

August 2022 | Errata  
State Clearinghouse No. 2022030453

# INITIAL STUDY FOR SAN DIMAS 2021–2029 HOUSING ELEMENT UPDATE

City of San Dimas

*Prepared for:*

**City of San Dimas**

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## Table of Contents

<b>Section</b>	<b>Page</b>
<b>1. INTRODUCTION.....</b>	<b>1</b>
1.1 INTRODUCTION.....	1
1.2 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES .....	1
<b>2. RESPONSE TO COMMENTS .....</b>	<b>2</b>
<b>3. REVISIONS TO THE DRAFT NEGATIVE DECLARATION .....</b>	<b>21</b>





# 1. Introduction

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## 1.1 INTRODUCTION

This document includes a compilation of the public comments received on the City of San Dimas 2021-2029 Housing Element Update Initial Study and Negative Declaration (collectively, “ND”; State Clearinghouse No. 2022030453) and the City of San Dimas’ (City) responses to the comments.

Under the California Environmental Quality Act (CEQA), a lead agency is not required to prepare formal responses to comments on an ND. However, CEQA requires the City to have adequate information on the record explaining why the comments do not affect the conclusion of the ND that there are no potentially significant environmental effects. In the spirit of public disclosure and engagement, the City—as the lead agency—has responded to all written comments submitted on the ND during the 30-day public review period, which began March 16, 2022 and ended April 18, 2022.

## 1.2 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines Section 15204 (b) outlines parameters for submitting comments on negative declarations, and reminds persons and public agencies that the focus of review and comment of NDs should be on the proposed findings that the project will not have a significant effect on the environment. If the commenter believes that the project may have a significant effect, they should: (1) Identify the specific effect, (2) Explain why they believe the effect would occur, and (3) Explain why they believe the effect would be significant.

CEQA Guidelines Section 15204 (c) further advises, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.”

Section 15204 (d) also states, “Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.” Section 15204 (e) states, “This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.”

Finally, CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to potentially significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the environmental document.

## 2. Responses to Comments

## 2. Response to Comments

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This section provides all written comments received on the circulated ND and the City's response to each comment.

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the ND are excerpted in this document, they are indented. The following is a list of all comment letters received on the circulated ND during the public review period.

Letter Reference	Commenting Person/Agency	Date of Comment	Page No.
A	California Department of Fish and Wildlife, Erinn Wilson-Olgin	April 14, 2022	3

## 2. Response to Comments

LETTER A – California Department of Fish and Wildlife, Erinn Wilson-Olgin. (15 pages)

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA



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### SENT BY EMAIL ONLY

April 14, 2022

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**Subject: San Dimas 2021-2029 Housing Element Update, Negative Declaration,  
SCH #2022030453, City of San Dimas, Los Angeles County**

Dear Mr. Torrico:

The California Department of Fish and Wildlife (CDFW) has reviewed the Negative Declaration (ND) from the City of San Dimas (City; Lead Agency) for the San Dimas 2021-2029 Housing Element Update (Project). Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

### **CDFW's Role**

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State [Fish & G. Code, §§ 711.7, subdivision (a) & 1802; Pub. Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, § 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect State fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 *et seq.*). Likewise, to the extent implementation of the Project as proposed may result in "take", as defined by State law, of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 *et seq.*), or CESA-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish & G. Code, § 1900 *et seq.*), CDFW recommends the Project applicant obtain appropriate authorization under the Fish and Game Code.

A-1

## 2. Responses to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA

Luis Torrico  
City of San Dimas  
April 14, 2022  
Page 2 of 15

### Project Description and Summary

**Objective:** The Project proposes a Housing Element Update for the 2021-2029 planning period. The HEU sets reasonable goals, objectives, policies, and programs to achieve future housing needs for the City. The Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) allocation for the City identified a housing need of 1,248 units. The City has identified 14 opportunity sites for infill and redevelopment housing projects. The housing opportunity sites are underutilized parcels located near the western border of State Route 57 freeway or the L Gold Line Transit extension. In addition, the City proposes to initiate a rezoning program that would apply a mixed-use or multiple-family residential designation to the housing opportunity sites. Lastly, there is no physical development, construction, or other ground disturbance activity proposed in the HEU. Adoption of the HEU does not approve any future housing developments.

A-2

**Location:** The Project site encompasses the entire City of San Dimas, which stretches 9,875 acres in the San Gabriel Valley of Los Angeles County. The City is bounded by the San Gabriel Mountains to the north, the City of Covina to the west, the City of La Verne to the east, and the City of Diamond Bar to the south.

### Comments and Recommendations

CDFW offers the comments and recommendations below to assist the City in adequately avoiding and/or mitigating the Project's impacts on fish and wildlife (biological) resources. CDFW recommends the measures or revisions below be included in a science-based monitoring program that contains adaptive management strategies as part of the Project's CEQA mitigation, monitoring, and reporting program (Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15097).

### Specific Comments

#### Comment #1: Impacts on Coastal California Gnatcatcher

**Issue:** CDFW is concerned the Project could facilitate impacts to coastal California gnatcatcher (*Poliophtila californica californica*), an Endangered Species Act (ESA)-listed threatened species and a California Species of Special Concern (SSC).

A-3

**Specific Impacts:** Future housing development during coastal California gnatcatcher breeding and nesting season could result in nest abandonment, reproductive suppression, or incidental loss of fertile eggs or nestlings. In addition, development facilitated by the Project could result in permanent loss of coastal California gnatcatcher habitat.

**Why impacts would occur:** The east San Gabriel Valley significant ecological area (SEA) is located in the southern portion of the City within several miles of the housing opportunity sites. Based on a critical habitat map for threatened and endangered species, this SEA provides critical habitat for the coastal California gnatcatcher (USFWS 2022). Furthermore, the [California Natural Diversity Database](#) (CNDDB) has coastal California gnatcatcher observations recorded within two miles of certain housing opportunity sites (CDFW 2022b). Where a development project would occur within or adjacent to suitable habitat, the project could potentially impact coastal California gnatcatcher. Construction would create elevated levels of noise, human

## 2. Response to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA

Luis Torrico  
City of San Dimas  
April 14, 2022  
Page 3 of 15

activity, dust, ground vibrations, and vegetation disturbance. These activities occurring near potential nests could cause birds to abandon their nests and a decrease in feeding frequency, both resulting in the loss of fertile eggs or nestlings. In addition, future housing development projects may require grading and vegetation removal within the project site. Accordingly, development may result in permanent loss of coastal California gnatcatcher habitat. The quality and function of nesting habitat in areas adjacent to a project site could also be permanently impacted by project-facilitated edge effects such as ambient nighttime lighting and spread of invasive, non-native species.

**Evidence impact would be significant:** The Project could result in impacts on coastal California gnatcatcher. Impacts on ESA-listed species and SSC requires a mandatory finding of significance under CEQA (CEQA Guidelines, § 15065). The Project's ND does not provide measures to mitigate for potentially significant impacts on coastal California gnatcatcher. Accordingly, the Project has a substantial adverse direct, indirect, and cumulative effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW and USFWS.

In addition, nests of all birds and raptors are protected under State laws and regulations, including Fish and Game Code, sections 3503 and 3503.5. Fish and Game Code section 3503 states, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird." Fish and Game code section 3503.5 prohibits the take, possession, or destruction of birds-of-prey and their nests or eggs. Also, take or possession of migratory nongame birds designated in the Federal Migratory Bird Treaty Act of 1918 is prohibited under Fish and Game Code section 3513. As such, impacts on nesting birds and raptors, either directly or indirectly through nest abandonment, reproductive suppression, or loss of occupied nesting habitat, would be a significant impact under CEQA.

A-3  
CONT'D

### Recommended Potentially Feasible Mitigation Measure(s)

**Recommendation #1:** Take under the ESA includes significant habitat modification or degradation that could result in death or injury to a listed species by interfering with essential behavioral patterns such as breeding, foraging, or nesting. CDFW recommends consultation with the USFWS, in order to comply with ESA, is advised well in advance of any ground disturbing activities and/or vegetation removal that may impact coastal California gnatcatcher.

**Mitigation Measure #1:** CDFW recommends the ND require any future proposed housing development to conduct coastal California gnatcatcher surveys to determine presence/absence of gnatcatcher. Future project applicants should retain a qualified biologist with an appropriate USFWS permit to survey the areas. The qualified biologist should conduct surveys according to USFWS [Coastal California Gnatcatcher \(\*Poliopitila californica californica\*\) Presence/Absence Survey Guidelines](#) (USFWS 1997). The survey protocol requires a minimum of six surveys conducted at least one week apart from March 15 through June 30 and a minimum of nine surveys at least two weeks apart from July 1 through March 14. The protocol should be followed for all surveys unless otherwise authorized by the USFWS in writing (USFWS 1997). CDFW recommends gnatcatcher surveys be conducted and USFWS notified (per protocol guidance) prior to the City's issuance of a grading permit.



## 2. Response to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA

Luis Torrico  
City of San Dimas  
April 14, 2022  
Page 4 of 15

**Mitigation Measure #2:** CDFW recommends all future housing developments avoid any construction activity during nesting season. If not feasible, CDFW recommends that if future housing development occurs between January 1 through September 15, a nesting bird and raptor survey should be conducted within a 500-foot radius of the construction site, prior to any ground-disturbing activities (e.g., staging, mobilization, grading) as well as prior to any vegetation removal within the project site. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. CDFW recommends the ND require future housing project applicants to retain a qualified biologist to conduct surveys no more than 7 days prior to the beginning of any project-related activity likely to impact raptors and migratory songbirds, for the entire project site. If project activities are delayed or suspended for more than 7 days during the breeding season, repeat the surveys. If nesting raptors and migratory songbirds are identified, CDFW recommends the following minimum no-disturbance buffers be implemented: 300 feet around active passerine (perching birds and songbirds) nests, 500 feet around active non-listed raptor nests and 0.5 mile around active listed bird nests. These buffers should be maintained until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.

A-3  
CONT'D

It should be noted that the temporary halt of project activities within nesting buffers during nesting season does not constitute effective mitigation for the purposes of offsetting project impacts associated with habitat loss. Additional mitigation would be necessary to compensate for the removal of nesting habitat within the project site based on acreage of impact and vegetation composition. Mitigation ratios should increase with the occurrence of a SSC and should further increase with the occurrence of a CESA-listed species.

### **Comment #2: Impacts on Bats**

**Issue:** The Project may impact the pallid bat (*Antrozous pallidus*), which is designated as a SSC. The ND does not provide analysis or avoidance measures to reduce impacts to bat species within the Project site.

**Specific impacts:** Future housing developments may have direct impacts that involves removal of trees, vegetation, and/or structures. These trees, vegetation, and/or structures may provide roosting habitat and therefore has the potential for the direct loss of bats. Indirect impacts from future housing developments may result from increased noise disturbances, human activity, dust, ground disturbing activities (e.g., staging, access, grading, excavating, drilling), and vibrations caused by heavy equipment.

A-4

**Why impact would occur:** According to CNDDDB, the pallid bat has been historically observed within and adjacent to the housing opportunity sites (CDFW 2022b). The ND does not provide biological surveys associated with the presence/absence of bat species within the Project site. Without focused surveys for bat detection, future housing development facilitated by the HEU may impact unidentified bat species within the Project site. In urbanized areas, bats use trees and man-made structures for daytime and nighttime roosts (Avila-Flores and Fenton 2005; Oprea et al. 2009; Remington and Cooper 2014). Trees and crevices in buildings in and adjacent to the Project site could provide roosting habitat for bats. Bats can fit into very small seams, as small as a ¼ inch. Modifications to roost sites can have significant impacts on the bats' usability of the roost and can impact the bats' fitness and survivability (Johnston et al. 2004). Extra noise, vibration, or the reconfiguration of large objects can lead to the disturbance

## 2. Response to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA

Luis Torrico  
City of San Dimas  
April 14, 2022  
Page 5 of 15

of roosting bats which may have a negative impact on the animals. Human disturbance can also lead to a change in humidity, temperatures, or the approach to a roost that could force the animals to change their mode of egress and/or ingress to a roost. Although temporary, such disturbance can lead to the abandonment of a maternity roost (Johnston et al. 2004).

**Evidence impact would be significant:** Bats are considered non-game mammals and are afforded protection by State law from take and/or harassment (Fish & G. Code, § 4150; Cal. Code of Regs, § 251.1). Additionally, several bat species are considered Species of Special Concern and meet the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines, § 15380). Take of SSC could require a mandatory finding of significance by the Lead Agency (CEQA Guidelines, § 15065).

### **Recommended Potentially Feasible Mitigation Measure(s):**

**Mitigation Measure #3:** For any future housing development that may occur near potential bat roosting habitat, CDFW recommends the ND require a qualified bat specialist to conduct bat surveys within these areas (plus a 100-foot buffer as access allows). These surveys should identify potential habitat that could provide daytime and/or nighttime roost sites, and any maternity roosts. CDFW recommends using acoustic recognition technology to maximize detection of bats. A discussion of survey results, including negative findings should be provided to the City. Depending on the survey results, a qualified bat specialist should discuss potentially significant effects of the project on bats and include species specific mitigation measures to reduce impacts to below a level of significance (CEQA Guidelines, § 15125). Surveys, reporting, and preparation of robust mitigation measures by a qualified bat specialist should be completed and submitted to the City prior to any project-related ground-disturbing activities or vegetation removal at or near locations of roosting habitat for bats.

**Mitigation Measure #4:** CDFW recommends the City include the following tree removal process as measure in the ND for future housing developments. "If bats are not detected, but the bat specialist determines that roosting bats may be present, trees should be pushed down using heavy machinery rather than felling with a chainsaw. To ensure the optimum warning for any roosting bats that may still be present, trees should be pushed lightly two or three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree should then be pushed to the ground slowly and remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts should not be bucked or mulched immediately. A period of at least 24 hours, and preferable 48 hours, should elapse prior to such operations to allow bats to escape."

**Mitigation Measure #5:** CDFW also recommends the City include the following maternity roost measure in the event that maternity roosts are found during surveys for future housing developments. "If maternity roosts are found, work should be scheduled between October 1 and February 28, outside of the maternity roosting season when young bats are present but are ready to fly out of the roost (March 1 to September 30). If tree removal occurs during maternity season, trees identified as potentially supporting an active maternity roost shall be closely inspected by the bat specialist. Inspection of each tree should be no more than 7 days prior to tree disturbance to determine the presence or absence of roosting bats more precisely. Trees determined to be maternity roosts shall be left in place until the end of the maternity season. Work shall not occur within 100 feet of or directly under or adjacent to an active roost and work shall not occur between 30 minutes before sunset and 30 minutes after sunrise."

A-4  
CONT'D

## 2. Response to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA

Luis Torrico  
City of San Dimas  
April 14, 2022  
Page 6 of 15

### Additional Recommendations

**Biological Resources Assessment.** Based on aerial imagery, several housing opportunity sites have low lying vegetation, trees, or vacant areas which may provide habitat for birds and small mammals. In addition, south of the housing opportunity sites, there is the east San Gabriel Valley SEA which provides habitat for various wildlife. Project applicants of future development projects should be required to prepare a Biological Resources Assessment (BRA). The BRA should be prepared by a qualified biologist. A qualified biologist should conduct field surveys of the project site and focused plant and wildlife surveys. Focused species-specific surveys should be required if suitable habitat is present and performed according to established [Survey and Monitoring Protocols and Guidelines](#) (CDFW 2022a). The BRA should characterize the biological resources on site, analyze project-specific impacts to biological resources, and propose appropriate mitigation measures to offset those impacts. The BRA should provide the following information:

- 1) A complete, recent, assessment of rare, threatened, and endangered species, regionally and locally unique species, and sensitive habitats at the project site and within the area of potential effect, including California Species of Special Concern and California Fully Protected Species (Fish & G. Code, §§ 3511, 4700, 5050, and 5515). Species to be addressed should include all those which meet the CEQA definition of endangered, rare, or threatened species (CEQA Guidelines, § 15380). Seasonal variations in use of land around the project site should also be addressed. A nine-quadrangle search of CDFW's CNDDDB should be conducted to obtain current information on any previously reported sensitive species and habitat (CDFW 2022b);
- 2) A thorough, recent, floristic-based assessment of special status plants and natural communities following CDFW's [Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities](#) (CDFW 2018). Adjoining habitat areas should be included where project construction and activities could lead to direct or indirect impacts off site;
- 3) Floristic, alliance- and/or association-based mapping and vegetation impact assessments conducted at the project site and within the area of potential effect. The [Manual of California Vegetation](#) (MCV), second edition, should be used to inform this mapping and assessment (Sawyer et al. 2009);
- 4) A rare plant assessment using online databases for rare, threatened, and endangered plants, including the California Native Plant Society (CNPS) [Online Inventory of Rare and Endangered Plants of California](#) (CNPS 2022) as well as the Calflora's [Information on Wild California Plants](#) database (Calflora 2022);
- 5) A discussion regarding project-related indirect impacts on biological resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands [e.g., preserve lands associated with a Natural Community Conservation Plan (Fish & G. Code, § 2800 et. seq.)]; and,
- 6) Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in areas adjacent to the project site.

**Jurisdictional Waters.** Walnut Creek runs through the southern portion of the City and flows into Puddingstone Reservoir. CDFW recommends future housing developments assess the project's potential impacts on streams. Modifications to a river, creek, or stream in one area may result in bank erosion, channel incision, or drop in water level along that stream outside of the immediate impact area. If a future development results in impacts to a stream, the project

A-5



## 2. Response to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA

Luis Torrico  
City of San Dimas  
April 14, 2022  
Page 7 of 15

applicant should apply for a Lake and Stream Alteration Agreement pursuant under Fish and Game Code, section 1600 *et seq.* The project applicant (or "entity") must provide notification to CDFW pursuant to Fish and Game Code, section 1600 *et seq.* Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration (LSA) Agreement with the applicant is required prior to conducting the proposed activities. Please visit CDFW's [Lake and Streambed Alteration Program](#) webpage for information about LSA Notification and online submittal through the Environmental Permit Information Management System (EPIMS) Permitting Portal (CDFW 2022c). CDFW also recommends the LSA Notification should include a hydrology report to evaluate whether altering the streams may impact headwater streams where there is hydrologic connectivity. The hydrology report should also include a scour analysis to demonstrate that stream banks and streambed would not erode as a result of impacts within the future project sites. Also, CDFW also requests a hydrological evaluation of the 100, 50, 25, 10, 5, and 2-year frequency storm event for existing and proposed conditions.

**Landscaping.** CDFW recommends the ND require future housing developments use native, locally appropriate plant species for landscaping on the Project site. CDFW recommends invasive/exotic plants, including pepper trees (*Schinus* genus) and fountain grasses (*Pennisetum* genus), be restricted from use in landscape plans for this Project. A list of invasive/exotic plants that should be avoided as well as suggestions for better landscape plants can be found at [California Invasive Plant Species Council](#) website (Cal-IPC, 2022).

**Data.** CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database [i.e., California Natural Diversity Database (CNDDB)] which may be used to make subsequent or supplemental environmental determinations [Pub. Resources Code, § 21003, subd. (e)]. Accordingly, please report any special status species detected by completing and submitting [CNDDB Online Field Survey Form](#) (CDFW 2022d). The City should ensure that the project applicant has submitted data properly, with all data fields applicable filled out, prior to finalizing/adopting the environmental document. The data entry should also list pending development as a threat and then update this occurrence after impacts have occurred. The project applicant should provide CDFW with confirmation of data submittal.

**Mitigation and Monitoring Reporting Plan.** CDFW recommends updating the ND's proposed Biological Resources Mitigation Measures to include mitigation measures recommended in this letter. Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments [(Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15126.4(a)(2)]. As such, CDFW has provided comments and recommendations to assist the City in developing mitigation measures that are (1) consistent with CEQA Guidelines section 15126.4; (2) specific; (3) detailed (i.e., responsible party, timing, specific actions, location), and (4) clear for a measure to be fully enforceable and implemented successfully via mitigation monitoring and/or reporting program (Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15097). The City is welcome to coordinate with CDFW to further review and refine the Project's mitigation measures. Per Public Resources Code section 21081.6(a)(1), CDFW has provided the City with a summary of our suggested mitigation measures and recommendations in the form of an attached Draft Mitigation and Monitoring Reporting Plan (MMRP; Attachment A).

A-5  
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## 2. Response to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA

Luis Torrico  
City of San Dimas  
April 14, 2022  
Page 8 of 15

### Filing Fees

The Project, as proposed, could have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the City of San Dimas and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying Project approval to be operative, vested, and final (Cal. Code Regs, tit. 14, § 753.5; Fish & Game Code, § 711.4; Pub. Resources Code, § 21089).

A-6

### Conclusion

We appreciate the opportunity to comment on the Project to assist the City of San Dimas in adequately analyzing and minimizing/mitigating impacts to biological resources. CDFW requests an opportunity to review and comment on any response that the City of San Dimas has to our comments and to receive notification of any forthcoming hearing date(s) for the Project [CEQA Guidelines, § 15073(e)]. If you have any questions or comments regarding this letter, please contact Julisa Portugal, Environmental Scientist, at [Julisa.Portugal@wildlife.ca.gov](mailto:Julisa.Portugal@wildlife.ca.gov) or (562) 330-7563.

Sincerely,

DocuSigned by:

*Steve Gibson*

614D9A782D93439...

Steve Gibson signing for

A-7

Erinn Wilson-Olgin  
Environmental Program Manager I  
South Coast Region

ec: CDFW

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## 2. Response to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA

Luis Torrico  
City of San Dimas  
April 14, 2022  
Page 9 of 15

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A-7  
CONT'D

## 2. Response to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

GAVIN NEWSOM, Governor  
CHARLTON H. BONHAM, Director



### Attachment A: Draft Mitigation and Monitoring Reporting Plan

CDFW recommends the following language to be incorporated into a future environmental document for the Project.

Biological Resources (BIO)		
Mitigation Measure (MM) or Recommendation (REC)	Timing	Responsible Party
<b>MM-BIO-1 – Coastal California Gnatcatcher Survey</b>  The ND shall require any future proposed housing development to conduct coastal California gnatcatcher surveys to determine presence/absence of gnatcatcher. Future project applicants shall retain a qualified biologist with an appropriate USFWS permit to survey the areas. The qualified biologist shall conduct surveys according to USFWS <a href="#">Coastal California Gnatcatcher (Polioptila californica californica) Presence/Absence Survey Guidelines</a> . The survey protocol requires a minimum of six surveys conducted at least one week apart from March 15 through June 30 and a minimum of nine surveys at least two weeks apart from July 1 through March 14. The protocol shall be followed for all surveys unless otherwise authorized by the USFWS in writing. CDFW recommends gnatcatcher surveys be conducted and USFWS notified (per protocol guidance) prior to the City's issuance of a grading permit.	Prior to construction activities and vegetation removal	Project-level lead agency/ Designated Biologist
<b>MM-BIO-2 – Nesting Bird Survey</b>  All future housing developments shall avoid any construction activity during nesting season. If not feasible, future housing development occurs between January 1 through September 15, a nesting bird and raptor survey shall be conducted within a 500-foot radius of the construction site, prior to any ground-disturbing activities (e.g., staging, mobilization, grading) as well as prior to any vegetation removal within the project site. The nesting bird surveys shall be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. The ND shall require future housing project applicants to retain a	Prior to and during construction activities and vegetation removal	Project-level lead agency/ Designated Biologist



## 2. Response to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA

Luis Torrico  
City of San Dimas  
April 14, 2022  
Page 11 of 15

	qualified biologist to conduct surveys no more than 7 days prior to the beginning of any project-related activity likely to impact raptors and migratory songbirds, for the entire project site. If project activities are delayed or suspended for more than 7 days during the breeding season, repeat the surveys. If nesting raptors and migratory songbirds are identified, the following minimum no-disturbance buffers be implemented: 300 feet around active passerine (perching birds and songbirds) nests, 500 feet around active non-listed raptor nests and 0.5 mile around active listed bird nests. These buffers shall be maintained until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.		
<b>MM-BIO-3 – Bat Survey</b>	For any future housing development that may occur near potential bat roosting habitat, the ND shall require a qualified bat specialist to conduct bat surveys within these areas (plus a 100-foot buffer as access allows). These surveys shall identify potential habitat that could provide daytime and/or nighttime roost sites, and any maternity roosts. The bat specialist shall use acoustic recognition technology to maximize detection of bats. A discussion of survey results, including negative findings shall be provided to the City. Depending on the survey results, a qualified bat specialist shall discuss potentially significant effects of the project on bats and include species specific mitigation measures to reduce impacts to below a level of significance. Surveys, reporting, and preparation of robust mitigation measures by a qualified bat specialist shall be completed and submitted to the City prior to any project-related ground-disturbing activities or vegetation removal at or near locations of roosting habitat for bats.	Prior to construction activities and vegetation removal	Project-level lead agency/ Bat Specialist
<b>MM-BIO-4 – Tree Removal Process</b>	The City include the following tree removal process as measure in the ND for future housing developments. "If bats are not detected, but the bat specialist determines that roosting bats	Prior to and during any	Project-level lead

## 2. Response to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA

Luis Torrico  
City of San Dimas  
April 14, 2022  
Page 12 of 15

	may be present, trees shall be pushed down using heavy machinery rather than felling with a chainsaw. To ensure the optimum warning for any roosting bats that may still be present, trees shall be pushed lightly two or three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree shall then be pushed to the ground slowly and remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts shall not be bucked or mulched immediately. A period of at least 24 hours, and preferable 48 hours, shall elapse prior to such operations to allow bats to escape."	construction activities.	agency/Bat Specialist
<b>MM-BIO-5 – Bat Maternity Roosts</b>	The City shall include the following maternity roost measure in the event that maternity roosts are found during surveys for future housing development projects. "If maternity roosts are found, work shall be scheduled between October 1 and February 28, outside of the maternity roosting season when young bats are present but are ready to fly out of the roost (March 1 to September 30). If tree removal occurs during maternity season, trees identified as potentially supporting an active maternity roost shall be closely inspected by the bat specialist. Inspection of each tree shall be no more than 7 days prior to tree disturbance to determine the presence or absence of roosting bats more precisely. Trees determined to be maternity roosts shall be left in place until the end of the maternity season. Work shall not occur within 100 feet of or directly under or adjacent to an active roost and work shall not occur between 30 minutes before sunset and 30 minutes after sunrise."	Prior to and during any construction activities.	Project-level lead agency/Bat Specialist
<b>MM-BIO-6 – Biological Resources Assessment</b>	Project applicants of future development projects shall be required to prepare a Biological Resources Assessment (BRA). The BRA shall be prepared by a qualified biologist. A qualified biologist shall conduct field surveys of the project site and focused plant and wildlife surveys. Focused species-specific surveys shall be required if suitable habitat is present and	Prior to finalizing project-level CEQA document	Project-level lead agency/ Designated Biologist

## 2. Response to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA

Luis Torrico  
City of San Dimas  
April 14, 2022  
Page 13 of 15

	<p>performed according to established <a href="#">Survey and Monitoring Protocols and Guidelines</a>. The BRA shall characterize the biological resources on site, analyze project-specific impacts to biological resources, and propose appropriate mitigation measures to offset those impacts. The BRA shall provide the following information:</p> <ol style="list-style-type: none"> <li>1) A complete, recent, assessment of rare, threatened, and endangered species, regionally and locally unique species, and sensitive habitats at the project site and within the area of potential effect, including California Species of Special Concern and California Fully Protected Species (Fish &amp; G. Code, §§ 3511, 4700, 5050, and 5515). Species to be addressed shall include all those which meet the CEQA definition of endangered, rare, or threatened species (CEQA Guidelines, § 15380). Seasonal variations in use of land around the project site shall also be addressed. A nine-quadrangle search of CDFW's CNDDDB shall be conducted to obtain current information on any previously reported sensitive species and habitat;</li> <li>2) A thorough, recent, floristic-based assessment of special status plants and natural communities following CDFW's <a href="#">Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities</a>. Adjoining habitat areas shall be included where project construction and activities could lead to direct or indirect impacts off site;</li> <li>3) Floristic, alliance- and/or association-based mapping and vegetation impact assessments conducted at the project site and within the area of potential effect. The <a href="#">Manual of California Vegetation</a> (MCV), second edition, shall be used to inform this mapping and assessment;</li> <li>4) A rare plant assessment using online databases for rare, threatened, and endangered plants, including the California Native Plant Society (CNPS) <a href="#">Online Inventory</a></li> </ol>		
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## 2. Response to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA

Luis Torrico  
City of San Dimas  
April 14, 2022  
Page 14 of 15

	<p><a href="#">of Rare and Endangered Plants of California</a> as well as the Calflora's <a href="#">Information on Wild California Plants</a> database;</p> <p>5) A discussion regarding project-related indirect impacts on biological resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands [e.g., preserve lands associated with a Natural Community Conservation Plan]; and,</p> <p>6) Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in areas adjacent to the project site.</p>		
MM-BIO-7 – Jurisdictional Waters	<p>Future housing developments shall assess the Project's potential impacts on streams. Modifications to a river, creek, or stream in one area may result in bank erosion, channel incision, or drop in water level along that stream outside of the immediate impact area. If a future development results in impacts to a stream, the Project applicant shall apply for a Lake and Stream Alteration Agreement pursuant under Fish and Game Code, section 1600 <i>et seq.</i> The Project applicant (or "entity") must provide notification to CDFW pursuant to Fish and Game Code, section 1600 <i>et seq.</i> Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration (LSA) Agreement with the applicant is required prior to conducting the proposed activities. Please visit CDFW's <a href="#">Lake and Streambed Alteration Program</a> webpage for information about LSA Notification and online submittal through the Environmental Permit Information Management System (EPIMS) Permitting Portal. CDFW also recommends the LSA Notification shall include a hydrology report to evaluate whether altering the streams may impact headwater streams where there is hydrologic connectivity. The hydrology report shall also include a scour analysis to demonstrate that stream banks and streambed would not erode as a result of impacts within the future project sites. Also, CDFW also requests a hydrological</p>	Prior to construction activities and vegetation removal	Project-level lead agency/ Project Applicant



## 2. Response to Comments

DocuSign Envelope ID: B8B6D0A5-F6EB-4137-89C7-320A5619F5AA

Luis Torrico  
City of San Dimas  
April 14, 2022  
Page 15 of 15

	evaluation of the 100, 50, 25, 10, 5, and 2-year frequency storm event for existing and proposed conditions.		
<b>REC 1 – USFWS Consultation</b>	Take under the ESA includes significant habitat modification or degradation that could result in death or injury to a listed species by interfering with essential behavioral patterns such as breeding, foraging, or nesting. CDFW recommends consultation with the USFWS, in order to comply with ESA, is advised well in advance of any ground disturbing activities and/or vegetation removal that may impact coastal California gnatcatcher.	Prior to construction activities and vegetation removal.	Project-level lead agency/Project Applicant
<b>REC 2 – Landscaping</b>	CDFW recommends the ND require future housing developments use native, locally appropriate plant species for landscaping on the Project site. CDFW recommends invasive/exotic plants, including pepper trees ( <i>Schinus</i> genus) and fountain grasses ( <i>Pennisetum</i> genus), be restricted from use in landscape plans for this Project. A list of invasive/exotic plants that should be avoided as well as suggestions for better landscape plants can be found at <a href="#">California Invasive Plant Species Council</a> website.	Prior to finalizing Project-level CEQA document	Project-level lead agency/Project Applicant
<b>REC 3 – Data</b>	Please report any special status species detected by completing and submitting <a href="#">CNDDB Online Field Survey Form</a> . The City should ensure that the project applicant has submitted the data properly, with all data fields applicable filled out, prior to finalizing/adopting the environmental document. The data entry should also list pending development as a threat and then update this occurrence after impacts have occurred. The project Applicant should provide CDFW with confirmation of data submittal.	Prior to finalizing CEQA document	Project-level lead agency/Project Applicant
<b>REC 4 - MMRP</b>	The ND's proposed Biological Resources Mitigation Measures should be updated and conditioned to include mitigation measures recommended in this letter. Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments. The City is welcome to coordinate with CDFW to further review and refine the project's mitigation measures.	Prior to finalizing CEQA document	Project-level lead agency

## 2. Response to Comments

### **Response to Comments from the California Department of Fish and Wildlife, Erinn Wilson-Olgin, Environmental Program Manager I, dated April 14, 2022.**

A-1 The commenter states that California Department of Fish and Wildlife (CDFW) has reviewed the proposed Project and Negative Declaration. The commenter accurately notes that they are a Trustee Agency per CEQA Guidelines Section 15386 subdivision (a). The commenter also notes that they are submitting comments as a Responsible Agency, however per CEQA Guidelines Section 15381, a responsible agency is a public agency with discretionary approval authority over a portion of a CEQA project (e.g., required permits). The commenter also notes that CDFW’s regulatory authority is derived from the potential need for a lake and streambed alteration agreement or take permit; however, neither will be required for the Project. As the proposed Project requires no permits, there are no responsible agencies.

City Response – The comment does not address an environmental issue or the adequacy of the Initial Study as it relates to CEQA.

A-2 The commenter accurately provides a description of the Project.

City Response – The comment does not address an environmental issue or the adequacy of the Initial Study as it relates to CEQA.

A-3 The commenter raises concern regarding potential impacts to the coastal California Gnatcatcher and noted that the east San Gabriel Valley significant ecological area, which provides critical habitat for the coastal California gnatcatcher is located in the southern portion of the city within several miles of the housing opportunity sites. The commenter noted that the Negative Declaration does not provide measures to mitigate for potentially significant impacts on coastal California gnatcatcher. The commenter also provided suggested mitigation measures to reduce perceived impacts.

City Response - Implementation of the Housing Element will not result in adoption of housing development proposals, nor does it grant development entitlements; no actual development is proposed as part of the Project. All future projects would be treated as individual projects and may be subject to specific environmental analysis including potential impacts to the coastal California gnatcatcher. All future projects, especially those within the east San Gabriel Valley significant ecological area, would be required address any potential impacts to the species. As necessary, future projects will analyze direct, indirect, and cumulative biological impacts and will include specific mitigation or avoidance measures as suggested to offset impacts. Additionally, CEQA Guidelines Section 15126.4, notes that mitigation measures are not required for effects which are not found to be significant. Since the Project is the adoption of a policy document and not an application for development of any particular parcel or site in the City, no impacts to the coastal California gnatcatcher were identified and no mitigation is required.

A-4 The commenter raises concern regarding potential impacts to the bats and noted that the Negative Declaration does not provide analysis or avoidance measures to reduce impacts to bat species

## 2. Response to Comments

within the Project site. The commenter also provided suggested mitigation measures for perceived impacts to bat species.

City Response - Implementation of the Housing Element will not result in adoption of housing development proposals, nor does it grant development entitlements; no actual development is proposed as part of the Project. All future projects would be treated as individual projects and may be subject to specific environmental analysis including potential impacts to bats. All future projects, especially those removing potential roosting habitat for bats, would be required address any potential impacts to the species. As necessary, future projects will analyze direct, indirect, and cumulative biological impacts and will include specific mitigation or avoidance measures as suggested to offset impacts. Additionally, CEQA Guidelines Section 15126.4, notes that mitigation measures are not required for effects which are not found to be significant. Since the Project is the adoption of a policy document and not an application for development of any particular parcel or site in the City, no impacts to bats were identified and no mitigation is required.

- A-5 The commenter notes that Project applicants of future development projects should be required to prepare a Biological Resources Assessment. The commenter notes that Walnut Creek runs through the southern portion of the city and flows into Puddingstone Reservoir and recommends future housing developments assess the project's potential impacts on streams. The commenter recommends that the negative declaration require future housing developments use native, locally appropriate plant species for landscaping on the Project site and that invasive/exotic plant species be restricted from use in landscape plans. The commenter provides further recommendation that information developed in CEQA documents be included in databases (i.e., CNDDB) for use in future CEQA documents. Additionally, the commenter recommends that the City include the mitigation measures mentioned in the comment letter and provide a MMRP.

City Response - Implementation of the Housing Element will not result in adoption of housing development proposals, nor does it grant development entitlements; no actual development is proposed as part of the Project. Any future development would provide information to appropriate databases as necessary. Additionally, any potentially significant environmental impacts identified from future development would be addressed through project specific mitigation measures identified at the time a specific development project is considered by the City. As previously noted, CEQA Guidelines Section 15126.4, notes that mitigation measures are not required for effects which are not found to be significant. Since the Project is the adoption of a policy document and not an application for development of any particular parcel or site in the City, no impacts were identified and no mitigation is required.

- A-6 The commenter states that the Proposed Project could have an impact on fish and/or wildlife and is required to pay the CDFW filing fees.

City Response - No development projects are proposed at this time or with implementation of the Project. The Project is the adoption of the City of San Dimas 2021-2029 Housing Element Update. The Housing Element is concerned with policies and programs to meet the housing needs of

## 2. Response to Comments

current and future San Dimas residents. This means identifying housing needs, barriers to housing development, identifying development sites, and adopting programs to facilitate housing that is affordable to all segments of the community. The Housing Element Update is a policy document that encourages the provision of a variety of housing types and affordability levels, and does not include specific development proposals, nor does it grant entitlements for development. Therefore, the Project is the adoption of a policy document and not an application for development of any particular parcel or site in the City. Nevertheless, as directed by CDWF, filing fees will be submitted at the time the Notice of Determination is filed.

A-7 The commenter concludes the comment letter and provides references and attachments associated with the comment letter.

City Response - The attachments have been reviewed as part of the responses to comments as above, and no further response is required.

## 3. Revisions to the Draft Negative Declaration

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### 3.1 INTRODUCTION

This section contains revisions to the ND based on (1) typographical errors in the previous ND; (2) additional or revised information required to prepare Housing Element; and/or (3) additional or revised information in response to comments and feedback provided by HCD. Revisions shown herein do not constitute new significant information, as described in CEQA Guidelines Section 15088.5. That is, the revisions do not result in new significant environmental impacts, do not constitute significant new information, and do not alter the conclusions of the environmental analysis. Changes made to the ND are identified in ~~strikeout~~ text to indicate deletions and in underlined text to signify additions.

### 3.2 NEGATIVE DECLARATION REVISIONS

The following text has been revised in response to typographical errors in the previous ND; additional or revised information required to prepare Housing Element; and/or additional or revised information in response to comments and feedback provided by HCD.

### 3. Revisions to the Draft Negative Declaration

Figure 2. Opportunity Sites, page 8, is revised in response to a typographical error that misidentified the locations of sites #13 and #14; previous Site #14 is now Site #13 and previous Site #13 is now Site #14.

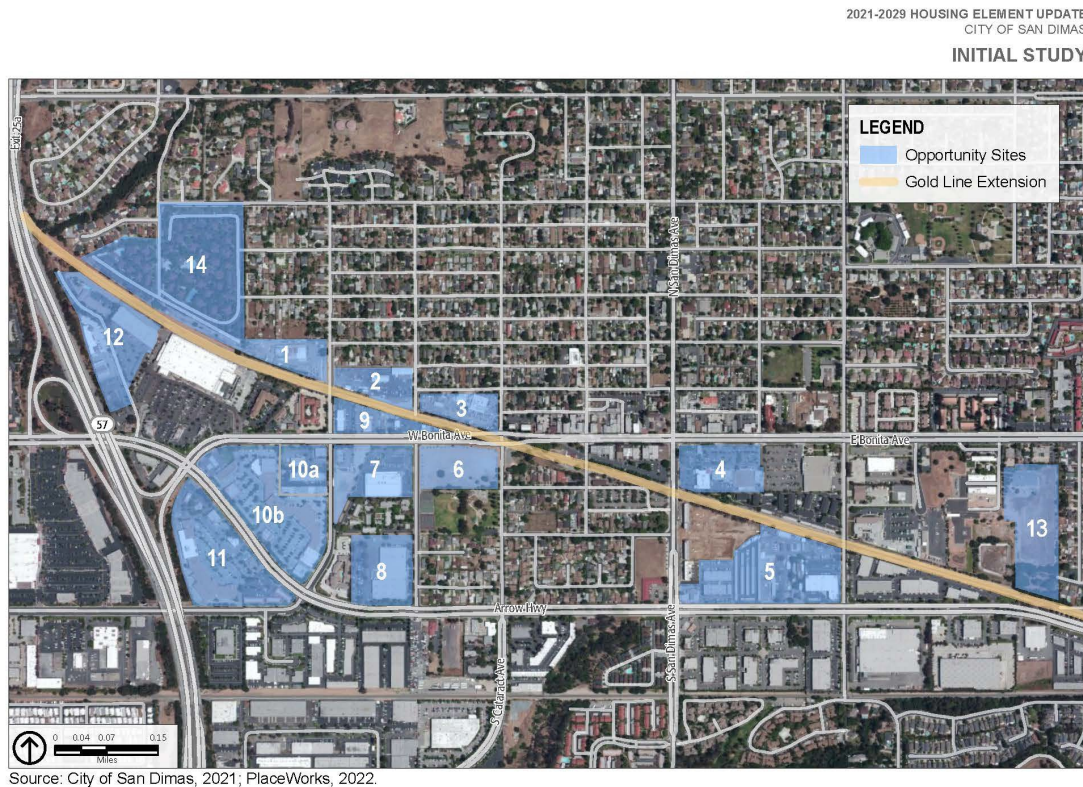


Figure 2  
Downtown San Dimas Sites

Project Description, page 9, is revised in response to updated information regarding Program 7 (Downtown Specific Plan).

Program 7 (Downtown Specific Plan) commits the City to redesignate and rezone the sites as part of the downtown specific plan within three years after adoption of the Housing Element (i.e., redesignate sites by 2025). Furthermore, it would allow for rezoning of up to ~~98~~ 96 acres in accordance with the site inventory, as follows:

- 6.0 acres for multiple-family housing at 12-16 dwelling units per acre (du/ac)
- 4.0 acres for multiple-family housing at 16-25 du/ac
- ~~13.8~~ 5.8 acres for multiple-family housing at 25-35 du/ac

### 3. Revisions to the Draft Negative Declaration

- ~~14.9~~ 27.4 acres for multiple-family housing at 35-45 du/ac
- 7.3 acres for mixed uses at 25-35 du/ac
- 55.9 acres for mixed uses at 35-45 du/a

Table 1-1 Housing Site Inventory, pages 10-11, is revised in response to updated information regarding proposed density, land use, realistic density, and units for the housing site inventory.

**Table 1-1 Housing Site Inventory**

Site	Address	APN	Gross vs Net Acres	Current GULU & Zoning	Parcels   Owners	Current Max. Unit Capacity	Current Use	Proposed Density/ Land Use	Realistic Density	Units
1	SP-23a 155 N. Eucla	8386-006-010 (primary) - 025, -026, -027, -028	3.2 gross 2.7 net	Industrial: SP-23	5 parcels 1 owner	No Residential Units Allowed	Construction yard	12-16 du/ac MFR (Multifamily Residential) <u>Townhomes</u>	12	0 Lower 8 Moderate <del>19</del> <u>25</u> Above
2	SP-23b 159 N Acacia	8386-015-014, -814, -815 8386-015-019 to -024; 8386-016-035	2.9 gross <del>2.4</del> <u>2.3</u> net	Industrial SP-23	10 parcels 3 owners	No Residential Units Allowed	General pump company and truck dispatch	12-16 du/ac MFR (Multifamily Residential) <u>Townhomes</u>	12	0 Lower <u>7.4</u> Moderate <del>17</del> <u>18</u> Above
3	SP-23c 115 N Cataract	8386-016-002 & -084	2.9 gross 2.4 net	Industrial SP-23	2 parcel 1 owner	No Residential Units Allowed	Contractor storage and sales yard	25-35 du/ac Mixed Use	25	<del>9</del> <u>6</u> Lower <u>8</u> <u>23</u> Moderate <del>18</del> <u>-</u> Above
4	San Dimas Town Center	8390-017-029 to -031, 8390-017-041 to -045	5.2 gross 4.4 net	Commercial CG-2	10 parcels 5 owners	No Residential Units Allowed	Mixed strip commercial	35-45 du/ac Mixed Use	<del>35</del> <u>40</u>	<del>23</del> <u>25</u> Lower <u>27</u> <u>50</u> Moderate <del>27</del> <u>50</u> Above
5	Walnut/Arrow 105-279 E Arrow Hwy	8390-018-023, 040, -045 -046, -027, -197, -066; and -907, -908, -909	12.1 gross 10.3 net	Commercial; M-1; P/SP	8 parcels 8 owners	No Residential Units Allowed	Mixed – office storage, gas station, etc.	35-45 du/ac Mixed Use	<del>35</del> <u>40</u>	<del>84</del> <u>55</u> Lower <u>94</u> <u>110</u> Moderate <u>94</u> - <u>110</u> Above
6	Bonita/Catara ct 344 W. Bonita	8386-021-913	4.4 gross 3.7 net	Commercial CG-2	1 parcel 1 owner	No Residential Units Allowed	Vacant Site	25-35 du/ac Mixed Use <u>Based on Final ENA</u>	<del>30</del> <u>-</u>	0 Lower 0 Moderate <del>66</del> <u>97</u> Above
7	Bowling Alley 400 W. Bonita	8386-017-028 & -029, 8386-	5.5 gross 4.7 net	Commercial CG-2	3 parcels 2 owners	No Residential Units	Bowling Alley + vacant site	35-45 du/ac <u>Apartments/</u>	<del>35</del> <u>40</u>	<del>37</del> <u>26</u> Lower <u>43</u> <u>53</u>



### 3. Revisions to the Draft Negative Declaration

**Table 1-1 Housing Site Inventory**

Site	Address	APN	Gross vs Net Acres	Current GULU & Zoning	Parcels   Owners	Current Max. Unit Capacity	Current Use	Proposed Density/Land Use	Realistic Density	Units
		017-043 & -044				Allowed		Mixed Use		Moderate <del>43 53</del> Above
8	Warehouse 305 S Acacia	8386-017-031	5.8 gross 4.9 net	Industrial M-1	1 parcel 1 owner	No Residential Units Allowed	Older Tilt-up warehouse	25-35 du/ac MFR (Multifamily Residential)	30	4428 Lower <del>404 112</del> Moderate 0 Above
9	Bonita North 341-451 Bonita	8386-016-010, 013, 006, 034	2.8 gross 2.1 net	Commercial CG-2	4 parcels 3 owners*	No Residential Units Allowed	Offices, former dry cleaners; restaurant com.	35-45 du/ac <del>Mixed</del> Use/MFR (Multifamily Residential)	<del>35 40</del>	<del>47 18</del> Lower <del>39 72</del> Moderate 0 Above
10a	SW Corner Bonita/Eucla	8386-007-087, 089, 090	3.1 gross 2.6 net	Commercial CG-1	3 parcels 3 owners	No Residential Units Allowed	Office bldgs., light industrial	35-45 du/ac MFR ( <del>Multifamily Residential</del> ) Apartments	<del>35 40</del>	<del>28 20</del> Lower <del>65 79</del> Moderate 0 Above
10b	San Dimas Station North	8386-007-063 to -073, 8386- 007-091	12.4 gross 10.5 net	Commercial CG-1	9 parcels 7 owners	No Residential Units Allowed	Mixed strip commercial	35-45 du/ac Mixed Use	<del>35 40</del>	<del>55 59</del> Lower <del>64 119</del> Moderate <del>64-119</del> Above
11	San Dimas Station South	8386-007-074 to -081-061, 062, 052, 916, 8940- 106-015	11.3 gross 9.6 net	Commercial CG-1	10 parcels 9 owners	No Residential Units Allowed	Mixed strip commercial	35-45 du/ac Mixed Use	<del>35 40</del>	<del>50 54</del> Lower <del>59 208</del> Moderate <del>59 108</del> Above
12	Red Roof Inn 204 N Village Court	8386-008-020 to 8386-008- 024	9.0 gross 7.7 net	Commercial CG-1	6 parcels 5 owners	No Residential Units Allowed	Hotel; mix of singular uses	35-45 du/ac MFR (Multifamily Residential)	<del>35 40</del>	<del>80 58</del> Lower <del>187 230</del> Moderate 0 Above
13	The Trails 444 N. Amelia	8390-016-906	17.3 gross 4.0 net	Residential MF-16	2 parcels 2 owners	64 Residential Units Allowed	Vacant Site and Apartments	16-25 du/ac MFR ( <del>Multifamily Residential</del> )	25	<del>0 16</del> Lower <del>80 64</del> Moderate 0 Above

### 3. Revisions to the Draft Negative Declaration

**Table 1-1 Housing Site Inventory**

Site	Address	APN	Gross vs Net Acres	Current GPLU & Zoning	Parcels   Owners	Current Max. Unit Capacity	Current Use	Proposed Density/ Land Use	Realistic Density	Units
								<u>Apartments</u>		
14	USDA Forestry Site 444 E. Bonita	8386-006-015, -029	8.3 gross 6.8 net	Public / Semi Public; same	1 parcel 1 owner	No Residential Units Allowed	Vacant Site	25-35 <del>35-45</del> du/ac MFR (Multifamily Residential) <u>Apartments</u>	<del>30</del> 40	<del>102</del> 120 Lower <del>102</del> 280 Moderate 0 Above

Program 8. Residential Design Guidelines, page 21, is revised in response to updated information regarding the new program.

- **Program 8. Residential Design Guidelines**

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

**Objective(s)**

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

Program 10. MF-30 Zone Development Standards, pages 21-22, is revised in response to updated information regarding the new program.

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

In 2013, the municipal code was amended (Ord. 1215) to add Chapter 18.44 and create a MF-30 residential zone. This zone allows apartments, condominiums, townhomes, and senior housing developments by right at a minimum density of 30 units per acre. This zone was used to facilitate and encourage the development of the Avalon Apartments. However, the frequency of its use has been limited due to ~~several development standards that preclude residential uses achieving the intended density of the zoning district maximum project density. Among others, the high parking requirement for studio units, open space requirements along with the on-site drainage requirement, and building spacing setbacks constrain achievement of the achievable density of the zone. As a result, it is not possible to achieve 30 units per acre for apartments without significant modifications of development standards, a very large rectangular site, or variances. Specifically, the parking space requirement for studio and one-bedroom units, open space along with on-site drainage requirements, and building spacing constrains the ability of the project to achieve maximum density of the zone. Moreover, in lower density MF Zones, the development of smaller lot projects appears constrained by the open space and setback requirements. As a means to reduce barriers to housing and facilitate quality development, The City will therefore study and propose options for addressing these constraints.~~

### 3. Revisions to the Draft Negative Declaration

#### Objective(s)

- ~~○ Revise parking reductions for studio units and smaller units that more closely approximate the vehicle ownership of households.~~
- ~~○ Review and, if necessary, revise standards to address the cumulative effect of open space requirements that may constrain development.~~
- Revise MF-30 parking standards (e.g., studio and 1-bedroom unit parking) and other lot standards that constrain the achievement of maximum density
- Review and revise open space and setback standards in the MF Zone that constrain the development of smaller multiple-family housing projects

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Program 11. Lot Consolidation, page 22, is revised in response to updated information regarding the new program.

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- **Program 11. Lot Consolidation**

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

#### Objective(s)

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

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Program 12. Minor Modification Process, page 22, is revised in response to updated information regarding the new program.

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- **Program 12. Minor Modification Process**

### 3. Revisions to the Draft Negative Declaration

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

**Objective(s):**

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

Program 13. Streamline Permitting, page 23, is revised in response to updated information regarding the new program.

• **Program 13. Streamlined Permitting**

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

**Objective(s):**

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

### 3. Revisions to the Draft Negative Declaration

Program 18. Affordable Housing Overlay, page 24, is deleted in response to updated information.

#### ~~● Program 18. Affordable Housing Overlay~~

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

#### ~~Objective(s):~~

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

Program 19. Inclusionary Housing, page 24, is revised as Program 18 in response to the removal of former Program 18 noted above.

#### ● ~~Program 19~~ 18. Inclusionary Housing

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

#### Objective(s):

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

### 3. Revisions to the Draft Negative Declaration

Program 19. Collaborative Partnerships, page 24, is added as a new program as recommended by PlaceWorks.

- **Program 19. Collaborative Partnerships**

As a means of further leveraging housing assistance for lower and moderate income households, the City will encourage partnerships with local organizations and other government agencies that offer housing-related services, such as the development of affordable housing and homeless prevention services. These organizations and agencies will include, but not be limited, to the following:

- San Gabriel Valley Council of Governments
- San Gabriel Valley Regional Housing Trust (IPA)
- Regional Center of Orange County
- San Dimas Community Hospital
- Southern California Independent Living

These partnerships, among others, will help to provide and augment the financial and administrative resources needed to implement housing programs and further the goals and policies of the housing element.

**Objective(s):**

- Continue to work with current housing partners and, as needed, evaluate expanding partnership to augment administrative and financial resources
- Evaluate the feasibility of joining the San Gabriel Valley Regional Housing Trust and, if beneficial, pursue membership status

Program 20. Extremely and Very Low-Income Households, page 24, is added as a new program in response comments provided by HCD.

- **Program 20. Extremely and Very Low-Income Households**

Extremely and very low-income households are one of the greatest need groups given their difficulty in affording housing and services. The City addresses the needs of this group in several ways. The City publicizes the County's housing choice voucher program that targets rental assistance to this group (Program #15). City housing rehabilitation assistance targets this group (Program #2). The City works to renew the Mobile Home Accord every five years for this group (Program #16). With respect to new housing, the City is increasing density for residential products to accommodate the lower income RHNA (Program #7) and will be evaluating, and if feasible, adopting an inclusionary ordinance (Program #18).

**Objective(s):**

- Implement the rental voucher program to improve housing security for extremely low income households

### 3. Revisions to the Draft Negative Declaration

- Implement housing preservation (Mobile Home Accord and rehabilitation assistance) programs to improve housing security for lower income residents
- Evaluate and draft inclusionary program to encourage the provision of housing suitable for extremely low and very low income households

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Program 22. Homeless Plan, page 24, is revised in response to updated information regarding the new program.

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- **Program 22. Homelessness Plan**

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

**Objective(s):**

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

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Program 24. Zoning for a Variety of Reasons, page 25, is added as a new program in response comments provided by HCD.

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- **Program 24. Zoning for a Variety of Housing Types**

State housing element law requires that local governments have municipal code provisions that zone for a variety of housing types. While virtually all cities allow for conventional types of housing, state laws have additional provisions to address the special housing needs of homeless people, agricultural workers, and people with a disability among others. Following adoption of the housing element, the City will amend the SDMC to permit, consistent with state law, the following uses.

**Objective(s):**

- Define and allow employee housing serving six or fewer residents in all zones allowing single-family homes accordance with Health & Safety Code § 17021.5



### 3. Revisions to the Draft Negative Declaration

- Define and allow low-barrier navigation centers and supportive housing as a by right use in accordance with Gov't Code §65662 and §65650
- Allow residential care facilities serving seven or more residents in accordance with the Community Care Facilities Act (H&S Code § 1500 et. seq.)
- Allow transitional and supportive housing in all zones allowing residential uses in accordance with Govt Code §65583 (a)(4)(A); amend emergency shelter parking standards in accordance with AB 139
- Define and allow single-room occupancy units (SROs) with a conditional use permit in the MF zones in accordance with Gov't Code §65583

Appendix A. Housing Sites, Sites #1 - 14, pages 55-69, is revised in response to updated information regarding proposed density, ownership, parcel acreage, anticipated use, and developer interest. As noted above, previous Site #14 is now Site #13 and previous Site #13 is now Site #14

## APPENDIX A. HOUSING SITES

### Site #1: SP-23a

Site #1 is a 3.2-acre parcel ~~that is currently, with one owner,~~ occupied by a construction yard. ~~Directly~~ It is located directly adjacent to the Gold Line rail extension, this site is bordered by residential neighborhoods to the north. Existing uses include an aging metal shed, limited site improvements, with a mix of unpaved and paved onsite driveways. The site is ~~highly~~ underutilized given its location, significant land value, and confirmed developer interest. ~~Given its proximity to the downtown and neighborhoods to the north, this site could accommodate condominiums, townhomes, and other attached products at a density of 12 to 16 units per acre. The site has been proposed for new townhomes in recent years by a developer/builder and developer interest remains very high for this site. The site has generated developer interest and was once proposed for townhomes. There are no infrastructure constraints on the site nor are there environmental site contaminants that would preclude or delay development. To facilitate recycling of this site, the City will rezone the site for 12-16 du/ac and anticipates it will recycle into 31 ownership housing units (condos or townhomes). This site matches the site criteria cited during the City's interviews with residential developers and is expected to develop during the planning period.~~

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

### 3. Revisions to the Draft Negative Declaration

#### Site #2: SP-23b

Site #2 is a 3.1-acre site that is currently occupied by various industrial uses, including a general pump company and a truck dispatch yard. Directly adjacent to the Gold Line, this site is bordered by residential neighborhoods to the north and is east of Site #1 along the Gold Line railroad tracks. The site is highly underutilized/underused given its location, value of land, value of onsite improvements relative to land value, expansive nonimproved areas for storage, and significant developer interest/land value, aging structures, and high improvement-land value ratio. Given its proximity to downtown and transit, this site could readily accommodate higher density residential uses. Because the site is adjacent to residential neighborhoods, however, the most feasible proposal for residential development would likely be condominiums, townhomes, or other attached products at a density of 12 to 16 units per acre. The main parcel of 2.3 acres has one owner and does not require consolidation with smaller adjacent parcels (to the RR and at northeast corner) to develop the site. The smaller parcels adjacent to the track were originally for rail access, which is no longer feasible so the sites could be readily consolidated with the main site. There are no infrastructure constraints on the site nor are there environmental site contaminants that would preclude or delay development. To facilitate recycling, the City will rezone the site for 12-16 du/ac to accommodate 22 housing units. **This site also matches the site criteria cited during the City's interviews with residential developers and is expected to develop during the planning period.**

Site Specifics	Property Specifics
General Plan: Industrial	Building constructed: 1945
Current Zoning: SP-23	Building/Lot Ratio: 8%
APNs: 8386-015-014, -814, -815 8386-015-019 to -024; 8386-016-035	Improvement/Land Ratio: <44%
Parcel Acreage: 3.1 (2.3 acres main)	Developer Interest: Unknown/High
Ownership: 3 Owner (incl RR)	Anticipated Use: MF Residential/Townhomes
Existing Use: Aging structure	Proposed Density: 12-16 du/acre

#### Site #3: SP-23c

Site #3 is a 2.87/2.9-acre site occupied by a contractor and sales storage yard. Directly adjacent to the Gold Line extension, this site is bordered by residential and neighborhoods to the north and east. It is highly underused/underutilized given its high land value, low improvement values, and aging structures in poorer condition/location, value of land, value of onsite improvements relative to the land value, and significant and repeated developer interest. Two buildings on the site are historic, included in the historic survey, however, and may lend themselves to restoration and repurposing as a mixed use project, like the Anaheim Packing House or rail-oriented projects in cities like Claremont or Moorpark. Given its proximity to the downtown and transit, this site could accommodate higher density multiple family residential, mixed-use, or other attached housing at a density of 25 to 35 units per acre. To facilitate development, this site may be redesignated as part of the Downtown Specific Plan. The parcel has only one property owner, so consolidation is not required. The site has received repeated developer interest, so the site is highly developable. There are no infrastructure constraints on site nor are there environmental site contaminants that would preclude or delay development. To facilitate

### 3. Revisions to the Draft Negative Declaration

recycling, the City will rezone the site for 25-35 du/ac to yield 29 units. This site matches criteria cited by developers and is expected to develop during the planning period.

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

#### Site #4: San Dimas Town Center

Site #4 consists of 5.2 acres on a commercial shopping center on Bonita Avenue. The 5.2-acre portion consists of the western portion of the shopping center; the Albertson center on the east side is not included. CVS is the primary anchor, but their lease is coming due. All other tenants are on three-year leases, except for the Starbucks on the northwest corner which could easily relocate to the east parcel. To the south is an affordable senior project. The site is underutilized due to its significant surface surplus parking area, property owner interest, developer interest, parcel shape, and location near adjacent to the Gold Line station. The General Plan will require mixed uses for properties fronting Bonita Avenue in the Downtown area. As such, these parcels would likely be redeveloped to mixed uses at a density of 35 to 45 units per acre with attached or structured parking to the rear of the site. To facilitate development, this site would be redesignated for mixed uses as part of the Downtown Specific Plan. There are no environmental or infrastructure constraints on this site, but consolidation of parcels is needed. To facilitate development, the City intends to adopt a mixed land use designation, allow for densities of 35-45 du/ac (40 du/ac average), and allow up to 125 mixed use units. This site matches the site selection criteria cited by residential developers and is expected to develop during the planning period.

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

#### Site #5: Walnut/Arrow

Site #5 is a 12.1-acre group of parcels directly adjacent to the Gold Line Station. Metro is proposing to purchase the 1.5-acre City yard and potentially the 3.0-acre primarily vacant site to the south of the current City yard. Given Metro's interest in the site, the remainder of the surrounding parcels would likely be developed concurrently or shortly following acquisition of the core sites. These sites are currently designated with the

### 3. Revisions to the Draft Negative Declaration

~~AHO-2 overlay. However, given their location, it would be anticipated that this site would be redesignated as part of the Downtown Specific Plan update for residential and/or mixed uses at a higher density, similar to other sites adjacent to Metro parking. Higher densities would be deemed suitable and would not pose incompatibilities with adjacent land uses. Site #5 is a 11.5-acre group of 10 parcels located directly adjacent to the Gold Line station, currently under construction. The site includes a pet service, offices, storage, auto repair, and 2.3-acre city yard. The site is underutilized given its modest improvement-land value ratio and Metro interest in the site. There are no known environmental or infrastructure constraints at the site. While lot consolidation is desired, the site is primed for mixed use; two mixed use projects are within 300 feet of the subject site. To facilitate development, the City proposed to redesignate the site for mixed uses at a density range of 35-45 du/ac (with an average of 40 du/ac) that would allow up to 276 units. The prior housing element included this site under the Affordable Housing Overlay. Program #5 in the Housing Plan addresses the statutes required to be addressed for this site.~~

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: varied
Current Zoning: M-1/Public/Semi Public	Building/Lot Ratio: 19%
APNs: 8390-018-023, 040, -045, - 046, -027, -197, -066; and -907, -908, -909	Assessed Imp/Land Ratio: <0.84
Parcel Acreage: <del>42.4</del> <u>11.5</u> acres	Developer Interest: <del>High</del> <u>Some</u>
Ownership: 8 owners	Anticipated Use: Mixed Uses
Current Uses: Storage, City Yard, Office, gas station, auto repair, etc.	Proposed Density: 35-45 du/acre

#### Site #6: Bonita/Cataract

~~Site #6 consists of a vacant parcel that has been cleared by the city is a vacant parcel, owned by one entity, that is a signature site for the DTSP. As of 2021, the City is working to redevelop the site into a potential mixed residential, commercial, and hotel complex with the intent of it being a signature project that anchors the greater downtown. The site once housed a plating business, but that was remediated in the 1990s. There are no infrastructure constraints on the site nor environmental site contaminants that would preclude or delay development. To facilitate recycling, Site #6 would be redesignated to allow mixed use, including up to 97 units. This site is ripe for immediate development and is anticipated to be a signature development that anchors the greater downtown. To facilitate development, Site #6 would be redesignated as part of the proposed Downtown Specific Plan to accommodate the mix of desired land uses. Conversely, a Planned Development or other tools could be used to facilitate the development of this site. In either case, the City has an Exclusive Negotiating Agreement with a designer/developer to develop a concept for the site. Once an accepted design alternative is approved and environmental clearance complete, the most appropriate tool for processing the project will be decided. The City has an Exclusive Negotiating Agreement with a developer for the site. Once an accepted design alternative is approved and environmental clearance complete, the most appropriate tool for processing the project will be decided. This site matches the site criteria cited during the City's interviews with residential developers and is expected to develop during the planning period.~~

### 3. Revisions to the Draft Negative Declaration

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

#### Site #7: Bowling Alley

Site #7 consists of two parcels, one vacant and the other developed with a bowling alley. Both sites together comprise 5.6 acres. The site is directly north of an apartment complex, and west of a vacant site ~~that is proposed for a mixed use development to be developed with a mixed residential, commercial, and hotel complex.~~ These sites are ripe for immediate development, ~~either individually or in combination,~~ proximity to the Gold Line, high land value, and significant interest from both property owners to develop the site. There are no environmental or infrastructure constraints to development and the City has suggested lot consolidation to ~~property owners due to the vacant status and surface parking lots. Both owners have expressed a strong interest in recycling their sites to accommodate higher density mixed uses. These sites are highly underutilized given their proximity to the Gold Line, land value, and significant owner interest.~~ To facilitate development, Site #7 would be redesignated under the proposed Downtown Specific Plan to accommodate higher-density multiple-family/mixed uses at a density of ~~25 to 35~~ 35-45 units per acre, with an assumed 40 du/ac. **This site also matches the site criteria cited during the City's interviews with residential developers and is expected to develop during the planning period.**

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: 1989
Current Zoning: CG-2	Building/Lot Ratio: 21%
APNs: 8386-017-028 & -029, 8386-017-043 & -044	Assessed Imp/Land Ratio: <0.6
Parcel Acreage: 5.6 total	Developer Interest: High
Ownership: 2 owners	Anticipated Use: <del>MFR</del> Apartments/Mixed Use
Current Uses: Vacant + bowling alley	Proposed Density: <del>25-35</del> <u>35-45</u> du/acre

#### Site #8: Warehouse Site

Site #8 is a 5.8-acre rectangular-shaped parcel that contains a single-use warehouse ~~with significant surface parking on the property.~~ Organic Milling stores products at ~~a local manufacturer of energy bars, stores and ships products from that site, but has multiple locations (two warehouses and one office location) in the city.~~ The site is appropriate for apartments as it is bordered by residential uses. ~~The site is considered to be underutilized, as evidenced by a low structure to land value ratio, expansive parking lot, limited utilization, and proximity to downtown and the Gold Line extension. The site is considered to be underutilized evidenced by~~

### 3. Revisions to the Draft Negative Declaration

~~a low structure to land value ratio, expansive parking lot, older building, limited utilization, and proximity to downtown and appropriate for multiple-family residential uses as it is bordered by residential uses to the north and east. San Dimas also has a significant shortage of apartments in downtown; therefore, this project could fulfill an unmet need and support commercial development. To facilitate development, Site #8 would be redesignated under the proposed Downtown Specific Plan to accommodate higher density multiple family uses at a density of 35 to 45 units per acre allow multiple-family uses at a density of 25–35 du/ac, assuming an average of 30 du/ac. This site matches the site criteria cited during the City’s interviews with residential developers and is expected to develop during the planning period.~~

Site Specifics	Property Specifics
General Plan: Industrial	Building constructed: 1980
Current Zoning: M-1	Building/Lot Ratio: 21%
APN: 8386-017-031	Assessed Imp/Land Ratio: <0.4
Parcel Acreage: 5.8 total	Developer Interest: Unknown
Ownership: 1 owner	Anticipated Use: Multi-family housing
Current Uses: Tilt up warehouse	Proposed Density: <del>35-45</del> <u>25-35</u> du/acre

#### Site #9: Bonita North Site

Site #9 consists of four parcels totaling 2.8 acres. One of the parcels is occupied by a commercial condominium with multiple owners. The other sites are occupied by an office building, a former dry cleaner ~~(no current tenant)~~, and ~~an a operating~~ restaurant. The buildings are older structures that occupy approximately 10 percent of the site. The improvement to land value ratio is 1.0. The site is generally considered underutilized, evidenced by increasing land values for housing and proximity to downtown and the Gold Line. ~~To facilitate development, Site #9 would be redesignated under the proposed Downtown Specific Plan to accommodate higher density multiple family or mixed uses at 35 to 45 units per acre. As specified in the Housing Plan, lot consolidation incentives may apply, although properties could be developed independently as well. There are no environmental or infrastructure constraints to development based on a review of City site records. Site #9 would be redesignated to accommodate multiple-family and/or mixed uses at 35-45 du/ac (40 du/ac average). While lot consolidation is not required, it would be desirable to assemble parcels to provide a site capable of providing a higher number of units on site and parking. This site matches the site criteria cited during the City’s interviews with residential developers and is expected to develop during the planning period.~~

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

### 3. Revisions to the Draft Negative Declaration

#### Site #10a: Bonita/Eucla

Site #10a consists of three parcels totaling 3.1 acres. The site is occupied by two smaller office buildings and light industrial uses. The buildings are older structures that occupy only approximately one-quarter of the site. ~~The improvement to land value ratio is 0.65, indicative of an underutilized site. While the site has three current owners, it is adjacent to one of the few vacant sites in downtown. The site is considered to be underutilized, evidenced by a low improvement to land value ratio (0.65), aging structures, increasing land values for housing, and proximity to downtown and the Gold Line. To facilitate development, Site #10 would be redesignated under the proposed Downtown Specific Plan to accommodate higher density multiple family residential at a density of 35 to 45 units per acre. As specified in the Housing Plan, lot consolidation incentives would also be available. There are no environmental or infrastructure constraints based on City review of site records. To facilitate development, Site #10 would be redesignated to allow higher density multiple-family residential by right at a density of 35–45 du/ac (40 du/ac average). While lot consolidation is not required, a larger site would be more attractive. This site matches the site criteria cited during the City’s interviews with residential developers and is expected to develop during the planning period.~~

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: 1957, 1989
Current Zoning: CG-1	Building/Lot Ratio: 26%
APNs: 8386-007-087, 089, 090	Assessed Imp/Land Ratio: <0.65
Parcel Acreage: 3.1 acres <u>(0.8, 0.5, 1.8 acres)</u>	Developer Interest: Unknown
Ownership: 3 owners	Anticipated Use: <u>MFR Apartments</u>
Current Uses: Office, Lt Industrial	Proposed Density: 35-45 du/acre

#### Site #10b: San Dimas Station North

Site #10b, San Dimas Station North, is a 12.4-acre site adjacent to SR-57. The site is ~~the primary~~ a key entrance from ~~the freeway SR-57 to downtown San Dimas and has excellent access to the freeway and the transit station.~~ The site is San Dimas Station North is made up comprised of nine 9 parcels (7 owners), although one owns 60 percent of the site owned by seven entities. One business owns approximately 60 percent of the land. Several property owners have expressed interest in the potential for redeveloping the site. This site is considered underutilized due to the high land value and potential value of improvements that could be built should allowable residential densities and commercial intensities be increased. To facilitate development of this site, this property would be redesignated for mixed uses as part of the preparation of the Downtown Specific Plan. Regulatory incentives for lot consolidation would be available. While this site has several retail anchors, this site is underutilized due to the high land value, 15 percent vacancy rate, multiple code enforcement violations, and demand for mixed use. As a fully developed site, there are no environmental or infrastructure constraints on this site based on a review of City site records. Lot consolidation could be pursued. To facilitate development, this site would be redesignated for mixed uses, allowed a density of 35-45 du/ac (average 40 du/ac), which would yield up to 270 housing units.



### 3. Revisions to the Draft Negative Declaration

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

#### Site #11: San Dimas Station South

Site #11, San Dimas Station South, is an 11.3-acre site also adjacent to SR-57. The site is the primary entrance from the freeway SR-57 to downtown San Dimas and has excellent access to both the freeway and transit station. San Dimas Station South consists of 10 parcels owned by 10 separate property owners. One business owns almost two-thirds of the land. Several property owners have expressed interest in the potential for redeveloping the site. This site is considered underutilized due to the high land value and potential value of improvements that could be built should allowable residential densities and commercial intensities be increased. To facilitate development, this site would be redesignated for mixed uses as part of the preparation of the Downtown Specific Plan. Regulatory incentives for lot consolidation would be available. The 2.3-acre southern segment has an operating Motel 6 and restaurant pad. The 7.2-acre middle section has strip commercial with two restaurant pads (6.7 acres owned by one property owner). The 2-acre northern segment has two pads, one of which is vacated. This commercial center site is highly underutilized, experiences a 25–30 commercial vacancy rate, and has multiple code enforcement violations. As a developed site, there are no environmental or infrastructure constraints on this present site. To facilitate development, this site would be redesignated for mixed uses, redesignated to allow a density of 35-45 du/ac, with an assumed 40 du/ac, which would yield up to 270 housing units.

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: 1980s
Current Zoning: CG-1	Building/Lot Ratio: 23%
APNs: 8386-007-074 to -081 -061, 062, 052, 916, 8940-106-015	Assessed Imp/Land Ratio: 1.24
Parcel Acreage: 11.3 acres	Developer Interest: Some
Ownership: 40.9 owners	Anticipated Use: Mixed Use
Current Uses: Commercial	Proposed Density: 35-45 du/acre

#### Site #12: Red Roof Inn

Site #12, the Red Roof Inn, and immediately adjacent sites encompass a total of 9.0 acres, located at the primary entrance from the freeway to downtown San Dimas. The site is the primary entrance from the freeway to downtown San Dimas and has excellent access to the freeway, transit station, and downtown. There are five property owners for the entire site. However, four of the five sites are larger than 1 acre and could accommodate a multifamily residential project uses. This site is underutilized due to the modest lot coverage



### 3. Revisions to the Draft Negative Declaration

~~ratio, deferred maintenance, remote location, and low visitation and sales volumes. As a developed site, there are no environmental or infrastructure constraints based on a review of City site records. To facilitate development, this site would be redesignated for multiple-family uses and allowed a density of 35-45 du/ac (average 40 du/ac), which would yield up to 288 units, high land to improvement value and the low building to lot size ratio. This area also experiences generally lower visitation and sales volumes due to its location. With proposed intensity increases, significantly higher utilization is achievable. To facilitate development, this property would be redesignated for multifamily residential as part of the Downtown Specific Plan. Regulatory incentives for lot consolidation would be available.~~

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

#### Site #1413: USDA Forestry Site

~~The USDA Forestry Site is at 444 East Bonita Avenue in San Dimas. The site is occupied by owned by governmental uses, including the USDA Forest Service. The site contains a solar farm, detention unused basin owned by the Southern California Water Company, and the USDA regional offices of the US Forestry Department. However, the The eastern portion of the site encompasses 8.3 12.5 acres of vacant land. This site is the largest vacant piece of developable land in the greater downtown. In past years, the site was considered by Los Angeles County for multiple family residential uses. This site is appropriate for housing given its adjacency to residential uses on the east side of the property. While the disposition of this site is undetermined, it is proposed as an alternative site that could be considered for rezoning should other sites previously identified as part of the Housing Element site inventory not be developed as anticipated. In 2022, USDA notified City staff of their interest to sell the site to a residential developer. This site is appropriate for housing given its adjacency to residential uses and its ability to anchor the eastern portion of the DTSP area. No environmental constraints exist based on City site records. However, the site would require extension of infrastructure from Bonita Avenue to serve the project. To facilitate development, Site #13 would be redesignated to allow multiple-family uses at a density of 35–45 du/ac (average 40 du/ac), yielding a total of 400 housing units. This site matches site criteria cited during the City’s interviews with residential developers and, upon sale, is expected to develop during the planning period.~~

Site Specifics	Property Specifics
General Plan: Public/Semi Public	Building constructed: None
Current Zoning: Same	Building/Lot Ratio: 0%
APN: 8390-016-906	Assessed Imp/Land Ratio: Vacant
Parcel Acreage: <del>8.3</del> <u>12.5</u> acres	Developer Interest: <del>Unknown</del> <u>High</u>

### 3. Revisions to the Draft Negative Declaration

Site Specifics	Property Specifics
Ownership: 1 owner	Anticipated Use: <u>MF Residential Apartments</u>
Current Uses: Vacant	Proposed Density: <u>25-35, 35-45</u> du/acre

#### Site #1314: San Dimas Trails

The Trails at San Dimas is a 288-unit apartment complex at 444 N. Amelia Avenue that was built in 1979. The project is located west of site SP-23a, and adjacent to the north side of the Gold Line tracks. The apartments rent for rates affordable to moderate-income households. ~~Although the project is complete, the~~ The site is bounded by a land easement owned by the property owner of SP-23a, ~~who has indicated an interest in selling the easement to the Trails.~~ The owner of the Trails has expressed written interest in converting the southern portion of the site along with the SP-23a easement to additional housing at 16 to 25 du/ac and is waiting for the City to redesignate the land per the housing element. An estimated 80 units will be accommodated by consolidating existing at-grade parking and stacking units over structured parking. No environmental or infrastructure constraints exist based on a review of City site records. A formal development application is anticipated following redesignation of the site. 25 to 35 units per acre should the land be designated as such. Approximately 80 apartment units could be built by reconfiguring the southern portion of the property. No formal development application would be submitted until the property is redesignated.

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