



# City of Claremont Housing Element Update

Initial Study

*prepared by*

**City of Claremont**

Community Development Department

207 Harvard Avenue North

Claremont, California 91711

Contact: Brad Johnson, Community Development Director

*prepared with the assistance of*

**Rincon Consultants, Inc.**

706 South Hill Street, Suite 1200

Los Angeles, California 90014

**September 2021**



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**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

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# Initial Study

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## 1. Project Title

City of Claremont Housing Element Update

## 2. Lead Agency Name and Address

City of Claremont  
Community Development Department  
207 Harvard Avenue North  
Claremont, California 91711

## 3. Contact Person and Phone Number

Brad Johnson, Community Development Director  
909-399-5342

## 4. Project Location

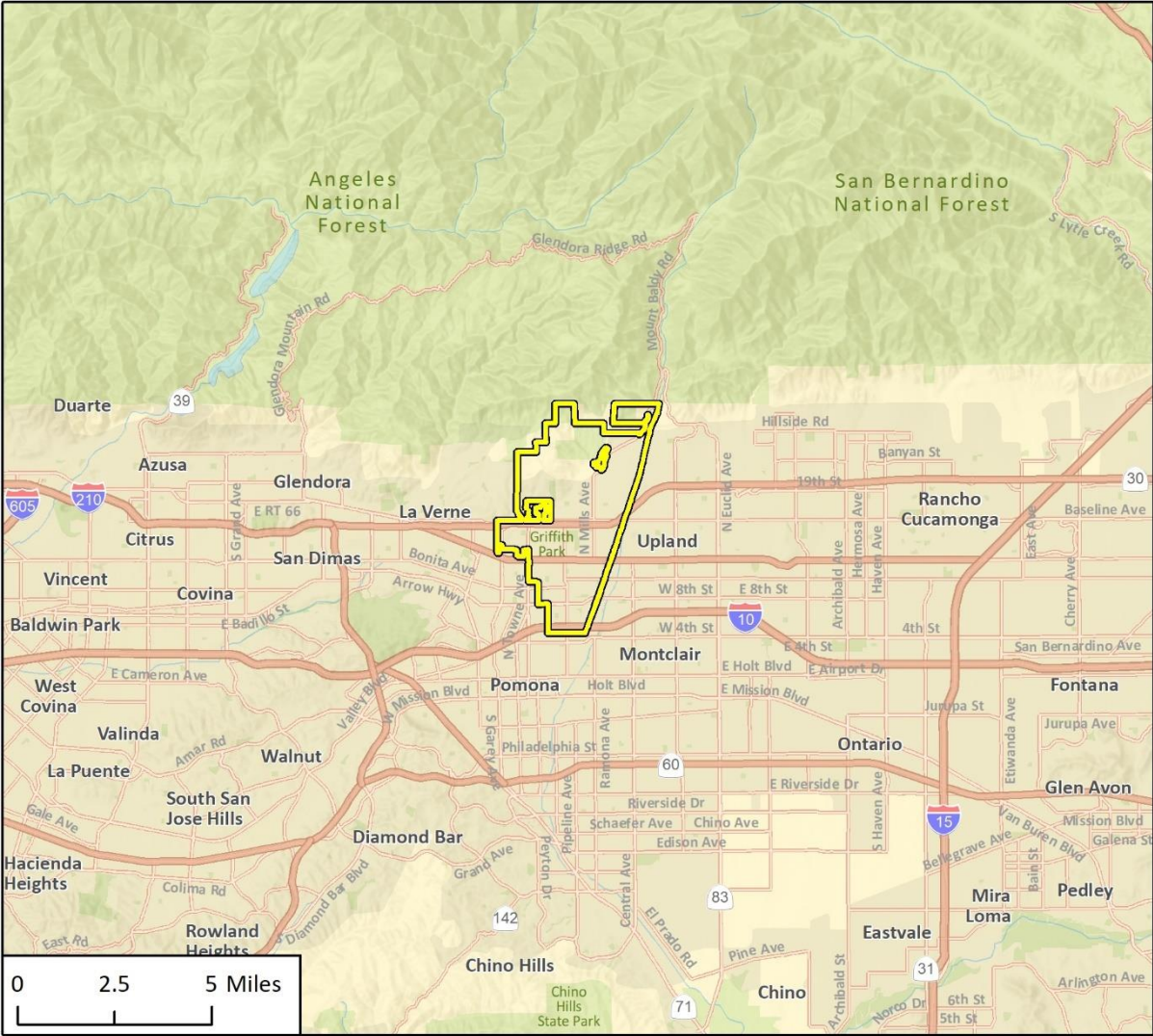
Claremont is located in Southern California in the San Gabriel Valley within the eastern portion of Los Angeles County. The City is bordered by the cities of Upland, Pomona, La Verne, and Montclair, as well as the County of San Bernardino (Figure 1). Three highways transverse Claremont from east to west, Interstate 10 (I-10), State Route (SR) 66, and SR 210. The City is located approximately 40 miles east of the Pacific Ocean and approximately 25 miles east of Downtown Los Angeles.

The Housing and Safety Element updates address lands within the City's limits and well as within the City's Sphere of Influence (SOI), which includes portions of unincorporated Los Angeles County (Plan Area). Please refer to Figure 2 for a depiction of the Plan Area.

## 5. Project Sponsor's Name and Address

City of Claremont  
Community Development Department  
207 Harvard Avenue North  
Claremont, California 91711

Figure 1 Regional Location



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 Plan Area

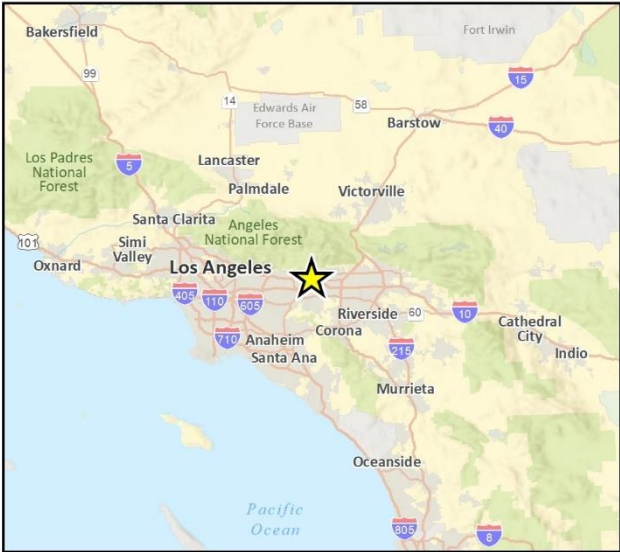
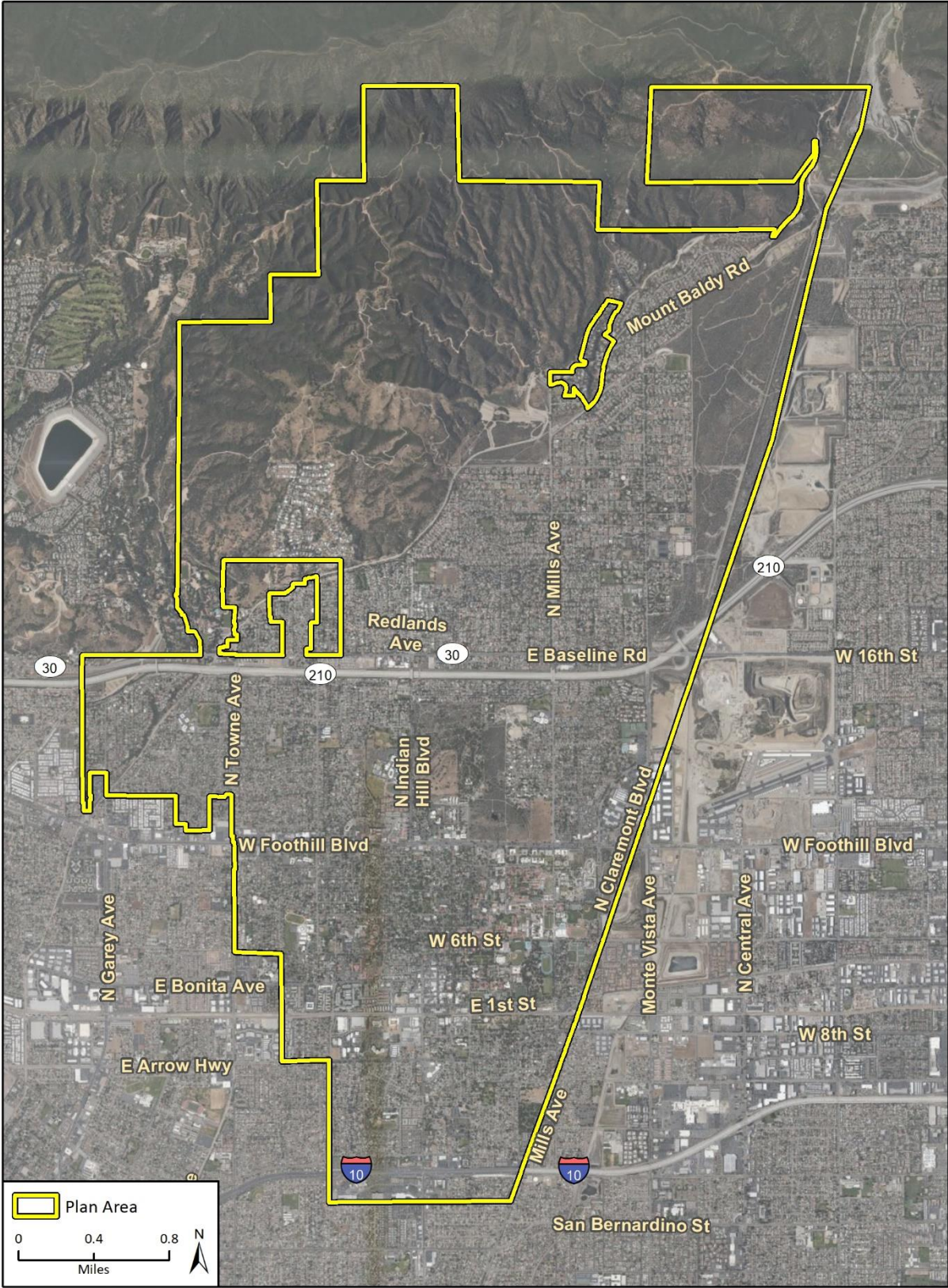


Fig. 1 Regional Location



Figure 2 Plan Area



## 6. Description of Project

The project, herein referred to as the “Housing Element Update,” would amend the City of Claremont General Plan by replacing the current Housing Element with the proposed 2021-2029 Housing Element and updating the Safety Element of the General Plan to reflect recent changes in State law. The City’s General Plan was last updated in July 2012 and a program Environmental Impact Report (EIR) for the General Plan was completed in October 2006. The General Plan and environmental documents are available for download on the City of Claremont, General Plan and Land Use Map website.<sup>1</sup>

## 7. Project Characteristics

### **Housing Element Update**

The Housing Element is one of the State-mandated elements of the General Plan. The fifth cycle Housing Element was approved in July 2019 and outlines the City’s housing goals from 2018 through 2021. The Housing Element identifies the City’s housing conditions and needs, and establishes the goals, objectives, and policies that comprise the City’s housing strategy to accommodate projected housing needs, including the provision of adequate housing for low-income households and for special-needs populations (e.g., unhoused people, seniors, single-parent households, large families, and persons with disabilities).

The 2021-2029 Housing Element would bring the element into compliance with State legislation passed since adoption of the 2018-2021 Housing Element and with the current Southern California Association of Governments’ (SCAG’s) Regional Housing Needs Assessment (RHNA). On March 4, 2021, the SCAG Regional Council adopted the 6<sup>th</sup> Cycle Final RHNA, which includes a “fair share” allocation for meeting regional housing needs for each community in the SCAG region.

State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The 2021-2029 Housing Element identifies sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups defined under state law (California Government Code Section 65583), analyzes governmental constraints to housing maintenance, improvement, and development, addresses conservation and improvement of the condition of existing affordable housing stock, and outlines policies that promote housing opportunities for all persons. The project involves an update the City of Claremont Housing Element as part of the sixth cycle planning period, which spans 2021 through 2029.

The 2021-2029 Housing Element includes the following components, as required by State law

- An assessment of the City’s population, household, and housing stock characteristics, existing and future housing needs by household types, and special needs populations.
- An analysis of resources and constraints related to housing production and preservation, including governmental regulations, infrastructure requirements and market conditions such as land, construction, and labor costs as well as restricted financing availability.
- Identification of the City’s quantified objectives for the 2021-2029 RHNA and inventory of sites determined to be suitable for housing.

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<sup>1</sup> <https://www.ci.claremont.ca.us/living/general-plan-1708>

- Opportunities for Conservation in Residential Development: State housing element law requires cities to identify opportunities for energy conservation in residential development.
- Review of the 2018-2021 Housing Element to identify progress and evaluate the effectiveness of previous policies and programs.
- A Housing Plan to address the City's identified housing needs, including housing goals, policies, and programs to facilitate the 2021 Housing Element Update (6<sup>th</sup> Cycle).

### *Regional Housing Needs Allocation*

The Housing Element must address the City's fair share of the regional housing need and specific state statutory requirements and must reflect the vision and priorities of the local community. As of March 2021, SCAG determined a final RHNA allocation of 1,711 units for the City, of which 886 must be affordable to lower-income households. The City's final allocation may be subject to minor change by recent State legislation.

The RHNA reflects the California Department of Housing and Community Development's determination of the projected housing needs in a region, broken down by income level. Table 1 shows the RHNA for income groups in Claremont during the 2021-2029 planning period, as determined by SCAG.

**Table 1 2021-2029 Regional Housing Need Allocation**

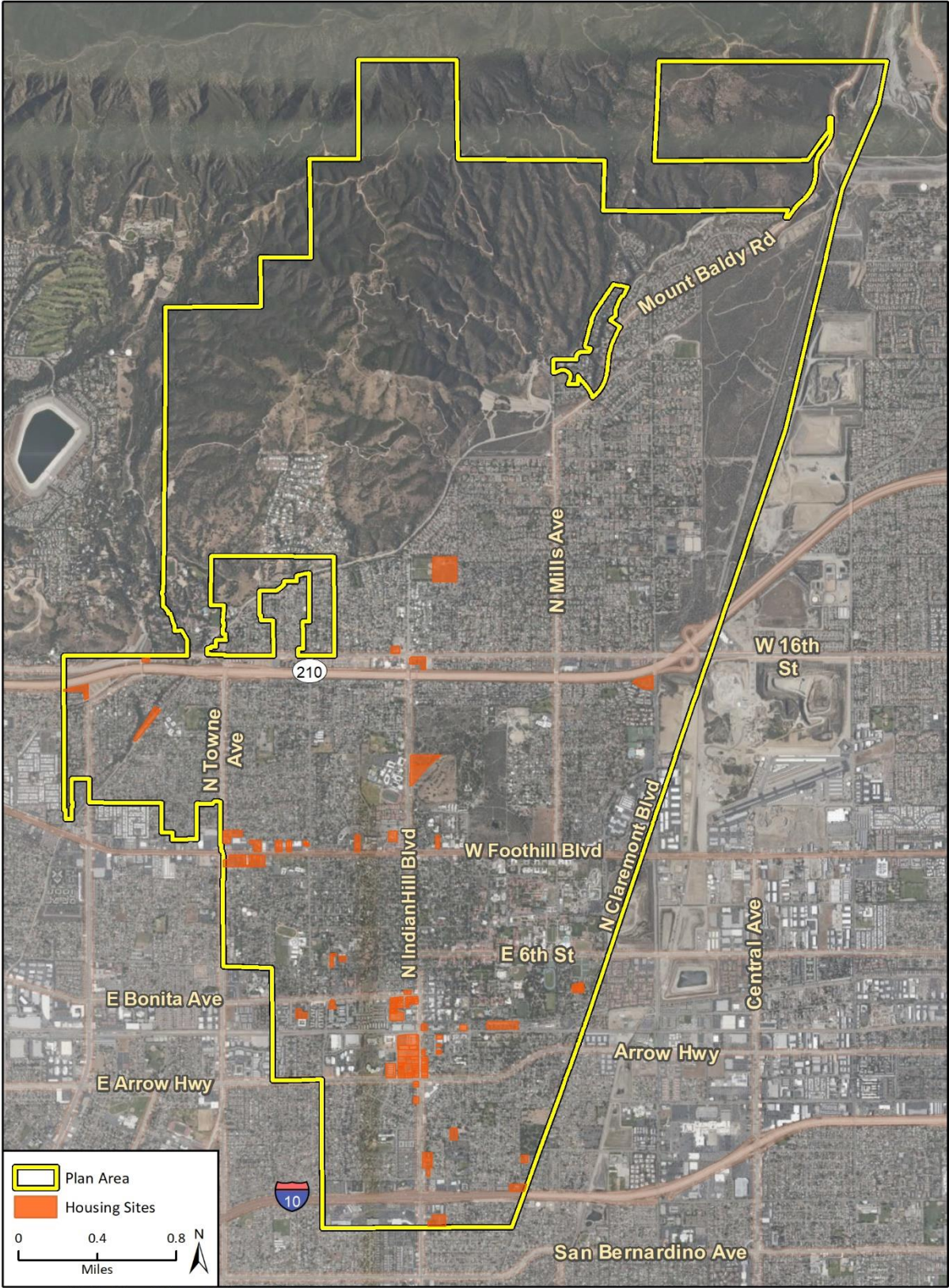
Income Group	Claremont Unit Needs	Percentage City Units
Very low ( $\leq$ 50% AMI)	556	33%
Low ( $>$ 50-80% AMI)	310	18%
Moderate ( $>$ 80-120% AMI)	297	17%
Above Moderate ( $>$ 120% AMI)	548	32%
<b>Totals</b>	<b>1,711</b>	<b>100%</b>

AMI = Area Median Income (established annually by the Department of Housing and Urban Development)  
Source: SCAG 2020

HCD requires local jurisdictions to identify enough future housing sites in the inventory to not only cover the jurisdiction's 6th Cycle RHNA, but to also provide for an additional buffer capacity above the RHNA. The buffer capacity is required to accommodate realistic production rates of affordable housing units; plus having the buffer can allow for instances when a smaller residential project may have to be considered for a given property. The "No Net Loss" Law (Government Code Section 65863) requires maintenance of sufficient sites to meet the RHNA for all income levels throughout the planning period. The recommendation from HCD is to adopt a housing site inventory with a buffer of at least 20 percent over the allocated RHNA. Table 2 details the 20 percent buffer for Claremont. In addition to the buffer units, the City has also included 620 residual units. Housing inventory opportunity sites are shown in Figure 3.



Figure 3 Housing Inventory Opportunity Sites



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Additional data provided by the City of Claremont, 2021.

**Table 2 2021-2029 Regional Housing Need Allocation with Buffer**

Income Group	Buffer Units	Residual Units
Low (<80% AMI) <sup>1</sup>	1,143	287
Moderate (>80-120% AMI)	468	118
Above Moderate (>120% AMI)	863	217
<b>Totals</b>	<b>2,477</b>	<b>620</b>

AMI = Area Median Income (established annually by the Department of Housing and Urban Development)

<sup>1</sup> Includes Very Low income group

Source: See Appendix A

### *Meeting the Regional Housing Needs Assessment Objectives*

To meet the objectives of the RHNA and provide sufficient capacity for housing development, the Housing Element specifies sites for residential development, identifies rezoning of sites to increase permitted residential densities to meet affordability requirements and continues implementation of the Accessory Dwelling Unit (ADU) program. However, the Housing Element in and of itself does not develop housing – it is a plan. The Housing Element assumes that less than the total 3,097,097 units would realistically be developed based on previous development history in the City. However, for the purposes of CEQA analysis, this Initial Study assesses a higher range of development potential, considered the “worst case scenario,” to fully analyze potential impacts if development occurs at a rate higher than it has historically.

Appendix A includes the list of opportunity sites in the city and the allowable densities, zoning changes, and number of potential units that could be accommodated in Claremont at each identified housing site. The net increase of units presented in Appendix A, 3,097 units, is the realistic upper end of the permitted density range. The development and redevelopment of sites zoned mixed-use may include commercial uses.

### **Safety Element Update**

Approved in 2019, Assembly Bill (AB) 747 requires each jurisdiction to review and update as necessary the Safety Element of its General Plan to identify evacuation routes and capacity, safety, and viability under a range of emergency scenarios. This information must be included by January 1, 2022, or upon approval of the next update to the Local Hazard Mitigation Plan. Also approved in 2019, Senate Bill (SB) 99 requires jurisdictions, upon the next revision of the Housing Element on or after January 1, 2020, to review and update the safety element to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. The proposed Safety Element Update addresses the requirements of these bills.

Proposed areas of the Safety Element to be updated include fire hazards, stormwater management, and emergency response and preparedness, especially as they relate to the City’s projected climate change exposure and vulnerability. The Safety Element would be updated to ensure alignment with other City plans such as the City of Claremont 2015 Hazards Mitigation Plan<sup>2</sup> and addressing new state requirements pertaining to climate change, wildfire risk, and evacuation routes for residential neighborhoods.

<sup>2</sup> The City has released the July 2021 Local Hazard Mitigation Plan. The Plan will go to City Council in August 2021 for approval. This study uses the 2015 Hazard Mitigation Plan since the 2021 version has not yet been adopted.

Updates to Chapter 6: Public Safety and Noise Element, would focus on managing wildfire risk and adapting to climate change (pursuant to Assembly Bill 379). New policies in the Public Safety and Noise Element would focus on incorporating policies organized by CAL FIRE through land use standards, ordinances, plans, and programs related to wildfire mitigation activities, emergency services, evacuation, and re-development following a wildfire. New policies related to climate change would include improving collaboration with key agencies, increased use of natural infrastructure, and early warning systems for hazards such as earthquakes, flood, and wildfire.

## 7.1 Relationship to Other General Plan Elements

The Claremont General Plan was updated in its entirety and adopted in 2006 and is comprised of the following chapters: Introduction; Land Use, Community Character, and Heritage Preservation; Economic Development/Fiscal; Community Mobility; Open Space, Parkland, Conservation, and Air Quality; Public Safety and Noise; Human Services, Recreational Programs and Community Facilities; Housing, and Governance. California Government Code Section 65583 (c) requires the Housing Element to maintain internal consistency with all of the other General Plan Elements. At this time, the Housing Element is being updated in conformance with the 2021-2029 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region in addition to the California Government Code requirements. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies set forth by the General Plan. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

## 8. Discretionary Action

Implementation of the 2021-2029 Housing Element would require the following discretionary actions by the City of Claremont Planning Commission and/or City Council:

- Approval of the final environmental analysis
- Approval of the 2021-2029 Housing Element and Safety Element

The California Department of Housing and Community Development (HCD) reviews and determines whether the proposed Housing Element complies with State law. Aside from HCD, no other approvals by outside public agencies are required.

## 9. Location of Prior Environmental Document(s)

A copy of the General Plan EIR is available to request online through the Office of Planning and Research (OPR) webpage: <https://ceqanet.opr.ca.gov/2005111115/2>

# 10. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

As of the date of this document no Native American tribes have requested consultation for the Housing Element Update pursuant to Public Resources Code Section 21080.3.1. In addition, because the Housing Element Update would amend the General Plan, Native American consultation on this project under Senate Bill (SB) 18 was conducted. Consultation letters were sent to tribes on September 15, 2021. To date no requests for consultation have been received.

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## Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” 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 type="checkbox"/> Energy                                        |
| <input checked="" type="checkbox"/> Geology/Soils             | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology/Water Quality              | <input type="checkbox"/> Land Use/Planning                   | <input type="checkbox"/> Mineral Resources                             |
| <input checked="" type="checkbox"/> Noise                     | <input checked="" type="checkbox"/> Population/Housing       | <input 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/Service Systems | <input checked="" type="checkbox"/> Wildfire                 | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

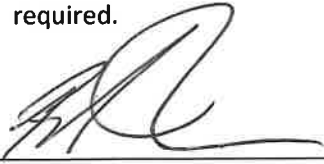
## Determination

Based on 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 to 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 “less than significant with mitigation incorporated” 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.

City of Claremont  
City of Claremont Housing Element Update

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

9/15/2021

Date

BRAD JOHNSON

Printed Name

Community Dev't. Director

Title

# Environmental Checklist

## 1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	■	<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"/>	■
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 a 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>

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

The Claremont General Plan does not identify any designated scenic vistas. However, the San Gabriel Mountains lie just north of the City and are visible throughout the City. Reasonably foreseeable development under the Housing Element Update could have the potential to block views of the San Gabriel Mountains; therefore, this impact is potentially significant and will be discussed in the EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

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

There are no officially designated state scenic highways in Claremont. The nearest eligible state scenic highway is 25 miles east of the City (State Route 210 at State Route 134) (Caltrans 2019). The City of Claremont is not visible from an officially-designated or eligible state scenic highway;

therefore, the Housing Element Update would have no impact on scenic resources within a state scenic highway. This impact will not be further discussed in the EIR.

#### **NO IMPACT**

- c. *Would the project, 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 a 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?*

The City of Claremont is in an urbanized area.<sup>3</sup> Development facilitated by the Housing Element Update would encourage future development in previously developed infill sites. Potential rezones and land use changes under the Housing Element Update could facilitate new development and allow for higher densities than what currently exists in some areas, which could alter the visual character of portions of City, including changes to building heights and massing. However, new construction associated with reasonably foreseeable new development under the Housing Element Update would be subject to the City's development standards, such as floor area ratio (FAR), building heights and setbacks, and transitional height requirements for properties abutting residential zones. The Claremont Municipal Code Chapter 16, outlines development requirements to protect important site, neighborhood, or community characteristics that require particular attention in project planning. While new development would be consistent with applicable zoning and other regulations multi-story buildings on vacant sites or sites with single story structures may impact scenic quality in Claremont. Therefore, this impact is potentially significant and will be discussed in the EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

The City of Claremont is in an urbanized area with existing sources of light and glare. Development facilitated by the Housing Element Update would primarily consist of infill development in urbanized areas with existing sources of light and glare.

It could be reasonably anticipated that illumination from new development (security lighting, parking lot lighting, ornamental lighting, pedestrian scale lights, lighting from ground floor storefronts and signs) would increase overall lighting levels in areas where increased development is expected to occur as the result of implementation of the project. In addition, it could be anticipated that future development under the Housing Element Update, particularly development projects of substantial scale, would result in the introduction of lighting in areas where currently lighting levels are low or where lighting levels along sidewalks is interrupted by darkened or shadowed areas. However, all development would be required to comply with Section 16.154.030 of the Claremont Municipal Code, which requires limiting light and glare. Specifically, outdoor lighting fixtures are required to be designed, installed, and maintained to direct light only onto the property on which the light source is located. All outdoor lighting fixtures are also required to have prismatic diffusing lenses and/or appropriate shielding so the light source is not directly visible from the public right-of-

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<sup>3</sup> CEQA Guidelines Section 21071 defines "urbanized area" as an incorporated city that has a population of less than 100,000 persons if the population of that city (Claremont) and not more than two contiguous incorporated cities (Pomona) combined equals at least 100,000 persons. The City of Claremont has a population of approximately 36,000 persons, and the City of Pomona, which has a shared boundary with Claremont, has a population of approximately 152,000 persons.

way or abutting residential properties. Section 16.154.030(C) of the Claremont Municipal Code provides requirements for lighting for single family residential development and according to Section 16.154.030(D) multi-family developments are required to design and install lighting so that direct rays of light are directed downward into the interior of the lot. Therefore, while new development would be added to the City, development would be required to comply with lighting guidelines in the City's Municipal Code. Impacts would be less than significant. This impact will not be discussed in the EIR.

**LESS THAN SIGNIFICANT IMPACT**

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## 2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on 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 maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The City of Claremont contains land designated as Urban and Built-Up Land, Grazing Land, and Other Land (Department of Conservation [DOC] 2016). No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is designated within the City boundaries. Therefore, no impact from the conversion of farmland would occur as a result of the Housing Element Update. This impact will not be discussed in the EIR.

**NO IMPACT**

- b. Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*
- 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))?*
- d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- 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?*

While the City of Claremont contains land designated for wilderness park and park conservation land uses, no agricultural, forest, or timberland land uses are designated within the City (City of Claremont 2014a). Similarly, the City contains land zoned for park and hillside uses, but no agricultural, forest, or timberland zoning districts are designated within the City (City of Claremont 2014b). Additionally, there is no Williamson Act contracted land in the City (DOC 2017). Therefore, no impact from the conflicts with or conversion of agricultural, forest, or timberland land uses or zoning districts or Williamson act contracts would occur as a result of the project. This impact will not be discussed in the EIR.

**NO IMPACT**



### 3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	■	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	■	<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 type="checkbox"/>

- a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- 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?*
- c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Claremont is located in the South Coast Air Basin (the Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The local air quality management agency is required to monitor air pollutant levels to ensure that applicable air quality standards are met, and, if they are not met, to develop strategies to meet the standards. The SCAQMD has adopted an Air Quality Management Plan (AQMP) that provides a strategy for the attainment of State and federal air quality standards. Emissions generated by development facilitated by the Housing Element Update would include temporary construction emissions and long-term operational emissions.

Construction activities such as the operation of construction vehicles and equipment over unpaved areas, grading, trenching, and disturbance of stockpiled soils have the potential to generate fugitive dust (PM<sub>10</sub>) through the exposure of soil to wind erosion and dust entrainment. In addition, exhaust emissions associated with heavy construction equipment would potentially degrade air quality. Construction emissions could exceed SCAQMD significance thresholds.

Long-term emissions associated with operational impacts would include emissions from vehicle trips, natural gas and electricity use, landscape maintenance equipment, and consumer products and architectural coating associated with development within the City. Emissions could exceed SCAQMD significance thresholds. Long-term vehicular emissions could also result in elevated concentrations of carbon monoxide (CO) at congested intersections in the vicinity of the City.

Certain population groups, such as children, the elderly, and people with health problems, are considered particularly sensitive to air pollution. Sensitive receptors include land uses that are more likely to be used by these population groups. Sensitive receptors include health care facilities, retirement homes, school and playground facilities, and residential areas.

Impacts related to both temporary construction-related air pollutant emissions and long-term emissions may be potentially significant and will be analyzed further in an EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

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

The occurrence and severity of potential odor impacts depends on a number of factors, including the nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of the receiving location, each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

The Housing Element Update would facilitate the creation of additional housing units in an urbanized area with existing residential and commercial uses. Construction activities for reasonably foreseeable new development under the Housing Element Update may produce temporary odors. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment, and architectural coatings. Such odors would disperse rapidly from the individual project sites, generally occur at magnitudes that would not affect substantial numbers of people and would be limited to the construction period. Furthermore, construction would be required to comply with SCAQMD Rule 402, which regulates nuisance odors. Accordingly, the construction of future development under the Housing Element Update is not anticipated to create objectionable odors affecting a substantial number of people and impacts would be less than significant.

SCAQMD's *CEQA Air Quality Handbook* (1993) identifies land uses associated with odor complaints as agricultural uses, wastewater treatment plants, chemical and food processing plants, composting, refineries, landfills, dairies, and fiberglass molding. Residential uses are not identified on this list. Reasonably foreseeable development under the Housing Element Update would be residential and commercial mixed-use development, which is not considered a major generating source of odor and would not create objectionable odors to surrounding sensitive land uses. Therefore, potential impacts would be less than significant. This impact will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

## 4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" 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, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Wildlife or U.S. Fish and Wildlife Service?*

## **Special Status Species**

Special status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the United States Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act (FESA); those considered “Species of Concern” by the USFWS; those listed or candidates for listing as Rare, Threatened, or Endangered by the California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act (CESA); animals designated as “Fully Protected” by the California Fish and Game Code (CFGF); animals listed as “Species of Special Concern” (SSC) by the CDFW; CDFW Special Plants, specifically those with California Rare Plant Ranks (CRPR) of 1B, 2, 3, and 4 in the CNPS’s Inventory of Rare and Endangered Vascular Plants of California (CNPS 2020); and birds identified as sensitive or watch list species by the Los Angeles County Sensitive Bird Species Working Group (2009).

Claremont has a mix of open space including the Wilderness Park and hills in the northwest portion of the city and planned public parks, tree lined streets, and landscaped areas. The southern urbanized portion of the City has substantially reduced abundance and diversity of biological resources. In addition, Claremont is surrounded by other areas of development including the cities of La Verne, Pomona, Montclair, and Upland.

The Housing Element Update would prioritize development of new residences on infill sites in areas previously developed in the central and southern portions of the city, with few housing opportunity sites in the north. Reasonably foreseeable future development under the Housing Element Update would be primarily concentrated on underutilized sites that have been previously developed and disturbed or are surrounded by existing development. In addition, proposed developments may be required to assess potential presence of sensitive biological resources on a specific property prior to approval. Given the lack of suitable habitat to support special status species in already developed and disturbed areas where additional residential development is likely to be proposed and concentrated, reasonably foreseeable development under the Housing Element Update is not expected to result in significant adverse impacts to special status species or the habitats that support them. However, proposed development under the Housing Element Update that would occur on vacant sites may impact sensitive species and/or their habitats. Therefore, Mitigation Measure BIO-1 is required to ensure that future vacant sites identified for development would not affect special status species. This would reduce potential impacts to a less than significant level. This impact will not be discussed in the EIR, however, this mitigation measure will be included as part of the Mitigation Monitoring and Reporting Program (MMRP) in the Final EIR.

## **Nesting Birds**

While the Housing Element Update would allow for the development of new residences, construction which could occur during the bird nesting season, generally from March 1 through August 31 and begins as early as February 1 for raptors, may impact nesting birds. Rezoned sites would be within existing developed areas of the City that include vegetation and trees could support bird nesting. As such, potential construction impacts resulting in vegetation trimming or removal during the nesting season would have the potential to disturb active nests, either directly (e.g., injury, mortality, or disruption of normal nesting behaviors) or indirectly (e.g., construction noise,

dust, and vibration from equipment). Therefore, construction activities and post-construction vegetation maintenance could result in impacts to nesting birds and raptors. Therefore, Mitigation Measure BIO-2 is required to ensure future development would not impact nesting birds. With implementation of Mitigation Measure BIO-2 potential impacts would be less than significant. This impact will not be discussed in the EIR, however, this mitigation measure will be included as part of the Mitigation Monitoring and Reporting Program (MMRP) in the Final EIR.

## **Mitigation Measures**

### *BIO-1 Biological Studies for New Development*

Project applicants shall be required to provide a biological resources assessment for projects on parcels with potentially suitable habitat or potential for the occurrence of special status species. The biological resources assessment shall be conducted by a qualified biologist and will include a data review and habitat assessment prior to project activities to identify whether any special-status plant or animal species habitat or sensitive natural communities occur on-site. The data reviewed shall include the biological resources setting, species list, and best available, current data for the area, including current review of the California Natural Diversity Database. Habitat assessments shall be completed at an appropriate time of year for identifying potential habitat and no more than one year prior to commencement of project activity. The purpose of these biological resources assessments is to identify appropriate measures to avoid or minimize harm to sensitive biological resources and to incorporate the recommended measures as conditions of approval for the project. Based on the results of the biological resources assessment, the qualified biologist will provide site-specific mitigation measures to avoid special status species or reduce impacts to a less than significant level.

### *BIO-2 Nesting Bird Protection*

Project applicants shall retain the services of a qualified biologist(s) to conduct a pre-construction nesting bird survey if during the nesting season (February 1 through August 31) at most 14 days prior to any and all development that may remove trees or vegetation that may provide suitable nesting habitat for migratory birds or other special-status bird species during the nesting bird season. If nests are found, the qualified biologist(s) shall identify and the project sponsor shall implement appropriate avoidance measures, such as fenced buffer areas or staged tree removal periods.

## **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- 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, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Plant communities are considered sensitive biological resources if they have limited distributions, high wildlife value, include sensitive species, or are particularly susceptible to disturbance. CDFW maintains a list of sensitive plant communities (CDFW 2020). The central and southern portions of the city, and the few housing opportunity sites in the north, where development would occur under the Housing Element Update are highly urbanized and already developed sites are unlikely to contain any sensitive plant communities. However, undeveloped housing opportunity sites may include sensitive habitat plant communities even though they are surrounded by existing development. Therefore, Mitigation Measure BIO-1, Biological Studies for New Development, would

be required to ensure future development would not have an impact on sensitive plant communities. With implementation of Mitigation Measure BIO-1 potential impacts would be less than significant. This impact will not be discussed in the EIR.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- 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?*

According to the U.S. Fish and Wildlife's National Wetlands Inventory (NWI) there are freshwater forested/shrub and wetland habitat; freshwater pond; and freshwater emergent wetland in the southern developed portion of Claremont where buildout of the Housing Element Update would occur (NWI 2021). However, none of the proposed housing inventory sites include mapped wetlands. Thus, reasonably anticipated development resulting from the Housing Element Update would not directly or indirectly impact wetlands. The introduction of residences would occur in an urbanized area with existing residential and commercial uses, which generally do not support wetland habitat. As a result, additional residential units under the Housing Element Update are not expected to result in significant adverse impacts to wetlands.

**LESS THAN SIGNIFICANT IMPACT**

- 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?*

Wildlife corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as between foraging and denning areas, or they may be regional in nature, allowing movement across the landscape. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then subsequently return. Examples of barriers or impediments to movement include housing and other urban development, roads, fencing, unsuitable habitat, or open areas with little vegetative cover. Regional and local wildlife movements are expected to be concentrated near topographic features that allow convenient passage, including roads, drainages, and ridgelines.

Habitat fragmentation occurs when a proposed action results in a single, unified habitat area being divided into two or more areas in such a way that the division isolates the two new areas from each other. Isolation of habitat occurs when wildlife cannot move freely from one portion of the habitat to another or from one habitat type to another, as in the fragmentation of habitats within and around "checkerboard" residential development. Habitat fragmentation also can occur when a portion of one or more habitats is converted into another habitat, as when annual burning converts scrub habitats to grassland habitats.

Much of the land in Claremont has been converted from open space to residential, commercial, and recreational uses, resulting in habitat fragmentation. There are no regional wildlife habitat linkages or described wildlife movement in the central and southern portions of the city, and the few housing opportunity sites in the north, where development would occur under the Housing Element Update (Los Angeles County 2009). While there are small fragments of open space in the developed portion of Claremont, it is unlikely for wildlife movement to occur in these areas due to their small size and existence in a highly urbanized area. Claremont is surrounded by residential and

commercial development to the south, east, and west, and is not situated to form a link between blocks of intact habitat.

Reasonably foreseeable development under the Housing Element Update would be primarily concentrated on sites that have been previously developed and disturbed or are surrounded by development. Likewise, the encouragement of dense development on infill sites under the Housing Element Update would not result in impacts to potential local wildlife movement. As a result, the Housing Element Update is not expected to result in significant adverse impacts to wildlife corridors or nursery sites. No impact would occur.

**NO IMPACT**

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

**Significant Ecological Areas**

According to Los Angeles County's Department of Regional Planning (DRP) Significant Ecological Areas Program, Claremont does not include a significant ecological area (SEA) within the central and southern portions of the city, and the few housing opportunity sites in the north, where development would occur under buildout of the Housing Element Update. The nearest SEA is San Dimas Canyon/San Antonio Wash, located in the hilly northern portion of Claremont approximately 0.5 mile north of the nearest proposed housing opportunity site (Los Angeles County 2015).

Reasonably anticipated development resulting from the Housing Element Update would not result in significant adverse impacts to SEAs given the location of proposed housing opportunity sites and absence of SEA. This impact will not be discussed further in the EIR.

**Protected Trees and Heritage Trees**

Although the City of Claremont is a highly developed urban area and surrounded by urbanized uses, there are trees located within the City. The City of Claremont Municipal Code Section 12.26.090 states that it is unlawful to injure, cut, damage, carve, transplant, prune, or remove any public trees without approval and permits from the City. Furthermore, during construction, trees, shrubs, and plants are protected pursuant to guidance in the City's tree policy manual.

If future development resulting from the implementation of the Housing Element Update includes the removal of trees on City property (including street trees), the plans will be reviewed by the City and required to comply with the Claremont Municipal Code and the City's tree policy. Therefore, potential conflicts with local policies or ordinances would be reduced with adherence to the Claremont Municipal Code and would result in less than significant impacts. This impact will not be discussed in the EIR.

**LESS THAN SIGNIFICANT IMPACT**

- 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?*

The project is not located within any approved local, regional, or state Habitat Conservation Plan or Natural Community Conservation Plan (CDFW 2019). Therefore, no impact would occur. This impact will not be discussed in the EIR.

**NO IMPACT**

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## 5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	■	□	□	□
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	□	■	□	□
c. Disturb any human remains, including those interred outside of formal cemeteries?	□	□	■	□

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

In Claremont, there are five buildings and three historic districts listed in the National Register of Historic Places (National Park Service 2021). There is one California Historical Landmark in the city: Pomona Water Powerplant on Camp Baldy Road in San Antonio Canyon (Office of Historic Preservation 2021).

The Housing Element Update would prioritize the development of new housing on previously developed or vacant infill sites. Some of these infill sites may contain historic structures or resources, eligible for listing in the California Register of Historic Resources, the demolition or alteration of which could constitute a significant impact. Additionally, 110 West 1<sup>st</sup> Street, adjacent to one of the housing opportunity sites, is the Atchison, Topeka, and Santa Fe Railroad station and considered a historic building as of July 1982. Housing opportunity sites near the Claremont Packing House and the garden apartment development at the southwest corner of Bonita Avenue and Indian Hill Boulevard may also impact historic structures. Therefore, reasonably foreseeable future development under the Housing Element Update has the potential to impact historical resources and this issue will be further analyzed in an EIR.

### POTENTIALLY SIGNIFICANT IMPACT

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

The Housing Element Update would prioritize the development of new housing within areas that have previously been developed and disturbed. Therefore, it is likely that on future development sites identified in the Housing Element Update prior grading, construction, and modern use of the sites would have either removed or destroyed archaeological resources within surficial soils. Nonetheless, there is the potential for archaeological resources to exist below the ground surface throughout the City, which could be disturbed by grading and excavation activities associated with

new development. Therefore, Mitigation Measure CR-1 is required to ensure that future development on sites identified for development would preserve unidentified archaeological resources. This would reduce potential impacts to a less than significant level. This impact will not be further discussed in the EIR however, this mitigation measure will be included as part of the Mitigation Monitoring and Reporting Program (MMRP) in the Final EIR.

## **Mitigation Measures**

### *CR-1 Cultural Resources Study Implementation Program*

All projects proposed under the Housing Element Update shall investigate the potential to disturb archaeological resources. If preliminary reconnaissance suggests that cultural resources may exist, a Phase I cultural resources study shall be performed by a qualified professional meeting the Secretary of the Interior's (SOI) Professional Qualification Standard (PQS) for archaeology (NPS 1983). A Phase I cultural resources study shall include a pedestrian survey of the project site and sufficient background research and, as necessary, field sampling to determine whether archaeological resources may be present. Archival research shall include a records search at the Northwest Information Center (NWIC) and a Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC). The Phase I technical report documenting the study shall include recommendations to avoid or reduce impacts on archaeological resources. These recommendations shall be implemented and incorporated in the project.

#### **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

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

Development facilitated by the Housing Element Update would result in ground disturbance during construction of new development throughout the city. The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner would notify the Native American Heritage Commission, which would determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance. With adherence to State law, impacts related to the discovery of human remains would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

## 6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a 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"/>

California is one of the lowest per capita energy users in the United States, ranked 48th in the nation, due to its energy efficiency programs and mild climate. In 2018, California consumed 681 million barrels of petroleum, 2,137 billion cubic feet of natural gas, and one million short tons of coal in 2018 (United States Energy Information Administration [EIA] 2020). The single largest end-use sector for energy consumption in California is transportation (39.8 percent), followed by industry (23.7 percent), commercial (18.9 percent), and residential (17.7 percent) (EIA 2020).

Most of California's electricity is generated in-state with approximately 30 percent imported from the northwest and southwest in 2018. In addition, approximately 30 percent of California's electricity supply comes from renewable energy sources, such as wind, solar photovoltaic, geothermal, and biomass (California Energy Commission 2019). Adopted on September 10, 2018, Senate Bill (SB) 100 accelerates the State's Renewables Portfolio Standards Program by requiring electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

To reduce statewide vehicle emissions, California requires all motorists use California Reformulated Gasoline, which is sourced almost exclusively from in-state refineries. Gasoline is the most used transportation fuel in California with 15.6 billion gallons sold in 2018 and is used by light-duty cars, pickup trucks, and sport utility vehicles (California Department of Tax and Fee Administration 2019). Diesel is the second most used fuel in California with 4.2 billion gallons sold in 2015 and is used primarily by heavy duty-trucks, delivery vehicles, buses, trains, ships, boats and barges, farm equipment, and heavy-duty construction and military vehicles (California Energy Commission 2016).

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

The Housing Element Update would prioritize the development of new housing within urbanized and previously developed areas. Reasonably foreseeable new development under the Housing Element Update would consume energy during construction and operation through the use of petroleum fuel, natural gas, and electricity, as further addressed below.

## **Construction**

Energy use during construction associated with reasonably foreseeable new development under the Housing Element Update would be in the form of fuel consumption (e.g., gasoline and diesel fuel) to operate heavy equipment, light-duty vehicles, machinery, and generators for lighting. In addition, temporary grid power may also be provided to construction trailers or electric construction equipment. Energy use during the construction of individual projects would be temporary in nature, and equipment used would be typical of construction projects in the region. In addition, construction contractors would be required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations that restrict the idling of heavy-duty diesel motor vehicles and govern the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. Construction activities associated with reasonably foreseeable new development under the Housing Element Update would be required to utilize fuel-efficient equipment consistent with State and federal regulations and would comply with State measures to reduce the inefficient, wasteful, or unnecessary consumption of energy. In addition, individual projects would be required to comply with construction waste management practices to divert 80 percent of construction and demolition debris.

These practices would result in efficient use of energy during construction of future development under the Housing Element Update. Furthermore, in the interest of both environmental awareness and cost efficiency, construction contractors would not utilize fuel in a manner that is wasteful or unnecessary. Therefore, future construction activities associated with reasonably foreseeable new development under the Housing Element Update would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy, and impacts would be less than significant.

## **Operation**

Long-term operation of new residences developed in accordance with the Housing Element Update would require permanent grid connections for electricity and natural gas service to power internal and exterior building lighting, and heating and cooling systems. As previously discussed, the Housing Element Update includes new development in underutilized infill parcels in the areas of Claremont that are already served by energy providers. Electricity service in the City is provided by Southern California Edison. Southern California Gas Company (SoCal Gas) provides natural gas services to residents and businesses in the City.

New development under the Housing Element Update would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6 of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential Buildings), the California Green Building Standards Code (Title 24, Part 11 of the California Code of Regulations), and the City's Green Building Standards Code (WHMC Chapter 13.24). The California Energy Code provides energy conservation standards for all new and renovated commercial and residential buildings constructed in California. This Code applies to the building envelope, space-conditioning systems, and water-heating and lighting systems of buildings and appliances and provides guidance on construction techniques to maximize energy conservation. Minimum efficiency standards are given for a variety of building elements, including appliances; water and space heating and cooling equipment; and insulation for doors, pipes, walls, and ceilings. The Code emphasizes saving energy at peak periods and seasons and improving the quality of installation of energy efficiency measures. The California Green Building Standards Code sets targets for energy efficiency; water consumption; dual plumbing systems for potable and recyclable water; diversion of construction waste from

landfills; and use of environmentally sensitive materials in construction and design, including ecofriendly flooring, carpeting, paint, coatings, thermal insulation, and acoustical wall and ceiling panels. Additionally, Claremont has joined the Clean Power Alliance, a collection of municipalities, to offer clean renewable energy to Claremont residences and businesses through a partnership with Southern California Edison. As of May 2019 Clean Power Alliance became the new electricity provider for residences and businesses in Claremont, while Southern California Edison continues to deliver the power to residences and businesses (City of Claremont 2021a).

In addition, the Housing Element Update would prioritize developing new residential units in close proximity to existing commercial/retail and recreational land uses, which would reduce trip distances and encourage the use of alternative modes of transportation such as bicycling and walking. These factors would minimize the potential of the Housing Element Update to result in the wasteful or unnecessary consumption of vehicle fuels. As a result, operation of new development under the Housing Element Update would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy, and impacts would be less than significant. This impact will not be discussed in the EIR.

**LESS THAN SIGNIFICANT IMPACT**

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

In 2008, the City of Claremont adopted a Sustainable City Plan that was last updated in April 2021 to direct the City toward sustainability. One of the goals of the Sustainable City Plan is resource conservation, including energy conservation (City of Claremont 2021b). The Sustainable City Plan includes goals to reduce reliance on natural gas and promote energy conservation. Energy goals include promoting local installation of solar energy systems, seeking innovative lighting technologies, and promoting energy efficiency and conservation technologies (i.e., energy efficient appliances and low emitting vehicles) to reduce use of nonrenewable resources.

Development facilitated by the Housing Element Update would be required to comply with regulatory standards and local measures, which would ensure that the Housing Element Update would not conflict with renewable energy and energy efficiency plans adopted by the City. As such, the Housing Element Update would not conflict with or obstruct a plan for renewable energy or energy efficiency, and impacts would be less than significant. This impact will not be discussed in the EIR.

**LESS THAN SIGNIFICANT IMPACT**

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## 7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?*

Claremont is located in a seismically active region of southern California. Moderate to strong earthquakes can occur on numerous local faults. Southern California faults are classified as “active,” “potentially active,” or “inactive.” Faults from past geologic periods of mountain building that do not display any evidence of recent offset are considered “potentially active” or “inactive.” Faults that have historically produced earthquakes or show evidence of movement in the past 11,000 years are known as “active faults.”

The Indian Hill, San Antonio, San Jose, and Sierra Madre Faults are located in the City; however, these faults have not shown movement in at least 130,000 years, and are not considered to be active faults (USGS 2021a). The nearest Alquist-Priolo fault is the Cucamonga Fault mapped approximately 0.9 mile east of the City’s northeastern boundary (DOC 2021). Therefore, reasonably foreseeable residential development from buildout under the Housing Element Update would not occur in areas with the potential for ground rupture and associated risk of loss, injury, or death. Nothing can ensure that structures do not fail under seismic stress. However, proper engineering, including compliance with the California Building Code (CBC), the City of Claremont Municipal Code, and new policies to the City’s Public Safety and Noise Element, would minimize the risk to life and property.

The CBC is the regulatory tool that includes building code standards to address geologic and seismic hazards. Approximately one-third of the text in the CBC has been tailored for California earthquake conditions. Claremont, along with all of Southern California, is in Seismic Zone 4, the area of greatest risk and subject the strictest building standards, which would reduce impacts from nearby faults. All development under the Housing Element Update would be required to comply with applicable provisions of the most current edition of the CBC at the time of construction. The the City’s adopted building codes, Chapter 15.04 of the Claremont Municipal Code, would also apply to proposed residential development under the Housing Element Update. Development would also be required to comply with Claremont General Plan policies including Policy 6-4.1 to enforce the most recent building codes governing seismic safety and structural design and Policy 6-4.2 to support efforts to identify location, potential activity, and dangers associated with earthquakes and implement recommendations contained in geotechnical reports.

Additionally, new policies to the City’s Public Safety and Noise Element would include adoption of early warning systems for hazards, including earthquakes. Potential projects facilitated by the Housing Element Update would not involve mining operations that require deep excavations thousands of feet into the earth, or boring of large areas that could create unstable seismic conditions or stresses in the Earth’s crust. As such, reasonably foreseeable development from the Housing Element Update would not directly or indirectly cause or increase potential substantial adverse effects involving the rupture of a known earthquake fault. This impact will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

- a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*



The Indian Hill, San Antonio, San Jose, Sierra Madre, and Stoddard Canyon Faults are located in the City; however, these faults have not shown movement in at least 130,000 years, and are not considered to be active faults (USGS 2021a). The nearby Cucamonga Fault would be capable of producing strong seismic ground shaking in the City in the event of an earthquake. In addition, the City is located in the highly seismic Southern California region. Reasonably foreseeable development projects within the City may be subject to ground shaking in the event of an earthquake originating along one of the faults designated as active or potentially active in the vicinity of Claremont.

However, this hazard is common throughout California and the proposed development under the Housing Element Update would pose no greater risk to public safety or destruction of property than is already present for the region. Development in the City is required to adhere to the International Building Code (IBC) CBC. The IBC and CBC regulate the design and construction of excavations, foundations, building frames, retaining walls, and other building elements to mitigate the effects of seismic shaking. Additionally, as described under item a.1, development under the Housing Element Update would also be required to comply with the Claremont General Plan. Specifically, Policies 6-4.1 and 6-4.2 that would reduce impacts from seismic Groundshaking. The impact to people, buildings, or structures on potential project sites from strong seismic ground shaking would be reduced by the required conformance with applicable building codes, adherence to General Plan policies, and accepted engineering practices. Impacts would be less than significant. This impact will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

*a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

Liquefaction is a phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: shallow groundwater; low density, fine, clean sandy soils; and strong ground motion. Liquefaction-related effects include loss of bearing strength, amplified ground oscillations, lateral spreading, and flow failures.

According to the DOC Earthquake Zones of Required Investigation map, portions of the City are at risk of seismically induced liquefaction (DOC 2021). The two mapped liquefaction areas in the City are located west of the Claremont Colleges and south of West Foothill Boulevard, and the southwest-northeast trending area at the base of the foothills in the northern portion of the City between SR 210 and south of the San Antonio Channel and Dam. Proposed housing opportunity sites are not located in any of these areas of seismically induced liquefaction. Further, as mentioned above, development in the City is required to adhere to the IBC and CBC. Compliance with City and State building codes would reduce seismic ground shaking impacts with current engineering practices and the project would not exacerbate liquefaction potential at any of the proposed housing sites. As such, the Housing Element Update would not directly or indirectly cause substantial adverse effects from liquefaction risk and impacts would be less than significant. This impact will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

*a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

The geologic character of an area determines its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential for slope failure and

landslide events. In order to fail, unstable slopes need to be disturbed; common triggering mechanisms of slope failure include undercutting slopes by erosion or grading, saturation of marginally stable slopes by rainfall or irrigation; and, shaking of marginally stable slopes during earthquakes. The topography of the City of Claremont includes generally flat areas in the southern portion of the City, with foothills of the San Gabriel Mountains in the northern portion of the City. According to the DOC Earthquake Zones of Required investigation map, the northern part of the City associated with the San Gabriel Mountains is located in a landslide zone.

The identified housing opportunity sites are located in the southern portion of the City and outside mapped landslide zones. The area subject to earthquake-induced landslides is limited to the northern hilly areas the City, and the Housing Element does not identify any housing opportunity sites in or near a mapped landslide area. Therefore, impacts related to landslides would be less than significant. This impact will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

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

Soil erosion or the loss of topsoil may occur when soils are disturbed but not secured or restored, such that wind or rain events may mobilize disturbed soils, resulting in their transport off site. The identified housing opportunity sites are located primarily on previously disturbed, infill areas. Ground-disturbing activities associated with the construction of new development under the Housing Element Update would have the potential to result in the removal and erosion of topsoil during grading and excavation. Construction activities that disturb one or more acres of land are subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Permit process, which would require development of a Stormwater Pollution Prevention Plan (SWPPP) that outlines project-specific BMPs to control erosion, sediment release, and otherwise reduce the potential for discharge of pollutants from construction into stormwater. Typical BMPs include, but are not limited to, installation of silt fences, erosion control blankets, and anti-tracking pads at site exits to prevent off-site transport of soil material.

Because the Housing Element Update would prioritize new housing in areas that are already built out or surrounded by existing development, the potential for erosion would primarily be limited to temporary effects of possible topsoil loss at future project construction sites. The Claremont Municipal Code Chapter 8.28 requires BMPs for stormwater and runoff pollution control, which would apply to both construction and operational activities in the City. Section 8.28.040 of the Claremont Municipal Code contains specific stormwater runoff controls required for construction activities. Construction activities would also be required to comply with CBC Chapter 70 standards, which are designed to ensure implementation of appropriate measures during grading and construction to control erosion and storm water pollution.

Therefore, erosion from demolition and construction activities associated with reasonably foreseeable development under the Housing Element Update would be controlled through implementation of the requirements and BMPs contained in existing regulations, including the NPDES Construction General Permit and Claremont Municipal Code. Furthermore, BMPs for post-construction erosion and sediment control would remain in effect, which would improve future erosion conditions. Compliance with the regulations discussed above would reduce the risk of soil erosion from construction activities such that there would be minimal change in risk compared to current conditions with existing development and impacts would be less than significant. This impact will not be discussed in the EIR.

### **LESS THAN SIGNIFICANT IMPACT**

- 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?*

Impacts related to landslides and liquefaction are addressed under *criteria a.3 and a.4*; therefore, this discussion focuses on impacts related to unstable soils as a result of lateral spreading, subsidence or collapse. Lateral spreading occurs as a result of liquefaction; accordingly, liquefaction-prone areas would also be susceptible to lateral spreading. Subsidence occurs at great depths below the surface when subsurface pressure is reduced by the withdrawal of fluids (e.g., groundwater, natural gas, or oil) resulting in sinking of the ground. All or portions of the City may be susceptible to subsidence from groundwater withdrawal.

The Housing Element Update would prioritize new housing in areas that are already built out or surrounded by existing development, which may contain underlying unstable soils. Because reasonably foreseeable development under the Housing Element Update would primarily involve infill development, development facilitated by the Housing Element Update would not affect existing conditions related to unstable soils, unless improperly constructed. Future development would be required to comply with the CBC's minimum standards for structural design and site development. The CBC provides standards for excavation, grading, and earthwork construction; fills and embankments; expansive soils; foundation investigations; and liquefaction potential and soils strength loss. Thus, CBC-required incorporation of soil treatment programs (replacement, grouting, compaction, drainage control, etc.) in the excavation and construction plans can achieve an acceptable degree of soil stability to address site-specific soil conditions. Adherence to these requirements would achieve accepted safety standards relative to unstable geologic units or soils. In addition, although reasonably foreseeable development under the project would potentially be subject to these hazards, it would not increase the potential for lateral spreading, subsidence, or collapse. Therefore, impacts would be less than significant. This impact will not be discussed in the EIR.

### **LESS THAN SIGNIFICANT IMPACT**

- 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?*

Soils that volumetrically increase (swell) or expand when exposed to water and contract when dry (shrink) are considered expansive soils. A soil's potential to shrink and swell depends on the amount and types of clay in the soil. Highly expansive soils can cause structural damage to foundations and roads without proper structural engineering and are generally less suitable or desirable for development than non-expansive soils because of the necessity for detailed geologic investigations and costlier grading applications.

The Housing Element Update would prioritize new housing in areas that are already built out or surrounded by existing development that may contain underlying expansive soils. Because reasonably foreseeable development under the Housing Element Update would primarily involve infill development, development under the project would not substantially increase the potential exposure to or extent of expansive soils within the City. The CBC, which is based on the IBC, has been modified for California conditions with numerous more detailed and/or more stringent regulations. If expansive soils are detected on site, the CBC requires the preparation of a soil investigation prior to construction and incorporation of appropriate corrective actions to prevent

structural damage, to be determined on a project-by-project basis. Consequently, there would be minimal change in the exposure of people or structures to risks associated with expansive soils and impacts would be less than significant. This impact will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

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

The City does not allow new development to dispose of wastewater via septic systems, except when granted as an exception for new construction by the City's Planning Commission as described in Section 13.02.040 of the Claremont Municipal Code. Reasonably foreseeable development under the Housing Element Update would connect to the City's existing wastewater collection and treatment system. Therefore, there would be no impact related to the use of septic tanks or alternative wastewater disposal systems. This impact will not be discussed in the EIR.

#### **NO IMPACT**

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

Paleontological sensitivity refers to the potential for a geologic unit to produce scientifically significant fossils. Direct impacts to paleontological resources occur when earthwork activities, such as grading or trenching, cut into the geologic deposits (formations) within which fossils are buried and physically destroy the fossils. Since fossils are the remains of prehistoric animal and plant life, they are considered to be nonrenewable. The geologic features in Claremont include Pre-Mesozoic to Cretaceous plutonic igneous rocks of the Peninsular Ranges Batholith; Paleozoic metamorphic rocks; Late Cenozoic terrestrial, marine, and volcanic deposits; and widespread Quaternary alluvial fan and valley deposits. While the Quaternary alluvial fan and valley deposits are not old enough to contain a paleontological resource or unique geological feature, other geological features in Claremont may support paleontological resources.

The Housing Element Update would prioritize the development of new residential development on infill sites in the City that have previously been developed and disturbed or are surrounded by existing development. Nonetheless, there is the potential for paleontological resources to exist below the ground surface throughout the City. Ground-disturbing activities in geologic units with moderate to high paleontological sensitivity have the potential to damage or destroy paleontological resources that may be present. Such resources could be disturbed by grading and excavation activities associated with new development. Therefore, Mitigation Measure GEO-1 is required to ensure that future development on sites identified for development would preserve paleontological resources. This would reduce potential impacts to a less than significant level. This impact will not be further discussed in the EIR however, this mitigation measure will be included as part of the Mitigation Monitoring and Reporting Program (MMRP) in the Final EIR.

### **Mitigation Measures**

#### *GEO-1 Paleontological Resources Studies*

Avoidance and/or mitigation for potential impacts to paleontological resources shall be required for development under the Housing Element Update in Claremont that occurs within high sensitivity

geologic units, whether they are mapped at the surface or occur at the subsurface. When paleontological resources are uncovered during site excavation, grading, or construction activities, work on the site shall be suspended until the significance of the fossils can be determined by a qualified paleontologist. If significant resources are determined to exist, the paleontologist shall make recommendations for protection or recovery of the resource.

The City shall require the following specific measures for projects that could disturb geologic units with high paleontological sensitivity:

**Retain a Qualified Paleontologist to Prepare a PMMP.** Prior to initial ground disturbance, the project applicant shall retain a Qualified Paleontologist, as defined by the Society of Vertebrate Paleontology (2010), to direct all mitigation measures related to paleontological resources and design a Paleontological Mitigation and Monitoring Program (PMMP) for the project. The PMMP shall include measures for a preconstruction survey, a training program for construction personnel, paleontological monitoring, fossil salvage, curation, and final reporting, as applicable.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

# 8 Greenhouse Gas Emissions

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

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Reasonably foreseeable new development facilitated by the Housing Element Update would generate greenhouse gas (GHG) emissions during construction through the use of petroleum-fueled construction equipment and worker vehicle trips to and from construction sites. Operation of new housing units under the Housing Element Update would generate GHG emissions through the use of electricity and natural gas, vehicle trips of occupants, waste generation, water use, and wastewater generation.

Emissions could potentially conflict with local and regional plans adopted for the purpose of reducing GHG emissions, including the regional Sustainable Communities Strategy (SCS), the Claremont Sustainability City Plan (SCP), and the goals and policies of the Open Space, Parkland, Conservation, and Air Quality Element in the Claremont General Plan. Impacts related to GHG emissions would be potentially significant and will be analyzed further in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

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## 9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 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 material 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located in 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?*

The Housing Element Update would facilitate development on urban infill sites. Construction associated with reasonably foreseeable future development under the Housing Element Update would involve the use of potentially hazardous materials, such as vehicle fuels and fluids, that could be released should a leak or spill occur. However, contractors would be required to implement standard construction BMPs for the use and handling of such materials to avoid or reduce the potential for such conditions to occur. Any use of potentially hazardous materials during construction of future development in accordance with the Housing Element Update would be required to comply with all local, State, and federal regulations regarding the handling of potentially hazardous materials. Likewise, the transport, use, and storage of hazardous materials during future construction would be required to comply with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22.

Housing is not a land use typically associated with the use, transportation, storage, or generation of significant quantities of hazardous materials. Operation of new housing developed under the Housing Element Update would likely involve an incremental increase in the use of common household hazardous materials, such as cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in regular property and landscaping maintenance. Use of these materials would be subject to compliance with existing regulations, standards, and guidelines established by the federal, State, and local agencies related to storage, use, and disposal of hazardous materials. Therefore, upon compliance with all applicable local, State, and federal laws and regulations relating to environmental protection and the management of hazardous materials, potential impacts associated with the routine transport, use, or disposal of hazardous materials during construction and operation of development under the project would be less than significant. This impact will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

- 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?*
- d. *Would the project be located on a site that is included on a list of hazardous material 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?*

Per Government Code Section 65962.5, the following lists were searched for listed properties in the City of Claremont:

- Hazardous Waste and Substances site “Cortese” list (65962.5[a]) (Department of Toxic Substances Control [DTSC] 2021)
- GeoTracker: List of LUST Sites (65962.5[c][1]) (State Water Resources Control Board [SWRCB] 2021)
- List of solid waste disposal sites identified by the Water Board (65962.5[c][2]) (California Environmental Protection Agency [CalEPA] 2021a)
- List of “active” Cease and Desist Order and Cleanup Abatement Order sites (65962.5[c][3]) (CalEPA 2021b)

There are no sites in the City listed on the “Cortese” list (DTSC 2021), list of solid waste disposal sites (CalEPA 2021a), or list of “active” Cease and Desist Order and Cleanup Abatement Order site databases (CalEPA 2021b). There are 26 total leaking underground storage tank (LUST) listings on 23 different sites within the City; however, all are listed as “Completed – Case Closed”, indicating that remediation and correction of the LUST has occurred (SWRCB 2021). Additionally, only four of these sites are identified housing opportunity sites per the proposed Housing Element Update:

- 191 S. Indian Hill Boulevard
- 267 S. Indian Hill Boulevard
- 431 Baseline Road
- 1030 W. Foothill Boulevard

As described under *criterion a*, above, the transport, use, and storage of hazardous materials during the construction of future development under the Housing Element Update would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22. However, there is the potential for future construction to involve the demolition or alteration of structures that may contain asbestos and/or lead-based paint (LBP), which could pose hazards to receptors at adjacent land uses. Therefore, Mitigation Measure HAZ-1 is required to ensure that the demolition of structures built prior to 1978 (when lead-based paint and asbestos were banned from use in new construction) occurs once any lead-based paint or asbestos-containing materials are removed and abated. This would reduce potential impacts to a less than significant level.

Furthermore, because the Housing Element Update would facilitate development on infill sites within urban areas, there is the potential for future development to occur on project sites where hazardous materials were once used or stored and have the potential to contain contaminated soils from LUSTs, the disturbance of which could pose hazards to receptors at adjacent land uses. Therefore, Mitigation Measure HAZ-2 is required to ensure that future development on sites identified on a database compiled pursuant to Government Code Section 65962.5 does not occur until soil sampling and remediation occurs. This would reduce potential impacts to a less than significant level. This impact will not be discussed in the EIR; however, this mitigation measure will be included as part of the MMRP in the Final EIR.

## **Mitigation Measures**

### *HAZ-1 Lead-Based Paint and Asbestos Remediation*

For projects that would result in the demolition of a building or structure originally constructed prior to 1978, any suspect lead-based paint shall be sampled prior to any renovations or demolition activities. Any identified lead-based paint located within buildings scheduled for renovation or demolition, or noted to be damaged, shall be abated by a licensed lead-based paint abatement contractor, and disposed of according to all state and local regulations.

For projects that would result in the demolition of a building or structure originally constructed prior to 1978, any suspect asbestos-containing materials (ACMs) shall be sampled and analyzed for asbestos content prior to any disturbance. Prior to the issuance of the demolition permit, the applicant shall provide a letter from a qualified asbestos abatement consultant that no ACMs are present in the buildings. If additional ACMs are found to be present, a qualified asbestos abatement

consultant shall abate the buildings in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and federal rules and regulations.

#### *HAZ-2 Soil Sampling and Remediation*

Before the issuance of a grading permit on the sites listed below, soil samples shall be collected in the vicinity of the former or existing underground storage tanks. A geophysical survey shall also be completed to determine if the tanks are still present on the property, if there is no record of removal available.

- 191 S. Indian Hill Boulevard
- 267 S. Indian Hill Boulevard
- 431 Baseline Road
- 1030 W. Foothill Boulevard

If contamination exceeding regulatory action levels is found, appropriate remediation shall be undertaken prior to issuance of grading permits for the contaminated area. Any remedial activity shall be performed by qualified and licensed professionals and conducted to the satisfaction of the appropriate regulatory oversight agency (for example, the City or County Health Department, Department of Conservation, Regional Water Quality Control Board, or Department of Toxic Substances Control).

#### **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

The Claremont Unified School District (CUSD) contains 11 schools, including two high schools, one intermediate school, seven elementary schools, and one adult school. Additional private schools are also located in the City. Several proposed housing inventory sites are located within 0.25 mile of a school. As under *criterion a*, above, the transport, use, and storage of hazardous materials during the construction of future development under the Housing Element Update would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22. Additionally, as described under *criterion a*, residential and mixed-use development proposed under the Housing Element Update would not involve the use or transport of large quantities of hazardous materials. Therefore, development facilitated by the Housing Element Update would result in less than significant impacts on nearby schools. This impact will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

- 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?*

The City of Claremont is located within two miles of the Cable Airport (located east of the City) and Brackett Field Airport (located west of the City). Both are public-use airports. A portion of the City of Claremont is located within the Cable Airport Land Use Compatibility Plan's mapped Airport Influence Area (City of Upland 2015). Similarly, a portion of the City is located within the Brackett Field Airport Land Use Compatibility Plan's mapped Airport Influence Area, Zone E (Los Angeles

County Airport Land Use Commission 2015). However, the portions of Claremont located within the two airport compatibility zones do not include any parcels proposed for future residential development as part of the Housing Element Update. Thus, the Housing Element Update would not result in a safety hazard for people residing or working in the City, and this impact would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

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

The City of Claremont 2015 Local Hazards Mitigation Plan<sup>1</sup> (LHMP) documents the City's mitigation planning process, identifies local hazards, and includes emergency response for natural disasters in Claremont. The LHMP includes a hazard specific analysis of five hazards (earthquake, flood, wildfire, landslide, and windstorm) and planning and mitigation strategies to reduce potential hazards (City of Claremont 2015). Claremont is currently updating the LHMP to ensure the City properly assesses hazards and their impacts to the community. Reasonably foreseeable development under the Housing Element Update would be required to comply with applicable City codes and regulations pertaining to emergency response and evacuation plans maintained by the City police department and fire departments. Additionally, new and revised policies to the City's Public Safety and Noise Element would relate to emergency response and evacuation. Specifically, new and revised policies would ensure emergency service providers have sufficient access for existing and new development and establish standards for evacuation. The Housing Element Update would therefore improve emergency response and evacuation within the City.

Construction activities associated with reasonably foreseeable new development under the Housing Element Update could interfere with adopted emergency response or evacuation plans as a result of temporary construction activities within rights-of-way, due to temporary construction barricades or other obstructions that could impede emergency access. However, temporary construction barricades or other obstructions that could impede emergency access would be subject to the City's permitting process, which requires a traffic control plan subject review and approval by the City Engineer. Development and implementation of these plans for all construction activity would minimize potential impacts associated with the impairment or physical interference with adopted emergency response or evacuation procedures.

In addition, residential housing development density in accordance with the Housing Element Update could result in additional traffic on area roadways. However, the goals and policies of the City's LHMP promote reduced traffic during emergency response, including Policy 6-9.4 to strive for the smooth and efficient movement of traffic throughout the community and Policy 6-10-3 to implement a reverse 911 system to facilitate orderly evacuation in case of an emergency.

As part of standard development procedures, any project plan would be submitted for review and approval to ensure that all new development has adequate emergency access and escape routes in compliance with existing City regulations. Furthermore, the Housing Element Update would not introduce any features or policies that would preclude implementation of or alter these policies or procedures. Therefore, impacts related to emergency response plans and emergency evacuation plans would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

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

As further discussed in Section 20, *Wildfire*, the northern portion of City is located in a Very High Fire Hazard Severity Zone (FHSZ) (CAL FIRE 2011). Proposed housing inventory sites are not located in the northern portion of the City in or near a Very High FHSZ. Reasonably foreseeable housing developed under the Housing Element Update would be required to be constructed according to the Uniform Building Code requirements for fire-protection and would be subject to review and approval by the Los Angeles County Fire Department (LACFD). Wildfire impacts are further discussed under Section 20, *Wildfire*. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

# 10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?*

The Housing Element Update would facilitate new development on infill sites within the City. Construction of reasonably foreseeable new development under the Housing Element Update could potentially impact surface or ground water quality due to erosion resulting from exposed soils and the generation of water pollutants, including trash, construction materials, and equipment fluids.

Claremont is within the jurisdiction of the Los Angeles Regional Water Quality Control Board (RWQCB), which is responsible for the preparation and implementation of the water quality control plan for the Los Angeles Region. Chapter 8.28 of the Claremont Municipal Code, *Stormwater and Runoff Pollution Control*, requires BMPs for stormwater and runoff pollution control, which would apply to both construction and operational activities in the City. Pursuant to Section 8.28.040(C) construction sites less than one acre shall submit an erosion and sediment control plan to ensure discharge of pollutants would not impact water quality standards. In addition, regulations under the Federal Clean Water Act require compliance with the National Pollutant Discharge Elimination System (NPDES) storm water permit for projects disturbing more than one acre during construction. Operators of a construction site would be responsible for preparing and implementing a SWPPP that outlines project specific BMPs to control erosion, sediment release, and otherwise reduce the potential for discharge of pollutants in stormwater. Typical BMPs include covering stockpiled soils, installation of silt fences and erosion control blankets, and proper handling and disposal of wastes. Compliance with these regulatory requirements would minimize impacts to water quality during the construction of future development under the Housing Element Update.

Compliance with federal, State, and local regulations would reduce impacts resulting from reasonably foreseeable new development under the Housing Element Update to a less than significant level. Furthermore, the Housing Element Update would not introduce any features that would preclude implementation of or alter these policies and procedures in any way. Therefore, development facilitated by the Housing Element Update would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant. This impact will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

- 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?*

Development facilitated by the Housing Element Update would utilize water for construction, operations, and landscape maintenance. The City is in the jurisdiction of Golden State Water Company (GSW), and water supply requirements for development facilitated by the Housing Element Update would be met by GSW. GSW's sources of water include local groundwater (60 percent of total supply), and water purchased from the Metropolitan Water District of Southern California (MWD). Because a portion of GSW's water supply is from groundwater resources, groundwater could potentially be a source in supplying water to future development facilitated by the Housing Element Update. While reasonably foreseeable residential development under the Housing Element Update could increase demand for GSW water by increasing residential density, this demand would be met in a number of ways other than increasing groundwater withdrawal, such as increasing the amount of water purchased from MWD, implementing water conservation measures, increasing use of recycled water, and/or implementing groundwater recharge projects. Therefore, the Housing Element Update would only require a portion of groundwater supply.

Future housing development would not substantially increase the amount of impervious surface in the City because the Housing Element Update prioritizes new development on infill areas that are already urbanized and largely covered with impervious surfaces. Therefore, the Housing Element Update would not interfere substantially with groundwater recharge. Development facilitated by the Housing Element Update may provide some benefits to groundwater recharge by replacing older development with new development subject to open space, landscaping, and stormwater BMP requirements that would increase the amount pervious surfaces and on-site stormwater detention associated with new development.

Potential construction activities associated with future development under the Housing Element Update, such as excavation for subterranean parking lots and foundation-laying for multi-story buildings, could potentially extend into the underlying groundwater table. Construction activities overlying areas with shallower groundwater depth could expose groundwater resources to contamination. However, the risk of groundwater contamination during construction is minimal and would most likely occur due to spills or leaks from equipment or materials used in construction. Developers of individual project sites one acre or more in size are also required to prepare a SWPPP, which includes BMPs to prevent contamination of stormwater and runoff during construction. Typical construction BMPs to prevent stormwater contamination would also prevent contamination of groundwater resources, as exemplified by the following BMPs:

- Construction equipment and vehicles shall be properly maintained.
- All materials shall be properly stored and transported.
- Fuels will be stored in secure areas.

Development under the Housing Element Update would also be required to comply with Section 8.28.040 of the Claremont Municipal Code related to runoff and contamination during construction activity. Pursuant to Section 8.28.040(C) construction sites less than one acre shall submit an erosion and sediment control plan to ensure discharge of pollutants would not impact the underlying water table.

With implementation of appropriate construction BMPs and compliance with the Claremont Municipal Code, the impact of reasonably foreseeable development under the project on groundwater resources would be minimized and impacts to groundwater supplies and sustainable groundwater management would be less than significant. This impact will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

- c.(i) 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 result in substantial erosion or siltation on- or off-site?*
- c.(ii) 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- c.(iii) 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 that would 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?*

The Housing Element Update would prioritize new development on infill sites within the City. Under existing conditions, the majority of infill sites prioritized for new housing development are almost entirely paved and/or developed with structures. Therefore, reasonably foreseeable new residential development under the Housing Element Update would not be anticipated to substantially alter drainage patterns. Vacant sites would be developed under the Housing Element Update and would be required to maintain existing drainage patterns per the Claremont Municipal Code, such as Section 17.016 Required Subdivision Improvements and Section 16.206.030 Storm Drain Fees for new developments to maintain storm drains. Consequently, growth under the Housing Element Update would not alter the drainage pattern of the City to an extent that would result in substantial erosion, siltation, or flooding on- or off-site.

Although implementation of the project would increase the residential density of the City, it is not expected to result in substantial additional sources of polluted runoff. The proposed project would only expand capacity for residential uses, which are not associated with high levels of stormwater pollution. Examples of contaminants associated with these uses include garbage, leaked vehicle fuels, and household products.

As discussed under *criterion a* of this section, future construction activities would be required to include BMPs to prevent stormwater contamination and reduce runoff, pursuant to Chapter 8.28 of the Claremont Municipal Code, and potentially the NPDES General Construction Permit depending on the size of future development projects. BMPs would be required to reduce polluted runoff from future project sites by retaining, treating, or infiltrating polluted runoff on site, and integrate post-construction BMPs into the site's overall drainage system. These construction and erosion control practices would reduce the potential for adverse effects caused by excavation and general construction. Therefore, future development facilitated would not introduce substantial additional sources of polluted runoff.

Because implementation of the project would not substantially alter the existing drainage pattern and development and construction of future projects would be required to implement stormwater BMPs, future development under the proposed project would not generate a substantial increase in runoff that would result in substantial erosion, siltation, flooding on- or off-site, or increased polluted runoff. Impacts related to drainage and runoff would be less than significant. This impact will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

*c.(iv) 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 impede or redirect flood flows?*

According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRMs), the City does not contain any Special Flood Hazard Areas (SFHA) subject to 100-year and 500-year floods. The entirety of the City is mapped in Flood Zone X, which are areas determined to be outside of the 500-year flood zone and protected by levees from a 100-year flood (FEMA 2008). The project would facilitate development on infill sites in urban areas most of which are almost entirely paved and/or developed with structures. Therefore, reasonably foreseeable new residential development under the project would not be anticipated to substantially alter drainage patterns. Consequently, buildout under the Housing Element Housing Element Update would not alter the

drainage pattern of the City to an extent that would redirect or impede flood flows. Therefore, implementation of the project would not impede or redirect flood flows and impacts would be less than significant. This impact will not be discussed in the EIR.

**LESS THAN SIGNIFICANT IMPACT**

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

Seiches are large waves generated by ground shaking effects within enclosed bodies of water. The nearest body of water capable of seiche is the Live Oak Reservoir located 0.4 mile west of the northwestern City Boundary. However, if this reservoir were to seiche, inundation of surrounding areas would not include any portion of the City of Claremont (DWR 2021).

Tsunamis are tidal waves generated by fault displacement or major ground movement. Since the City of Claremont is landlocked and is located 34 miles from the Pacific Ocean, tsunamis are not considered a hazard.

As discussed under *criterion c(iv)* above, none of the City lies in a flood hazard zone subject to the 100-year or 500-year flood. However, the City is located west of the San Antonio dam. In the event of dam failure, some areas of the City could be subject to flooding and associated hazards. Based on the U.S. Army Corps of Engineers (USACE) Dam Safety Program the San Antonio Dam was rated a Dam Safety Action (DSAC) II rating. A DSAC II rating is given to dams where failure could begin during normal operations or be initiated as the consequence of an event. As a results of the DSAC II rating the USACE has developed a plan to implement risk reduction measures, which hare being implemented. Dams are continually monitored by various government agencies (such as the State of California Division of Safety of Dams and the USACE) to guard against the threat of dam failure. The Division of Safety of Dams requires annual inspection of dam facilities to detect and repair any identified deficiencies. The Housing Element Update would not directly or indirectly affect a dam's propensity to fail, and the existing level of hazard from dam failure would not change upon implementation of the Housing Element Update. In the unlikely event of a dam failure, the emergency response plans applicable to the City would go into effect and evacuation and emergency response procedures would be implemented.

Reasonably foreseeable development under the Housing Element Update would be concentrated on urban infill sites and would not substantially alter the overall development patterns in the City. The Housing Element Update would increase development capacity, thereby potentially increasing the number of people and structures exposed to potential flooding. However, this condition already exists, and the Housing Element Update would not cause or accelerate existing flood hazards. Further, future residential developments under the Housing Element Update would not involve the storage or use of significant quantities of hazardous materials. Therefore, risks related to the release of hazardous materials due to inundation are minimal and the project would have less than significant impacts. This impact will not be discussed in the EIR.

**LESS THAN SIGNIFICANT IMPACT**

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

The City of Claremont is underlain by the San Gabriel Valley and Upper Santa Ana Valley Groundwater Basins. The San Gabriel Valley Groundwater Basin is within the jurisdiction of the Three Valley's Municipal Water District and Six Basins Watermaster or both. A Groundwater

Sustainability Plan is currently being drafted for the underlying groundwater basins with an estimated completion date of January 2022. The Upper Santa Ana Valley Groundwater Basin is under the jurisdiction of the Chino Basin San Bernardino County Fringe Areas Groundwater Sustainability Agency, which also has not yet adopted a Groundwater Sustainability Plan. The Six Basins prepared the Strategic Plan, a long-term regional plan to increase groundwater recharge, increase water storage, and decrease the reliance on State supplied water. Implantation of the Housing Element Update would not hinder strategic projects, such as facility improvements and operational changes, of the Strategic Plan. Therefore, the Housing Element Update would not conflict with any adopted groundwater management plan.

Potential water quality and groundwater impacts associated with the Housing Element Housing Element Update are discussed above under *criteria a* and *b*. The Housing Element Update would not contain any policies or potential development that would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Furthermore, future development under the Housing Element Housing Element Update would be required to comply with the existing regulations discussed under *criteria a* and *b* of this section, including during construction and operation, and would not otherwise substantially degrade water quality. Impacts would be less than significant. This impact will not be discussed in the EIR.

**LESS THAN SIGNIFICANT IMPACT**

# 11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Implementation of the project would prioritize the development on infill sites within areas of the City. Reasonably foreseeable development under the proposed project would occur in an already urbanized area and would not involve the construction of new roads, railroads, or other features that may physically divide established communities in the City. Additionally, goals, policies, and objectives under the Housing Element Update would put a greater emphasis on preventing displacement and promoting housing stability to maintain and preserve the quality of the City's existing neighborhoods. Consequently, there would be no impact associated with the physical division of an established community. This impact will not be discussed in the EIR.

**NO IMPACT**

*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?*

The Housing Element Update examines the City's housing needs, as they exist today, and projects need for future residential development. The Housing Element, as part of the Housing Element Update, focuses on addressing the City's housing needs by providing goals, policies and programs associated with fair housing, the prevention of displacement, promoting housing stability, and the prevention of homelessness. The Housing Element Update includes actions the City is undertaking to achieve its housing RHNA targets and also would implement SCAG's land use goals and policies by primarily placing new development in areas with access to transit and services, thus minimizing vehicle trips and GHG emissions.

Upon its adoption by the City, the Housing Element Update would serve as a comprehensive statement of the City's housing policies and as a specific guide for program actions to be taken in support of those policies. As a part of the General Plan, project development with adherence to the Housing Element Update would comply with the City's General Plan.

This Housing Element Update is strictly a policy document that encourages housing development in infill areas. Adoption of the Housing Element Update would not grant entitlements for any project and future development proposals that are intended to assist in meeting the City's projected housing need would be reviewed by the City for consistency with all adopted local and State laws, regulations, standards and policies. Impacts related to conflicts with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect would be less than significant. This impact will not be discussed in the EIR.

**LESS THAN SIGNIFICANT IMPACT**

## 12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?*
- 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?*

The Claremont Pit, located along the City’s eastern boundary between East Foothill Boulevard, Claremont Boulevard, 6<sup>th</sup> Street, and Monte Vista Avenue, is a past producer of sand and gravel for construction purposes (USGS 2021b). There are additional pits located north of Foothill Boulevard along Monte Vista Avenue and north of Base Line Road at the eastern edge of Claremont. There is also an unknown clay resource located in the southern portion of Sycamore Canyon Park, which is not actively mined and limited information is available (USGS 2021b). Although Holiday Rock and others are planning to apply for additional mining applications to expand the pits and create new pits no currently active mineral resource extraction sites are located in the City. Therefore, no impact from the loss of availability of a mineral resource would occur as a result of the project. This impact will not be discussed in the EIR.

**NO IMPACT**

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# 13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

## Overview of Noise and Vibration

### Noise

Sound is a vibratory disturbance created by a moving or vibrating source, which is capable of being detected by the hearing organs. Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment (California Department of Transportation [Caltrans] 2013).

### HUMAN PERCEPTION OF SOUND

Noise levels are commonly measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels so that they are consistent with the human hearing response. Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used to measure earthquake magnitudes. A doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 dB; dividing the energy in half would result in a 3 dB decrease (Caltrans 2013).



Human perception of noise has no simple correlation with sound energy: the perception of sound is not linear in terms of dBA or in terms of sound energy. Two sources do not “sound twice as loud” as one source. It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA, increase or decrease (i.e., twice the sound energy); that a change of 5 dBA is readily perceptible (8 times the sound energy); and that an increase (or decrease) of 10 dBA sounds twice (half) as loud (10.5 times the sound energy) (Caltrans 2013).

## **SOUND PROPAGATION AND SHIELDING**

Sound changes in both level and frequency spectrum as it travels from the source to the receiver. The most obvious change is the decrease in the noise level as the distance from the source increases. The manner by which noise reduces with distance depends on factors such as the type of sources (e.g., point or line), the path the sound will travel, site conditions, and obstructions.

Sound levels are described as either a “sound power level” or a “sound pressure level,” which are two distinct characteristics of sound. Both share the same unit of measurement, the dB. However, sound power (expressed as  $L_{pw}$ ) is the energy converted into sound by the source. As sound energy travels through the air, it creates a sound wave that exerts pressure on receivers, such as an eardrum or microphone, which is the sound pressure level. Sound measurement instruments only measure sound pressure, and noise level limits are typically expressed as sound pressure levels.

Noise levels from a point source (e.g., construction, industrial machinery, air conditioning units) typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance. Noise from a line source (e.g., roadway, pipeline, railroad) typically attenuates at about 3 dBA per doubling of distance (Caltrans 2013). Noise levels may also be reduced by intervening structures; the amount of attenuation provided by this “shielding” depends on the size of the object and the frequencies of the noise levels. Natural terrain features, such as hills and dense woods, and man-made features, such as buildings and walls, can significantly alter noise levels. Generally, any large structure blocking the line of sight will provide at least a 5-dBA reduction in source noise levels at the receiver (Federal Highway Administration [FHWA] 2011). Structures can substantially reduce exposure to noise as well. The FHWA’s guidance indicates that modern building construction generally provides an exterior-to-interior noise level reduction of 10 dBA with open windows and an exterior-to-interior noise level reduction of 20 to 35 dBA with closed windows (FHWA 2011).

## **DESCRIPTORS**

The impact of noise is not a function of loudness alone. The time of day when noise occurs and the duration of the noise are also important factors of project noise impact. Most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors have been developed. The noise descriptors used for this study are the equivalent noise level ( $L_{eq}$ ), Day-Night Average Level (DNL; may also be symbolized as  $L_{dn}$ ), and the community noise equivalent level (CNEL; may also be symbolized as  $L_{den}$ ).

$L_{eq}$  is one of the most frequently used noise metrics; it considers both duration and sound power level. The  $L_{eq}$  is defined as the single steady-state A-weighted sound level equal to the average sound energy over a time period. When no time period is specified, a 1-hour period is assumed. The  $L_{max}$  is the highest noise level within the sampling period, and the  $L_{min}$  is the lowest noise level within the measuring period. Normal conversational levels are in the 60 to 65-dBA  $L_{eq}$  range; ambient noise levels greater than 65 dBA  $L_{eq}$  can interrupt conversations (Federal Transit Administration [FTA] 2018).

Noise that occurs at night tends to be more disturbing than that occurring during the day. Community noise is usually measured using Day-Night Average Level (DNL or  $L_{dn}$ ), which is the 24-hour average noise level with a +10 dBA penalty for noise occurring during nighttime hours (10:00 p.m. to 7:00 a.m.). Community noise can also be measured using Community Noise Equivalent Level (CNEL or  $L_{DEN}$ ), which is the 24-hour average noise level with a +5 dBA penalty for noise occurring from 7:00 p.m. to 10:00 p.m. and a +10 dBA penalty for noise occurring from 10:00 p.m. to 7:00 a.m. (Caltrans 2013).<sup>4</sup> The relationship between the peak-hour  $L_{eq}$  value and the  $L_{DN}$ /CNEL depends on the distribution of noise during the day, evening, and night; however noise levels described by  $L_{DN}$  and CNEL usually differ by 1 dBA or less. Quiet suburban areas typically have CNEL noise levels in the range of 40 to 50 CNEL, while areas near arterial streets are in the 50 to 60+ CNEL range (FTA 2018).

### *Groundborne Vibration*

Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent buildings or structures and vibration energy may propagate through the buildings or structures. Vibration may be felt, may manifest as an audible low-frequency rumbling noise (referred to as groundborne noise), and may cause windows, items on shelves, and pictures on walls to rattle. Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants at vibration-sensitive land uses and may cause structural damage.

Typically, ground-borne vibration generated by manmade activities attenuates rapidly as distance from the source of the vibration increases. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean squared (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used as it corresponds to the stresses that are experienced by buildings (Caltrans 2020).

High levels of groundborne vibration may cause damage to nearby buildings or structures; at lower levels, groundborne vibration may cause minor cosmetic (i.e., non-structural damage) such as cracks. These vibration levels are nearly exclusively associated with high impact activities such as blasting, pile-driving, vibratory compaction, demolition, drilling, or excavation. The American Association of State Highway and Transportation Officials (AASHTO) has determined vibration levels with potential to damage nearby buildings and structures; these levels are identified in Table 3.

**Table 3 AASHTO Maximum Vibration Levels for Preventing Damage**

Type of Situation	Limiting Velocity (in/sec)
Historic sites or other critical locations	0.1
Residential buildings, plastered walls	0.2–0.3
Residential buildings in good repair with gypsum board walls	0.4–0.5
Engineered structures, without plaster	1.0–1.5

Source: Caltrans 2020

<sup>4</sup> Because DNL and CNEL are typically used to assess human exposure to noise, the use of A-weighted sound pressure level (dBA) is implicit. Therefore, when expressing noise levels in terms of DNL or CNEL, the dBA unit is not included.

Numerous studies have been conducted to characterize the human response to vibration. The vibration annoyance potential criteria recommended for use by Caltrans, which are based on the general human response to different levels of groundborne vibration velocity levels, are described in Table 4.

**Table 4 Vibration Annoyance Potential Criteria**

Human Response	Vibration Level (in/sec PPV)	
	Transient Sources	Continuous/ Frequent Intermittent Sources <sup>1</sup>
Severe	2.0	0.4
Strongly perceptible	0.9	0.10
Distinctly perceptible	0.25	0.04
Barely perceptible	0.04	0.01

in/sec = inches per second; PPV = peak particle velocity

Source: Caltrans 2020

<sup>1</sup> Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

- 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?*

## Construction Noise

The Housing Element Update would facilitate new development in the City, the construction of which could generate temporary noise levels in excess of the standards in the City of Claremont Municipal Code Section 16.154.020(D) and the Public Safety and Noise Element of the Claremont General Plan. In addition, according to the City's Municipal Code Section 16.154.020(F)(4), construction noise is exempted during weekdays and Saturdays between 7:00 a.m. and 8:00 p.m., excluding national holidays. And construction noise levels, as measured on residential properties, should 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.

Noise from construction facilitated by the Housing Element Update would create temporary noise level increases on and adjacent to individual construction sites. Since there are no specific plans or time scales for development facilitated by the Housing Element Update, it is not possible to determine exact noise levels, locations, or time periods for construction of such projects. However, sites adjacent to areas where most future development is anticipated to occur would be exposed to the highest levels of construction noise for the longest duration.

Table 5 illustrates typical noise levels associated with construction equipment. At a distance of 50 feet from the construction site, noise levels similar to those shown in Table 5 would be expected to occur during individual development projects, depending on the types of constructing equipment used. Noise would typically drop off at a rate of about 6 dBA per doubling of distance for stationary equipment. Therefore, noise levels would be about 6 dBA lower than shown in the table at 100 feet from the noise source and 12 dBA lower at a distance of 200 feet from the noise source.

**Table 5 Typical Noise Levels from Equipment at Construction Sites**

Equipment	Typical Noise Level (dBA)		
	50 feet from Source	100 feet from Source	200 feet from Source
Air Compressor	80	74	68
Backhoe	80	74	68
Concrete Mixer	85	79	73
Dozer	85	79	73
Grader	83	77	71
Paver	85	79	73
Pile-driver (impact)	101	95	89
Saw	76	70	64
Scraper	85	79	73
Truck	84	78	72
Source: FTA 2018			

As shown in Table 5, noise levels from construction activity could approach 101 dBA  $L_{eq}$  at adjacent land uses located approximately 50 feet away. Construction noise would exceed noise standards included in Section 16.154.020(D) and 16.154.020(F) of the Claremont Municipal Code and may temporarily disturb people at neighboring properties. Therefore, Mitigation Measure N-1 is required to ensure that temporary noise from future development facilitated by the Housing Element Update would not exceed City noise standards. This would reduce potential impacts to a less than significant level. This impact will not be discussed in the EIR.

## Operational Noise

The operation of new development facilitated by the Housing Element Update has the potential to generate vehicle trips to and from individual projects and include operational noise sources including, but not limited to, heating, ventilation and air conditioning (HVAC) equipment and hauling/delivery vehicles.

Delivery trucks are assumed to generate a noise level of 68 dBA  $L_{max}$  at 30 feet from the source (Charles M. Salter Associates, Inc. 2017). However, noise from delivery and loading trucks would be temporary and intermittent noise and would be limited to five minutes per the California Code of Regulations Section 2485. Additionally, the Claremont Municipal Code states that no person shall cause the loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans, or similar objects between the hours of 10:00 p.m. and 7:00 a.m. the following day in such a manner as to cause a noise disturbance across a residential real property boundary.

HVAC equipment can range from 60 to 70 dBA  $L_{eq}$  at 15 feet from the source (Illingworth & Rodkin 2009). Noise from HVAC equipment at residential, mixed-use, and industrial sites would be significant if noise exceeded the City's maximum allowable exterior noise levels at receiving land uses, as specified in Section 16.154.020(D) of the Claremont Municipal Code with a 5 dBA increase allowed per Section 16.154.020(H)(1). HVAC equipment would be as close as 15 feet to sensitive receivers, including other residences, and could thus exceed City noise standards. Basing on a 6 dBA reduction in noise for a doubling of distance, sensitive receivers within 85 feet of mechanical equipment, such as HVAC, would be exposed to noise exceeding City standards. Therefore,

Mitigation Measure N-2 is required to ensure that operational noise from future development facilitated by the Housing Element Update would not exceed City noise standards. This would reduce potential impacts to a less than significant level. This impact will not be further discussed in the EIR; however, these mitigation measures will be included as part of the MMRP in the Final EIR.

## Mitigation Measures

### N-1 Construction Noise Reduction Measures

The following measures to minimize exposure to construction noise shall be included as standard conditions of approval for applicable projects involving construction:

- 1 *Mufflers.* During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.
- 2 *Stationary Equipment.* All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors.
- 3 *Equipment Staging Areas.* Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.
- 4 *Smart Back-up Alarms.* Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction.
- 5 *Grading Activities.* If feasible, schedule grading activities so as to avoid operating numerous pieces of heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously in close proximity to the boundary of properties of off-site noise sensitive receptors.
- 6 *Impact Tools.* All impact tools shall be shroud or shielded to reduce construction noise.
- 7 *Temporary Barriers.* Where feasible, temporary barriers, including but not limited to, sound blankets on existing fences and walls, or freestanding portable sound walls, shall be placed as close to the noise source or as close to the receiver as possible and break the line of sight between the source and receiver where modeled levels exceed applicable standards. Noise barriers may include, but is not necessarily limited to, using appropriately thick wooden panel walls (at least 0.5-inches thick). Such barriers shall reduce construction noise by 5 to 10 dB at nearby noise-sensitive receiver locations. Alternatively, field-erected noise curtain assemblies could be installed around specific equipment sites or zones of anticipated mobile or stationary activity. The barrier material is assumed to be solid and dense enough to demonstrate acoustical transmission loss that is at least 10 dB or greater than the estimated noise reduction effect. These suggested barrier types do not represent the only ways to achieve the indicated noise reduction in dB; they represent examples of how such noise attenuation might be attained by this measure.
- 8 *Noise Disturbance Coordinator.* Provide a sign that includes a 24-hour telephone number for project information, and a procedure where a field engineer/construction manager will respond to and investigate noise complaints and take corrective action if necessary, in a timely manner. The sign shall have a minimum dimension of 48 inches wide by 24 inches high. The sign shall be placed 5 feet above ground level. The noise coordinator's name and telephone number shall be

posted on the sign at two locations around the project site. The noise coordinator information will be posted at all project entrances. The noise coordinator will be responsible for handling and distributing construction schedules to the neighbors.

#### *N-2 Acoustical Impact Study*

New development that would include the use of HVAC or other mechanical equipment within 85 feet of sensitive receivers shall prepare an acoustical impact study. The study shall be prepared by a qualified acoustical consultant in accordance with the City of Claremont noise standards and shall include an analysis of operational noise sources from the project. All recommendations included in the Acoustical Impact Study shall be incorporated into project design.

#### **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

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

Construction activity can result in varying degrees of ground vibration depending on the equipment and methods employed. Development proposed under the Housing Element Update would not result in operational vibration. Therefore, this analysis focuses on vibration during construction. Operation of construction equipment causes vibrations that spread through the ground and diminish in strength with distance.

The Housing Element Update would facilitate the construction of residential units in the City. Certain types of construction equipment that would potentially be utilized during construction activities facilitated by the proposed Housing Element Update, such as vibratory rollers, bulldozers, jackhammers, and loaded trucks can generate high levels of groundborne vibration. Construction vibration impacts are assessed for individual pieces of construction equipment in accordance with City standards. Per Section 16.154.020(J) of the Claremont Municipal Code, it is unlawful to create, maintain, or cause ground vibration that is perceptible without instruments at any point on an affected property adjoining the property on which vibration occurs. The perception threshold designated by the City is 0.5 in/sec PPV. Due to site constraints and worker safety limitations, individual pieces of vibratory construction equipment typically do not operate in close proximity to each other such that any single off-site structure would experience substantial levels of vibration from multiple pieces of construction equipment. Therefore, the additive impacts of multiple pieces of vibratory construction equipment operating simultaneously are not evaluated.

Reasonably foreseeable development under the Housing Element Update may result in excessive short- and/or long-term ground borne vibration or noise from construction or operation activities if located adjacent to sensitive receivers, such as residences, hospitals, schools, libraries, churches, or fragile buildings where vibration damage can occur. Per Section 16.154.020(J) of the Claremont Municipal Code it is unlawful to create, maintain, or cause ground vibration that is perceptible without instruments at any point on an affected property adjoining the property on which vibration occurs. The perception threshold designated by the City is 0.5 in/sec PPV.

The greatest vibratory source during construction within the project vicinity would be a vibratory roller. Neither blasting nor pile driving would be required for construction of projects under the General Plan Update. Construction vibration estimates are based on vibration levels reported by Caltrans and the FTA (Caltrans 2013b, FTA 2018). Table 6 shows typical vibration levels for various pieces of construction equipment used in the assessment of construction vibration (FTA 2018).

Vibration-generating construction equipment would occasionally pass-by off-site structures within 25 to 50 feet.<sup>5</sup> As shown in Table 6, vibration levels from individual pieces of construction equipment would not exceed City standards at distances of 25 and 50 feet. As a result, impacts would be less than significant.

**Table 6 Vibration Levels Measured during Construction Activities**

Equipment	25 Feet	50 Feet
Jackhammer	0.04	0.02
Large Bulldozer	0.09	0.04
Small Bulldozer	< 0.01	< 0.01
Vibratory Roller	0.21	0.10
Loaded trucks	0.08	0.04

in/sec = inches per second' PPV = peak particle velocity

#### LESS THAN SIGNIFICANT IMPACT

- 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?*

The City of Claremont is located within two miles of the Cable Airport (located east of the City) and Brackett Field Airport (located west of the City). Both are public-use airports. A portion of the City is located within the Brackett Field Airport Land Use Compatibility Plan's mapped Airport Influence Area, Zone E (Los Angeles County Airport Land Use Commission 2015). However, no portion of the City of Claremont is mapped within an airport noise contour for the Brackett Field Airport; therefore, buildout under the Housing Element Update would not expose people residing or working in the City to excessive aircraft noise from the Brackett Field Airport.

A portion of the City of Claremont is located within the Cable Airport Land Use Compatibility Plan's mapped Airport Influence Area (City of Upland 2015). Parcels in the City are mapped within Zones B1, B2, B3, C3, D, and E of the Cable Airport Land Use Compatibility Plan, corresponding to potential noise levels of above 65 dB CNEL, above 60 dB CNEL, above 55 dB CNEL, above 60 dB CNEL, above 55 dBA CNEL, and below 55 dB CNEL, respectively (City of Upland 2015). None of the parcels proposed for residential development as part of the Housing Element Update are located within the mapped zones for the Cable Airport. Therefore, buildout under the Housing Element Update would not expose people residing or working in the City to excessive aircraft noise from the Cable Airport. Impacts would be less than significant.

#### LESS THAN SIGNIFICANT IMPACT

<sup>5</sup> Due to safety limitations and site constraints, it is not anticipated that vibration-generating equipment would operate within 25 feet of off-site structures.

# 14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	■	□	□	□
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	□	□	■	□

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

The Housing Element Update would emphasize the creation of new residential units within urban infill areas of Claremont, which could increase development density throughout the City. The Housing Element Update could potentially accommodate up to 3,097 new residential units. However, the Housing Element Update in and of itself does not develop residential units because it is a plan. The Housing Element assumes that up to 3,097 residential units would realistically be developed based on previous development history in the City. However, for the purposes of CEQA analysis, the population and housing analysis assesses a higher range of development potential, considered the “worst case scenario,” to fully analyze potential impacts if development occurs at a rate higher than it has historically.

The City of Claremont has a 2020 population of 35,807 with an average household size of 2.56 (DOF 2021). Based on the average household size of 2.56, the potential increase of 3,097 residential units would generate a population increase of approximately 7,929 residents. Therefore, the Housing Element Update has the potential to increase the City’s total population to 43,736 persons or an approximately 22 percent increase in population, which exceeds the SCAG regional 2030 forecasts of 37,905 persons (SCAG 2020). Implementation of the Housing Element Update has potential to contribute to population growth in the City. Impacts related to population growth are potentially significant and will be further analyzed in an EIR.

## POTENTIALLY SIGNIFICANT IMPACT



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

Reasonably foreseeable development facilitated by the Housing Element Update would involve new development and redevelopment projects on infill sites. Redevelopment projects in particular may potentially result in the displacement of some existing housing units and residents. However, goals, policies, and objectives included the Housing Element aim to prevent displacement and promote housing stability. In addition, the Housing Element Update would provide additional opportunities for housing by expanding areas where housing is allowed. The Housing Element Update is forecast to result in the increase of 3,097 residential units, and it is anticipated that any replacement housing need created by displacement of existing housing would be more than offset through implementation of the Housing Element Update. Therefore, impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

## 15 Public Services

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

*a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

Fire protection in the City is provided by the Los Angeles County Fire Department (LACFD). The LACFD, in conjunction with the Los Angeles County Board of Supervisors, reviews site plans, construction plans, and architectural plans prior to occupancy to ensure the required fire protection safety features, including building sprinklers and emergency access, are implemented. Development with modern materials and in accordance with current standards, inclusive of fire-resistant materials, fire alarms and detection systems, automatic fire sprinklers, would enhance fire safety and would support fire protection services (Title 24, Cal. Code Regs. Part 9). The Los Angeles County Fire Department Station #101 located at 606 W. Bonita Avenue, Station #102 located at 2040 N. Summer Avenue, and Station #62 located at 3701 Mills Avenue all serve the City.

The Housing Element Update would not expand the LACFD service area but would facilitate additional structures and population within the existing service area. As described in Section 14, *Population and Housing*, the Housing Element Update would facilitate the development of approximately 3,097 residential units in the Plan Area. The additional housing units would result in approximately 7,929 additional persons to the Plan Area and to the LACFD district. However, the

Housing Element Update in and of itself does not develop residential units because it is a plan. The Housing Element assumes that up to 3,097 residential units would realistically be developed. This public services analysis considers the “worst case scenario,” to fully analyze potential impacts if development occurs at a rate higher than it has historically.

New structures facilitated by the Housing Element Update would be in the existing service area of LACFD and would not require expansion of the service area or for the LACFD to respond to calls in a new or more distance area. Population growth accommodated under the Housing Element Update may contribute to a cumulative need for additional fire protection, but would not, by itself, necessitate the need for substantial new fire protection facilities. The population growth accommodated under the Housing Element Update would be minor compared to the existing service population of the LACFD (less than one percent of the existing service population) and would not require the construction of new or expanded fire protection facilities (Appendix B). However, future development under the Housing Element Update would be required to adhere to access and water system requirements at the time of construction, as shown in Appendix B.

Planning for new or physically altered LACFD stations is based on an assessment of the cumulative need for new facilities. The incremental contribution to demand for increased LACFD protection services from implementation of the Housing Element Update would be offset by payment of proportionate property taxes and sales taxes to the City of Claremont by developers and the addition of new residents. Additionally, pursuant to the LACFD Development Fee Program, individual projects would be required to pay all necessary fees to the LACFD to offset impacts on fire protection services. Revenue generated from the Development Fee Program, as well a percentage of property taxes would be put towards improvement and maintenance of existing facilities and the hiring of additional personnel as needed.

Water service for domestic use and fire flows is provided by the Golden State Water Company. The local water main system is a combined domestic and fire protection water grid system that provides adequate water pressure and volume to Claremont for purposes of fire suppression and domestic water use (Golden State Water Company 2021). The required fire flow for a future project is based on the project’s total square footage, type of construction, and if an automatic fire sprinkler system would be installed. The LACFD does not readily maintain information regarding the number of gallons per minute for each fire hydrant. A fire flow test must be conducted by the Golden State Water Company in conjunction with the City and a project applicant prior to operation of a future project. All development plans are reviewed by the LACFD prior to construction to ensure that adequate fire flows are maintained and that an adequate number of fire hydrants are provided in the appropriate locations in compliance with the California Fire Code.

Additionally, all new development that would occur under the Housing Element Update would be required to comply with all applicable federal, State, and local regulations governing the provision of fire protection services, including adequate fire access, fire flows, and number of hydrants, such as the 2016 California Fire Code and 2019 California Building Code. The 2016 California Fire Code contains project-specific requirements such as construction standards in new structures and remodels, road widths and configurations designed to accommodate the passage of fire trucks and engines, and requirements for minimum fire flow rates for water mains. The 2019 California Building Code requirements for construction, access, water mains, fire flows, and hydrants, and would be subject to review and approval. Impacts would be less than significant and will not be discussed further in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

- a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

Law enforcement services in Claremont are provided by the Claremont Police Department (CPD). Protection services include emergency and non-emergency police response, routine police patrols, investigative services, traffic enforcement, traffic investigation, parking regulation, vehicle auction, and victim services. The CPD is located at 570 W. Bonita Avenue and has a total staffing of 38 officers, 3 reserve officers, 23 fully time professional employees, 8 part-time employees, and over 30 volunteers (CPD 2021a).

Police protection services are not “facility-driven,” meaning such services are not as reliant on facilities in order to effectively patrol a beat. An expansion of, or intensification of development within a beat does not necessarily result in the need for additional facilities if police officers and patrol vehicles are equipped with adequate telecommunications equipment in order to communicate with police headquarters. However, if the geographical area of a beat is expanded, population increases, or intensification/redevelopment of an existing beat results in the need for new police officers, new or expanded facilities may be needed.

The Housing Element Update would not expand the CPD service area but would facilitate additional structures and population within the existing service area. As described in Section 14, *Population and Housing*, the Housing Element Update would facilitate the development of approximately 3,097 residential units in the Plan Area. The additional housing units would result in approximately 7,929 additional persons to the Plan Area and CPD service area. However, the Housing Element Update in and of itself does not develop residential units because it is a plan. The Housing Element assumes that up to 3,097 residential units would realistically be developed. This public services analysis considers the “worst case scenario,” to fully analyze potential impacts if development occurs at a rate higher than it has historically.

New structures facilitated by the Housing Element Update would be in the existing service area of CPD and would not require expansion of the service area or for the CPD to respond to calls in a new or more distance area. Population growth accommodated under the Housing Element Update may contribute to a cumulative need for additional police protection, but would not, by itself, necessitate the need for substantial new police protection facilities.

Planning for new or physically altered CPD stations is based on an assessment of the cumulative need for new facilities. The contribution to demand for increased CPD protection services from implementation of the Housing Element Update would be offset by payment of proportionate property taxes and sales taxes to the City of Claremont by developers and the addition of new residents. The Housing Element Update’s contribution to demand for new police protection services would be offset by payment of proportionate property taxes, sales taxes, and/or development impact fees that would result from increased development and population growth. Taxes to the City’s General Fund would support the City’s budget for police protection services. Additionally, the Claremont City Council authorized the collection of fees from users of certain non-essential police services that are not directly related with the protection of life and property. The fees are designated to provide cost recovery and support police services (CPD 2021b). New residents from buildout of the Housing Element Update would be required to pay these fees that would support police services throughout the City.

New or expanded police protection facilities needed to accommodate future growth in CPD's service area would be speculative at this time. Future proposals, if warranted, would undergo environmental review under CEQA. Therefore, the Housing Element Update would not result in significant environmental impacts associated with the need for the provision of new or physically altered police protection facilities, and impacts would be less than significant. This impact will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

*a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

Claremont Unified School District (CUSD) provides elementary, middle, and high school education services to students living within the City of Claremont. The district includes eight elementary schools, one middle school, and two high schools. In addition, the District maintains one adult school (CUSD 2021). As discussed in Section 14, *Population and Housing*, the net increase of 3,097 residential units would generate an increase of approximately 7,929 new residents, a portion of which would include school-aged children. CUSD schools are currently experiencing low levels of registration of local students. To make up for lower numbers of local students, the CUSD has been accepting a large number of inter-district transfer (IDT) students (students from nearby cities). This allows the CUSD to keep all of its local schools open and maintain a higher level of classes and extracurricular programs. It also provides the CUSD with a buffer to admit more local students, should the number of local students increase. As local student enrollment increases, fewer IDT students will be admitted. Additionally, buildout of the Housing Element Update would occur over a multi-year period, thus the projected student growth would be gradual and students are allowed to attend any CUSD school with available capacity. As such, the projected number of students would not result in any school operating above design capacity.

Additionally, applicants for new residential projects that would serve an increase in the resident population of Claremont would be required to pay school impact fees which, pursuant to Section 65995 (3) (h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), are "deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." With payment of mandatory school impact fees by developers in the city, impacts would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

*a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

Claremont has 152.7 acres of existing parks and 1,733 acres of wilderness parks (City of Claremont 2021). City parks include mini parks and pocket parks, neighborhood parks, community parks, and sports parks. The Claremont City Council adopted a park dedication standard of 4.0 acres of parkland per 1,000 residents. As discussed in Section 14, *Population and Housing*, the Housing Element Update would increase City population by 7,929 persons which, in turn, could increase demand for City parkland resources. Buildout of the Housing Element Update would thus increase

total City population to 43,736 persons. Assuming approximately 1,886 acres of parkland in Claremont there would be over four acres of parkland per Claremont resident, thus meeting the City's park dedication standard. Additionally, the City also imposes a Parkland development impact fee of \$4,400 per new residential unit to build new parks or make significant capital improvements to existing parks to maintain and extend this park system as new homes are constructed. With payment of mandatory impact fees by developers in the city, impacts would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

*a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

Buildout of the Housing Element Update would result in residential development within urban infill areas of the City, which could increase demand for other public facilities, such as libraries. Impacts related to increased demand for other public facilities such as stormwater, wastewater, and utility facilities are discussed in Section 19, *Utilities and Service Systems*. New development can affect the need for new or physically altered libraries when residential dwelling units are constructed, and demand increases beyond existing capacity. A significant impact may occur if a project includes substantial employment or population growth that could generate a demand for other public facilities (such as libraries), which would exceed the capacity available to serve the City, necessitating a new or physically altered library, the construction of which would have significant physical impacts on the environment

The Claremont Helen Renwick Library located at 208 N. Harvard Ave is operated by the Los Angeles County Library. Potential future residents would likely use the Claremont library, potentially increasing the number of library facility users. In addition, there are three university libraries operated by the Claremont Colleges that are open to the public. They include the Claremont Colleges Library at 800 N. Dartmouth Avenue, Ella Strong Denison Library at 1090 N. Columbia Avenue, and Norman F Sprague Memorial Library at 301 E 12th Street. Increased demand would be manageable given the abundance of libraries that would continue to accommodate the needs of the residents. According to the Los Angeles Public Library, 75 percent of Los Angeles County residents visit the library less than once a month, and 18 percent have not visited a public library more than once in the last five years. LAPL improved access to its digital content in response to COVID-19, and users visited LAPL.org over 11.4 million times to access that content (Los Angeles Public Library 2021). Thus, an increase in potential residents from reasonably foreseeable new development projects under the Housing Element Update is unlikely to result in a substantial increase in annual visits to library facilities.

Implementation of the Housing Element Update is not expected to cause an exceedance of capacity at existing facilities or to generate a substantial demand for the community branch libraries serving the City, and it is unlikely that expansion or construction of new library facilities would be required. Since the Housing Element Update would not affect the need for new or physically altered public facilities, impacts would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

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## 16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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?*

Claremont has 152.7 acres of existing parks and 1,733 acres of wilderness parks (City of Claremont 2021). The Claremont City Council adopted a park dedication standard of 4.0 acres of parkland per 1,000 residents. As discussed in Section 14, *Population and Housing*, the Housing Element Update would increase City population by 7,929 persons which, in turn, could increase demand for City parkland resources. Buildout of the Housing Element Update would thus increase total City population to 43,736 persons. Assuming approximately 1,886 acres of parkland in Claremont there would be over four acres of parkland per Claremont resident, thus meeting the City's park dedication standard. Additionally, the City also imposes a Parkland development impact fee of \$4,400 per new residential unit to build new parks or make significant capital improvements to existing parks to maintain and extend this park system as new homes are constructed. Therefore, impacts would be less than significant.

### LESS THAN SIGNIFICANT IMPACT

- 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?*

The Housing Element Update is a policy document that encourages housing opportunities in infill areas and future development proposals that are intended to assist in meeting the City's projected housing need. The Housing Element Update would not include the construction of recreational facilities and would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, any direct or indirect impacts would be less than significant.

### LESS THAN SIGNIFICANT IMPACT



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# 17 Transportation

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

The Housing Element Update would emphasize the creation of new housing units within urban infill areas of the City, which may allow for development of currently undeveloped parcels and for alteration, intensification, or redistribution of existing residential land uses. This could result in increased traffic compared to existing conditions. Trips generated as a result of increased density or new development under the Housing Element Update have the potential to increase vehicle miles traveled (VMT) within Claremont. The Housing Element Update may also conflict with applicable plans and policies addressing the circulation system. Potential impacts related to *CEQA Guidelines* Section 15064 pertaining to VMT and compliance with plans and policies that establish measures of effective performance of the circulation system will be discussed in an EIR, as well as other transportation related issues, such as traffic hazards, incompatible uses, and emergency access.

## POTENTIALLY SIGNIFICANT IMPACT

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## 18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or 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)?	■	□	□	□
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	■	□	□	□
a. <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is 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)?</i>				
b. <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is 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?</i>				

The Housing Element Update would prioritize the development of new housing on infill sites in areas that have previously been developed and disturbed. It is likely that previous grading, construction, and modern use of the sites would have either removed or destroyed tribal cultural resources within surficial soils. Nonetheless, there is the potential for tribal cultural resources to exist below the ground surface throughout the City, which could be disturbed by grading and excavation activities associated with new housing development.

Consistent with Assembly Bill 52 and SB 18, the City must consult with traditionally and culturally affiliated Native American tribes to determine if the Housing Element Update would result in a substantial adverse change in the significance of a tribal cultural resource. In addition, because the Housing Element Update would amend the General Plan, Native American consultation on this project under Senate Bill 18 will be conducted. This impact is potentially significant and will be discussed in the EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

## 19 Utilities and Service Systems

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

a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

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?*

Reasonably foreseeable development under the Housing Element Update would occur in urban areas that are served by existing utilities infrastructure, including wastewater, stormwater drainage, electrical power, natural gas, and telecommunications facilities.

## **Wastewater Generation**

Wastewater treatment for development facilitated by the Housing Element Update would be provided by existing infrastructure within the City. The City of Claremont collects wastewater generated within its boundaries and transmits it through its sewer system to the Los Angeles County Sanitation District 21. The sewer system within the City consists of 122 miles of gravity piping (City of Claremont 2020). Wastewater generated in the City is ultimately treated at the Pomona Water Reclamation Plant (POWRP) in the City of Pomona. New infill development would be located in an urban area that is served by existing wastewater infrastructure.

Development facilitated by the Housing Element Update would need to connect to the existing sewer system throughout the City. Any improvements and connections for future development would be reviewed by both the city of Claremont and Los Angeles County Sanitation District. The Los Angeles County Sanitation District prepares an Integrated Regional Water Management Plan (IRWMP) to guide the development and management of its facilities. The Pomona Water Reclamation Plant, which serves the City, currently has several million gallons per day of unused wastewater capacity (Los Angeles County Sanitation District 2021). However, increased development density has the potential to impact the capacities of local utilities infrastructure, which may require the expansion or construction of wastewater treatment facilities. Therefore, this issue will be studied further in an EIR.

## **Stormwater**

Claremont is an urbanized City that is currently developed and served by existing stormwater infrastructure. The Housing Element Update would facilitate development of residential units within urban infill areas of the City that are already developed or vacant and surrounded by development. Future development under the Housing Element Update would be required to comply with the Low Impact Development requirements identified in the City's Developer's Stormwater Compliance Guide for Development and Construction Projects. The Compliance Guide assists developers in complying with the requirements of the City's Development Planning and Construction Programs to reduce stormwater affects. Project implementation consistent with the Compliance Guide would result in properly managed stormflow and implementation of BMPs designed to capture and retain stormwater on a site. Stormwater impacts would be less than significant.

## **Electricity, Natural Gas, and Telecommunications**

Electricity in Claremont is provided to the City by Southern California Edison and natural gas service is provided by Southern California Gas Company. Telecommunications services would be provided by EarthLink, Spectrum, Frontier, or other providers, at the discretion of future tenants. Telecommunications are generally available in the project area, and facility upgrades would not likely be necessary.

Operation and occupancy of new development under the Housing Element Update would result in energy demand from new buildings and transportation fuel from new vehicle trips. It is anticipated that the Housing Element Update would increase demand for electricity, natural gas, and transportation fuel compared to existing conditions. However, as discussed in Section 6, *Energy*, increased development density would not impact the capacities of local utilities infrastructure or require the expansion or construction of new facilities. Therefore, impacts would be less than significant.

## **POTENTIALLY SIGNIFICANT IMPACT**

- 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?*

Golden State Water Company (GSWC) provides water services to Claremont and obtains water supply for the City through purchases from Three Valley's Municipal Water District (TVMWD) and City of Upland, and local groundwater from the Six Basins and Chino Basin. TVMWD and the City of Upland obtain imported water from the Metropolitan Water District of Southern California and pump local groundwater. GSWC's 2015 Urban Water Management Plan for Claremont demonstrates the reliability of water supplies to meet projected annual water demands for the Claremont System during a normal, a single dry year, and multiple dry years through 2040. However, development associated with the Housing Element Update would exceed SCAG's population projections for Claremont and thus may require more water than analyzed as part of the 2015 Urban Water Management Plan. This issue will be studied further in an EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- 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?*

The City of Claremont collects, transports, and disposes of solid waste for all residential and commercial uses in the City. Solid waste is taken to regional landfills, such as the Mid-Valley Landfill, which is permitted to accept up to 7,500 tons of solid waste per day and has a remaining capacity of 61,219,377 cubic yards (CalRecycle 2021). The landfill is anticipated to have adequate capacity to accommodate regional waste disposal needs through 2045 (CalRecycle 2021). In 2019, Mid Valley Sanitary Landfill received an average of 3,575 tons per day (County of Los Angeles 2020), or approximately 47 percent of total allowable throughput.

The Housing Element Update would facilitate development in the city, but would not increase the total amount of development (and therefore generated solid waste) to more than double of the existing amount of development and generated solid waste. Therefore, development facilitated by the Housing Element Update would not result in solid waste throughput at the Mid-Valley Landfill that would exceed the maximum allowable throughput. Impacts would be less than significant and will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**

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

A significant impact could occur if the Housing Element Update would conflict with any statutes and regulations governing solid waste. In compliance with State legislation, any development project facilitated by the Housing Element Update would be required to implement a Solid Waste Diversion Program and divert at least 75 percent of the solid waste generated from the applicable landfill site. Reasonably foreseeable development under the Housing Element Update would comply with federal, State, and local statutes and regulations related to solid waste, such as the California Waste Integrated Waste Management Act (AB 939), the Solid Waste Integrated Resources Plan, and the City's recycling program. Since any new development projects under the Housing Element Update would comply with applicable federal, State, and local regulations involving solid waste, impacts related to conflict with statutes and regulations governing solid waste would be less than significant. This impact will not be discussed in the EIR.

#### **LESS THAN SIGNIFICANT IMPACT**



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## 20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The northern portion of the City is located in a Very High Fire Hazard Severity Zone (FHSZ), in areas associated with the hillsides and mountains located north of the City (CAL FIRE 2011).

- a. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

Most of Claremont is located in a highly urbanized area surrounded by developed areas to the south, east, and west. The northern portion and some western portions of the City are located in a Very High Fire Hazard Severity Zone (VHFHSZ) in Claremont's Local Responsibility Areas (LRA). Portions of the City identified as a VHFHSZ are associated with the hillsides and mountains located north of the City (CAL FIRE 2011). None of the housing opportunities identified in the Housing Element Update fall within a VHFHSZ. However, several sites are within close proximity to a VHFHSZ, including one parcel within 900 feet, and seven parcels within approximately 1,000 feet of a VHFHSZ.

As discussed in Section 9, *Hazards and Hazardous Materials*, construction activities associated with reasonably foreseeable new development under the Housing Element Update could interfere with adopted emergency response or evacuation plans as a result of temporary construction activities within rights-of-way. However, temporary construction barricades or other obstructions that could impede emergency access would be subject to the City's permitting process, which requires a traffic control plan subject to City review and approval. Implementation of these plans would ensure that future development under the Housing Element Update would not impair or physically interfere with adopted emergency response or evacuation procedures.

Increased housing development density under the Housing Element Update could result in additional traffic on area roadways. However, in the event of a wildfire, implementation of the County's Emergency Response Plan would coordinate all the facilities and personnel of County government, along with the jurisdictional resources of the cities and special districts within the County, into an efficient organization capable of managing emergency evacuation for affected areas. Claremont's Police Department and LACPD would be responsible for ensuring that future development does not impair adopted emergency response or evacuation plans. As part of standard development procedures, future residential development plans would be submitted for review and approval to ensure that all new development has adequate emergency access and escape routes in compliance with existing City regulations.

New and revised policies to the City's Public Safety and Noise Element would focus on reducing wildfire risk in Claremont. Specifically, policies would promote effective wildfire mitigation activities such as brush clearing, defensible spaces, landscape design, and fire breaks that would allow for increased emergency vehicle access. Policies would also ensure emergency service providers have sufficient access to existing and new development and minimum standards for evacuation. These policies would further reduce impacts from wildfire and emergency evacuation. Therefore, impacts would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

- b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, 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?*
- d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

As mentioned above under *Impact a.* the City of Claremont contains VHFHSZs and LRAs within the City limits. Portions of the City subject to wildland fire risk in VHFHSZs are subject to comply with California building codes and Claremont's LHMP. The Housing Element Update would focus on creating new residential development on urban infill sites and in areas that were previously developed or disturbed or are vacant and surrounded by existing development. Wildfire risks to occupants would be reduced through conformance with the 2019 California Fire Code that

establishes provisions for fire safety related to construction, maintenance and design of buildings and land uses through CCR Title 24. In the event that future development under the Housing Element Update occurs in areas with elevated fire risks, development would be required to comply with the vegetation management, building materials, and emergency access requirements per the Claremont Municipal Code Chapter 15.04.30. Furthermore, new residential developed in accordance with the Housing Element Update would be required to be constructed according to the Uniform Building Code requirements for fire-protection and would be subject to review and approval by the LACFD.

The Housing Element Update includes development of new housing units on urban infill sites and in areas that were previously developed or are vacant and surrounded by existing development. As such, the Housing Element Update would not encourage development in the low-density residential areas subject to wildfire risk in the northern and western portions of the City. Reasonably foreseeable development under the Housing Element Update would occur in areas that are well-served by existing roadways and utilities infrastructure. New infrastructure would not be necessary.

Given that Claremont contains a VHFHSZ and LRA within its city limits, new development would be required to comply with fire safety provisions established by the 2019 California Fire Code. Additionally, development proposed under the Housing Element Update would not occur in a VHFHSZ or LRA. New and revised policies to the City's Public Safety and Noise Element would focus on reducing wildfire risk in Claremont. Specifically, policies would promote effective wildfire mitigation activities such as brush clearing, defensible spaces, landscape design, and fire breaks. Policies would also include new and re-development standards following a wildfire event, including retrofitting of existing structures to prevent wildfire damage. These policies would further reduce impacts from wildfire. Therefore, future development under the Housing Element Update would not pose a substantial risk to people or structures due to wildland fires. Furthermore, reasonably foreseeable development under the Housing Element Update would not be anticipated to require additional roads, fuel breaks, emergency water sources, power lines, or other utilities that would exacerbate fire risk. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

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## 21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	■	□	□	□
b. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	■	□	□	□
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	■	□	□	□

- a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

Reasonably foreseeable development under the Housing Element Update may involve alteration, intensification, and redistribution of land uses in the City of Claremont. As discussed in Section 4, *Biological Resources*, proposed changes could have the potential to have a substantial adverse effect on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. However, implementation of Mitigation Measures BIO-1 and BIO-2 to protect special status species and nesting birds would reduce impacts. As discussed in Section 5, *Cultural Resources*, Section 7, *Geology and Soils*, and Section 18, *Tribal Cultural Resources*,

development under the Housing Element Update have the potential to impact historical, archaeological, paleontological, and tribal cultural resources. However, Mitigation Measure CUL-1 would reduce impacts to archaeological and historic resources. Since the Housing Element Update has the potential to degrade the quality of the environment, potential paleontological and tribal cultural resources, this impact is potentially significant and will be further analyzed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- 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)?*

As discussed in Sections 1 through 20, implementation of the Housing Element Update could result in significant impacts to aesthetics, air quality, geology and soils, GHG emissions, population and housing, transportation, tribal cultural resources, and utilities and service systems. Potential cumulative impacts in these issue areas, for which potentially significant impacts have been identified, will be further analyzed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

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

In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise. As discussed in Section 3, *Air Quality*, operation of reasonably foreseeable new developments under the Housing Element Update could potentially generate criteria pollutant emissions exceeding the SCAQMD regional thresholds for operation and construction activities under the Housing Element Update may expose sensitive receptors in the City to substantial pollutant concentrations. As discussed in Section 9, *Hazards and Hazardous Materials*, there is the potential for future construction to involve the demolition or alteration of structures that may contain asbestos and/or lead based paint, and residential construction under the Housing Element Update could lead to a significant hazard to the public or environment by exposing future residents to potential on-site contamination if not properly identified. However, Mitigation Measures HAZ-1 and HAZ-2 would reduce impacts to less than significant. As discussed in Section 13, *Noise*, construction of developments under the Housing Element Update could generate temporary noise levels in excess of allowable City standards, if located nearby. However, implementation of Mitigation Measure N-1 would reduce construction noise levels below applicable thresholds. Therefore, since implementation of the Housing Element Update could potentially have harmful environmental effects from air quality that could affect humans either directly or indirectly, impacts would be potentially significant and these issues will be discussed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

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Rincon Consultants, Inc. prepared this IS under contract to the City of Claremont. Persons involved in data gathering analysis, project management, and quality control are listed below.

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# Appendix A

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Housing Opportunity Sites Table

RHNA 6th Cycle Site ID	APN	Site address	UseType	Lot Acerage	Year Built	Existing Land Use	GP Land Use	Current Zone Code	Current Zone Description	Current Zone Dwellings Per Acre	Proposed Zone Code	Proposed Zone Description	Proposed Zone DUA	Proposed Zone DUA Adjusted	Lot Acres Adjusted	Dwelling Units	Income Level Supported	Lower Income Units	Moderate Income Units	Above Moderate Income Units
1	8315-013-016	735 S Mills Ave	Institutional	1.88	1962	Religious Facilities		CP	Commercial Professional	21	MFR 30/acre	MFR 30/acre	30	–	1.88	56	Lower Income	29	10	18
2	8315-029-011	616 Sycamore Ave	Institutional	0.92	1958	Religious Facilities		RS 8,000	Residential Single-Family Min Lot Size 8,000 sq ft	13	RM 2,000	Residential Multi-Family Min Lot Size 2,000 sq ft	21	–	0.92	19	Moderate Income	–	8	11
3	8315-009-037	630 S Indian Hill Blvd	Commercial	0.63	1945	General Office Use		CP	Commercial Professional	21	MU 30/acre	MU 30/acre	30	–	0.63	18	Lower Income	9	3	6
3	8315-009-036	600 S Indian Hill Blvd	Commercial	0.81	1979	General Office Use		CP	Commercial Professional	21	MU 30/acre	MU 30/acre	30	–	0.81	24	Lower Income	12	4	8
3	8315-009-043	638 S Indian Hill Blvd	Institutional	1.31	1948	Public Facilities	OP	CP	Commercial Professional	21	MU 30/acre	MU 30/acre	30	–	1.31	39	Lower Income	20	7	12
4	8315-008-051	509 S College Ave	Institutional	2.67	1959	Religious Facilities	CH	RS 8,000	Residential Single-Family Min Lot Size 8,000 sq ft	13	RM 4000	Residential Multi-Family Min Lot/Unit Area 4,000 sq ft	10.89	–	1.37	14	Above Moderate Income	–	–	14
5	8316-001-010	395 S Indian Hill Blvd	Commercial	0.57	1990	General Office Use	OP	CP	Commercial Professional	21	MU 30/acre	MU 30/acre	30	–	0.57	17	Lower Income	8	3	6
6	8316-001-005	323 S Indian Hill Blvd	Commercial	0.16	1981	General Office Use	OP	CP	Commercial Professional	21	MU 60/acre	MU 60/acre	60	–	0.16	9	Lower Income	5	2	3
6	8316-001-004	424 W Arrow Hwy	Commercial	0.28	1941	Retail Stores and Commercial Services	OP	CP	Commercial Professional	21	MU 30/acre	MU 30/acre	30	–	0.28	8	Lower Income	4	1	3
7	8313-007-009	525 W Arrow Hwy Bldg 1	Industrial	2.22	1978	Industrial	BP	B-IP	Business - Industrial Park	0	MU 30/acre	MU 30/acre	30	–	2.22	66	Lower Income	34	11	21
8	8313-025-013	254 S Indian Hill Blvd	Residential	0.18	1953	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.18	10	Lower Income	5	2	3
8	8313-025-019	–	Commercial	0.18	–	Vacant Undifferentiated	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.18	10	Lower Income	5	2	3
8	8313-025-012	258 S Indian Hill Blvd	Residential	0.37	–	Vacant Undifferentiated	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.37	21	Lower Income	11	4	7
8	8313-025-014	250 S Indian Hill Blvd	Residential	0.19	1953	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.19	10	Lower Income	5	2	3
8	8313-025-023	220 S Indian Hill Blvd	Commercial	0.37	1979	General Office Use	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.37	21	Lower Income	11	4	7
8	8313-025-015	240 S Indian Hill Blvd	Residential	0.18	1948	Single Family Residential	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.18	10	Lower Income	5	2	3
8	8313-025-011	313 W Arrow Hwy	Residential	0.22	–	Vacant Undifferentiated	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.22	12	Lower Income	6	2	4
8	8313-025-020	212 S Indian Hill Blvd	Commercial	0.19	1975	General Office Use	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.19	10	Lower Income	5	2	3
8	8313-025-016	230 S Indian Hill Blvd	Residential	0.18	1952	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.18	10	Lower Income	5	2	3
9	8313-024-008	194 S Indian Hill Blvd	Residential	0.18	1930			CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.18	10	Lower Income	5	2	3
9	8313-024-009	188 S Indian Hill Blvd	Residential	0.12	1917	Single Family Residential	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.12	6	Lower Income	3	1	2
10	8313-008-003	177 S Indian Hill Blvd	Industrial	0.55	1956			B-IP	Business - Industrial Park	0	VSSP	Village South Specific Plan	57	–	0.55	31	Lower Income	16	5	10
10	8313-008-006	232 Bucknell Ave	Residential	0.19	1920	Vacant Undifferentiated	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.19	11	Lower Income	6	2	4
10	8313-008-014	445 W Arrow Hwy	Residential	0.14	1932	Single Family Residential	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.14	8	Lower Income	4	1	3

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10	8313-008-009	260 Bucknell Ave	Residential	0.22	1947	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.22	12	Lower Income	6	2	4
10	8313-008-010	471 W Arrow Hwy	Residential	0.20	1930	Single Family Residential	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.20	11	Lower Income	6	2	4
10	8313-008-028	121 S Indian Hill Blvd	Industrial	3.66	1928	Manufacturing, Assembly, and Industrial Services	BP	B-IP	Business - Industrial Park	0	VSSP	Village South Specific Plan	57	–	3.66	208	Lower Income	106	35	67
10	8313-008-025	205 S Indian Hill Blvd	Commercial	1.17	1964	Vacant Undifferentiated	C	CH	Commercial Highway	21	VSSP	Village South Specific Plan	57	–	1.17	66	Lower Income	34	11	21
10	8313-008-004	191 S Indian Hill Blvd	Commercial	2.45	1959	Retail Stores and Commercial Services	C	CH	Commercial Highway	21	VSSP	Village South Specific Plan	57	–	2.45	139	Lower Income	71	24	44
10	8313-008-019	259 S Indian Hill Blvd	Commercial	0.24	1945	Retail Stores and Commercial Services	C	CH	Commercial Highway	21	VSSP	Village South Specific Plan	57	–	0.24	13	Lower Income	7	2	4
10	8313-008-020	267 S Indian Hill Blvd	Commercial	0.33	1974	Retail Stores and Commercial Services	C	CH	Commercial Highway	21	VSSP	Village South Specific Plan	57	–	0.33	18	Lower Income	9	3	6
10	8313-008-011	469 W Arrow Hwy	Commercial	0.42	-	Vacant Undifferentiated	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.42	23	Lower Income	12	4	7
10	8313-008-031	433 W Arrow Hwy	Commercial	0.21	1931	Major Medical Health Care Facilities	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.21	12	Lower Income	6	2	4
10	8313-008-027	–	Commercial	0.16	–	Vacant Undifferentiated	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.16	9	Lower Income	5	2	3
10	8313-008-024	203 S Indian Hill Blvd	Commercial	0.46	1971	Vacant Undifferentiated	C	CH	Commercial Highway	21	VSSP	Village South Specific Plan	57	–	0.46	26	Lower Income	13	4	8
10	8313-008-021	–	Commercial	0.19	–	Vacant Undifferentiated	C	CH	Commercial Highway	21	VSSP	Village South Specific Plan	57	–	0.19	10	Lower Income	5	2	3
10	8313-008-015	449 W Arrow Hwy	Residential	0.19	1940	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.19	10	Lower Income	5	2	3
10	8313-008-900	451 W Arrow Hwy	Residential	1.41	–	Vacant Undifferentiated	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	1.41	80	Lower Income	41	14	26
10	8313-008-018	253 S Indian Hill Blvd	Residential	0.24	1925	Vacant Undifferentiated	C	CH	Commercial Highway	21	VSSP	Village South Specific Plan	57	–	0.24	13	Lower Income	7	2	4
10	8313-008-023	180 Bucknell Ave	Industrial	0.73	1956	Manufacturing, Assembly, and Industrial Services	BP	B-IP	Business - Industrial Park	0	VSSP	Village South Specific Plan	57	–	0.73	41	Lower Income	21	7	13
10	8313-008-007	244 Bucknell Ave	Residential	0.15	1958	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	OP	CP	Commercial Professional	21	VSSP	Village South Specific Plan	57	–	0.15	8	Lower Income	4	1	3
10	8313-008-026	204 Bucknell Ave	Industrial	0.82	1959	Vacant Undifferentiated	C	CH	Commercial Highway	21	VSSP	Village South Specific Plan	57	–	0.82	46	Lower Income	23	8	15
10	8313-008-017	241 S Indian Hill Blvd	Residential	0.24	1949	Vacant Undifferentiated	C	CH	Commercial Highway	21	VSSP	Village South Specific Plan	57	–	0.24	13	Lower Income	7	2	4
10	8313-008-016	233 S Indian Hill Blvd	Commercial	0.25	1922	Vacant Undifferentiated	C	CH	Commercial Highway	21	VSSP	Village South Specific Plan	57	–	0.25	14	Lower Income	7	2	4
11	8313-023-012	189 El Camino Way	Residential	0.16	1954			RM 2,000	Residential Multi-Family Min Lot/Unit Area 2,000 sq ft	21	MFR 60/acre	MFR 60/acre	60	45	0.16	7	Lower Income	4	1	2
11	8313-023-015	165 El Camino Way	Residential	0.17	1956			RM 2,000	Residential Multi-Family Min Lot/Unit Area 2,000 sq ft	21	MFR 60/acre	MFR 60/acre	60	45	0.17	7	Lower Income	4	1	2
11	8313-023-021	150 Olive St	Commercial	0.59	1967			MU2	Mixed Use 2 - College Avenue/South Village Transit-Oriented Mixed Use District	21	MFR 60/acre	MFR 60/acre	60	45	0.59	26	Lower Income	13	4	8



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11	8313-023-023	195 El Camino Way	Residential	0.17	1954	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	R22	RM 2,000	Residential Multi- Family Min Lot/Unit Area 2,000 sq ft	21	MFR 60/acre	MFR 60/acre	60	45	0.17	7	Lower Income	4	1	2
11	8313-023-019	108 Olive St	Industrial	0.40	1960	General Office Use	MU	MU2	Mixed Use 2 - College Avenue/South Village Transit-Oriented Mixed Use District	21	MFR 60/acre	MFR 60/acre	60	45	0.40	17	Lower Income	9	3	5
12	8313-021-011	100 W 1st St	Commercial	0.68	1981	Public Parking Facilities	CV	CV	Commercial Village	0	MU 60/acre	MU 60/acre	60	45	0.68	30	Lower Income	15	5	10
13	8313-021-007	250 W 1st St	Commercial	2.80	1981	General Office Use	CV	CV	Commercial Village	0	MU 60/acre	MU 60/acre	60	45	0.64	29	Lower Income	15	5	9
14	8314-017-900	–	Government	6.13	–	Airports	MU	MU2	Mixed Use 2 - College Avenue/South Village Transit-Oriented Mixed Use District	54	MFR 60/acre	MFR 60/acre	60	45	4.08	183	Lower Income	93	31	59
15	8313-006-036	830 W Bonita Ave	Institutional	3.19	1970	Religious Facilities	R15	RM 2,000	Residential Multi- Family Min Lot/Unit Area 2,000 sq ft	21	MU 30/acre	MU 30/acre	30	–	1.43	42	Lower Income	21	7	13
16	8313-006-003	660 W Bonita Ave	Residential	8.39	1963	Low-Rise Apartments, Condominiums, and Townhouses	R15	RM 2,000	Residential Multi- Family Min Lot/Unit Area 2,000 sq ft	21	MFR 60/acre	MFR 60/acre	60	45	0.82	36	Lower Income	18	6	12
17	8313-011-004	524 W Bonita Ave	Residential	0.18	1992			SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.18	3	Moderate Income	–	1	2
17	8313-011-006	538 W Bonita Ave	Residential	0.17	1959			SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.17	3	Moderate Income	–	1	2
17	8313-011-019	140 Cornell Ave	Residential	0.20	1961			SP8	Specific Plan Area 8 - Village Expansion	21	RMX	MX	60	–	0.20	11	Lower Income	6	2	4
17	8313-011-001	245 Oberlin Ave	Residential	0.19	1954			SP8	Specific Plan Area 8 - Village Expansion	62	RMX	RMX	20	–	0.19	3	Moderate Income	–	1	2
17	8313-011-031	201 Oberlin Ave	Residential	0.20	1906	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	CV	SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.20	4	Moderate Income	–	2	2
17	8313-011-016	127 Oberlin Ave	Commercial	1.66	–			SP8	Specific Plan Area 8 - Village Expansion	62	MX	MX	60	–	1.66	99	Lower Income	50	17	32
17	8313-011-021	150 Cornell Ave	Residential	0.21	–			SP8	Specific Plan Area 8 - Village Expansion	21	RMX	MX	60	–	0.21	12	Lower Income	6	2	4
17	8313-011-018	136 Cornell Ave	Residential	0.10	1930	Single Family Residential	CV	SP8	Specific Plan Area 8 - Village Expansion	62	MX	MX	60	–	0.10	6	Lower Income	3	1	2
17	8313-011-017	130 Cornell Ave	Residential	0.10	1922	Single Family Residential	CV	SP8	Specific Plan Area 8 - Village Expansion	62	MX	MX	60	–	0.10	6	Lower Income	3	1	2
17	8313-011-007	550 W Bonita Ave	Residential	0.26	1934	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	CV	SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.26	5	Moderate Income	–	2	3
17	8313-011-026	214 Cornell Ave	Residential	0.32	1930	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	CV	SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.32	6	Moderate Income	–	3	3
17	8313-011-024	205 Oberlin Ave	Residential	0.31	1964	Low-Rise Apartments, Condominiums, and Townhouses	CV	SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.31	6	Moderate Income	–	3	3
17	8313-011-002	516 W Bonita Ave	Residential	0.13	1932	Single Family Residential	CV	SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.13	2	Moderate Income	–	1	1
17	8313-011-020	148 Cornell Ave	Residential	0.21	1907	Single Family Residential	CV	SP8	Specific Plan Area 8 - Village Expansion	62	MX	MX	60	–	0.21	12	Lower Income	6	2	4
17	8313-011-005	528 W Bonita Ave	Residential	0.18	1959	Duplexes, Triplexes and 2- or 3-Unit Condominiums and Townhouses	CV	SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.18	3	Moderate Income	–	1	2

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18	8313-012-007	244 Oberlin Ave	Residential	0.09	1924			SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.09	1	Moderate Income	–	0	1
18	8313-012-019	216 Oberlin Ave	Residential	0.09	1910			SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.09	1	Moderate Income	–	0	1
18	8313-012-038	–	Government	0.05	-			SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.05	-	Moderate Income	–	–	–
18	8313-012-018	210 Oberlin Ave	Residential	0.09	1930			SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.09	1	Moderate Income	–	0	1
18	8313-012-006	490 W Bonita Ave	Residential	0.10	1925			SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.10	2	Moderate Income	–	1	1
18	8313-012-004	219 N Indian Hill Blvd	Commercial	0.25	1966			SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.25	4	Moderate Income	–	2	2
18	8313-012-003	432 W Bonita Ave	Commercial	0.18	1969	Public Parking Facilities	CV	SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.18	3	Moderate Income	–	1	2
18	8313-012-023	440 W Bonita Ave	Residential	0.44	1924	Low-Rise Apartments, Condominiums, and Townhouses	CV	SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.44	8	Moderate Income	–	3	5
18	8313-012-001	408 W Bonita Ave	Residential	0.23	1908	Low-Rise Apartments, Condominiums, and Townhouses	CV	SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.23	4	Moderate Income	–	2	2
18	8313-012-002	231 N Indian Hill Blvd	Commercial	0.23	1969	General Office Use	CV	SP8	Specific Plan Area 8 - Village Expansion	21	RMX	RMX	20	–	0.23	4	Moderate Income	–	2	2
19	8313-013-800	–	Government	0.44	–			RM 2,000	Residential Multi-Family Min Lot/Unit Area 2,000 sq ft	21	MFR 30/acre	Residential Multi-Family Min Lot/Unit Area 1,452 sq ft	30	–	0.44	13	Lower Income	7	2	4
20	8314-010-012	–	Residential	0.17	–			AV1	Arbol Verde 1	7	AV1	Arbol Verde 1	7.26	–	0.17	1	Above Moderate Income	–	–	1
20	8314-010-011	242 Brooks Ave	Residential	0.17	1948			AV1	Arbol Verde 1	7	AV1	Arbol Verde 1	7.26	–	0.17	1	Above Moderate Income	–	–	1
20	8314-010-013	–	Residential	0.35	-			AV1	Arbol Verde 1	7	AV1	Arbol Verde 1	7.26	–	0.35	2	Above Moderate Income	–	–	2
20	8314-010-009	230 Brooks Ave	Residential	0.34	1947			AV1	Arbol Verde 1	7	AV1	Arbol Verde 1	7.26	–	0.34	2	Above Moderate Income	–	–	2
20	8314-010-010	236 Brooks Ave	Residential	0.34	1912	Single Family Residential	R15	AV1	Arbol Verde 1	7	AV1	Arbol Verde 1	7.26	–	0.34	2	Above Moderate Income	–	–	2
20	8314-010-015	–	Residential	0.17	–	Vacant Undifferentiated	R15	AV1	Arbol Verde 1	7	AV1	Arbol Verde 1	7.26	–	0.17	1	Above Moderate Income	–	–	1
21	8310-019-015	701 Harrison Ave	Institutional	1.24	1970	Religious Facilities	CH	IR	Institution Residential	0	MFR 30/acre	Residential Multi-Family Min Lot/Unit Area 1,452 sq ft	30	–	0.57	17	Lower Income	9	3	5
22	8310-019-013	731 Harrison Ave	Residential	0.55	–			IR	Institution Residential	0	MFR 30/acre	Residential Multi-Family Min Lot/Unit Area 1,452 sq ft	30	–	0.55	16	Lower Income	8	3	5
22	8310-019-016	–	Residential	0.23	–	Vacant Undifferentiated	CH	IR	Institution Residential	0	MFR 30/acre	Residential Multi-Family Min Lot/Unit Area 1,452 sq ft	30	–	0.23	6	Lower Income	3	1	2
23	8311-001-016	1030 W Foothill Blvd	Commercial	3.28	1972			MU3	Mixed Use 3	15	MU3	Mixed Use 3	40	–	3.28	131	Lower Income	65	22	43
23	8311-006-021	984 W Foothill Blvd	Commercial	1.00	1950			MU3	Mixed Use 3	15	MU3	Mixed Use 3	15	–	1.00	15	Moderate Income	–	6	9
23	8311-006-002	970 W Foothill Blvd	Commercial	0.20	1977			MU3	Mixed Use 3	15	MU3	Mixed Use 3	15	–	0.20	3	Moderate Income	–	1	2
23	8311-001-020	1020 W Foothill Blvd	Commercial	0.67	1978	General Office Use	MU	MU3	Mixed Use 3	15	MU3	Mixed Use 3	15	–	0.68	10	Moderate Income	–	4	6

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23	8311-006-013	956 W Foothill Blvd	Commercial	1.14	1968	Retail Stores and Commercial Services	MU	MU3	Mixed Use 3	15	MU3	Mixed Use 3	15	–	1.14	17	Moderate Income	–	7	10
23	8311-006-022	994 W Foothill Blvd	Commercial	0.60	1950	Retail Centers (Non-Strip With Contiguous Interconnected Off-Street Parking)	MU	MU3	Mixed Use 3	15	MU3	Mixed Use 3	15	–	0.60	8	Moderate Income	–	3	5
24	8306-016-038	211 W Foothill Blvd	Institutional	6.97	1962			CP	Commercial Professional	21	RS 10,000	Residential Single-Family Min Lot Size 10,000 sq ft	4	–	0.86	3	Above Moderate Income	–	-	3
25	8303-024-015	817 W Foothill Blvd	Commercial	0.10	1963			MU3	Mixed Use 3	15	MU3	Mixed Use 3	15	–	0.27	3	Moderate Income	–	1	2
25	8303-024-016	831 W Foothill Blvd	Commercial	0.12	1963			MU3	Mixed Use 3	15	MU3	Mixed Use 3	15	–	0.12	1	Moderate Income	–	0	1
26	8303-024-018	863 W Foothill Blvd	Commercial	0.45	1972			MU3	Mixed Use 3	15	MU3	Mixed Use 3	15	–	0.45	6	Moderate Income	–	3	3
26	8303-024-019	855 W Foothill Blvd	Commercial	0.49	1964	Retail Centers (Non-Strip With Contiguous Interconnected Off-Street Parking)	MU	MU3	Mixed Use 3	15	MU3	Mixed Use 3	15	–	0.49	7	Moderate Income	–	3	4
27	8303-025-022	915 W Foothill Blvd	Commercial	0.65	1976			MU3	Mixed Use 3	15	MU3	Mixed Use 3	15	–	0.65	9	Moderate Income	–	4	5
27	8303-025-015	921 W Foothill Blvd	Commercial	0.59	1970			MU3	Mixed Use 3	15	MU3	Mixed Use 3	15	–	0.59	8	Moderate Income	–	3	5
28	8303-025-017	981 W Foothill Blvd	Commercial	0.58	1978			MU3	Mixed Use 3	15	MU3	Mixed Use 3	15	–	0.58	8	Moderate Income	–	3	5
28	8303-025-018	985 W Foothill Blvd	Commercial	1.01	1973			MU3	Mixed Use 3	15	MU3	Mixed Use 3	15	–	1.01	15	Moderate Income	–	6	9
29	8305-016-007	601 W Foothill Blvd	Commercial	3.75	1976			SP10	Specific Plan Area 10	21	MU 30/acre	MU 30/acre	30	–	1.30	39	Lower Income	20	7	12
30	8305-020-002	–	Commercial	7.63	1972	Retail Centers (Non-Strip With Contiguous Interconnected Off-Street Parking)	MU	SP9	Specific Plan Area 9 - Old School House/Claremont Inn	0	MU 30/acre	MU 30/acre	30	–	1.52	45	Lower Income	23	8	14
31	8303-026-011	1364 N Towne Ave	Institutional	1.89	1964			RM 2,000	Residential Multi-Family Min Lot/Unit Area 2,000 sq ft	21	MFR 30/acre	MFR 30/acre	30	–	1.89	56	Lower Income	29	10	18
31	8303-026-012	1350 N Towne Ave	Commercial	0.76	1965			MU3	Mixed Use 3	37	MU3	Mixed Use 3	15	–	0.76	11	Moderate Income	-	5	6
32	8306-008-023	1550 N Indian Hill Blvd	Institutional	2.97	1959	Vacant	INST N	IE	Institution Educational	0	MFR 30/acre	Residential Multi-Family Min Lot/Unit Area 1,452 sq ft	30	–	2.98	89	Lower Income	45	15	28
32	8306-008-022	1575 N College Ave	Institutional	4.37	1951			IE	Institution Educational	0	MFR 30/acre	Residential Multi-Family Min Lot/Unit Area 1,452 sq ft	30	–	4.37	131	Lower Income	67	22	42
33	8302-018-028	–	Residential	1.37	–			RS 10,000	Residential Single-Family Min Lot Size 10,000 sq ft	4	RS 10,000	RS 10,000	4	–	0.78	3	Above Moderate Income	–	–	3
33	8302-018-027	–	Residential	1.43	–			RS 10,000	Residential Single-Family Min Lot Size 10,000 sq ft	4	RS 10,000	RS 10,000	4	–	0.68	2	Above Moderate Income	–	–	2
33	8302-021-053	–	Residential	0.37	–			RS 10,000	Residential Single-Family Min Lot Size 10,000 sq ft	4	RS 10,000	RS 10,000	4	–	0.27	1	Above Moderate Income	–	–	1

RHNA 6th Cycle Site ID	APN	Site address	UseType	Lot Acerage	Year Built	Existing Land Use	GP Land Use	Current Zone Code	Current Zone Description	Current Zone Dwellings Per Acre	Proposed Zone Code	Proposed Zone Description	Proposed Zone DUA	Proposed Zone DUA Adjusted	Lot Acres Adjusted	Dwelling Units	Income Level Supported	Lower Income Units	Moderate Income Units	Above Moderate Income Units
34	8307-002-041	–	Residential	3.16	–	0	OS	RS 10,000	Residential Single-Family Min Lot Size 10,000 sq ft	4	RM 3000	Residential Multi-Family Min Lot/Unit Area 3,000 sq ft	15	–	3.16	47	Moderate Income	–	20	27
35	8302-032-025	–	Residential	0.18	–			SP5	Specific Plan Area 5 - Williams Ave	0	MFR 30/acre	MFR 30/acre	30	–	0.18	5	Lower Income	3	1	2
35	8302-032-900	–	Residential	2.14	–			P/RC	Park / Resource Conservation	0	MFR 30/acre	MFR 30/acre	30	–	2.14	64	Lower Income	33	11	20
36	8670-008-025	2050 N Indian Hill Blvd	Institutional	3.27	1955	Religious Facilities	CH	RS 10,000	Residential Single-Family Min Lot Size 10,000 sq ft	4	MFR 30/acre	MFR 30/acre	30	–	2.25	67	Lower Income	34	11	21
37	8302-014-016	–	Residential	0.46	–			RS 10,000	Residential Single-Family Min Lot Size 10,000 sq ft	4	MFR 30/acre	MFR 30/acre	30	–	0.46	13	Lower Income	7	2	4
38	8670-010-025	431 W Baseline Rd	Commercial	0.97	1965			CP	Commercial Professional	21	MFR 30/acre	MFR 30/acre	30	–	0.97	28	Lower Income	14	5	9
39	8670-003-900	2475 Forbes Ave	Institutional	9.67	–	Open Space and Recreation	PR	P	Public	0	MFR 30/acre	MFR 30/acre	30	–	9.67	290	Lower Income	145	49	96
40	8322-006-006	840 S Indian Hill Blvd	Commercial	2.85	1975	Hotels and Motels	AC	CF	Freeway Commercial	0	MFR 30/acre	MFR 30/acre	30	–	2.85	85	Lower Income	43	14	27
																Total Units	3,097	1,430	586	1,080
																RHNA Allocation	1,711	871	297	548
																No Net Loss Buffer (20%)	2,477	1,143	468	863
																Residual	620	287	118	217

## Appendix B

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County of Los Angeles Fire Department Letter



## COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401  
[www.fire.lacounty.gov](http://www.fire.lacounty.gov)

*"Proud Protectors of Life, Property, and the Environment"*

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

### BOARD OF SUPERVISORS

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FIFTH DISTRICT

July 27, 2021

Melissa Fajardo, Environmental Planner  
Rincon Consultants  
Planning Department  
250 E. 1<sup>st</sup> Street, Suite 1400  
Los Angeles, CA 90012

Dear Ms. Fajardo:

**REQUEST FOR FIRE SERVICES INFORMATION, "CLAREMONT HOUSING ELEMENT," ASSUMES THAT LESS THAN THE TOTAL 2,638 UNITS WOULD REALISTICALLY BE DEVELOPED BASED ON PREVIOUS DEVELOPMENT HISTORY IN THE CITY, WHICH WOULD INCREASE THE CITY'S POPULATION UP TO 6,700 RESIDENTS, CLAREMONT, FFER 2021007380**

The Request for Fire Service Information has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

### PLANNING DIVISION:

We have no comments.

For any questions regarding this response, please contact Kien Chin, Planning Analyst at (323) 881-2404 or [Kien.Chin@fire.lacounty.gov](mailto:Kien.Chin@fire.lacounty.gov).

### LAND DEVELOPMENT UNIT:

The Land Development Unit is reviewing the proposed "GENERAL PLAN UPDATE AND HOUSING ELEMENT" Project for access and water system requirements. The Land Development Unit's comments are only preliminary requirements. Specific fire and life safety

#### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY  
CALABASAS

CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY  
DIAMOND BAR  
DUARTE

EL MONTE  
GARDENA  
GLEN DORA  
HAWAIIAN GARDENS  
HAWTHORNE  
HERMOSA BEACH  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY

INGLEWOOD  
IRVINDALE  
LA CANADA-FLINTRIDGE  
LA HABRA  
LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER

LAWDALE  
LOMITA  
LYNWOOD  
MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT

PICO RIVERA  
POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
VERNON  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

requirements will be addressed during the review for building and fire plan check phases. There may be additional requirements during this time.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

#### **ACCESS REQUIREMENTS:**

The proposed development will require multiple ingress/egress access for the circulation of traffic and emergency response issues.

1. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
  - a. The Fire Apparatus Access Road shall be cross-hatch on the site plan with the width clearly noted on the plan.
2. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
3. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
4. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official.
5. Single-Family Detached Homes shall provide a minimum unobstructed width of 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building.
6. Attached Multi-Family Units: Where the highest roof surface exceeds 30 feet. For buildings where the vertical distance between the access roadway and the highest roof surface exceeds 30 feet, an approved Fire Apparatus Access Roadway with a minimum width of 28 feet, exclusive of shoulders, shall be provided in the immediate vicinity of the building or portion thereof. This roadway shall have an unobstructed clearance of clear to the sky. 503.2.1.2.2.
7. Proximity to Building. At least one required access route meeting this condition shall be located such that the edge of the Fire Apparatus Access Roadway, not including shoulder, that is closest to the building being served, is between 10 feet and 30 feet, from the building, as determined by the fire code official, and shall be positioned

parallel to one entire side of the building. The side of the building on which the Fire Apparatus Access Road is positioned shall be approved by the fire code official.  
503.2.1.2.2.1.

8. If the Fire Apparatus Access Road is separated by island, provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building.
9. Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with an approved Fire Department turnaround. Include the dimensions of the turnaround, with the orientation of the turnaround shall be properly placed in the direction of travel of the access roadway.
10. Fire Department Access Roads shall be provided with a 32-foot centerline turning radius.
11. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 lbs. and shall be surfaced with all-weather driving capabilities. Fire Apparatus Access Roads having a grade of 10 percent or greater shall have a paved or concrete surface.
12. A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes.
13. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Fire Code Section 503.2.1 shall be maintained at all times.

#### **WATER SYSTEM REQUIREMENTS:**

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze conforming to current AWWA standard C503 or approved equal and shall be installed in accordance with the County of Los Angeles Fire Code.
2. The development may require fire flows up to 4,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration. Final fire flows will be based on the size of buildings, the installation of an automatic fire sprinkler system, and type(s) of construction used.
3. All required public fire hydrants shall be installed and tested prior to beginning of construction.



4. The fire hydrant spacing shall be every 300 feet for both the public and the on-site hydrants. The fire hydrants shall meet the following requirements:
  - a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
  - b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.

For any questions regarding the report, please contact FPEA Claudia Soiza at (323) 890-4243 or [Claudia.soiza@fire.lacounty.gov](mailto:Claudia.soiza@fire.lacounty.gov).

#### **FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Nicholas Alegria at (818) 890-5719.

#### **HEALTH HAZARDOUS MATERIALS DIVISION:**

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or [Perla.garcia@fire.lacounty.gov](mailto:Perla.garcia@fire.lacounty.gov) if you have any questions.

If you have any additional questions, please contact this office at (323) 890-4330.

Melissa Fajardo, Environmental Planner  
July 27, 2021  
Page 5

Very truly yours,

A handwritten signature in blue ink, appearing to read "Ronald M. Durbin". The signature is fluid and cursive, with a large initial "R" and a stylized "D".

RONALD M. DURBIN, CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

RMD:ac