (Title 7, Division 1, Chapter 2, Article 8, Sections 65450–65457 [Specific Plans]) provides authority for a city to adopt a specific plan by ordinance (as a regulatory plan) or resolution (as a policy plan). When a specific plan is adopted by ordinance, the specific plan effectively replaces portions or all of the current zoning regulations for specified parcels and becomes an independent set of zoning regulations that provide specific direction to the type and intensity of uses permitted or define other types of design and permitting criteria. The Specific Plan will be presented to the Claremont City Council as an ordinance and, and if approved, will function as the regulatory document serving as the implementing zoning for the Project site, thereby ensuring

³ Per the City’s Municipal Code, the allowable clustering in the residential overlay allows for single-family uses within 500 feet of Webb Canyon Road, as stated in 16.010.010 PERMITTED USES: A. The following uses and development shall be permitted in the H District: (1.) In areas shown as Hillside Residential Overlay on the General Plan Land Use Plan, in areas within 500 feet of Webb Canyon Road or 300 feet of Base Line Road, the following uses and development are permitted provided proposed building sites and project accessibility meet the requirements of this chapter: (a). One single-family dwelling unit per lot for occupancy by no more than one household.

the orderly and systematic implementation of the City's General Plan. The Specific Plan would act as a bridge between the City's General Plan and development activities that would occur on the Project site.

Chapter 2. Development Plan

The approximately 102.75-acre Specific Plan area would be divided into two land use categories: Single Family Residential and Dedicated Open Space. The Specific Plan includes eight topics pertaining to development of the Project site, including Land Use, Open Space, Circulation, Water, Sewer, Drainage, Grading, and Utilities. Figure 5, Conceptual Land Use Plan, depicts the Specific Plan boundary, proposed internal circulation roadways, proposed single-family residential area, and proposed dedicated open space area of the Project site.

Land Use Category

Permitted uses proposed for the single-family residential area include the following:

- One single-family dwelling unit per lot for occupancy by no more than one household, subject to the Development Standards and Design Criteria (Chapter 3) and Administration and Implementation (Chapter 5) set forth in the Specific Plan.
- Accessory buildings and structures located on the same lot as a single-family dwelling unit, subject to the development standards and design criteria addressed in Chapter 3.
- Public parking and recreational trails, in compliance with the Dedicated Open Space.
- Home occupations, subject to approval pursuant to Chapter 16.327 of the City's Zoning Ordinance.
- The growing of crops and fruits when accessory to and subordinate to a residential use.
- The keeping of animals as pets and not for commercial purposes, subject to Title 6 of the Claremont Municipal Code.

Permitted uses proposed for the Dedicated Open Space conservation area include the following:

- Open space
- Public recreational trails

Open Space Category

To facilitate public enjoyment of this scenic hillside area within and adjacent to the Project site, the Open Space Category would provide an approximately 2.5-mile single-track loop trail system for public access. All trails associated with the Project would be new trails. Figure 7, Conceptual Trail Plan depicts the proposed trail, trail parking, and trail connection to the public roadways. A public trailhead would be located at the southwestern Project site boundary, with a decomposed granite single-track trail (no more than 4 feet in width) leading along one of the neighborhood access roads to the open space trail system. A public parking lot for trail users would be located southeast of the residential Lot 40 within Lot A. The proposed looped trail system would not include any direct connections to other nearby trails.

Circulation Category

Access to the Specific Plan area would be provided from Webb Canyon Road via an existing access easement over the MWD-owned parcel located at the southwest corner of the Specific Plan area. Connection to the Project would require development of off-site access from Webb Canyon Road to the proposed on-site street system, which would consist of three roadways designed with turnarounds at the terminus (see Figure 5: Conceptual Land Use Plan). Roadways within the Specific Plan area would consist of right-of-way for vehicular travel, with curbs and gutters on both sides of the street. On-street parking would be accommodated in parking bays along select portions of street(s) where the topography allows. Pedestrian access through the proposed residential neighborhood within the Project site would be provided by a 4-foot wide decomposed granite neighborhood trail flanking one side of the roadway that leads to the trail system.

Water Category

The Golden State Water Company (GSWC) would be the water purveyor to provide domestic water supplies and fire flows to the Specific Plan area. GSWC has indicated that the Project site is not within their jurisdiction, and thus, approval from the California Public Utility Commission would be required prior to construction improvements to the water system. New water infrastructure would be required to provide service to the Project site. A new water pipeline would be connected to existing GSWC infrastructure within Base Line Road and would be constructed within the alignment of Webb Canyon Road, through the MWD parcel, and into the Specific Plan area. Other infrastructure improvements include a booster pump station to be located within Lot A, as well as a proposed new water tank, to be sized in accordance with County fire flow storage requirements, located Lot B, as shown on Figure 5, Conceptual Land Use Plan and Figure 6, Draft Tentative Tract Map No.73942.

Sewer Category

New sewer infrastructure would be required to provide service to the Project site. A new sewer pipeline would be connected to existing City infrastructure located at the intersection of North Towne Avenue and Base Line Road and would be constructed within the alignment of Webb Canyon Road, through the MWD parcel, and into the Specific Plan area. The City's Sanitation Services provides wastewater services to the City and would provide such services for the proposed Project.

Drainage Category

Under the existing conditions, there are no manmade drainage systems on the Project site and water flows generally from northeast to south. There are no water quality treatment devices in any area of the Project site to provide any treatment for runoff generated onsite. All proposed drainage infrastructure improvements would be required to be designed and installed in accordance with the City's Engineering Division standards. Within the clustered residential development area, storm drain facilities would be constructed where street improvements cross the natural drainages. Detention of runoff would be addressed by each individual lot when developed to address any increased runoff from additional impervious areas, in accordance with the County's Low Impact Development (LID) standards as set forth in Chapter 8.28, Stormwater and Runoff Pollution Control of the Municipal Code. Storm drain facilities would be constructed to capture runoff from the developed roadways and conveyed to Lot A.

Grading Category

Initial grading activities on-site and off-site would be limited to the development of the internal roadway infrastructure and utility infrastructure. The residential lots are anticipated to be developed as custom lots, to be constructed based on market conditions over time, and in accordance with the Chapter 3: Development Standards and Design Criteria set forth in the Specific Plan. On-site grading would include access road areas and buildable pad areas for the 40 individual lots. Off-site grading would be limited to areas within existing and new road rights-of-way.

Utilities Category

To serve the Specific Plan area, dry utilities would be located beneath the road rights-of-way and stubbed out to each residential lot. The dry utility providers are:

- Gas: Southern California Gas Company
- Electric: Southern California Edison Company
- Communication: Time Warner Cable California

Chapter 3. Development Standards and Design Criteria

The Specific Plan includes development standards and design criteria that provide the regulatory framework for development of the site, including criteria for the following: site and grading, structure design, private yards, landscaping and fuel modification, driveway and pedestrian pathway, wall and fence, open space, exterior lighting; energy efficiency; and interior/exterior fire protection. Design review plans, detailed site plans, grading and building permits, or any other action requiring ministerial or discretionary approval applicable to the Project site must be consistent with the intent of the Specific Plan. Subsequent projects determined to be consistent with the Specific Plan would likewise be determined to be consistent with the City's General Plan.

Each application to develop a home on an individual lot within the Specific Plan will require architectural review pursuant to Chapter 16.300 of the Municipal Code. Regulatory criteria set forth in the Specific Plan related to development of the residential lots would allow for flexibility in the siting of dwelling units to best fit the natural terrain. Buildings would be designed to accommodate sloping sites and minimize the amount of grading required. Homes would be placed and designed to follow the topography. Structures would not be allowed to be placed on the peak of prominent ridgelines, and graded areas would be recontoured to reflect the natural contours of the surrounding terrain to avoid an unnatural engineered appearance.

The form, mass, and profile of the residences would reflect and complement the natural topography. All elevations of a structure would feature the same level of design and detail. All buildings on a single lot would be stylistically consistent and the buildings would not draw undue attention with monumental entries, oversized elements, or overwhelming massing that would be visible from public vantage points. Large roof overhangs and excessive cantilevers on downhill elevations would be avoided to prevent a massive appearance from below. Building materials and colors would blend with the natural setting.

Altering the landform to create yards would be prohibited, and the conservation of plant materials to protect slopes from erosion and to blend with grading and construction in hillsides would be required. Landscape plans would be required to provide sufficient permanent, fire-resistant plantings to minimize the visual effects of grading, and

irrigation plans would provide full coverage to sustain slope plantings and must comply with Chapter 16.131, Water Efficient Landscape Requirements, of the City's Zoning Code. All properties must allow brush clearance in accordance with the requirements of the Fire Code and the City's Building Code. Each home would be required to provide a fuel modification plan to LACFD, Forestry Division, and the individual homeowner would be responsible for all fuel modification vegetation management on their lots in compliance with the fuel modification plan and LACFD requirements. Driveways would allow for on-site maneuvering so vehicles would not back up into the street.

Trails through the Dedicated Open Space (see Figure 7) would be located such that cuts and fills would be minimized, and visual character be preserved. Supporting infrastructure related to trails or open space, including the public parking lot for trail users, would employ designs and materials that reflect the natural environment.

Street lighting would harmonize with the natural character of the hillside and buildings would be sited to take advantage of solar orientation and prevailing breezes, as well as oriented to facilitate the use of natural daylighting and passive/active solar energy systems. Roof-mounted solar systems would be designed to visually integrate to the structure, and ground-mounted solar systems would be oriented to blend in with the surrounding environment. Roofs would be designed to capture rainwater for on-site landscape irrigation.

Fuel modification would be mandated to satisfy the LACFD requirements and would consist of at least 100 feet, measured in a horizontal plane, from the exterior façade of all structures towards the undeveloped areas. A typical landscape/fuel modification installation per the County's Fire Code consists of a 30-foot-wide Zone A and a 70-foot wide Zone B for a total of 100 feet in width. An additional 100-foot wide Zone C may be required for the areas adjacent to natural-vegetated, open space areas. Structures would comply with all requirements of the California Building Code (CBC) related to interior fire protection, as dictated through applicable sections of CBC Part 2, Volume 1 Chapter 7: Materials and Construction Methods for Exterior Wildfire Exposure.

Chapter 4. Sustainability Plan

The Specific Plan would include standards intended to support a commitment to energy, water and green building standards for sustainability. The Specific Plan would include measures to achieve the following goals:

- Create a Zero net energy (ZNE) community that uses less than or equal the amount of on-site renewable generated energy
- Create a green community that blends into the natural environment
- Create a City compliant community that meets the standards and goals of the City's Sustainability Plan

Chapter 5. Administration and Implementation

This chapter of the Specific Plan outlines the responsibility for implementing the Specific Plan, including the review and approval process for all site features. Each residential lot would be required to submit architectural and landscaping plans to the City's Architectural Commission for review and approval. This review process would be a discretionary action for the City's consideration, at the time of the application for the building permit for each lot.

The on-site roads would be private and would be owned and maintained by a homeowner's association. A condition of approval would be applied to the Project requiring formation of a homeowner's association that would be responsible for maintaining the on-site roads, among other applicable responsibilities.

Prior to issuance of a building permit for a development proposal requiring the City's Director of Community Development review, the Director would review the proposal to determine compliance with this Specific Plan. After review, the Director would approve, approve subject to conditions, or deny the development proposal. The Director could apply conditions on a development proposal that it determines necessary to ensure compliance with the Specific Plan. Any applications for any Variances, Conditional Use Permits, or Subdivisions would be processed in accordance with the applicable Chapter of the City's Municipal Code.

2.4 Discretionary Approvals

As defined in CEQA Guidelines section 15367, the term "lead agency" refers to the public agency which has the principal responsibility for carrying out or approving a project. The City of Claremont is the lead agency pursuant to CEQA. As defined in CEQA Guidelines section 15381, the term "responsible agency" refers to all public agencies other than the lead agency which have discretionary approval power over the project. The discretionary approvals listed below are those anticipated to be required at the time of the preparation of this Initial Study. Additionally, the proposed Project would be subject to various ministerial approvals prior to implementation of the proposed Project.

City of Claremont

The proposed Project would require the following discretionary approvals from the City of Claremont, as lead agency pursuant to CEQA, prior to implementation of the proposed Project:

- Certification of an Environmental Impact Report
- General Plan Amendment (from "Hillside" to Clara Oaks "Specific Plan")
- Zone Change (from Hillside Slope Density 1 (H/SD1) to Clara Oaks "Specific Plan")
- Adoption of the Clara Oaks Specific Plan
- Approval of the Tentative Tract Map
- Approval of the Conditional Use Permit for approval of transfer of development credits

Responsible Agencies

The proposed Project is anticipated to require the following discretionary approvals from Responsible Agencies pursuant to CEQA, prior implementation of the proposed Project:

U.S. Army Corps of Engineers

- Section 404 Nationwide Permit to allow the discharge of dredge and fill material into "waters of the United States."⁴

⁴ The requirement for this permit is pending the results of a jurisdictional delineation study, which will be completed as part of the EIR analysis.

California Public Utilities Commission

- Boundary adjustment to include the Specific Plan area within the Golden State Water Agency service area

California Department of Fish and Wildlife

- Section 1600 Streambed Alteration Agreement to authorize changes to the natural flow or the bed, channel, or bank of any river, stream, or lake and associated impacts to biological resources.

Regional Water Quality Control Board

- Section 401 Water Quality Certification to protect water quality within “waters of the United States.”

Metropolitan Water District

- Review of list of construction equipment and review of all project plans to ensure access to MWD facilities

County of Los Angeles

- Off-site utility infrastructure improvements and possible improvements to Webb Canyon Road within the County’s jurisdiction

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3 Initial Study Checklist

1. Project title:

Clara Oaks Specific Plan

2. Lead agency name and address:

City of Claremont
207 Harvard Avenue
Claremont, California
91711

3. Contact person and phone number:

Mr. Brad Johnson
City of Claremont Community Development Department
207 Harvard Avenue
Claremont, California 91711
Attn: Clara Oaks Specific Plan

(909) 399-5342
bjohnson@ci.claremont.ca.us

4. Project location:

The Project site is undeveloped vacant land with no legal address. The Assessor's Parcel Numbers associated with the Project site are APNs 8869-012-004 and 8869-012-005.

5. Project sponsor's name and address:

Clara Oaks Estates, LLC
4806 Main Street
Vancouver, BC V5V 3R8
Attn: Randy Lim

6. General Plan designation:

Hillside Residential Overlay and Hillside

7. Zoning:

H/SD1 Hillside Slope Density 1

8. Description of project:

Refer to Section 2, Project Description and Setting, of this Initial Study.

9. Surrounding land uses and setting:

Refer to Section 2, Project Description and Setting, of this Initial Study.

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

Refer to Section 2.4, Discretionary Approvals, of this Initial Study.

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.?

Refer to Section 3.18 of this Initial Study for details.

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.

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

6-14-21

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact. Scenic vistas near the Project site are dominated by the hillsides and slopes of the San Gabriel Mountains. Per the City's Municipal Code, the Hillside District is intended to provide for limited uses of hillside areas that are consistent with the City's General Plan. One of the principle goals of the Hillside Ordinance is to limit the visibility and visual presence of developments by implementing a variety of means of architecture, landscaping, and civil engineering. The Hillside Ordinance states that "any view corridors or scenic vistas from adjacent development shall be preserved to the maximum extent possible." The proposed Project would introduce a new development within the hillsides of the City. Further evaluation is required in order to determine whether this new development would have the potential to adversely affect scenic vistas. Therefore, impacts may be potentially significant, and this issue will be further analyzed in the EIR.

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. According to the California Scenic Highway Mapping System of the California Department of Transportation (Caltrans), the Project site is not on or near a state-designated highway (Caltrans 2021). The nearest officially designated scenic highway is SR-2 (the Angeles Crest Highway) approximately 16 miles north of the Project site. Additionally, the City's General Plan does not identify eligible or locally designated scenic roads or highways within proximity of the Project site (City of Claremont 2009).

Given that there are no scenic highways near the Project site, the proposed Project would not cause substantial damage to scenic resources within a scenic highway. Therefore, no impacts would occur. This issue will not be further analyzed in the EIR.

- 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?***

Potentially Significant Impact. The Project site is located within the hillsides of the City, north of the Webb Schools, east of Webb Canyon, and west of the Claraboya neighborhood. The existing visual character of the Hillside Residential Overlay area is a mixed intensity of uses that are consistent with the General Plan and that preserve the natural state of hillside areas to the greatest extent feasible. Compliance with the City's Hillside Ordinance would generally ensure consistency with the existing visual character of the Project site. However, further analysis is required to ensure the Specific Plan is consistent with applicable regulations governing scenic quality. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

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

Potentially Significant Impact. Under the existing conditions, the Project site is vacant and undeveloped, and thus, no sources of light or glare are generated at the Project site. There are existing light sources in the area generated by The Webb Schools to the south and the Claraboya neighborhood to the east. The proposed Project would have light sources typical of single-family development, such as indoor lighting emanating from building interiors through windows and street lighting directed downward. However, further analysis is required to determine whether the proposed Project would create new sources of light or glare that would have the potential to adversely affect day or nighttime views in the area. Therefore, impacts are considered potentially significant and this issue will be further analyzed in the EIR.

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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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 within a larger area along the base of the San Gabriel Mountains that is mapped as “grazing land” by the Farmland Mapping and Monitoring Program. However, the Project site and nearby areas are used for flood control infrastructure and recreational/hiking open space uses, and are not used for grazing purposes. As shown on the Los Angeles County Important Farmland map, the Project site does not include any sites mapped by the Farmland Mapping and Monitoring Program as Prime

Farmland, Unique Farmland, or Farmland of Statewide Importance (Department of Conservation 2016a). Implementation of the proposed Project would not involve changes that could result in conversion of Farmland to non-agricultural use, as no Farmland exists on the Project site or in proximity to the Project site. Therefore, the proposed Project would not convert Farmland to non-agricultural uses, and no impact would occur. This issue will not be further analyzed in the EIR.

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

No Impact. The Project site is currently zoned Hillside Slope Density 1 (H/SD1) and designated Hillside Residential Overlay and Hillside. As shown on the Los Angeles County Williamson Act Fiscal Year 2015/2016 map, no areas that are under a Williamson Act contract exist on the Project site or in the vicinity of the Project site (Department of Conservation 2016b). Implementation of the proposed Project would not conflict with existing zoning for agricultural use, as none exist in the area, nor would it conflict with a Williamson Act contract, as none exist in the area. No impact to Williamson Act contract lands or land zoned for agricultural uses would occur as a result of the proposed Project, and this issue will not be further analyzed in the EIR.

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. The Project site is currently zoned Hillside Slope Density 1 (H/SD1) and designated as Hillside Residential Overlay. Per the City's Municipal Code, the Hillside District is intended to provide for limited uses of hillside areas that are consistent with the City's General Plan. The mix of permitted uses, the intensity of uses, and the distribution of uses are to be based largely on natural environmental factors and accessibility to necessary facilities and services. Thus, the City allows development within these areas in accordance with the goals and policies set forth in the General Plan. Additionally, the City does not contain forestry-related or timberland zones. No forest land, timberland, or Timberland Production areas are located within or adjacent to the Project site. Therefore, the proposed Project would not conflict with existing zoning for forest land, timberland, or Timberland Production areas, or result in the loss or conversion of forest lands to non-forest uses, as none exist. No impact to forest land or timberland would occur as a result of the proposed Project, and this issue will not be further analyzed in the EIR.

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

No Impact. As characterized above, no forest land is located within the Project site or in the vicinity of the Project site, as the area is designated for hillside residential uses. Further, the proposed Project would preserve 78.09 acres of open space in the northern portion of the Project site. No forest land would be converted or otherwise affected by the proposed Project, and no impact would occur as a result of the proposed Project. This issue will not be further analyzed in the EIR.

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. As characterized above, no forest land is located within the Project site or in the vicinity of the Project site, as the area is designated for hillside residential uses. Further, the proposed Project would

preserve 78.09 acres of open space in the northern portion of the Project site. No farmland or forest land would be converted or otherwise affected by the proposed Project, and no impact would occur as a result of the proposed Project. This issue will not be further analyzed in the EIR.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact. A significant impact may occur if the Project is not consistent with the applicable air quality plan or would interfere with implementation of the policies of that plan. The Project site is within the South Coast Air Basin (SCAB), and the applicable plan is the Air Quality Management Plan prepared by the South Coast Air Quality Management District. Construction and operation of the Project would result in an increase in emissions that could conflict with the Air Quality Management Plan. As such, further analysis of this threshold will be provided in the EIR.

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?

Potentially Significant Impact. Construction emissions associated with development of the proposed Project would temporarily emit pollutants to the local airshed from dust and on-site equipment, construction worker vehicles, delivery trucks, and off-site haul trucks. Volatile organic compounds (VOCs), nitrogen oxides (NO_x), carbon monoxide (CO), particulate matter with an aerodynamic diameter equal to or less than 10 microns (PM₁₀), particulate matter with an aerodynamic diameter equal to or less than 2.5 microns (PM_{2.5}), and sulfur oxides (SO_x) emissions are the main pollutants that would result from construction.

Project operation would also emit pollutants associated with vehicular traffic, area sources (consumer products, architectural coatings, landscaping equipment), and energy sources (natural gas, appliances, and space and water heating).

Criteria pollutants under nonattainment in the SCAB are ozone and particulate matter (PM₁₀ and PM_{2.5}) (SCAQMD 2017). The proposed Project would generate VOC and NO_x emissions (which are precursors to ozone) and emissions of PM₁₀ and PM_{2.5}. Further analysis will be required to determine the proposed Project's potential to result in a cumulatively considerable net increase of these criteria pollutants. Therefore, this issue will be further analyzed in the EIR.

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

Potentially Significant Impact. There are sensitive receptors (The Webb Schools) located within 250 feet of the Project site. Additionally, the Project site could be partially occupied with residents while earthwork/construction for other residential lots is underway. The proposed Project may generate toxic air contaminant emissions during construction from construction equipment and diesel vehicles. It is not expected that the operational emissions associated with the Project could expose sensitive receptors to pollutant concentrations due to the nature of the proposed land uses. Nevertheless, further analysis of the proposed Project's air pollutant emissions is required in order to determine whether the Project would expose sensitive receptors to substantial pollutant concentrations. Therefore, this issue will be analyzed in the EIR.

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 Project construction, 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 would generally occur at magnitudes that would not affect substantial numbers of people.

Land uses and industrial operations associated with operational odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding (SCAQMD 1993). Operation of the proposed Project would not entail any of these potentially odor-causing land uses. Thus, there would be no operational activities associated with the Project that would produce substantial odorous emissions. Therefore, the proposed Project would not create any new sources of odor during operation, and impacts would be less than significant. This issue will not be further analyzed in the EIR.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 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?*

Potentially Significant Impact. The Project site consists of vacant, undeveloped, south-facing slopes within the hillsides of the City. The on-site vegetation is comprised primarily of laurel sumac scrub with non-native annual grasslands and a eucalyptus grove, as well as scattered coast live oak trees. Given the existing vegetation on-site and lack of development, the proposed Project could interfere with species identified as

a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

- 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?***

Potentially Significant Impact. The Project site consists of south-facing hillsides and steep slopes with natural drainages. Elevation on-site ranges between approximately 1,400 to 1,890 feet above mean sea level. There is the potential for the Project to impact riparian habitat or other sensitive natural communities. Further analysis is required to determine the extent to which the proposed Project would adversely affect riparian habitats or natural communities. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

- 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?***

Potentially Significant Impact. As stated above, natural drainages are located within the Project site. Preparation of a jurisdictional delineation is necessary to identify the presence of jurisdictional features such as wetlands within the Project site. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

- 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?***

Potentially Significant Impact. The Project site consists of vacant, undeveloped south-facing slopes within the hillsides of the City. Further analysis is required to determine the extent to which the proposed Project could interfere with the movement of any native resident or migratory fish or wildlife species. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

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

Potentially Significant Impact. The Project site is currently zoned Hillside Slope Density 1 (H/SD1) and designated Hillside Residential Overlay and Hillside. Per the City's Municipal Code, the Hillside District is intended to provide for limited uses of hillside areas that are consistent with the City's General Plan. The Hillside Residential Overlay is intended to cluster development, thereby reducing impacts elsewhere in the hillside area and preserving open space. Tree removals would be required for site development under the proposed Specific Plan and would require replacement in accordance with City regulations. Further analysis is required to determine the proposed Project's consistency with the City's requirements for the Hillside District. Additionally, the Project site is adjacent to and partially within the County-designated SEA No. 18, San Dimas Canyon and San Antonio Wash SEA. This is a County land use designation and the regulations for development within an SEA are not applicable to properties within City limits. Any SEA boundaries that overlie properties within a city are provided for information purposes only (County of Los Angeles 2019). A portion of the proposed off-site improvements to the entrance road of the Project site would be developed

through MWD property located within the County. Therefore, construction and operation of the proposed Project would have the potential to impact biological resources in the unincorporated areas adjacent to the Project site that are within the SEA. As such, an analysis of potential effects to resources within the SEA will be provided in the EIR. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

- 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?***

Potentially Significant Impact. The Project site is not located in an adopted Habitat Conservation Plan or Natural Community Conservation Plan (CDFW 2019). The Project site is partially within and adjacent to the County-designated SEA No. 18, San Dimas Canyon and San Antonio Wash SEA. The County's SEA regulations are not applicable to property within the City limits. However, construction and operation of the proposed Project would have the potential to impact biological resources in unincorporated areas adjacent to the Project site that are within the SEA. Therefore, implementation of the proposed Project has the potential to conflict with the provisions of an adopted local conservation plan, and an analysis of potential effects to resources within the SEA will be provided in the EIR. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

No Impact. The Project site is vacant and undeveloped and does not contain any aboveground structures. As such, there are no structures that could meet any of the criteria for historical significance at the local, state, or national level. Additionally, there are no structures, which could be eligible for listing in the National Register of Historic Places or the California Register of Historical Resources. Therefore, no impacts would occur and this issue will not be further analyzed in the EIR.

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

Potentially Significant Impact. The Project site is undeveloped and has not been subject to past site development or grading. As such, ground-disturbing activities associated with construction of the proposed Project, such as excavation for new utility connections and grading of the site, has the potential to damage or destroy intact subsurface archeological deposits that may be present below the ground surface. The EIR will therefore discuss the potential for such resources to be impacted by the proposed Project and will identify mitigation measures to reduce impacts of the proposed Project on any archeological resources that may be present. Therefore, impacts are potentially significant, and this issue will be further analyzed in the EIR.

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

Potentially Significant Impact. As previously discussed, the Project site has not been subject to past site development or grading. Therefore, further analysis is required to determine whether human remains exist on or in the vicinity of the Project site. Therefore, impacts are potentially significant, and this issue will be further analyzed in the EIR.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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. The proposed Project would require the use of energy resources during construction, including electricity and fuels for construction equipment. During Project operations, the Specific Plan has a stated goal to attain Zero Net Energy (ZNE). As stated in Section 2.3 of this Initial Study, a ZNE community would use less than or equal the amount of on-site renewable generated energy. Although impacts are anticipated to be less than significant, the EIR will present a quantification of the Project's anticipated construction energy use and will assess the long-term operational energy demands in the context of any mandatory sustainability features required by the Specific Plan.

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

Less Than Significant Impact. Residences developed under the Specific Plan would be required to comply with all applicable building code and sustainability features, including all applicable regulatory requirements for the design of new buildings. Title 24 of the California Code of Regulations contains energy efficiency standards for residential buildings based on a state mandate to reduce California's energy demand. Specifically, Title 24 addresses a number of energy efficiency measures that impact energy used for lighting, water heating, heating, and air conditioning, including the energy impact of the building envelope such as windows, doors, wall/floor/ceiling assemblies, and roofs. Part 6 of Title 24 specifically establishes energy efficiency standards for residential buildings constructed in the State in order to reduce energy demand and consumption. Part 11 of Title 24 consists of the CALGreen standards, which establish mandatory minimum environmental performance standards for new construction projects. The proposed Project would comply with Title 24, Part 6 and Part 11, per state regulations. Additionally, the City has recently adopted the update to the Sustainable City Plan 2021, which sets forth citywide goals for implementing sustainability in City government and the broader community (Claremont 2021a).

The proposed Project would receive electricity from SCE, which has a mandate to comply with Senate Bill 100. This policy requires that eligible renewable energy resources and zero-carbon resources supply 100% of the retail sales of electricity to California by 2045, and that the zero-carbon electricity resources do not increase the carbon emissions elsewhere in the western grid. Thus, the proposed Project is not anticipated to conflict with or obstruct a state or local plan for renewable energy or energy efficiency; therefore, impacts during construction and operation of the proposed Project are anticipated to be less than significant. Nevertheless, further details involving the Project's consistency with applicable plans for renewable energy and energy efficiency will be provided in the EIR, including details regarding the proposed Specific Plan's ZNE goal. As such, impacts are anticipated to be less than significant, but this topic will be further discussed in the EIR.

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 Alquist-Priolo Earthquake Fault Zoning Act regulates development near active faults to reduce hazards associated with surface fault rupture. The act prohibits the location of most structures for human occupancy across the trace of active faults and establishes special study zones called Alquist-Priolo Zones, which extend 500 feet from the fault. These zones are delineated and defined by the state geologist and identify areas where potential surface rupture along a fault could prove hazardous. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone (CGS 2021). The Project site contains areas designated by the California Department of Conservation as having soils subject to landslides within the Project site boundary, but no soils are designated as being subject to liquefaction hazards and no known, mapped earthquake fault lines cross the Project site. As shown on Figure 3, Regional and Local Resources and Constraints, the nearest known fault is the Sierra Madre fault located approximately 0.5-mile to the southeast of the Project site. Surface rupture is not likely on the Project site. Furthermore, Project construction and operation would not increase or exacerbate the potential for fault rupture to occur and, therefore, would not directly or indirectly cause potential substantial adverse effects involving surface fault rupture. Therefore, this issue is less than significant, and no further analysis is required in the EIR.

ii) Strong seismic ground shaking?

Potentially Significant Impact. The Project site is located within an area that could be subject to seismic ground shaking from a variety of fault lines throughout the region, as shown on Figure 3, Regional and Local Resources and Constraints (CGS 2015). A number of faults in the region are considered active features capable of generating future earthquakes that could result in moderate to significant ground shaking at the Project site. Although the proposed Project could be subject to severe seismic shaking, construction and operation of the Project would not increase or exacerbate the potential for earthquakes to occur and therefore would not directly or indirectly cause potential substantial adverse effects involving seismically induced ground shaking. Nevertheless, due to the Project's location in proximity to active faults and in a seismically active region, this issue is potentially significant and will be further analyzed in the EIR.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is the process in which saturated silty to cohesionless soils below the groundwater table temporarily lose strength during strong ground shaking as a consequence of increased pore pressure during conditions such as those caused by an earthquake. Earthquake waves cause water pressure to increase in the sediment and the sand grains to lose contact with each other, leading the sediment to lose strength and behave like a liquid. The Project site is not located within a liquefaction zone (CGS 2021). Project construction and operation is not anticipated to increase or exacerbate the potential for liquefaction to occur and therefore would not directly or indirectly cause potential substantial adverse effects involving seismically related ground failure, including liquefaction. Therefore, this issue is less than significant, and no further analysis is required in the EIR.

iv) Landslides?

Potentially Significant Impact. As shown on Figure 3, Regional and Local Resources and Constraints, the Project site is located within a landslide zone (CGS 2021). The proposed Project involves the construction of 40 lots within the hillside areas of the City. Given the Project's potential to expose people and structures to a landslide zone and to potentially alter existing slopes, further analysis is required to determine the extent to which the proposed Project would cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

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

Potentially Significant Impact. Temporary erosion could occur during Project construction, which would include grading on residential lots, grading for the trail system, roadway construction, and installation of utilities. Construction contractors would be required to comply with a variety of regulations pertaining to erosion control while installing the proposed on-site and off-site improvements. Compliance with applicable regulations would reduce the potential for erosion to occur during construction. During operation, areas of the Project site that are disturbed during construction activities would likely be covered with hardscaping and landscaping, thereby precluding erosion. However, in order for the design and construction of the Project to account for site-specific erosion potential, analysis of the results of site-specific geologic reports is required. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

- 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?***

Potentially Significant Impact. Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas or as a result of decomposition of natural organic materials. Soils that are particularly subject to subsidence include those with high silt or clay content and/or high organic content. Further analysis of the on-site soils will be presented in the EIR based on site-specific geologic reports. As previously discussed, the Project site is not located within an area susceptible to liquefaction; however, a portion of the Project site is identified as being susceptible to earthquake-induced landslides (CGS 2021). Additionally, temporary slope instability could occur during construction. As such, this issue will be further discussed in the EIR.

- 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?***

Potentially Significant Impact. Expansive soils are generally clays, which increase in volume when saturated and shrink when dried. The proposed Project would be required to comply with California Building Code requirements related to hazards involving potentially expansive soils. Additionally, Project construction and operation would not increase or exacerbate the potential for expansive soils to create substantial direct or indirect risks to life or property. Nevertheless, further analysis of the on-site soils will be presented in the EIR based on site-specific geologic reports. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

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

No Impact. The proposed Project would connect to the existing municipal sewer system. The City has established utility services, and no septic systems are either proposed or required to serve the Project. Therefore, no impact would occur, and this issue will not be analyzed further in the EIR.

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

Potentially Significant Impact. The Project site is undeveloped and has not been subject to past ground disturbance. As such, ground-disturbing activities associated with construction of the proposed Project, such as excavation for new utility connections and grading of the site, has the potential to damage or destroy intact subsurface paleontological resources that may be present below the ground surface. The EIR will therefore discuss the potential for such resources to be impacted by the proposed Project and will identify mitigation measures to reduce impacts of the proposed Project on any paleontological resources that may be present. Therefore, impacts are potentially significant, and this issue will be further analyzed in the EIR.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact. The proposed Project would result in emissions of GHGs during construction and operation. Temporary GHG emissions would result from construction vehicles and equipment. Additionally, during operation, GHG emissions would result from vehicle trips generated by the proposed Project, as well as building energy and water usage. Further analysis is required to determine the estimated Project-generated GHG emissions and their impact on global climate change. Therefore, this issue will be further analyzed in the EIR.

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

Potentially Significant Impact. There are several federal and state regulatory measures aimed at identifying and reducing GHG emissions, most of which focus on area-source emissions (e.g., energy use) and changes to the vehicle fleet (hybrid, electric, and more fuel-efficient vehicles). The proposed Project would be required to comply with state regulations (e.g., Assembly Bill 32 and CALGreen); the City's General Plan goals, objectives, and policies that help the City contribute to regional GHG reduction efforts; and applicable development standards that would increase energy efficiency, such as the California Building Code. However, further analysis in an EIR is required to determine and demonstrate the proposed Project's consistency with these goals and regulations. Additionally, the EIR will analyze the Project's consistency with local community actions set forth in the City's Sustainable City Plan (SCP), which establishes a framework for implementation of long-term sustainability actions in the City (City of Claremont 2021a). Therefore, this issue is potentially significant and will be further evaluated in the EIR.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 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. Relatively small amounts of commonly used hazardous substances, such as gasoline, diesel fuel, lubricating oil, grease, and solvents would be used during construction of the proposed Project and would be transported to the Project site during construction. While some hazardous materials used during construction may require disposal, such disposal activities would only occur for the duration of construction and would not be considered routine. All potentially hazardous materials used during construction would be transported, used, and disposed in accordance with the manufacturer's

specifications and instructions as well as all federal, state, and local laws regulating the management and use of hazardous materials, thereby reducing the risk of hazardous materials use. These existing laws regulate quantities of hazardous materials, promote accident prevention, establish protections from exposure, regulate storage and disposal, and include requirements for total containment of hazardous materials and disposal of hazardous waste at a facility equipped to treat such waste. Project construction workers would also be trained in safe handling and hazardous materials use, as required. Consequently, use of these materials for their intended purpose during construction would not pose a significant risk to the public or environment.

During operation, hazardous materials that could be used during operation of the proposed Project would include chemical reagents, cleaning solvents, fuels, paints, cleansers, pesticides, fertilizers, pool chemicals, oils, and miscellaneous organics and inorganics that are used as part of typical of households. Such materials would be used in small quantities, and their use on the Project site would be consistent with use of similar hazardous materials occurring at other nearby single-family residential developments. As with Project construction, all hazardous materials used on the Project site during operation are anticipated to be used, stored, and disposed of in accordance with the manufacturer's specifications and all applicable federal, state, and local requirements. Such materials are not considered to be acutely hazardous when properly used, stored, transported, and disposed. Due to the type of development (single-family residences), operation of the Project would not involve the routine transport of hazardous materials to and from the Project site. Upon compliance with applicable regulations governing the transport, use, and disposal of hazardous materials, significant impacts would not be anticipated to occur. Impacts would therefore be less than significant, and this issue will not be analyzed in the EIR.

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. Construction activities would involve the use and storage of commonly used hazardous materials such as gasoline, diesel fuel, lubricating oil, grease, solvents, and other vehicle and equipment maintenance fluids. These substances would be used and stored in designated construction staging areas. All potentially hazardous materials used during construction would be transported, used, and disposed in accordance with the manufacturer's specifications and instructions and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials., thereby reducing the risk of upset or accident conditions. These existing laws regulate quantities of hazardous materials, promote accident prevention, establish protections from exposure, regulate storage and disposal, and include requirements for total containment of hazardous materials and disposal of hazardous waste at a facility equipped to treat such waste. Compliance with such regulations would minimize the potential for upset or accident conditions to occur. Project construction workers would also be trained in safe handling and hazardous materials use, as required. Consequently, use of these materials for their intended purpose during construction would not pose a significant risk to the public or environment.

Project operation is not expected to involve acutely hazardous materials. Rather, it would involve use of chemical reagents, cleaning solvents, fuels, paints, cleansers, pesticides, fertilizers, pool chemicals, oils, and miscellaneous organics and inorganics that are used as part of typical residential uses. As with Project construction, all hazardous materials used on the Project site during operation are anticipated to be used, stored, and disposed of in accordance with the manufacturer's specifications and all applicable federal, state, and local requirements. Such materials are not considered to be acutely hazardous when properly

used, stored, transported, and disposed. Further, the County operates a Household Hazardous and Electronic Waste Program that facilitates safe disposal of household hazardous wastes such as motor oil, paint, florescent light bulbs, batteries, etc. This program would promote safe disposal of household hazardous waste during Project operations. Upon compliance with existing regulations that minimize the potential for upset or accident conditions to occur involving hazardous materials, impacts would be less than significant. This issue will not be analyzed in the EIR.

- 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. The Webb Schools are located within 250 feet of the Project site. Project construction activities would involve the use of hazardous materials. However, as described in Sections 3.9(a) and (b), such materials are not unusual, are commonly used, would be similar to the materials used at other adjacent single family residential properties, and would be handled, transported, and disposed in accordance with local, state, and federal regulations. While the proposed Project would involve use of limited quantities of hazardous materials, the transportation, storage, use, and disposal of these materials would be subject to federal, state, and local health and safety requirements, as described in Sections 3.9(a) and (b). Because there would be limited use of hazardous materials associated with the proposed Project and the proposed Project would comply with health and safety regulations, impacts to nearby schools pertaining to hazardous materials would be less than significant. As such, this issue will not be analyzed in the EIR.

- 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?***

No Impact. Government Code, Section 65962.5, combines several regulatory lists of sites that may pose a hazard related to hazardous materials or substances. A review of Cortese List online data resources does not identify hazardous materials or waste sites on the Project site or in the immediately surrounding area (CalEPA 2021a; CalEPA 2021b; CalEPA 2021c; CalEPA 2021d; DTSC 2021; SWRCB 2021a). As such, the proposed Project would not be located on a site that is included on a list of hazardous materials sites such that it would create a significant hazard to the public or to the environment. Impacts would be less than significant, and this issue will not be analyzed in the EIR.

- 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?***

No Impact. The nearest public airport to the Project site is Cable Airport, located approximately 2.7 miles southeast of the Project site in the City of Upland. Additionally, the Project site is not identified within the Airport Influence Area for Cable Airport (City of Upland 2015). As such, the Project site is not within two miles of a public airport, and the Project site is not located within an airport land use plan. Therefore, the proposed Project would not create an airplane safety hazard for people residing or working in the Project area. No impact would occur, and this issue will not be further analyzed in the EIR.

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

Potentially Significant Impact. The City has developed a Natural Hazards Mitigation Response Plan to provide a set of action items to reduce risks from hazards (City of Claremont 2015). The Safety Element of the City's General Plan is currently being updated and will be described in the Draft EIR. The City maintains a mobile Emergency Operations Center (EOC) that can be dispatched to any part of the City. An alternative EOC is located at the Community Service Facility, which can be utilized if the primary EOC is damaged in a disaster. In addition to these, the Claremont Police Department maintains a Mobile Command Post that is capable of establishing a field EOC (City of Claremont 2009).

The potential for the long-term operation of the Specific Plan's proposed land uses (i.e. residential and open space/trail) to have an adverse impact on implementation of the adopted Natural Hazards Mitigation Plan or other emergency response plans will be evaluated in the EIR. The proposed Project would be required to go through the City's development review and permitting process. The Project would be required to incorporate all applicable design and safety standards and regulations as set forth by the City's Municipal Code, to ensure that the Project would not interfere with the provision of local emergency services (e.g., adequate access roads to accommodate emergency response vehicles, adequate numbers/locations of fire hydrants, etc.).

Although the proposed Project is not anticipated to have any characteristics that would physically interfere with or impair implementation of adopted emergency response plans or emergency evacuation plans, the proposed Project would require temporary, partial road closures during construction activities due to the extension of utilities to serve the Project site as well as roadway improvements that could affect Webb Canyon Road. Additionally, the Project would introduce additional residents and recreational users of the proposed trails to the City's hillside areas, thereby increasing the population that may need to evacuate in the event of a wildfire in the hillsides within or near the City. As such, this impact requires further evaluation and will be addressed in the transportation and wildfire sections of the EIR.

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

Potentially Significant Impact. According to Figure 6-4, High Fire Area, of the City's General Plan, the Project site is located within a Very High Fire Hazard Severity Zone (City of Claremont 2009). The City's Hillside Ordinance limits uses in the hillside areas by providing permitted uses and intensity according to the steepness of the hill. Nevertheless, due to the Project's location, further analysis is required regarding the potential impacts involving wildfire as a result of the proposed Project. As such, this impact requires further evaluation and will be addressed in the wildfire section of the EIR.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on or off site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact. Short-term construction activities for the proposed Project would have some potential to affect the quality of stormwater discharged from the Project site. Land disturbance activities could result in erosion and sedimentation, and spills or leaks of petroleum products used by construction equipment could also affect the quality of stormwater. Since the Project site is currently undeveloped, there are no existing drainage features on-site to prevent surface flow from entering downstream waterways.

Once operational, the proposed Project site would have drainage systems to prevent water quality deterioration of downstream receiving waters. However, further analysis is required to assess the potential surface water quality effects of the proposed Project. Shallow groundwater is not expected to be present on the Project site, which may preclude effects to groundwater quality resulting from Project construction or operation. However, the Project site is partially underlain by the San Gabriel Valley Groundwater Basin (SWRCB 2021b). While effects to groundwater quality are not anticipated, this topic will also be evaluated in the EIR. Overall, impacts involving water quality may be potentially significant, and this issue will be further analyzed in the EIR.

- 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?***

Potentially Significant Impact. The proposed Project involves the development of 40 residential lots on a vacant site, which would increase water consumption on the Project site relative to existing conditions. The EIR will quantify the Project's anticipated water demand and will address whether the increased demand would be accommodated, as well as whether the additional water demand would affect groundwater supplies. Additionally, the proposed Project would increase the imperviousness of the Project site. As such, the proposed Project could interfere with groundwater recharge. Therefore, impacts are potentially significant, and this issue will be further analyzed in the EIR.

- 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;***

Potentially Significant Impact. The proposed Project is in a hillside area with drainages and could substantially alter the drainage pattern of the Project site and may result in substantial erosion or siltation on- or off- site. As such, further analysis is required to determine the impacts associated with the proposed Project. Therefore, impacts are considered potentially significant, and this issue will be analyzed further in the EIR.

- ii) ***substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;***

Potentially Significant Impact. The proposed Project would increase the imperviousness of the Project site, which could result in increased surface runoff. Further analysis is required to determine the impacts associated with the proposed Project. Therefore, impacts are considered potentially significant, and this issue will be analyzed further in the EIR.

- 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***

Potentially Significant Impact. The proposed Project would increase the imperviousness of the Project site. Further analysis is required to determine the impacts associated with stormwater drainage. Therefore, impacts are considered potentially significant, and this issue will be further analyzed in the EIR.

iv) *impede or redirect flood flows?*

Less Than Significant Impact. According to the Federal Emergency Management Agency's Flood Hazard Map (Flood Insurance Rate Map No. 06037C14750F), the Project site is located within Zone D, which are areas of undetermined flood hazard (FEMA 2008). The Project site is not within a mapped 100-year or 500-year floodplain area (DWR 2021). According to Figure 6-3, San Antonio Dam Inundation, of the City's General Plan, the Project site is not located within a dam inundation area. Additionally, the City's General Plan considers flooding hazard to be generally low (City of Claremont 2009). As such, the proposed Project would not substantially alter the existing drainage pattern of the site in a manner that could impede or redirect flows. Therefore, impacts are less than significant, and this issue will not be further analyzed in the EIR.

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

Less Than Significant Impact. According to Figure 6-3, San Antonio Dam Inundation, of the City's General Plan, the Project site is not located within a dam inundation area (City of Claremont 2009). Due to its distance from the Pacific Ocean (40 miles), the Project site would not be exposed to inundation by a tsunami. A seiche, or standing wave, typically occurs in partially or fully enclosed bodies of water such as lakes, reservoirs, or bays, often resulting from seismic disturbance. The Project site is located approximately 1 mile southeast of the Live Oak Reservoir; however, in the unlikely event of an overflow or breach, the water would be anticipated to flow south and west, away from the Project site and towards the Live Oak Wash. For these reasons, impacts resulting from inundation by flood, seiche, or tsunami would be less than significant under the proposed Project. Therefore, no further analysis is required in the EIR.

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

Potentially Significant Impact. As described above, construction and operation of the proposed Project have the potential to affect surface water quality. Additionally, the proposed Project would increase demand for potable water supplies and may increase groundwater use. The EIR will quantify the Project's anticipated water demand and will address whether the increased demand would be accommodated, as well as whether the additional water demand would affect groundwater supplies. As such, this topic will be further analyzed in the EIR.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) **Would the project physically divide an established community?**

No Impact. Implementation of the proposed Project would not physically divide an established community. The Project site is currently vacant and is surrounded by open space to the north, west, and southeast. The Project site does not provide access to neighboring communities and uses. While there are residential neighborhoods in the vicinity of the Project site, no neighborhoods would be divided as a result of the proposed Project. No new through streets are proposed. Roadway construction and improvements associated with the proposed Project would be implemented for the purposes of Project site access. Therefore, the proposed Project would not divide an established community, and no impacts would occur. This issue will not be further analyzed in the EIR.

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?**

Potentially Significant Impact. The proposed Project would require City approval of several entitlements as listed in Section 2.4 of this Initial Study. The EIR will present a consistency analysis of the proposed Project with applicable City land use regulations, including General Plan Land Use Element policies and the City's Municipal Code. The EIR will also present a consistency analysis for regional plans, including the Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy [RTP/SCS]). Additionally, the EIR will describe Project consistency with the requirements of the LACFD as they relate to emergency access and wildfire prevention. As such, this issue requires further analysis in the EIR.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 Geologic Energy Management Division (CalGEM), there are no oil, gas, geothermal, or other known wells within the Project area or on the Project site (CalGEM 2021). The Division of Mines and Geology (renamed the California Geological Survey in 2006) has mapped the Project site as Mineral Resources Zone 3 (MRZ-3), which are defined as “areas containing known or inferred mineral occurrences of undetermined mineral resource significance.” There are aggregate resource sectors to the

south of the Project site (CGS 1983, CGS 2007). Because the Project site is not mapped as or known to contain an important mineral resource, 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. Additionally, the existing Project site is vacant and undeveloped; as such, the Project site does not support mineral extraction activities, nor would it be expected to support such activities in the future. Therefore, no impact would occur, and this issue will not be further analyzed in the EIR.

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. According to Figure 5-3 of the City's General Plan, the Project site is located in MRZ-3, which is identified as areas containing mineral deposits the significance of which cannot be evaluated from available data (City of Claremont 2009). As previously discussed in Section 3.12(a), no active oil wells exist within the Project area or on the Project site. Additionally, the Project site is designated as Hillside Residential Overlay and Hillside, which allows for clustered residential development in accordance with the City's Municipal Code standards. As such, the Project site is not designated for future mineral extraction uses. Therefore, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site. No impact would occur, and this issue will not be further analyzed in the EIR.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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?*

Potentially Significant Impact. Implementation of the proposed Project would result in two primary types of potential noise impacts: short-term (i.e., temporary) noise during construction and long-term noise during operation. Residential uses exist to the east, while the Webb Schools are located approximately 250 south of the Project site. These land uses could be impacted by noise from Project construction and operation.

Construction Noise

The City allows construction noise or vibration occurring between the hours 7:00 a.m. and 8:00 p.m. on weekdays and Saturday; excluding any time on Sunday or on national holidays (City's Municipal Code Section 16.154.020(F)). Additionally, the City's Municipal Code allows noise levels, as measured on residential properties, that do not exceed 65 dBA for a cumulative period of more than 15 minutes in any one hour, 70 dBA for a cumulative period of more than 10 minutes in any one hour, 79 dBA for a cumulative period of more than 5 minutes in any one hour or 80 dBA at any time. Construction activities would be required to comply with the construction requirements in the City's Noise Ordinance. Nonetheless, further evaluation will be conducted to determine potential construction noise impacts at nearby noise-sensitive land uses. Therefore, this issue will be further analyzed in the EIR.

Operational Noise

The proposed Project would also be required to comply with standards for operational noise established in Section 16.154.020(D), Exterior Noise Standards, of the City's Municipal Code. Long-term noise impacts would occur if the proposed Project would exceed outdoor ambient base noise level of 55 decibels A-weighted (dBA) between 10:00 p.m. to 7:00 a.m. Operations of the proposed Project (e.g., vehicle traffic) may generate noise that would be periodically audible at adjacent uses. As such, further evaluation will be conducted in the EIR to determine potential operational noise impacts at nearby noise-sensitive land uses. Therefore, this issue will be further analyzed in the EIR.

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

Potentially Significant Impact. Construction activities could generate or expose persons to excessive ground-borne vibration or ground-borne noise levels that exceed the ground-borne vibration and noise thresholds established by the City's Municipal Code. Section 16.154.020(J) establishes that vibration more than 0.05 inches per second root mean square vertical velocity is perceptible, and that it is unlawful for any person to create, maintain or cause any ground vibration which is perceptible without instruments at any point on any affected property adjoining the property on which the vibration source is located. The EIR will quantify the anticipated vibration that could be produced by the Project and will evaluate potential impacts to nearby sensitive receptors. Therefore, impacts are potentially significant, and this issue will be further analyzed in the EIR.

- 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 public airport to the Project site is Cable Airport, located approximately 2.7 miles southeast of the Project site in the City of Upland. Additionally, the Project site is not identified within the Airport Influence Area for Cable Airport (City of Upland 2015). As such, the Project site is not within two miles of a public airport, and the Project site is not located within an airport land use plan. Therefore, the proposed Project would not expose people residing or working in the Project area to excessive noise levels. No impact would occur, and this issue will not be further analyzed in the EIR.

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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 involves the development of 40 individual lots for residential uses. Other Project components include a public trail parking lot, internal Project site access roads, and associated utility connections. The Project site is within a designated hillside residential area, as shown on the City's land use policy map. As such, residential development under the proposed Specific Plan would take place in an area that has been designated and anticipated for such uses. Therefore, population growth associated with the proposed Project would not be considered unplanned.

Under Specific Plan buildout, each of the 40 residential lots would have a single-family residence, and each lot would also be allowed to have an accessory dwelling unit. As such, under a maximum buildout scenario, the Project site could support a total of 80 dwelling units (assuming every lot were to be developed with a single-family residence and an accessory dwelling unit). According to SCAG, the City has an average household size of 2.6 people per household (SCAG 2019). Using this factor, the proposed Project site could

support a residential population of approximately 208 persons under the maximum buildout scenario. This calculation assumes that each home and each accessory dwelling unit would be occupied by a full-size household. The potential for all 40 lots to contain an accessory dwelling unit that is occupied by a full-size household is considered unlikely. However, this worst-case-scenario assumption has been used for this analysis, to ensure a conservative evaluation.

According to SCAG, the City had a population of 36,200 people in 2016 and is expected to grow to 39,800 people by 2045 (SCAG 2020). According to the U.S. Census Bureau, the City's current population (as of 2019) is estimated to be 36,266 people (U.S. Census Bureau 2019). As such, approximately 3,534 people are anticipated to be added to the City between 2019 and 2045. The population growth that would be caused by the Project (under its maximum growth scenario) would fall well within the SCAG growth projections for the City, equating to approximately 6% of the total growth that is anticipated to occur between 2019 and 2045. The proposed Project population growth would equate to approximately 0.6% of the City's 2019 population.

The City's General Plan anticipates more robust population growth relative to SCAG growth forecasts. As shown in the General Plan, General Plan buildout is expected to result in a population of 42,584 people in the City (City of Claremont 2009). Given that the City's current population (as of 2019) is 36,266 people, the proposed addition of 208 people under the proposed Project would fall well within the City's General Plan buildout projections. As such, growth caused by the proposed Project would fall well within regional and local growth projections and is a minor fraction of the City's population. The Project does not include construction of new roadways or infrastructure beyond what would serve the Project site, which includes the extension of utilities, and water and sewer lines. The City's Hillside Ordinance limits development within the hillside areas of the City. As such, the proposed Project would not indirectly induce 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 an area, either directly or indirectly and impacts would be less than significant. This issue will not be further analyzed in the EIR.

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 vacant and undeveloped land. There are no structures on site and no people will be displaced. No impacts from displacement of people that would necessitate the construction of replacement housing elsewhere would occur as a result of the proposed Project. Therefore, this issue will not be further analyzed in the EIR.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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?

Potentially Significant Impact. Fire 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 0.75 miles south the Project site at 2040 North Sumner Avenue; Station 101 located approximately 2.5 miles southeast of the Project site at 606 West Bonita Avenue; and Station 62 located approximately 1.6 miles northeast of the Project site at 3701 North Mills Avenue.

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. However, given the proposed Project would introduce new residential uses to a hillside area within a Very High Fire Hazard Severity Zone, further analysis is required to determine the extent to which the proposed Project would effect service ratios, response times, or other performance objectives. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

Police protection?

Potentially Significant Impact. Police services in the City are provided by the Claremont Police Department, located at 570 West Bonita Avenue, approximately 2.5 miles southeast of the Project site. The proposed Project would lead to an increase in the number of residents at the Project site, which could increase the number of calls for police protection. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

Schools?

Potentially Significant Impact. The City is served by the Claremont Unified School District. The need for new school facilities is typically associated with a population increase that generates an increase in enrollment large enough to cause schools to be constructed or existing schools to be expanded. As part of the EIR information gathering process, the Claremont Unified School District will be contacted to determine whether the proposed Project has the potential to affect school service levels. As such, this issue will be further discussed in the EIR.

Parks?

Less Than Significant Impact. The proposed Project would result in the construction of 40 residential lots and the conservation of 78.09 acres of open space in the northern portion of the Project site. The open space area would support a pedestrian hiking trail. The environmental impacts of the construction and operation of the proposed Project's on-site trail system will be analyzed through the EIR under all relevant topical chapters. As discussed under Section 3.16, Recreation, the proposed Project is not anticipated to result in substantial adverse physical impacts associated with the provision of new or physically altered recreational facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for parks. Therefore, impacts would be less than significant, and this issue will not be further analyzed in the EIR.

Other public facilities?

Less Than Significant Impact. Other public facilities and services provided within the City include library services and City administrative services. Library services are provided at the Claremont Helen Renwick Library, which is within the County of Los Angeles Public Library system. The Claremont Helen Renwick Library is located approximately 2.7 miles southeast of the Project site. Residents of the proposed Project could use the local library services. However, due to the relatively limited population growth that would be associated with the proposed Project, the Project would not be expected to result in the need for new or expanded library facilities, the construction of which could cause environmental effects. As described in Section 3.14, the proposed Project could be associated with a population growth of 208 persons, assuming a maximum buildout scenario. This is approximately 0.6% of the City's 2019 population. Population growth of 0.6% would not be expected to cause substantial increases in library use, such that a new or expanded library would be required. Furthermore, the Claremont Helen Renwick Library is one of the largest libraries in the County. The City provides funds for extended operating hours, and the library's collection consists of over 168,000 books and other materials. The City, the County, and the Friends of the Claremont Library work to ensure that the library is open for extended hours and that the library is supported with a growing quality collection of various media (City of Claremont 2009). The proposed residential uses are not anticipated to substantially increase demands for City administrative services, due to the minor population increase and the proposed land use type (low-density residential). For these reasons, the proposed Project is not expected to result in the need for new or expanded library facilities or City administrative services. Impacts would be less than significant, and this issue will not be evaluated in the EIR.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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. Per the City's General Plan, the City's ratio of park acres per 1,000 residents in 2005 was 3.8 and the goal ratio for 2025 is 4.1 park acres per 1,000 residents (City of Claremont 2009). The primary sources for park improvements are Park Dedication Funds, which are funded through development projects, such as the proposed Project (City of Claremont 2019; City of Claremont 2021b). Capital Improvement Projects related to park and recreational facilities are based on the available funding sources.

The proposed Project would result in the construction of 40 residential lots and the conservation of 78.09 acres of open space in the northern portion of the Project site with a public trail. Residents would have access to the on-site open space and recreational amenities included as part of the Project, thereby potentially reducing the demand for and use of nearby public parks and recreational facilities.

Existing City recreational facilities within the vicinity of the Project site include the Claremont Hills Wilderness Park and the Thompson Creek Trail. Claremont Hills Wilderness Park is approximately 1,620 acres in size and includes several hiking trails, and the Thompson Creek Trail is a 24.9-acre linear park with a 2.8-mile paved trail (City of Claremont 2020). Due to the size of these facilities and the limited residential population that would be associated with the proposed Project, any increase in use of these facilities attributable to the proposed Project would have a minor to negligible effect on service levels. Additionally, the proposed Project would be required to comply with Section 17.159, Park Requirements, of the City's Municipal Code, which allows the dedication of land or paid park fees for the Park Dedication Fund. Upon compliance with Section 17.159 of the City's Municipal Code, the Project would provide the appropriate funding or park dedication as required, thereby ensuring that any incremental increases in park use would be compensated in accordance with Municipal Code requirements and would not lead to physical deterioration of nearby recreational facilities. Further, the proposed Project's 208 new residents represents 0.6% of the total service population for parks and recreational facilities in the City and would thus have a

negligible change in the City's parkland ratio. Therefore, and the proposed Project would not substantially impact park and recreation facilities. Impacts would be less than significant, and this issue will not be further analyzed in the EIR.

- 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?**

Less Than Significant Impact. The proposed Project would result in the construction of 40 residential lots and the conservation of 78.09 acres of open space in the northern portion of the Project site with a public trail. All recreational facilities associated with the proposed Project would be developed on site and are thus evaluated as part of the proposed Project. While additional funding provided by the Project would assist in park and recreation maintenance and improvements, the proposed Project is not anticipated to result in the construction or expansion of recreational facilities beyond those that are considered part of the Project. Accordingly, impacts involving construction or expansion of recreational facilities would be less than significant. This issue will not be further analyzed in the EIR.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact. Project-generated traffic during construction would include worker-related commuter trips, trucks used for delivering construction equipment, and trucks used for delivering and hauling construction materials and wastes. Project-generated traffic during operation would include vehicle trips from residents of the proposed 40 individual lots as well as parking to accommodate vehicle trips for visitors to the Dedicated Open Space and public trail. The trips generated as a result of the proposed Project have the potential to conflict with City policies for the circulation system. As such, a transportation analysis will be

prepared as part of the EIR to analyze potential conflicts with applicable plans and policies addressing the circulation system. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

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

Potentially Significant Impact. CEQA Guidelines Section 15064.3 establishes vehicle miles traveled (VMT) as the most appropriate measure of transportation impacts, facilitating a shift from the use of level of service (LOS) to evaluate traffic and transportation impacts. The City has adopted VMT as the metric for determining environmental impacts and has adopted Transportation Study Guidelines on Vehicle Miles Traveled and Level of Service Assessment. VMT is the amount and distance of automobile travel attributable to a project, while LOS is a measure of intersection and roadway operations based on vehicle delay and congestion. CEQA Guidelines Section 15064.3(b) describes specific considerations for evaluating the transportation impacts for several categories of development and is divided into subsections addressing land use projects, transportation projects, and projects warranting qualitative traffic analysis. For land use projects, Section 15064.3(b) states that “VMT exceeding an applicable threshold of significance may indicate a significant impact.” Further analysis is required to determine whether the proposed Project would exceed an applicable threshold. Therefore, this issue is potentially significant and will be further analyzed in the EIR.

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)?*

Potentially Significant Impact. The proposed Project involves construction of a new roadway connection from Webb Canyon Road, which would then branch into three streets within the Project site. Each of the three streets would provide access to the 40 residential lots, with a cul-de-sac at the end of each street. As such, the proposed Project would alter existing circulation leading to the Project site and would also create new internal circulation patterns. Additionally, off-site impacts related to the configuration of Webb Canyon Road to accommodate the Project-related traffic from the future residences and trail-users may occur. The proposed Project would also increase pedestrian activity in the area. As such, a transportation impact analysis will be conducted as part of the EIR to analyze Project site vehicular and pedestrian access. This issue will be further analyzed in the EIR.

d) *Would the project result in inadequate emergency access?*

Potentially Significant Impact. Construction of the proposed Project may involve activities that would have the potential to impede emergency access, such as temporary closure of travel lanes and generation of construction traffic affecting the capacity of adjacent roadways. Additionally, the Project site’s post-construction emergency access plans require evaluation in order to determine their adequacy during operations. The Project site is located within a Very High Fire Hazard Severity Zone (CAL FIRE 2020; City of Claremont 2009) and has limited roadway access. Proposed structures and future residents of the Project would be exposed to potential wildfire risks. As such, further evaluation is necessary in the EIR to determine the adequacy of emergency access and evacuation routes for the Project site. Therefore, this issue is potentially significant and will be further evaluated in the EIR.

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:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

i) *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)?*

Potentially Significant Impact. Preparation of the EIR will involve conducting a cultural resources records search of the Project site and surrounding area, which would include a search of the California Register of Historical Resources and local registers. The results of this records search will be presented in the EIR. Additionally, the Project is subject to compliance with Assembly Bill (AB) 52 (California Public Resources Code 21074), which requires consideration of impacts to tribal cultural resources as part of the CEQA process, and that the lead agency notify California Native American Tribal representatives (that have requested notification) who are traditionally or culturally affiliated with the geographic area of the proposed Project. The City will conduct outreach to local tribes in accordance with AB 52, and the results of this outreach will be summarized in the EIR. In the event that potential effects to tribal cultural resources are identified as a result of the records search and/or the AB 52 outreach efforts, such effects would be described in the EIR, and

mitigation measures would be identified as feasible. As such, this topic will be further discussed in the EIR.

- ii) *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?*

Potentially Significant Impact. See the discussion in Section 3.18(a)(i). The findings of the tribal cultural resources analysis and the results of the AB 52 consultation process will evaluate potential impacts to significant tribal cultural resources. These potential impacts will be analyzed further in the EIR.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 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?***

Potentially Significant Impact. Because the proposed Project would represent an intensification of use on the Project site compared to existing conditions, Project operation would increase on-site wastewater generation and water use. Further analysis is required to calculate the wastewater generation and water demand that may be associated with the proposed Project to determine the adequacy of existing off-site wastewater and water facilities. For water infrastructure, the proposed Project would require new on-site and off-site pipeline infrastructure and a new water tank within Lot B and a new booster pump station within Lot A. For sewer infrastructure, new on-site and off-site pipeline infrastructure is required. The effects of constructing this infrastructure will be analyzed as part of the Project in the EIR. The proposed Project would also increase the impervious areas on-site and could exceed the capacity of the existing storm drainage system, and thus, additional analysis is required in the EIR relative to stormwater. The proposed Project would also require new on-site infrastructure for electricity, natural gas, and telecommunications. The effects of constructing this infrastructure will be analyzed as part of the Project in the EIR.

- 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?***

Potentially Significant Impact. The proposed Project would represent an intensification of uses on the Project site compared to existing conditions, which would generate an increase in on-site water use and would require new connection(s) to existing facilities. The GSWC would be the water purveyor to provide domestic water supplies and fire flows to the Specific Plan area. GSWC has indicated that the Project site is not within their jurisdiction, and thus, approval from the California Public Utility Commission to augment their service area would be required prior to construction improvements to the water system. Additionally, a booster pump station and water tank would be constructed as part of the Project. Further analysis will be presented in the EIR to determine the sufficiency of existing water supplies relative to anticipated Project demands. Therefore, this issue will be further analyzed in the EIR.

- 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?***

Potentially Significant Impact. Because the proposed Project would represent an intensification of use on the Project site compared to existing conditions, Project operation would increase on-site wastewater generation and require new connection(s) to existing facilities. Further analysis will be presented in the EIR to determine the sufficiency of existing wastewater treatment facilities relative to anticipated Project demands. As such, this issue will be further analyzed in the EIR.

- 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?***

Potentially Significant Impact. The proposed Project would intensify development on the Project site compared to existing conditions, which would increase waste generation compared to existing conditions. While the proposed Project would not be expected generate sufficient solid waste to impact regional landfill capacity, the EIR will study the proposed Project's anticipated solid waste generation relative to landfill capacity

and its consistency with applicable solid waste reduction standards and goals. As such, this issue will be further analyzed in the EIR.

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

Potentially Significant Impact. Under Assembly Bill 939, the Integrated Waste Management Act of 1989, local jurisdictions are required to develop source reduction, reuse, recycling, and composting programs to reduce the amount of solid waste entering landfills. Local jurisdictions are mandated to divert at least 50% of their solid waste generation into recycling. Additionally, the state has set an ambitious goal of 75% recycling, composting, and source reduction of solid waste by 2020. Further evaluation is required to determine whether the Project would comply with federal, state, and local regulations. This issue will be further analyzed in the EIR.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact. According to the California Department of Forestry and Fire Protection's Fire Hazards Severity Zone maps and Figure 6-4, High Fire Area, of the City's General Plan, the Project site is

located within a Very High Fire Hazard Severity Zone (CAL FIRE 2020; City of Claremont 2009). Construction of the proposed Project may involve activities that would have the potential to impede emergency access, such as temporary closure of travel lanes on Webb Canyon Road and generation of construction traffic affecting the capacity of adjacent roadways. Additionally, the Project would introduce additional residents and trail users to the City's hillside areas, thereby increasing the population that may need to evacuate in the event of a wildfire in the hillsides within or near the City. As such, this impact requires further evaluation in the EIR.

- 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?***

Potentially Significant Impact. As previously addressed, the Project site is located within a Very High Fire Hazard Severity Zone. Construction activities and operational activities associated with the proposed Project may exacerbate wildfire risks due to slopes and the regional history of wildfire activity in the San Gabriel Mountains. Additionally, surrounding vacant parcels provide wildland fire fuel, which could exacerbate fire risk within and near the Project site. Therefore, impacts are potentially significant, and this issue will be further analyzed in the EIR.

- 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?***

Potentially Significant Impact. As previously addressed, the Project site is located within a Very High Fire Hazard Severity Zone. The Project would result in the installation of roads and other utilities. Further analysis is required regarding the potential wildfire-related impacts of the Project. Therefore, impacts are potentially significant, and this issue will be further analyzed in the EIR.

- 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?***

Potentially Significant Impact. As previously addressed, the Project site is located within a Very High Fire Hazard Severity Zone. The Project site is currently undeveloped and pervious. Project construction would involve grading, which could result in slope instability. Additionally, development of the Specific Plan area would increase the impervious areas on the Project site and may result in increased runoff, slope instability, or drainage changes. Further analysis is required regarding the potential wildfire-related impacts of the Project. Therefore, impacts are potentially significant, and this issue will be further analyzed in the EIR.

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 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?***

Potentially Significant Impact. Based on this Initial Study, the Project could be expected to degrade the quality of the environment or reduce the number or restrict the range of a rare or endangered plant or animal. Given the existing vegetation on-site and lack of development, further analysis in the topic of biological resources is required in the EIR. Additionally, further cultural resource investigations are required and will be conducted as part of the EIR to determine any potential impacts that the Project would have on important examples of the major periods of California history or prehistory. Therefore, impacts are potentially significant, and this issue will be further analyzed in the EIR.

- 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. As described throughout this Initial Study, the proposed Project has potentially significant impacts requiring further analysis in an EIR for all environmental issue areas except agriculture and forestry resources, energy, hazards and hazardous materials, mineral resources, population and housing, and recreation. It is anticipated that the proposed Project may be developed while other projects in the area are being developed, and the incremental effects of this Project may be cumulatively considerable. Therefore, potential cumulative impacts resulting from Project construction or operations have the potential to be significant and will be further analyzed in the EIR.

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

Potentially Significant Impact. As detailed throughout this Initial Study, the proposed Project could result in potentially significant impacts in the categories of aesthetics, air quality, biological resources, cultural resources, geology and soils, GHG emissions, hydrology and water quality, land use and planning, noise, public services, transportation, tribal cultural resources, utilities and service systems, and wildfire. Impacts in some of these categories may have potentially adverse effects on human beings. As such, further analysis of these impacts will be provided in the EIR.

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4.2 List of Preparers

City of Claremont

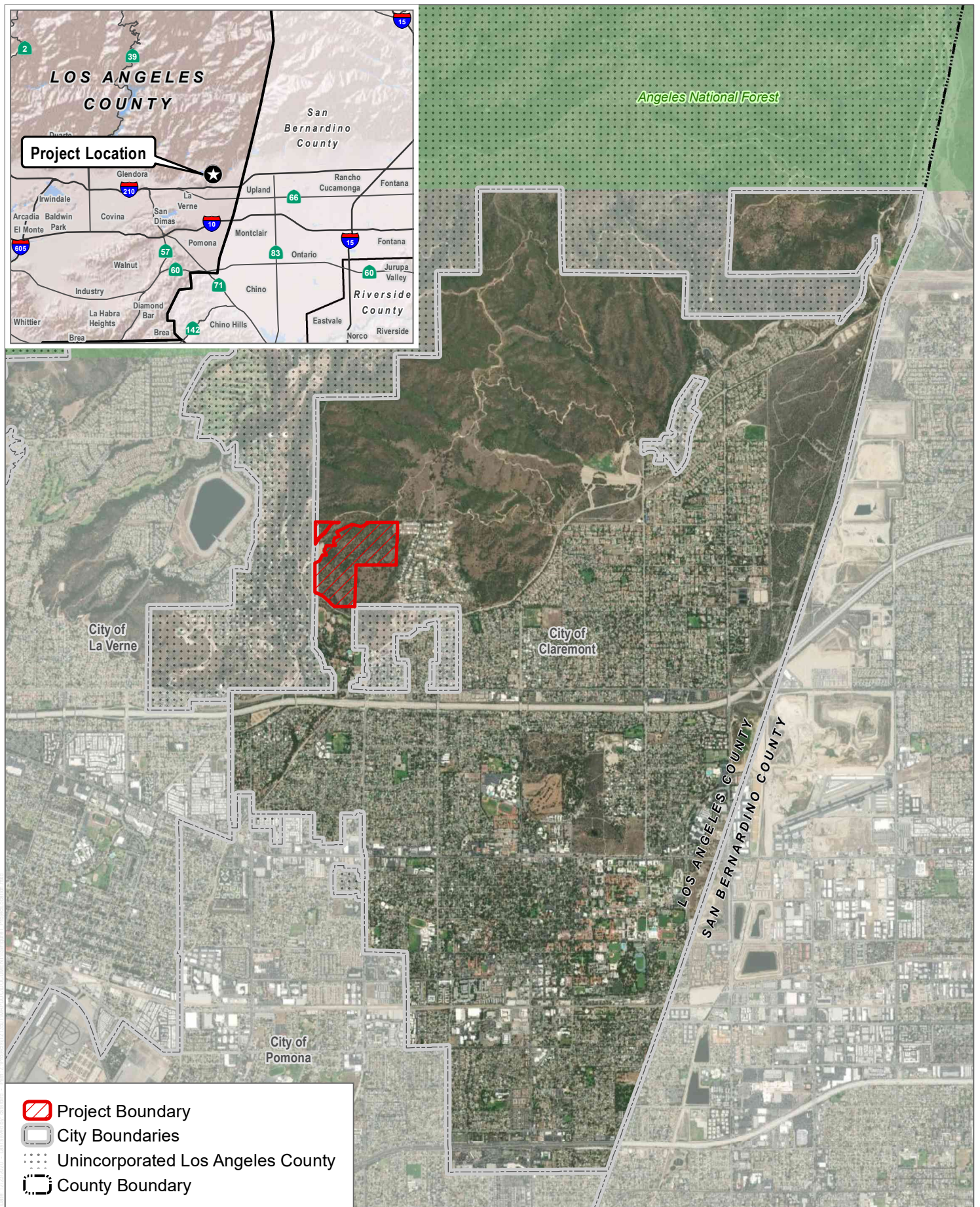
Mr. Brad Johnson, Director of Community Development
Ms. Jennifer Davis, Project Planner

Dudek

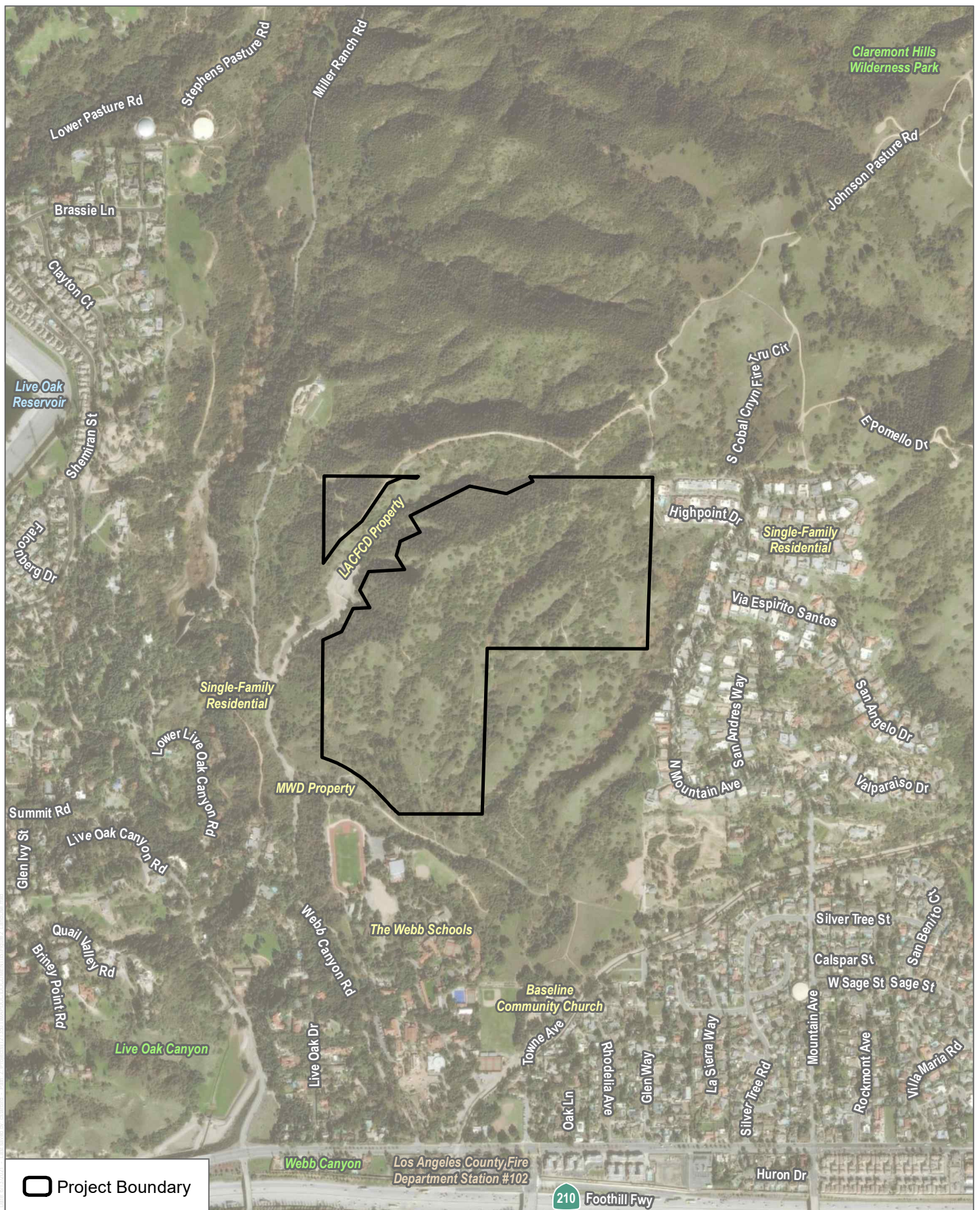
Kristin L. Starbird, Senior Project Manager
Michele Webb, Environmental Planner
Brandon Whalen-Castellanos, CEQA Associate Planner

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Initial Study Figures



SOURCE: Esri and Digital Globe 2019, Open Street Map 2019



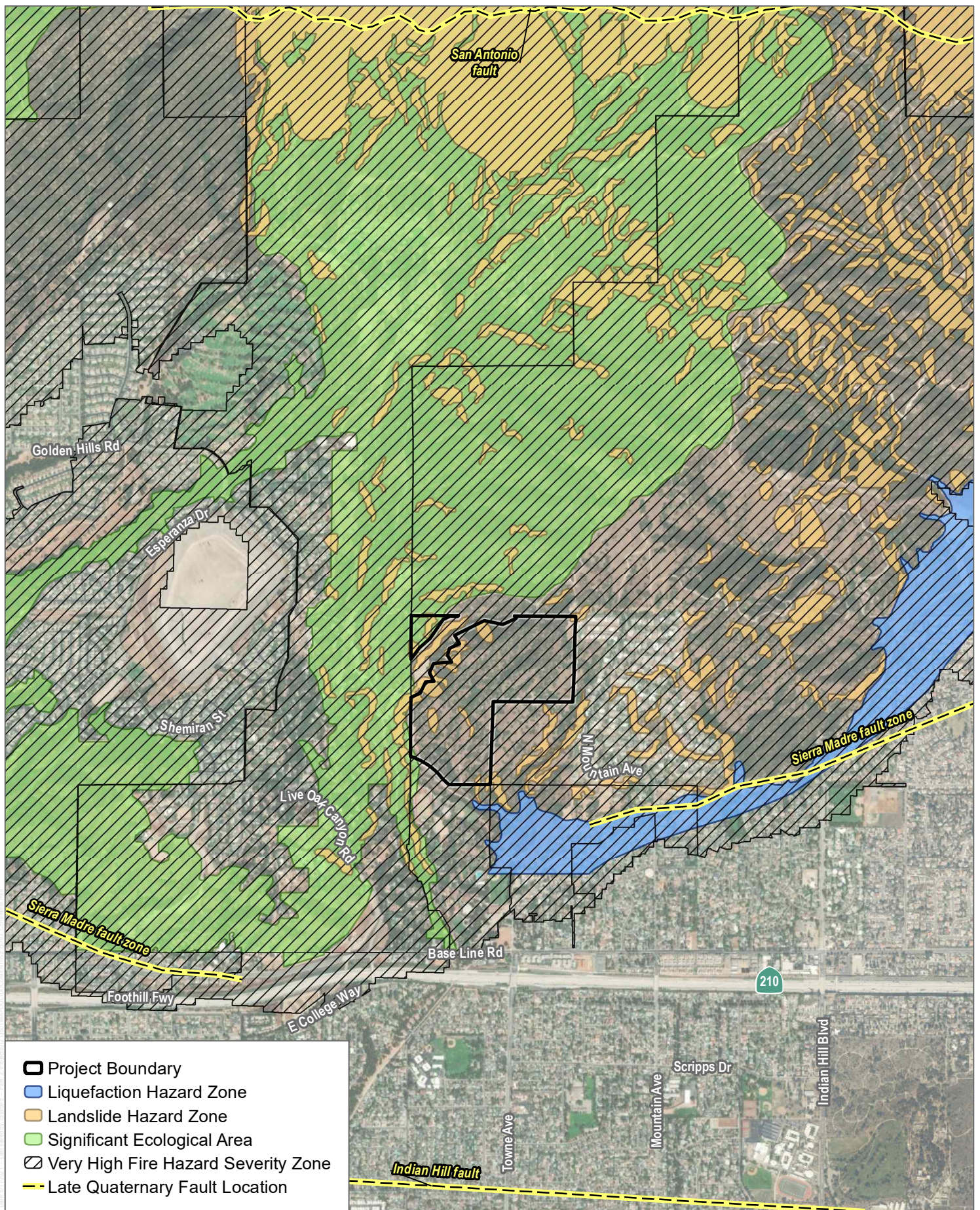
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DUDEK



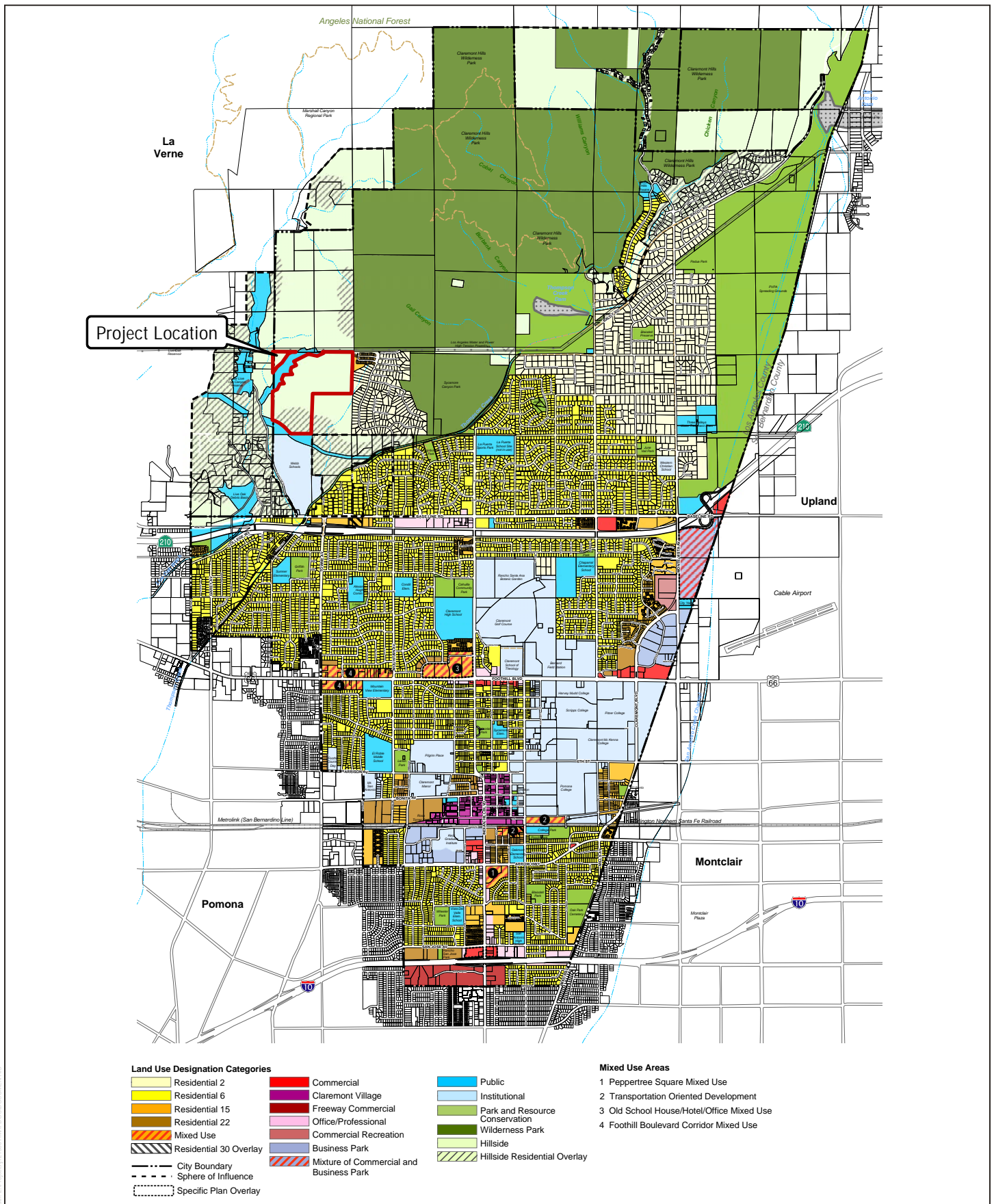
0 500 1,000 Feet

FIGURE 2
Surrounding Land Uses
 Clara Oaks Specific Plan Project



SOURCE: County of Los Angeles Regional Planning, CA Department of Conservation, FRAP 2021, USGS Quaternary Fault and Fold Database of the United States

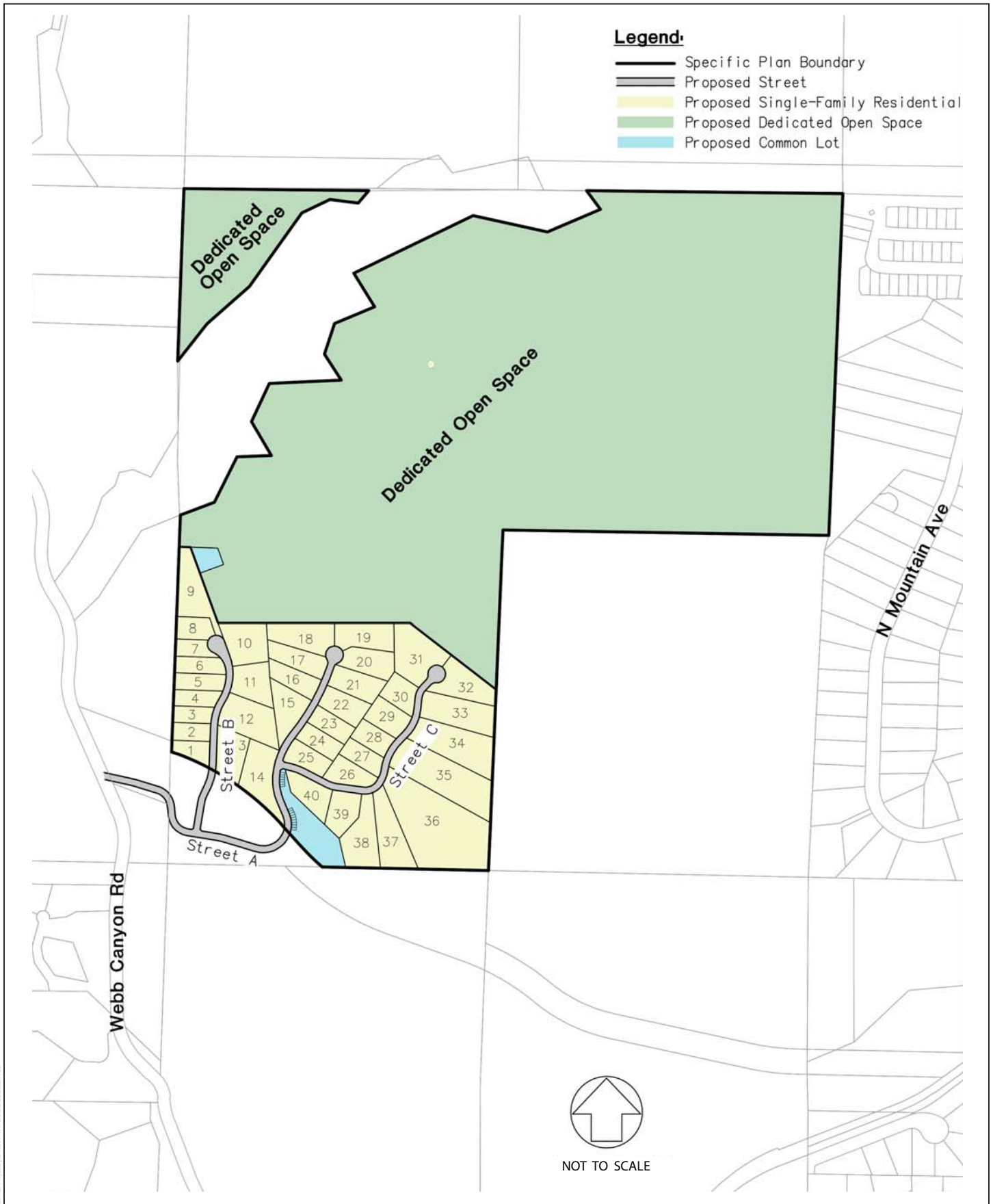
FIGURE 3
Regional and Local Resources and Constraints
Clara Oaks Specific Plan Project



SOURCE: City of Claremont 2014

FIGURE 4

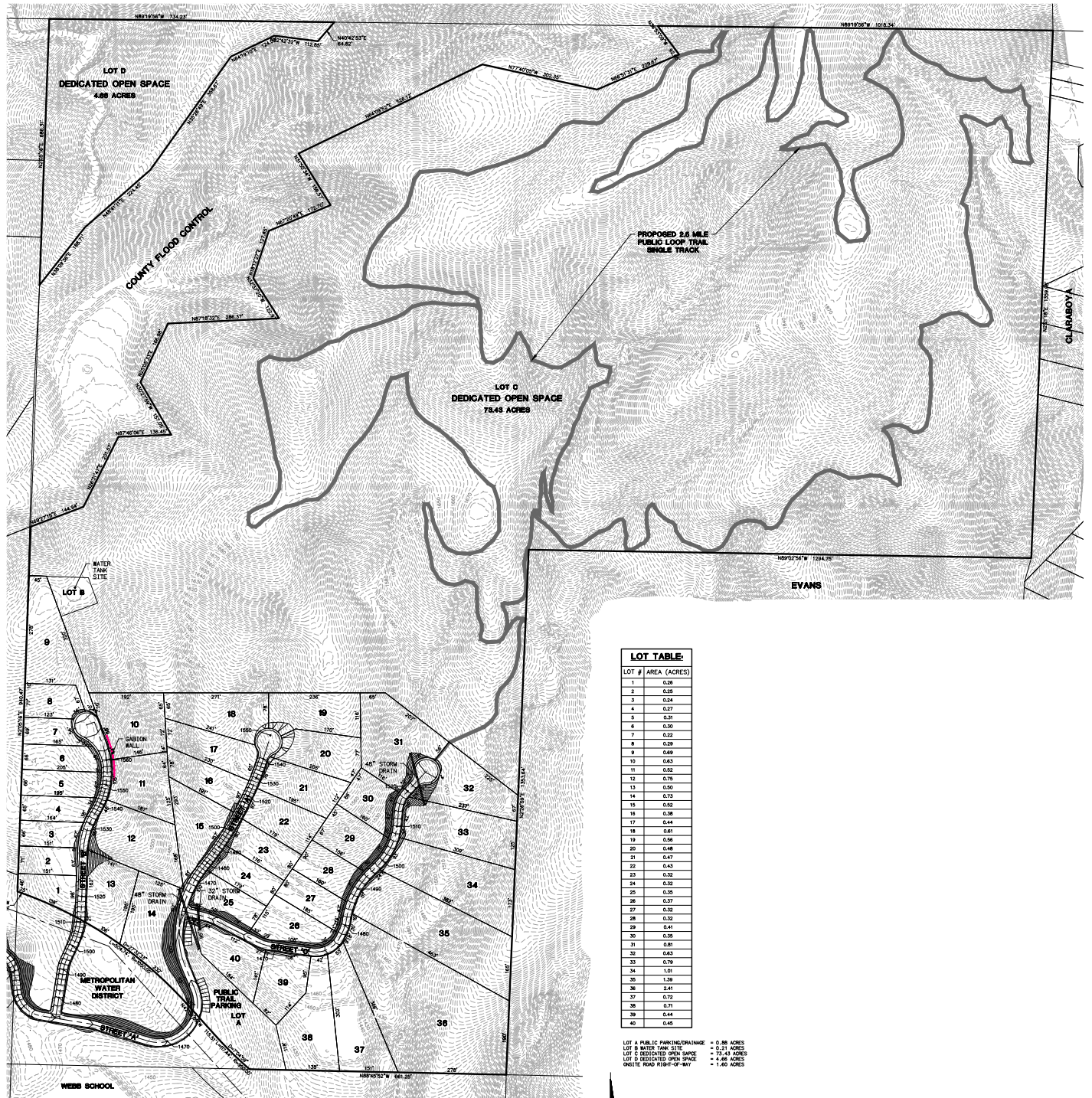
General Plan Land Use Map
Clara Oaks Specific Plan Project



SOURCE: City of Claremont 2021

FIGURE 5

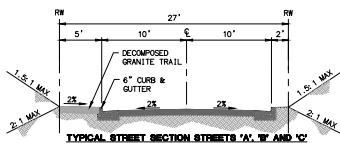
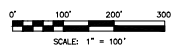
Conceptual Land Use Plan
Clara Oaks Specific Plan Project



OWNERS:
 W & J VASSILOVE FAMILY TRUST
 C/O MIKE VASSILOVE
 30645 STAR HAVEN DRIVE
 VALLEY CENTER, CA 92682
 PHONE: (760) 751-0157

APPLICANT:
 CLARA OAKS ESTATES, LLC
 ATTN: RANDY LIM
 4806 MAIN STREET
 VANCOUVER, BC V6V 3R8
 PHONE: (626) 253-8197

ENGINEER:
 ADVANCED CIVIL GROUP, INC
 CONTACT: R. STEVEN AUSTIN, PE
 30251 GOLDEN LANTERN
 SUITE E, PMB 251
 LAGUNA HILLS, CA 92653
 PHONE: (949) 391-7772



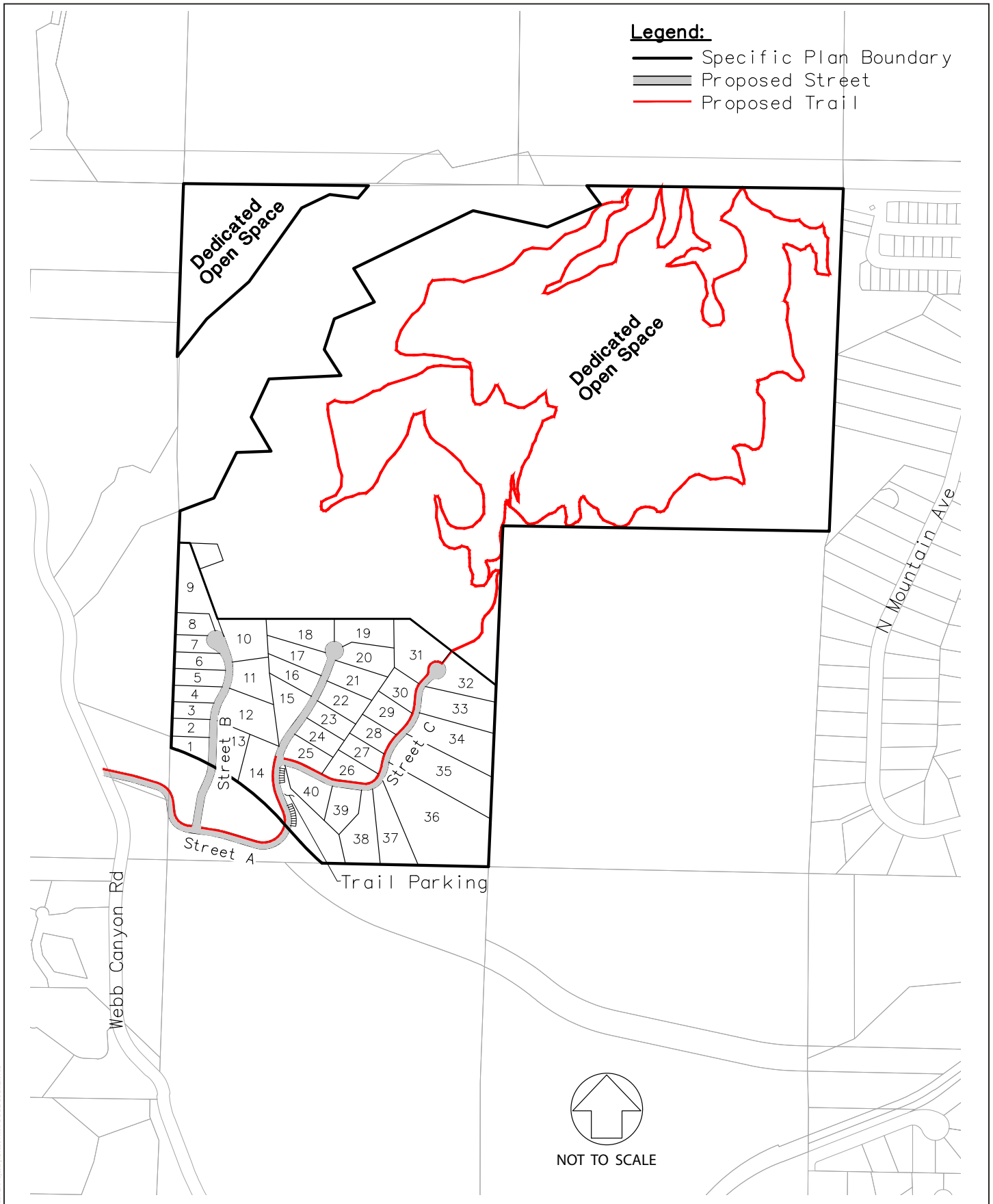
SOURCE: ADVANCED CIVIL GROUP 2021

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FIGURE 6

Draft Tentative Tract Map #73942

Clara Oaks Specific Plan Project



SOURCE: City of Claremont 2021

FIGURE 7

Conceptual Trail Plan
Clara Oaks Specific Plan Project