

4.10 UTILITIES AND SERVICE SYSTEMS

Based on the preliminary analysis presented in the Initial Study ([Appendix A](#)), the comments received in response to the City’s dissemination of the NOP, and the further analysis of the Lead Agency, this topical issue is limited to the examination of issues associated with wastewater collection and treatment.

4.10.1 Environmental Setting

4.10.1.1 Regulatory Setting

Los Angeles County Code

The City owns and the LACDPW’s Consolidated Sewer Maintenance District (CSMD) maintains the local sanitary sewers within the City. As required under the County Code, a sewer area study must be prepared for all private contract sewer projects. As stipulated in the County Code, no sewer construction permit shall be issued until the County Engineer (Section 20.32.040, County Code) and the Public Works Director (Section 20.32.420, County Code) have approved the project’s final sewer plans.

City of Diamond Bar General Plan

The General Plan contains numerous policies that relate, either directly or indirectly, to utilities and service systems. Those policies include, but are not necessarily limited to, the following:

- Through the environmental and development review processes, ensure that adequate services, facilities, and infrastructure are available to support each development (Strategy 2.3.1, Land Use Element).
- Protect existing residents and businesses from the cost of financing infrastructure aimed at supporting new development or the intensification of development (Strategy 1.1.2, Public Services and Facilities Element).
- Require the construction of water, sewer, drainage and other necessary public facilities prior to or concurrent with each new development (Strategy 1.1.3, Public Services and Facilities Element).
- Require the project sponsor to provide all necessary infrastructure improvements (including the pro rata share of systemwide improvements) (Strategy 1.1.4, Public Services and Facilities Element).
- Require all new housing subdivisions be connected to a public sewerage system (Strategy 1.1.6, Public Services and Facilities Element).

City of Diamond Bar Municipal Code

As stipulated in Section 13.00.640 (Plan Approval Prerequisite to Issuance) in Title 13 (Utilities) of the Municipal Code, no sewer construction permit shall be issued until the City Engineer has checked and approved the plans in accordance with Section 13.00.1200 and the other applicable provisions of the Municipal Code. Section 13.00.1200 (Sewer Plans) of the Municipal Code states that before a sewer construction permit may be issued, plans for the proposed construction shall be submitted to and approved by the City Engineer, unless the City Engineer determines that plans are not necessary.

4.10.1.2 Regional Setting

The County Sanitation Districts of Los Angeles County (CSDLAC or Districts) are a partnership of 24 independent special districts working cooperatively under a Joint Administration Agreement that serve the wastewater and solid waste management needs of the County. Each special district has a separate board of directors consisting of the presiding officer of the governing bodies of the local jurisdictions situated within each special district.

The Districts' service area covers approximately 800 square miles and encompasses 78 cities and unincorporated territory within the County. Within the CSDLAC's service area, there are approximately 9,500 miles of sewers that are owned and operated by the cities and County that are tributary to the Districts' wastewater collection system. The Districts own, operate and maintain approximately 1,400 miles of sewers, ranging from 8-inch to 144-inch in diameter, that convey approximately 500 million gallons per day (mgd) of wastewater to eleven wastewater treatment plants with a combined capacity of 627.8 mgd. Included in the Districts' wastewater collection system are 52 active pumping plants located throughout the County. The Districts' service area includes sewer systems located within the Joint Outfall System, the Santa Clarita Valley, and the Antelope Valley.

The CSDLAC constructs, operates, and maintains trunk sewers and wastewater treatment and disposal facilities serving residential, industrial, institutional, and commercial users throughout a major portion of the County. Local wastewater collection systems (lateral sewers) are constructed, operated, and maintained by other public agencies, including the County and various cities. Such systems are typically tributary to and discharge into the CSDLAC's sewerage systems. Operation and maintenance of local sewers and laterals that connect to CSDLAC's trunk sewers are the responsibilities of local jurisdictions.

Municipal sewer flows generated within the City are treated at the CSDLAC's San Jose Creek Water Reclamation Plant (1965 Workman Mill Road, Industry). Wastewater that exceeds the capacity of that facility and all sludge are diverted to and treated at the CSDLAC's Joint Water Pollution Control Plant (24501 South Figueroa Street, Carson). The facility provides both primary and secondary treatment for approximately 320 million gallons of wastewater per day.

The project site is located within County Sanitation District No. 21. County Sanitation District No. 21, in combination with 16 other districts, are signatories to a Joint Outfall Agreement which provides for a regional, interconnected system of facilities known as the Joint Outfall System (JOS). JOS facilities include the Joint Water Pollution Control Plant (JWPCP), five water reclamation plants (WRPs), and the interconnected network of sewers and pumping plants. The JWPCP provides advanced primary treatment to all influent wastewater plus secondary treatment to approximately 60 percent of the flow, followed by ocean disposal. The WRPs provide tertiary treatment and the reclaimed water is reused or discharged to inland waters.¹

^{1/} Seventeen of the CSDLAC's special districts participate in the Joint Outfall Agreement (JOA), which provides for combined investment in wastewater conveyance. These districts are collectively known as the Joint Outfall Districts (JOD). The JOD extend south and west from the foothills of the San Gabriel Mountains to the Palos Verdes Peninsular and are bounded on the east by Orange and San Bernardino Counties, on the west by the Cities of Los Angeles and Glendale, and Santa Monica Bay, and on the South by San Pedro Bay. The JOD have constructed a regional, interconnected system of sewers and treatment facilities known as the Joint Outfall System (Source: County Sanitation Districts of Los Angeles County [Jones and Stokes Associates, Inc.], Draft Program Environmental Impact Report of the Joint Outfall System 2010 Master Facilities Plan, SCH No. 94021011, November 1994, p. ES-1; County Sanitation Districts of Los Angeles County [Jones and Stokes Associates, Inc.], Final Program

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In June 2005, the CSDLAC certified a “Final Program Environmental Impact Report for the Joint Outfall System 2010 Master Facilities Plan, SCH No. 94021011” and adopted the “Joint Outfall System 2010 Master Facilities Plan” (2010 JOS Plan). The 2010 JOS Plan constitutes the District’s mid-range plan for the JOS and addressed the wastewater treatment, reuse, and disposal needs of the JOS through 2010. Included in the 2010 JOS Plan was an upgrade of the JWPCP to 400 mgd of full secondary treatment, expansion of the San Jose Creek WRP (SJCWRP) by 25 mgd (increasing its capacity to 125 mgd), and an expansion of the Los Coyotes WRP (LCWRP) by 12.5 mgd (increasing its capacity to 50 mgd).²

The proposed project is tributary to the SCJWRP. The SCJWRP has a design capacity of 100 mgd and currently processes an average flow of 83.1 mgd. Wastewater flows that exceed the capacity of the SJCWRP and all biosolids are diverted and treated at the JWPCP. Approximately one-half of the reclaimed water produced at the SJCWRP is reused, mostly for groundwater recharge. The remainder is put into the San Gabriel River and flows to the Pacific Ocean.

4.10.1.3 Local Setting

Local sewer lines in the general project area, which are not maintained by the CSDLAC, conveys wastewater to an 18-inch diameter trunk sewer line (Districts No. 21 Outfall Trunk Sewer) is located in Brea Canyon Road at Via Sorella. This trunk sewer has a design capacity of 12.3 mgd and conveyed a peak flow of 4.9 mgd when last measured in 2005.

4.10.2 Threshold of Significance Criteria

Presented herein is the threshold of significance criteria identified by the Lead Agency relative to the wastewater. Each of the environmental effects identified herein has been evaluated relative to these criteria to determine whether that impact, prior to the imposition of any mitigation measures, exceeds the identified threshold. In accordance therewith, the proposed project would normally be deemed to produce a significant or potentially significant wastewater impact if the project or if project-related activities were to:

- ◆ Exceed wastewater treatment requirements of the RWQCB.
- ◆ Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- ◆ Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.³

The Lead Agency has not identified other applicable or potentially applicable wastewater standards that can appropriately be extracted from other related policy or other environmental documents and used as the basis for assessing the potential significance of project-related and cumulative environmental impacts.

Environmental Impact Report of the Joint Outfall System 2010 Master Facilities Plan, SCH No. 94021011, June 1995, p. ES-1).

^{2/} County Sanitation Districts of Los Angeles County, Final Joint Outfall System 2010 Master Facilities Plan, June 1995, p. ES-9.

^{3/} *Ibid.*, Section XVI (Utilities and Service Systems).

4.10.3 Impact Analysis

4.10.3.1 Construction Impacts

Utilities and Service Systems Impact 10-1. *Wastewater collection facilities do not presently exist on the project site and will not be available until the infrastructure improvements required to accommodate the proposed land uses are constructed.*

Level of Significance before Mitigation. *Less-than-significant impact.*

The provision of potable water and toilet facilities is required under United States Department of Labor Occupational Safety and Health Administration (OSHA) (29 CFR 1926.51) and California Department of Industrial Relations, Division of Industrial Safety (Cal/OSHA) (Section 1524-1526, CCR) standards.

As required by OSHA, during construction, toilets shall be provided for employees according to the following ratio: (1) twenty or fewer employees – one toilet; (2) 20 to 200 employees – one toilet seat and one urinal for each 40 employees; and (3) more than 200 employees – one toilet seat and one urinal for each 50 employees. Typically, “port-a-potties” are brought onto the project site and are maintained by the firm providing those temporary facilities. Using a vacuum truck, waste materials are then disposed of off the project site in accordance with the permits held by those vendors. As such, throughout the construction period, project-related impacts on existing City and CSDLAC facilities are considered to be de minimus. Since none of the threshold criteria would be exceeded, the identified impact would be less than significant and no project conditions or mitigation measures are recommended or required.

4.10.3.2 Operational Impacts

Utilities and Service Systems Impact 10-2. *The project’s residential and commercial components are projected to generate approximately 89,435 gallons of wastewater per day (0.09 mgd). Applying a peaking factor of 2.7, the peaked flow rate would be about 241,475 gallons of wastewater per day (0.25 mgd).*

Level of Significance before Mitigation. *Less-than-significant impact.*

As illustrated, in part, in [Table 4.10-1](#) (Wastewater Loading for Different Classes of Land Use),⁴ for planning purposes, the CSDLAC has formulated average wastewater generation rates for a variety of land uses. The CSDLAC projects that for “condominium” units, each unit will generate approximately 195 gallons of wastewater per day (gpd). Based on that generation rate, the project’s 202 dwelling units are projected to generate approximately 39,390 gpd of wastewater or 0.04 million gallons per day (mgd).

Wastewater generation rates, as formulated by the CSDLAC, for commercial areas are based on the square footage of structures and the type of commercial use under development, expressed in gallons/day per 1,000 square feet (1,000 ft²) of use. Since the precise nature of the commercial uses to be developed on the project site has not been determined, only generalized estimates of wastewater generation attributable to the proposed commercial area can be provided.

⁴/ County Sanitation Districts of Los Angeles County.

Table 4.10-1
WASTEWATER LOADING FOR DIFFERENT CLASSES OF LAND USE

Description	Unit of Measurement	Flow (gallons per day)
Residential	-	-
Single-Family Residential	Parcel	260
Condominium	Parcel	195
Five Units or More	No. of DUs	156
Commercial	-	-
Store	1,000 ft ²	100
Supermarket	1,000 ft ²	150
Shopping Center	1,000 ft ²	325
Restaurant	1,000 ft ²	1,000
Indoor Theater	1,000 ft ²	125

Source: County Sanitation Districts of Los Angeles County

As indicated by the CSDLAC, for the purpose of this analysis, a “shopping center” has been assumed. The sewage generation rate for a “shopping center” is estimated to be 325 gallons/day/1,000 ft², which is near the end for the range of commercial uses identified by the Districts. Based on shopping center containing 153,985 gross leasable square feet, an estimated 50,045 gpd (0.05 mgd) of wastewater would be generated daily. When projected residential and commercial wastewater estimates are combined, approximately 89,435 gpd (0.09 mgd) of wastewater would be generated daily.

Peak daily flow rates are higher than daily rates and serve as the basis for facility planning. Applying a peaking factor of 2.7, the peak flow rate would be about 241,475 gpd (0.25 mgd).

If the “single-family residential” rate were applied to each of the 202 dwelling unit, residential flows would increase to 52,520 gpd (0.06 mgd). When these higher residential flows are combined with estimated commercial flows, approximately 102,565 gallons of wastewater would be generated daily (0.11 mgd). Combined peak flows would also increase to an estimated 276,926 gpd (0.28 mgd). Wastewater flow rates could, however, be higher than estimated herein should a greater number of restaurant uses be developed on the project site in greater numbers that would otherwise be assumed for a “shopping center” use.

The project generally gravity flows sewage toward the west portion of the property. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the CSDLAC, for conveyance to the Districts No. 21 Outfall Trunk Sewer, located in Brea Canyon Road at Via Sorella. This 18-inch diameter trunk sewer has a design capacity of 12.3 mgd and conveyed a peak flow of 4.9 mgd when last measured in 2005. Assuming that peak flow rates have not changed substantially since 2005, even with the proposed project’s projected contribution (0.25 mgd), sufficient capacity exists in the Outfall Truck Sewer to readily accommodate the proposed development.

The County stipulates that a “sewer area study” must be performed to determine depth, capacity, and other critical design data. A standard condition (Condition of Approval 10-1) has

been formulated requiring the Applicant’s submittal and the Districts’ and the City Engineer’s approval of the sewer area study prior to the issuance of building permits.

The CSDLAC are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts’ sanitary sewer system or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the sewerage system to accommodate project-related demands. Payment of the connection fee is required prior to the issuance of a permit to connect to the sewer line.

As stipulated in the County Code, no sewer construction permit shall be issued until the County Engineer (Section 20.32.040, County Code) and the Public Works Director (Section 20.32.420, County Code) has approved the project’s final sewer plans. As further stipulated in the City’s Municipal Code, no sewer construction permit shall be issued until the City Engineer has checked and approved the plans (Section 13.00.640, Municipal Code) and a sewer construction permit may be issued (Section 13.00.1200, Municipal Code).

Since adequate provisions exist under the County Code and Municipal Code and since none of the threshold criteria would be exceeded, the identified operational impact would be less than significant and no project conditions or mitigation measures are recommended or required.

4.10.3.3 Cumulative Impacts

Utilities and Service Systems Impact 10-3. *Implementation of the proposed project and other related projects would impose cumulative impacts on those sewage collection and disposal facilities located in the general project area.*

Level of Significance before Mitigation. *Less-than-significant impact.*

CSDLAC facilities are sized and improvements phased to serve population and economic development in accordance with forecasts adopted in SCAG. Projects that are consistent with SCAG growth forecasts can, therefore, be served by existing and planned CSDLAC facilities. With regards to the proposed project, it is the Lead Agency’s preliminary findings that the projected increase in the number of housing units (202 units) and population (662 individuals) are generally consistent with both the City’s projections and with the regional growth forecasts formulated by SCAG for the 2005-2010 period.

In order to fund planned improvements, each new project within the County is required to pay connection fees to the CSDLAC. These fees are used to finance future expansions and upgrades to the regional trunk sewer system and wastewater treatment facilities. The proposed project will be assessed applicable connection fees.

At the project-specific level, local agencies require project proponents to assess the impacts of proposed projects on existing sewer facilities, on an as-needed basis. Those analyses are conducted to identify any site-specific or project-specific improvements that may be required to the local and/or CSDLAC’s sewer systems that may be needed to handle increased sewage flows attributable to each project. As required, all related projects must construct any requisite local wastewater improvements needed to handle their respective flows. Based on those related project-specific obligations, cumulative impacts on areawide and localized wastewater

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collection and disposal facilities are, therefore, not projected to manifest at a significant level. Since none of the threshold criteria would be exceeded, the identified impact would be less than significant and no project conditions or mitigation measures are recommended or required.

4.10.4 Project Conditions and Mitigation Measures

Conditions of Approval

- **Condition of Approval 10-1.** Prior to the issuance of any grading permits, a sewer area study, prepared by a licensed civil engineer registered in the State of California, shall be submitted to the City Engineer and to the Los Angeles County Department of Public Works (LACDPW) for review and, when deemed acceptable, for approval. The sewer area study shall include sewer flow monitoring at specific locations to be determined by the City Engineer and the LACDPW. The sewer flow analysis shall include calculations for the quantities of sewer flow for the pre-development and post-development conditions and determine the impact on all affected City and County-operated sewerage facilities. Should project-related sewer flows be determined to impact the sewer capacity downstream from the proposed development, the Applicant shall be required to mitigate any potential capacity deficiency by a method approved by the City Engineer or the LACDPW, subject to appropriate jurisdictional authorities. The Applicant shall be responsible for all costs required to mitigate the potential capacity deficiency, including upgrading existing sewer mains.

Mitigation Measures

- No mitigation measures have been identified herein.

4.10.5 Significant Unavoidable Adverse Effects

The approval, construction, occupancy, use, and habitation of the proposed project will not result in any significant unavoidable adverse project-related or cumulative sanitary sewer system impacts.

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4.11 CULTURAL RESOURCES

The Applicant has submitted and the Lead Agency has independently reviewed a site-specific and project-specific study providing information concerning the site’s existing cultural resources. That study, entitled “Phase I Cultural and Paleontological Resource Assessment of the Proposed Site D Development, Los Angeles County, California” (PCR Services Corporation, January 24, 2008), is included in Appendix K (Cultural Resource Assessment) herein.

4.11.1 Environmental Setting

4.11.1.1 Regulatory Setting

National Historic Preservation Act

As stipulated in the National Historic Preservation Act of 1966 (16 U.S.C. 470, 36 CFR 60.4 and 36 CFR 800) (NHPA), “each federal agency shall initiate measures to assure that where, as a result of federal action or assistance carried out by such agency, a historic property is to be substantially altered or demolished, timely steps are taken to make or have made appropriate records, and that such records then be deposited, in accordance with section 101(a), in the Library of Congress or with such other appropriate agency as may be designated by the Secretary, for future use and reference” (Section 110[b]). Under federal criteria, in order for a building or structure to be significant, it must be found eligible for listing in the National Register of Historic Places¹ (NRHP or National Register).

The NRHP comprises the nation’s inventory of historic places and the national repository of documentation on the variety of historic property types, significance, abundance, condition, ownership, needs, and other information. Federal listing generally requires that a building or structure be at least fifty years of age and possess “the quality of significance in American history, architecture, archaeology, engineering and culture. . . present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, material, workmanship, feeling and association.”²

Section 106, which is implemented through the Advisory Council on Historic Preservation’s regulations, “Protection of Historic Properties” (36 CFR Part 800), stipulates that the State Historic Preservation Officer (SHPO) must be consulted to determine the eligibility of a site for listing in the National Register. Historic properties are defined as prehistoric or historic sites, buildings, structures, districts, and objects included in or eligible for inclusion in the NRHP and artifacts, records, and remains related to such properties. Cultural resources may be eligible for nomination to the NRHP if they “possess integrity of location, design, setting, materials, workmanship, feeling and association” and if those resources are: (A) associated with significant themes in our Nation’s history; (B) significant persons in our Nation’s historic; (C) embody

^{1/} The federal criteria includes buildings and structures that: (1) are associated with events that have made a significant contribution to the broad patterns of our history; (2) are associated with the lives of persons significant in our past; (3) that embody the distinctive characteristics of a type, period, or method of construction that represents the work of a master or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or (4) that have or are likely to yield information important in prehistory or history.

^{2/} 36 CFR Part 800.

distinctive construction characteristics or works of a master; or (D) have yielded or have the potential to yield information important to history or prehistory.³

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register. The “Secretary of Interior’s Standards for the Treatment of Historic Properties” (Secretary Standards) apply to all proposed development grant-in-aid projects assisted through the National Historic Preservation Fund and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts and address the following four treatments: preservation, rehabilitation, restoration, and reconstruction. The treatment standards are codified as 36 CFR Part 68. The Secretary Standards are only regulatory for projects receiving federal grant-in-aid funds; otherwise the standards are intended only as general guidance for work on any historic building.⁴ A project that has been determined to conform with the Secretary Standards can generally be considered to be a project that will not cause a significant impact (Section 15126.4[b][1], CCR). In most cases, if a project meets those standards, the project can be considered categorically exempt from CEQA (Section 15331, CCR).⁵

California Register of Historical Resources

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a Statewide level. The OHP also maintains the California Historic Resources Inventory. SHPO is an appointed official who implements historic preservation programs within the State’s jurisdictions.

Created by Assembly Bill 2881, signed into law on September 27, 1992, the California Register of Historical Resources (CRHR or California Register) is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”⁶ The criteria for eligibility for the California Register are based upon National Register criteria.⁷ Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for or listed in the National Register.⁸ To be eligible for the California Register, a prehistoric or historic property must be significant at the local, state, and/or federal level under one or more of the following criteria: (A) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; (B) is associated with the lives of persons important in our past; (C) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (D) has yielded, or may be likely to yield, information important in prehistory or history.

³/ 36 CFR 60.4.

⁴/ Weeks, Kay. D. and Grimmer, Annie E., *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, United States Department of the Interior, National Park Service, 1995.

⁵/ California Department of Parks and Recreation, Office of Historic Preservation, *Technical Assistance Series #1 – California Environmental Quality Act and Historic Resources*, May 23, 2001, p. 6.

⁶/ Section 5024.1(a), Public Resources Code.

⁷/ Section 5024.1(b), Public Resources Code.

⁸/ Section 5024.1(d), Public Resources Code.

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A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register but it may still be eligible for listing in the California Register. Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following: (1) California properties listed on the National Register and those formally “Determined Eligible for the National Register”; (2) California Registered Historical Landmarks from No. 770 onward; (3) California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register; and (4) other resources that may be nominated to the California Register include (a) historical resources with a significance rating of Category 3 through 5,⁹ (b) individual historical resources, (c) historical resources contributing to historic districts, and (d) historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

California Environmental Quality Act

CEQA requires lead agencies to determine if a proposed project would have a significant effect on archaeological resources. As defined in Section 21083.2 of the PRC a “unique” archaeological resource is an archaeological artifact, object, or site, about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria: (1) contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information; (2) has a special and particular quality, such as being the oldest of its type or the best available example of its type; and/or (3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

In addition, Section 15064.5 of the State CEQA Guidelines, which broadens the approach to by using the term “historical resource” instead of “unique archaeological resource,” recognizes that certain historical resources may also have significance. The State CEQA Guidelines recognize that a historical resource includes: (1) a resource in the California Register of Historical Resources; (2) a resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the PRC; and (3) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency’s determination is supported by substantial evidence in light of the whole record.

If a lead agency determines that an archaeological site is a historical resource, the provisions of Section 21084.1 of CEQA Section 15064.5 of the State CEQA Guidelines apply. If an archaeological site does not meet the criteria for a “historical resource” contained in the State CEQA Guidelines, then the site is to be treated in accordance with the provisions of Section 21083 of CEQA, which is a “unique archaeological resource.” The State CEQA Guidelines note that if an archaeological resource is neither a “unique archaeological resource” nor a “historical

⁹/ Those properties identified as eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and/or a local jurisdiction register.

resource,” the effects of the project on those resources shall not be considered a significant effect on the environment (Section 15064.5[c][4], State CEQA Guidelines).

Other California Codes

Section 5097.5 of the PRC specifies that any unauthorized removal of paleontological remains is a misdemeanor. Section 622.5 of the California Penal Code Section 622.5 sets the penalties for damage or removal of paleontological resources.

Tribal Consultation Guidelines

With regards to California Native American traditional tribal cultural places,¹⁰ Senate Bill (SB) 18 (Burton), as approved by the California Governor on September 29, 2004, stipulates that, subject to the limitations outlined therein, certain tribal consultation and notice requirements shall apply to local governments when adopting or amending general and specific plans. As specified in SB 18 (Traditional Tribal Cultural Places) and as outlined in the Governor’s Office of Planning and Research’s “Supplement to General Plan Guidelines – Tribal Consultation Guidelines” (State of California, April 15, 2005) (Tribal Consultation Guidelines), prior to adoption or amendment of a general or specific plan, the local government must: (1) notify the appropriate California Native American tribe¹¹ of the opportunity to conduct consultation for the purpose of preserving or mitigating impacts to cultural places; (2) refer the proposed action to those tribes that are on the NAHC contact list that have traditional lands within the agency’s jurisdiction; and (3) send notice of a public hearing, at least ten days prior to the hearing, to tribes that have filed a written request for such notice.

As stipulated in the Tribal Consultation Guidelines: “Government Code Section 65352.3 requires local governments to consult with tribes prior to the adoption or amendment of a general plan or specific plan proposed on or after March 1, 2005. Local governments should consider the following when determining whether a general plan or specific plan adoption or amendment is subject to notice and consultation requirements: In the case of an applicant-initiated plan proposal, if the local government accepts a complete application (as defined in Government Code Section 65943) on or after March 1, 2005, the proposal is subject to Government Code Section 65352.3.”¹² Pursuant to Section 65352.3 of the CGC, only if a tribe is identified by the NAHC and the tribe requests consultation after being contacted by a local government, must the local government consult with the tribe on the plan proposal.

On February 1, 2008, the Department submitted to the California Native American Heritage Commission (NAHC) a “local government tribal consultation list request,” requesting a list of California Native American tribes with whom the City needed to provide notice. Although the

¹⁰/ SB 18 refers to Sections 4097.9 and 5097.995 of the PRC to define cultural places: Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (Section 5097.9) and Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (Section 5097.995).

¹¹/ SB18 defines the term “California Native American tribe” as “a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the Native American Heritage Commission.” “Federal recognition” is a legal distinction that applies to a tribe’s rights to a government-to-government relationship with the federal government and eligibility for federal programs (Tribal Consultation Guidelines, p. 6).

¹²/ State of California, Supplement to General Plan Guidelines – Tribal Consultation Guidelines, April 15, 2005, p. 12.

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NAHC did not formally provide the City with a written contact list of those tribes groups with traditional lands or cultural places¹³ within or potentially within the City’s jurisdiction, a number of tribal organizations, including the Gabrieleno/Tongva Tribal Council, the Gabrielino/Tongva Council/Gabrielino Tongva Nation, and the Gabrielino Band of Mission Indians of California, were provided copies of the NOP and Initial Study and notice of the pre-circulation scoping meeting. No response to those notices was received by the City from the NAHC or by any of those tribal groups.

Society of Vertebrate Paleontology Guidelines

Paleontological resources are the fossilized remains of animals and plants, are typically found in sedimentary rock units, and provide information about the evolution of life on earth. The Society of Vertebrate Paleontology (SVP) has developed “Standard Guidelines for the Assessment and Mitigation of Adverse Impacts to Nonrenewable Paleontologic Resources.” As specified therein: “Vertebrate fossils are significant nonrenewable paleontological resources that are afforded protection by federal, state and local environmental laws and guidelines. The potential for destruction or degradation by construction impacts to paleontological resources on public lands (federal, state, county, or municipal) and land selected for development under the jurisdiction of various governmental planning agencies is recognized. Protection of paleontological resources includes: (a) assessment of the potential property to contain significant nonrenewable paleontological resources which might be directly or indirectly impacted, damaged or destroyed by development, and (b) formulation and implementation of measures to mitigate adverse impacts, including permanent preservation of the site and/or permanent preservation of salvaged materials in established institutions.”¹⁴

The SVP guidelines distinguish between archaeological and paleontological resources. As indicated therein, the boundaries of archaeological sites define the areal extent of the resource. Paleontological sites, however, indicate that the containing sedimentary rock unit or formation is fossiliferous. The limits of the entire rock formation, both areal and stratigraphic, therefore, define the site’s paleontologic resource potential.

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Although the City’s General Plan does not include policies directly related to cultural resources, there are a number of policies that can be interpreted as indirectly relating to cultural resources. Those policies include, but are not necessarily limited to, the following:

- Balance the retention of the natural environment with its conversion to urban form (Strategy 3.3.1, Land Use Element).
- New development should include the preservation of significant trees of cultural or historic value (Strategy 1.1.12, Resource Management Element).

^{13/} Sections 5097.9 and 5097.995 of the Public Resources Code define “cultural places” as a “Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine” (Section 5097.9) and a “Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site” (Section 5097.995).

^{14/} Society of Vertebrate Paleontology, Standard Guidelines for the Assessment and Mitigation of Adverse Impacts to Nonrenewable Paleontologic Resources, 2005.

There are no specific policies, ordinances, or standards specifically addressing the preservation of cultural resources within the City’s Municipal Code.

4.11.1.2 Regional Setting

Prehistoric Background

Prehistory is most easily discussed chronologically, in terms of environmental change and recognized cultural developments. Several chronologies have been proposed for inland southern California, the most widely accepted of which is William J. Wallace’s four-part Horizon format,¹⁵ which was later updated and revised by Claude N. Warren.¹⁶ The following discussion is based on Warren’s sequence but the time frames have been adjusted to reflect more recent archaeological findings, interpretations, and advances in radiocarbon dating.

- Paleoindian Period (ca. 13,000-11,000 years before present [YBP]). Little is known of Paleoindian peoples in inland southern California and the cultural history of this period follows that of North America in general. Recent discoveries in the Americas have challenged the theory that the first Americans migrated from Siberia, following a route from the Bering Strait into Canada and the Northwest Coast some time after the Wisconsin Ice Sheet receded (ca. 14,000 YBP), and before the Bering Land Bridge was submerged (ca. 12,000 YBP). A coastal migration route somewhat before that time is also possible. The timing, manner, and location of this crossing are a matter of debate among archaeologists but the initial migration probably occurred as the Laurentide Ice Sheet melted along the Alaskan Coast and interior Yukon. The earliest radiocarbon dates from the Paleoindian Period in North America come from the Arlington Springs Woman site on Santa Rosa Island, California. These human remains date to approximately 13,000 YBP. Other early Paleoindian sites include the Monte Verde Creek site in Chile and the controversial Meadowcroft Rockshelter in Pennsylvania. Both sites have early levels dated roughly at 12,000 YBP.

Lifeways during the Paleoindian Period were characterized by highly mobile hunting and gathering. Prey included megafauna such as mammoth and technology included a distinctive flaked stone toolkit that has been identified across much of North America and into Central America. They likely used some plant foods but the Paleoindian toolkit recovered archaeologically does not include many tools that can be identified as designed specifically for plant processing.

The megafauna that appear to have been the focus of Paleoindian lifeways went extinct during a warming trend that began approximately 10,000 YBP and both the extinction and climatic change (which included warmer temperatures in desert valleys and reduced precipitation in mountain areas) were factors in widespread cultural change. Subsistence and social practices continued to be organized around hunting and gathering but the resource base was expanded to include a wider range of plant and game resources. Technological traditions also became more localized and included tools specifically for the processing of plants and other materials. This constellation of

^{15/} Wallace, William J., A Suggested Chronology for Southern California Coastal Archaeology. *Southwestern Journal of Anthropology*, 11:214-230, 1955.

^{16/} Warren, Claude N., Cultural Tradition and Ecological Adaptation on the Southern California Coast. In *Archaic Prehistory in the Western United States*, C. Irwin-Williams, ed, Eastern New Mexico University Contributions in Anthropology, Portales, 1968, pp. 1-4.

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characteristics has been given the name “Archaic” and it was the most enduring of cultural adaptations to the North American environment.

- Archaic Period (ca. 11,000-3,500 YBP). The earliest Archaic Period lifeways in inland southern California have been given the name San Dieguito tradition, after the San Diego area where it was first identified and studied. Characteristic artifacts include stemmed projectile points, crescents and leaf-shaped knives, which suggest a continued subsistence focus on large game, although not megafauna of the earlier Paleoindian period. Milling equipment appears in the archaeological record at approximately 7,500 YBP. Artifact assemblages with this equipment include basin millingstones and unshaped manos, projectile points, flexed burials under cairns, and cogged stones and have been given the name La Jolla Complex (7,500–3,000 YBP). The transition from San Dieguito lifeways to La Jolla lifeways appears to have been an adaptation to drying of the climate after 8,000 YBP, which may have stimulated movements of desert peoples to the coastal regions, bringing millingstone technology with them. Groups in the coastal regions focused on mollusks, while inland groups relied on wild-seed gathering and acorn collecting.
- Late Prehistoric Period (ca. 3,500 YBP-A.D. 1769). Environmental changes around 4,000–3,000 YBP initiated a shift to more land-based gathering practices. This period was characterized by the increasing importance of acorn processing, which supplemented the resources from hunting and gathering. The period after 1400 A.D. has been described as the San Luis Rey complex. San Luis Rey I (1400–1750 A.D.) is associated with bedrock mortars and millingstones, cremations, small triangular projectile points with concave bases and Olivella beads. The San Luis Rey II (1750–1850 A.D.) period is marked by the addition of pottery, red and black pictographs, cremation urns, steatite arrow straighteners and non-aboriginal materials. Work at Cole Canyon and other sites in southern California suggest that this complex and the ethnographically described lifeways of the native people of the region, were well established by at least 1,000 YBP.

Ethnographic Context

Ethnographically, the project site has been utilized by the Gabrielino Native American groups. Named after the San Gabriel Mission, the Gabrielino occupied sections of Los Angeles, Orange, and San Bernardino Counties. In general, Gabrielino territory included the Los Angeles Basin, the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers, intermittent streams in the Santa Monica and Santa Ana Mountains, the coast from Aliso Creek in the south to Topanga Creek in the north, and the islands of San Nicolas, Santa Catalina, and San Clemente. Gabrielino is a Cupan language of the Takic family. The Takic family is part of the Uto-Aztecan linguistic stock.

The Gabrielino subsisted on a variety of resources in several ecological zones. Acorns, sage, and yucca were gathered throughout the inland areas, whereas shellfish, fish, as well as a variety of plants and animals, were exploited within the marshes and along the coast. Deer and various kinds of small mammals were hunted on an opportunistic basis. Their material culture reflected the subsistence technology. Lithic tools, such as arrow points and modified flakes, were used to hunt and process animals. A variety of ground stone grinding implements, such as the mortar, pestle, mano, and metate, were used to process both plant and animal remains for food.

The settlement patterns of the Gabrielino and other nearby groups such as the Juaneño and Luiseño were similar and they often interacted through marriage, trade, and warfare. The seasonal availability of water and floral and faunal resources dictated seasonal migration rounds with more permanent villages and base camps being occupied primarily during winter and spring months. In the summer months, the village populations divided into smaller units that occupied seasonal food procurement areas. The more permanent settlements tended to be near major waterways and food sources and various secular and sacred activities, such as food production and storage and tool manufacturing, were conducted at these areas. It is likely, therefore, that the project site and the general project vicinity may contain remains of use and occupation by prehistoric Gabrielino Native American groups.

Historic Background

European contact with the Gabrielino that inhabited the general project vicinity and the surrounding region began in 1542 when Spanish explorer, Juan Rodriguez Cabrillo, arrived by sea during his navigation of the California coast. Sebastian Vizcaino arrived in 1602 during his expedition to explore and map the western coast that Cabrillo visited 60 years earlier. In 1769, another Spanish explorer, Gaspar de Portola, passed through Gabrielino territory and interacted with the local indigenous groups. In 1771, Mission San Gabriel was established and it slowly integrated Gabrielinos from the surrounding region and, quite possibly, the project site. By 1833, the California missions had been secularized and most Gabrielinos became laborers for the gentry class.

In 1840, the governor, Juan Alvarado, deeded 4,340 acres, which included the project site, to Jose de la Luz Linares. Linares established Rancho Los Nogales or “Ranch of the Walnut Tree” with this Mexican land grant. He died in 1847 and his widow sold a choice portion of the ranch to Ricardo Vejar for \$100 in merchandise, 100 calves, and the assumption of her late husband’s debt. Vejar already owned the nearby Rancho San Jose (now the City of Pomona) so this acquisition made him the fifth wealthiest landowner in Los Angeles County, with 10,000 acres. The land that encompassed the original Rancho Los Nogales would change ownership throughout the next several decades until 1918 when Frederick E. Lewis purchased most of most of the original ranch. Soon thereafter, Lewis formed the Diamond Bar Ranch and registered the “diamond over a bar” branding iron with the California Department of Agriculture. This would later become the symbol for which the City was named.

4.11.1.3 Local Setting

The project site is situated within Brea Canyon between the Puente Hills and Chino Hills. They are part of the northern extent of the Peninsular Ranges, mountains which trend north-south from the Los Angeles Basin to Baja California and make a natural boundary between the coastal environment to the west and the Colorado Desert to the east. The topography is characterized by relatively steep hills and ridges along the eastern portion of the project site. Westward-facing hills slope steeply down to where the project site abuts South Diamond Bar Boulevard. Elevations range from approximately 800 feet AMSL in the northeastern portion of the project site to approximately 700 feet AMSL in the southwest.

A majority of the project site is disturbed from routine disking activities and other human disturbances, such as off-road recreational activities and localized areas of trash dumping. The project site supports a USGS-designated blue-line stream and associated tributaries which are vegetated with riparian plant species. Native vegetation within the project site is limited to

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California walnut woodland, southern willow scrub, mule fat scrub, and goldenbush scrub intermixed with ruderal vegetation. A portion of Brea Creek Channel traverses the western portion of the project site. Surrounding land uses include residential and commercial development to the north and west and residential development to the east and south.

Historic Aerial Photographs and Topographic Maps

PCR conducted a review of available historic aerial photographs and topographic quadrangle maps to obtain any information as to the historical background and previous land-use of the project site and surrounding vicinity. Aerial photographs from the Fairchild Aerial Photography Collection dating from 1928 to 1963 were reviewed. The following topographic maps obtained from the California Historical Resources Information System South Central Coastal Information Center at the California State University, Fullerton (CHRIS-SCCIC) were reviewed: (1) USGS 1896 Anaheim, California 15-Minute Quadrangle; (2) USGS 1928 (reprint 1932) La Brea, California 6-Minute Quadrangle; (3) ACOE 1942 Anaheim 15-Minute Quadrangle; and (4) USGS 1964 (photo-revised 1981) Yorba Linda, California 7.5-Minute Quadrangle.

Results of the historic aerial photograph and topographic map review indicate that a structure, identified herein as Historic Structure-1, or HS-1, was present within the eastern portion of the project site from at least 1928. The aerial photograph from August 1928 depicts HS-1 as being surrounded by trees that are most likely the same non-native eucalyptus trees that exist today within the project site. A short unnamed access road is also present that leads northwest from HS-1. According to the August 1928 aerial photograph, at least two other structures, identified herein as Historic Structure-2 and Historic Structure-3, or HS-2 and HS-3, respectively, are present that are adjacent to the northern boundary of the project site that exhibit similar road infrastructure and landscaping as HS-1. In addition, a former main road was located just north of the historic structures and roughly follows the same route as the SR-57 (Orange) Freeway.

According to the 1928 USGS La Brea, California 6-Minute Quadrangle, this road was referred to as the Anaheim and Spadra Road. In the ACOE 1942 Anaheim, California 15-Minute Quadrangle map, this road is referred to as Brea Canyon Road. Another unnamed access road traverses northeast 0.75 miles from the structures to the former location of the Diamond Bar Ranch. HS-1, HS-2, and HS-3 are not depicted on the USGS 1896 Anaheim, California 15-Minute Quadrangle which suggests the structures were constructed between 1896 and 1928. According to the historic aerial photographs and the topographic maps, the majority of the project site and surrounding vicinity went undeveloped until the 1960's, as indicated on the aerial photograph from 1963 and the current USGS Yorba Linda, CA 7.5-Minute topographic quadrangle map from 1964 (photo-revised 1981).

Online Historic Research

Results of the online historical research indicate that HS-1, HS-2, and HS-3 must have been associated with the historic Diamond Bar Ranch (Ranch), located 0.75 miles northeast of the project site. Specifically, HS-1, HS-2, and HS-3 comprised the original location of the Ranch “headquarters compound” which consisted of the residences of millionaire owner Frederick E. Lewis and his superintendent. It is unclear; however, as to which of the historic structures identified within the project site and just outside the project site is that of Lewis’ or his superintendent’s residence or any other structure. According to Donald Cain, who worked on the Ranch circa the 1930’s, Lewis and his superintendent had a collection of exotic birds and animals. In addition, their “headquarters compound” consisted of stables, a polo field, and a big

corral. For purposes of this report, HS-1, HS-2, and HS-3, and their associated landscaping, buildings, and access roads depicted on the aerial photographs will be referred to as the historic “Diamond Bar Ranch Headquarters Compound.”

Frederick E. Lewis bought most of the original Rancho Los Nogales in 1918. Soon thereafter, Lewis formed the Diamond Bar Ranch and registered the “diamond over a bar” branding iron with the California Department of Agriculture. At the time, the Ranch was one of the largest working cattle ranches in the western United States. In 1943, Lewis sold the Ranch to the Bartholome family and they continued to raise cattle on it for next thirteen years. In 1956, the Ranch looked much as it did in 1840 with grassy rolling hills supporting large herds of cattle, with abundant walnut tree orchards and scattered oak trees. The Christiana Oil Corporation and the Capital Oil Company, a subsidiary of the Transamerica Corporation, purchased 8,000 acres of Brea Canyon, which encompassed the Ranch and the Ranch Headquarters Compound. Their plan was to develop a master-planned community that would eventually become home to more than 50,000 people. The first model homes were built in 1960 in the north end of the City. The City incorporated in 1989 and became the County’s 86th municipality.

Records Search

The following records searches were conducted. With regards to archaeological and historic resources, the purpose of the record search is to determine whether or not there are previously recorded archaeological or historical resources within the project site that require evaluation. The results also provide a basis for assessing the sensitivity of the project site for additional and buried cultural resources. With regards to paleontological resources, the results of the record search indicate whether or not there are previously recorded paleontological resources within the project site that require evaluation and provide a basis for assessing the sensitivity of the project site for additional and buried paleontological resources.

- Cultural Resources Records Search. On October 5, 2007, PCR commissioned a cultural resources records search through the CHRIS-SCCIC. This record search included a review of all recorded historical resources and archaeological sites within a half-mile radius of the project site as well as a review of cultural resource reports on file and historic topographic maps. In addition, PCR reviewed the California Points of Historical Interest (CPHI), the California Historical Landmarks (CHL), the California Register of Historic Places (California Register), the National Register of Historic Places (National Register), and the California State Historic Resources Inventory listings (HRI).

Results of the cultural resources records search indicate that the project site has not been surveyed by a qualified archaeologist. No known archaeological resources, therefore, exist within the project site. Six studies, conducted between 1977 and 2002, have been conducted within a one half-mile of the project site and encompassed approximately 50 percent of the one-half mile search radius around the study area. Neither of the studies yielded the identification of surficial archaeological sites. A summary table detailing these studies is provided in [Table 4.11-1](#) (Cultural Resource Studies within a One-Half Mile Radius of the Project Site). As indicated therein, no resources listed in the CPHI, CHL, California Register, National Register, or the HRI, were identified within a one half-mile radius of the project site.

Table 4.11-1
**CULTURAL RESOURCE STUDIES
WITHIN A ONE-HALF MILE RADIUS OF THE PROJECT SITE**

Year	Author	Description/Title of Report	Acreage	Location ¹	Resources
1976	D’altroy, Terence N.	Draft Environmental Impact Report, Diamond Bar Mountain Village	30	Northeast	None
1977	Archaeological Associates	Draft Environmental Impact Report, Tentative Tract 33104	30	Northwest	None
1979	Cooley, Theodore	Archaeological Resource Survey for a 280-acre Tract in Diamond Bar	280	East	None
1984	Padon, Beth	Assessment of Archaeological Resources, Diamond Bar Project	107	West	None
2002	Tartaglia, Louis J.	Cultural Resource Survey Report, Parcel 4 of Parcel Map No. 7409, City of Diamond Bar	13	South	None
2002	Peterson, Patricia A.	Cultural Resource Records Search and Survey Report for the Reclaimed Water Backbone Transmission Project	105 linear miles	North, West	None
Notes: 1. Location of survey relative to the project site.					

Source: PCR Services Corporation

According to the City’s General Plan, a cultural resources records search was conducted in 1990 through the CHRIS-SCCIC. The scope of this records search included a review of recorded cultural resources within the City’s Sphere of Influence (SOI). Results of the record search revealed that five prehistoric archaeological sites are located within the SOI that fall outside of the half-mile records search radius for the project site. These sites are described in Table 4.11-2 (Prehistoric Archaeological Sites within the City’s Sphere of Influence). While the current condition of these archaeological sites is not known, the results of the City’s records search confirms the presence of past Native American subsistence activities within the Brea Canyon area. As a result, the potential to encounter prehistoric or Native American resources within the project site is considered to be moderate to high.

Table 4.11-2
**PREHISTORIC ARCHAEOLOGICAL SITES
WITHIN THE CITY’S SPHERE OF INFLUENCE**

Year ¹	Site	Description of Site	Location ²
1976	CA-LAN-852	Lithic scatter (chert)	2.5 miles NE
1976	CA-LAN-853	Lithic scatter (chert)	2.5 miles NE
1976	CA-LAN-854	Lithic scatter (chert)	2.5 miles NE
1988	CA-LAN-1414	Pestle fragments, bifacial manos, flakes, charcoal, tarring peddles, and bowls	2.5 miles N
N/A	CA-LAN-1704	Temporary milling station consisting of a chopper, and mano and metate fragments	3 miles NE
Notes: 1. Year of initial site recordation. 2. Location relative to the project site.			

Source: City of Diamond Bar

- **Paleontological Resources Records Search.** On October 8, 2007, a paleontological resources records search of the Vertebrate Paleontology files from the Natural History Museum of Los Angeles County (LACM) was commissioned. This records search entailed an examination of current geologic maps and known fossil localities inside and within the general vicinity of the project site.

The paleontological resources records search through the LACM indicated that geological deposits in the study area consist principally of the late Miocene-aged Puente Formation (also known as the Monterey Formation in the region). Surficial deposits of younger Quaternary Alluvium occur in the drainage that crosses through the center of the project site. Younger Quaternary deposits typically do not contain significant vertebrate fossils, at least in upper layers, and no vertebrate fossil localities have been identified in younger Quaternary deposits in the study area region. The Puente Formation, which is exposed in the elevated portions of the study area and occurs at depth has been shown to contain many and well-preserved fossils in the vicinity of the City. The paleontological sensitivity of the project site is considered to be high.

The nearest localities identified in the Puente Formation include LACM 5837, 6170, 6907-6908, and 7046, located in or near Rowland Heights to the west-northwest of the project site. Fossils identified at these localities comprise a diverse array of marine vertebrates, including bonito shark, top smelts, sauries, herrings, cod, anglerfish, lanternfish, jack, snake mackerel, croakers, sanddab, deep sea smelt, viperfish, bristlemount, pipefish, and whale. The pipefish and anglerfish have been published in the scientific literature and the fossil croaker is a holotype specimen, used as the basis for the scientific description of the species. Several additional localities in the Puente Formation, including plant fossils, additional fish fossils, and a fully articulated whale skeleton, have been recorded within the City limits or SOI.

The conclusion of the LACM records search is that shallow excavations in the younger Quaternary Alluvium are unlikely to encounter significant vertebrate fossils. Deeper excavations in the central drainage area that are likely to extend into the Puente Formation or ground-disturbing work in the exposed Puente Formation in the elevated portions of the project site are likely to encounter significant vertebrate fossils.

- **Sacred Lands File Search and Native American Consultation.** On October 8, 2007, a Sacred Lands File (SLF) records search of the study area was commissioned through the NAHC and follow-up consultation with Native American groups and/or individuals identified by the NAHC as having affiliation with the study area vicinity was conducted. Each Native American group and/or individual listed was sent a project notification letter and map and was asked to convey any Native American issues or concerns with the proposed project. The letter included information such as study area location and a brief description of the proposed development. Results of the search and follow-up consultation provide information as to whether there are any locations in the vicinity of the project site that are culturally sensitive to Native Americans.

The NAHC SLF records search results did not indicate any known Native American cultural resources within the study area. Follow-up letters were sent, via certified mail, on November 21, 2007 to the eight individuals and organizations identified by the NAHC as being affiliated with the vicinity of the study area to request any additional information or concerns they may have about Native American cultural resources that may be

affected by the proposed project. As of February 22, 2008, no responses had been received from any of the Native American individuals or organizations.

Pedestrian Survey

On November 15, 2007, PCR archaeologists conducted a pedestrian survey of the project site using transects with 15 meters (m) between each surveyor. In all accessible areas of the project site, the ground surface was examined for cultural and paleontological resources. A Trimble® GeoXT™ sub-meter GPS unit was used for navigation and for recordation of previously unrecorded resources. Previously unrecorded cultural resources older than 50 years were recorded on California Department of Parks and Recreation (DPR-523) forms. Detailed notes and digital photographs were also taken of the project site, surrounding vicinity, and all previously unrecorded resources.

The project site is characterized by several ephemeral drainages that support a dense riparian habitat consisting of numerous mature southern California black walnut and willow trees. This dense riparian habitat limited ground surface visibility and was the only region of the project site that was not surveyed. The ground surface visibility was 0-25 percent in this area and 75-100 percent throughout the rest of the subject property.

The majority of the project site has been recently tilled and disked, and several dirt access roads are present. Several concentrations of metal fragments, wood crates, and other modern debris and four geotechnical boring locations spread throughout the project site were identified.

With regards to cultural resources, no standing structures or foundations, as anticipated from the results of the historic aerial and topographic map review, were identified. One concentration of concrete debris located in the eastern region of the project site was, however, identified. The concentration measures approximately 3m x 2m and consists of more than 50 broken fragments of concrete. Several red brick fragments were discovered in association with the concentration; however, no diagnostic characteristics could be identified. Based on the historic aerial and topographic map review, the concrete debris concentration is located near the previous location of HS-1, which is one of the structures associated with the historic Diamond Bar Ranch Headquarters Compound (Compound).

More than 15 non-native eucalyptus trees near the concrete debris concentration and along the northern boundary of the project site which had a similar configuration as the eucalyptus trees near the Compound in the historic aerials were identified. These findings reveal that the concrete debris concentration and the existing eucalyptus trees are likely associated with the historic Compound. As a result, the concrete debris concentration, the eucalyptus trees, and the previous location of HS-1 were classified as a new previously unrecorded archaeological site. The site was designated SD-Cultural-1 and recorded on formal DPR-523 forms. Copies of the DPR site forms have been submitted to the CHRIS-SCCIC.

SD-Cultural-1 measures approximately 400m x 100m and is located along the northern boundary of the project site where the topography is relatively flat. The boundaries of SD-Cultural-1 were determined based on the extent of the eucalyptus tree landscape component, the concrete debris concentration, and the previous location of HS-1. Disturbances include modern trash scattered throughout the site, a geotechnical boring location, and recently tilled soil that may have displaced surficial artifacts. Some areas of SD-Cultural-1 exhibit limited ground surface visibility which may have obstructed the identification of additional resources.

With regards to paleontological resources, four paleontological resources were identified within the project site. These resources were located in the back dirt piles of the four geotechnical boring locations identified throughout the study area. These resources have been temporarily designated as SD-Paleo-1 through SD-Paleo-4. Specifically, these resources consisted of coprolite remains (fossilized feces) and fossilized fish remains from the Puente Formation. These findings confirm the exposure of the Puente Formation on the project site and, as a result, the study area is considered to be highly sensitive for paleontological resources.

4.11.2 Threshold of Significance Criteria

Presented herein is the threshold of significance criteria identified by the Lead Agency relative to this topical issue. In accordance therewith, the proposed project would normally be deemed to produce a significant or potentially significant cultural resource impact if the project or if project-related activities were to:

- ◆ Cause a substantial adverse change¹⁷ in the significance of a historic resource¹⁸ as defined in Section 15064.5 of the State CEQA Guidelines.
- ◆ Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines.
- ◆ Directly or indirectly destroy a significant paleontological resource,¹⁹ site, or unique geologic feature.
- ◆ Disturb any human remains, including those interred outside of formal cemeteries.²⁰

Under federal criteria, in order for a building or structure to be significant, it must be eligible for listing in the HRHP. Federal listing generally requires that a building or structure be at least 50 years of age and possess “the quality of significance in American history, architecture, archaeology, engineering and culture. . . present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, material, workmanship, feeling and association.”²¹ Properties of historical importance in California are currently designated as significant resources in separate registration programs administered by the California Historic Landmark Program, Points of Historical Interest, and the CRHR. Based on the presence of established preservation policies and documented lists of historic and prehistoric resources, the proposed project would normally be deemed to produce a significant or potentially significant cultural resource impact if the project or if project-related activities were to:

- ◆ Alter, destroy, or otherwise adversely impact any object, building, structure, site, area, place, or district that has been formally included or eligible for inclusion on any local, State, or federal prehistoric or historic resource list, determined to be eligible for listing

^{17/} As defined in Section 5020.1(q) of the PRC: “Substantial adverse change” means demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired.”

^{18/} As defined in Section 21083.2(l) of CEQA, “an historic resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historic Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is no historically or culturally significant.”

^{19/} Paleontological resources determined to be significant or potentially significant are those fossils or assemblages of fossils that are unique, unusual, rare, uncommon, and diagnostically or stratigraphically important and/or those adding substantially to the existing body of knowledge in specific areas, stratigraphically, taxonomically, and/or regionally.

^{20/} *Op. Cit.*, State CEQA Guidelines, Appendix G, Section V (Cultural Resources).

^{21/} 36 CFR Part 800.

under National Register criteria, or deemed to be significant by the Office of Historic Preservation.

The Lead Agency has not identified other applicable or potentially applicable standards that can appropriately be extracted from other related policy or environmental documents and used as the basis for assessing the significance or potential significance of project-related and cumulative cultural resource impacts.

4.11.3 Impact Analysis

4.11.3.1 Construction Impacts

Cultural Resource Impact 11.1. *Ground disturbance activities could result in impacts to on-site cultural resources meeting California Register of Historical Resources eligibility criteria.*

Level of Significance before Mitigation. *Potentially significant unless mitigation incorporated.*

Results of the historic aerial photograph and topographic map review revealed that a structure (HS-1) was once located within the boundaries of the project site that was associated with the historic Diamond Bar Ranch Headquarters Compound. The Compound included the residence of Frederick E. Lewis, who owned and operated the Diamond Bar Ranch, located approximately 0.75 miles northeast of the study area. It is unclear if HS-1 was the residence of Mr. Lewis or another individual. Mr. Lewis operated the Ranch from 1918 until 1946 when he sold it to the Bartholome family. At the time, the Ranch was one of the largest working cattle ranches in the western United States. Mr. Lewis is considered a significant person in the history of the City because he registered the “diamond over a bar” branding iron in 1918. This later became the symbol for which the City was named.

No prehistoric archaeological resources have been previously recorded within one mile of the project site and no prehistoric resources were identified on the subject property during the pedestrian survey. Prehistoric sites identified in the general project vicinity consist of relatively small collections of surface artifacts. The distribution of subsurface prehistoric deposits in the vicinity is unknown. Given the lack of prehistoric materials identified on the surface of the project site and surrounding radius, in light of multiple previous surrounding studies, the potential for subsurface prehistoric deposits in the study area appears to be low.

Results of the pedestrian survey revealed the identification of a historical archaeological site (temporarily be designated SD-Cultural-1), consisting of more than 15 non-native eucalyptus trees and concrete debris concentration likely associated with the former location of HS-1.

The significance of SD-Cultural-1 with respect to CEQA is considered to be undetermined. The site has strong associations with Frederick E. Lewis and the early ranching history of southern California, which entail consideration under Criteria “B” and Criteria “A” of the California Register, respectively. The integrity of the surface components of the site, however, is low. The stand of eucalyptus trees appears to be an intact landscape component but the built component is now represented by only by a few piles of rubble and retains little historical character. Given these conditions, the site does not appear to qualify under Criteria “C.”

Given the length of time the Compound was occupied; it is anticipated that there is at least moderate potential for the site to retain buried domestic or ranch maintenance components such

as trash pits, privy holes, and similar features, which in turn may be encountered during ground disturbing activities during development of the proposed project. Since SD-Cultural-1 is associated with a known historical figure and a known timeframe, intact subsurface deposits may qualify as significant archaeological resources under Criteria “D.”

Development of the proposed project will entail grading over extensive portions of the project site and will result in extensive disturbance within the boundaries of SD-Cultural-1. Given the potential for buried archaeological deposits that may qualify as significant resources, a number of mitigation measures (Mitigation Measure 11-1 through Mitigation Measure 11-3) have been formulated to further document the potential presence of cultural resources on the project site and to institute appropriate actions for their recovery and/or documentation. Implementation of those measures would reduce the project’s potential impacts on cultural resources to a less-than-significant level.

Cultural Resource Impact 11.2. *Ground disturbance activities could result in impacts to on-site paleontological resources, including fossil remains, from the Puente Formation.*

Level of Significance before Mitigation. *Potentially significant unless mitigation incorporated.*

Results of the paleontological resources records search revealed that the study area is underlain by the Puente Formation (also known as the Monterey Formation in the region), which is a formation known to contain diverse and well-preserved marine vertebrate fossils. The results of the pedestrian survey confirmed the exposure of the Puente Formation on the project site identified four fossil localities (SD-Paleo-1, SD-Paleo-2, SD-Paleo-3, and SD-Paleo-4) in backdirt piles from geotechnical core sampling. The project site is, therefore, considered to be highly sensitive for paleontological resources.

Given the potential for on-site paleontological resources, a number of mitigation measures (Mitigation Measure 11-4 through Mitigation Measure 11-8) have been formulated to identify, evaluate, and recover paleontological resources. Implementation of those measures would reduce the project’s potential impacts on cultural resources to a less-than-significant level.

4.11.3.2 Operational Impacts

No additional operational impacts on cultural resources have been identified.

4.11.3.3 Cumulative Impacts

Cultural Resource Impact 11-3. *Grading activities conducted on other sites located within the general project area could result in impacts to any historic or prehistoric resources that may be located thereupon. In addition, earth-moving activities conducted on other undisturbed sites containing the Puente Formation could result in the loss of recoverable paleontological resources.*

Level of Significance before Mitigation. *Less-than-significant impact.*

All cumulative project activities remain subject to site-specific environmental review and must fully conform to and comply with all applicable local, State, and federal requirements. Compliance with those requirements will ensure that all related project-specific and cumulative impacts upon prehistoric, historic, and paleontological resources are mitigated to a less-than-significance level.

Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no further mitigation is recommended or required.

4.11.4 Project Conditions and Mitigation Measures

Conditional of Approval

- No project conditions have been identified herein.

Mitigation Measures

- **Mitigation Measure 11-1.** Prior to the issuance of a grading permit, a qualified archaeologist shall be retained by the Applicant and approved by the City to monitor all vegetation removal and ground disturbance to a depth of three feet within the following portions of the study area: (1) the boundary of SD-Cultural-1; (2) the open valley floor adjacent to SD-Cultural-1; and (3) the riparian areas that were not previously surveyed due to dense vegetation cover. The archaeologist will determine if additional monitoring below the depth of three feet is warranted based on soil and bedrock conditions and presence/absence of archaeological materials. No archaeological monitoring is required for ground disturbing activities outside of these monitor areas.
- **Mitigation Measure 11-2.** If cultural resources are identified during monitoring of the ground disturbing activities, the archaeologist shall be allowed to temporarily divert or redirect grading or excavation activities in the vicinity of those resources in order to make an evaluation of the find and determine appropriate treatment. Treatment will include the goals of preservation where practicable and public interpretation of historic and archaeological resources. All cultural resources recovered will be documented on California Department of Parks and Recreation Site Forms to be filed with the CHRIS-SCCIC. The archaeologist shall prepare a final report about the monitoring to be filed with the Applicant, the City, and the California Historical Resources Information System South Central Coastal Information Center at the California State University, Fullerton (CHRIS-SCCIC), as required by the California Office of Historic Preservation. The report shall include documentation and interpretation of resources recovered, if any. Interpretation will include full evaluation of the eligibility of SD-Cultural-1 with respect to the California Register of Historic Places and CEQA. The report shall also include all specialists' reports as appendices. The City shall designate repositories in the event that significant resources are recovered.

If cultural resources are identified during ground disturbing activities that occur outside the designated monitoring area, ground disturbing activities shall be temporarily redirected away from the vicinity of the find until the retained archaeologist is notified by the Applicant. The archaeologist shall coordinate with the Applicant as to the immediate treatment of the find until a proper site visit and evaluation is made by the archaeologist.

- **Mitigation Measure 11-3.** If human remains are encountered unexpectedly during construction excavation and grading activities, Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Section 5097.98 of the Public Resources Code. If the remains are determined to be of Native American descent, the County Coroner has 24 hours to notify the California Native American Heritage

Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.

- **Mitigation Measure 11-4.** Prior to the issuance of a grading permit, a qualified paleontologist meeting the qualifications established by the Society of Vertebrate Paleontologists shall be retained by the Applicant and approved by the City to develop and implement a paleontological monitoring plan. Development of the monitoring plan shall include a site visit by the paleontologist prior to initiation of project development in order to determine or delineate sensitive areas. The paleontologist may also perform collections of fossils from the surface and near-surface.
- **Mitigation Measure 11-5.** The paleontologist shall attend a pre-grade meeting in order to become familiar with the proposed depths and patterns of grading of the study area.
- **Mitigation Measure 11-6.** The paleontologist shall establish a curation agreement with an accredited facility prior to grading permit issuance.
- **Mitigation Measure 11-7.** A paleontological monitor, supervised by the paleontologist, shall monitor all excavations in the Puente Formation or excavations anticipated to extend into the Puente Formation. If fossils are found during ground-disturbing activities, the paleontological monitor shall be empowered to halt the ground-disturbing activities within 25 feet of the find in order to allow evaluation of the find and determination of appropriate treatment.
- **Mitigation Measure 11-8.** The paleontologist shall prepare a final report on the monitoring. If fossils were identified, the report shall contain an appropriate description of the fossils, treatment, and curation. A copy of the report shall be filed with the City and the Natural History Museum of Los Angeles County and shall accompany any curated fossils.

4.11.5 Significant Unavoidable Adverse Effects

As mitigated, the approval, construction, occupancy, use, and habitation of the proposed project will not result in any significant unavoidable adverse project-related or cumulative cultural or paleontological resource impacts.

4.12 AESTHETICS

Presented herein is a broad-level assessment of the proposed changes in land use resulting from the implementation of the SDSP. Absent specific details, this aesthetic analysis does not specifically address the specific lot placement and architectural styles of the proposed residential and commercial improvements, the proposed fence and wall details, the proposed signage plan, the proposed lighting plans, the proposed landscape plans, the preliminary grading plan, any retaining or drainage features associated with the engineered slope areas, and/or the propose fuel modification plan. The design-level details that are not specifically addressed herein are not projected to result in significant aesthetic impacts.

4.12.1 Environmental Setting

4.12.1.1 Regulatory Setting

In accordance with Section 21000(b) of CEQA, “[i]t is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.” Pursuant to Section 21001(b) of CEQA, it is the policy of the State to “[t]ake all actions necessary to provide the people of this State with clean air and water, enjoyment of aesthetics, natural, scenic, and historic environmental qualities, and freedom from excessive noise.” Based on these declarations, the issue of aesthetics or, more specifically, project-related impacts on visual resources, is an important element of environmental review.

Scenic Highway System

The State Scenic Highway System includes a list of highways that are either eligible for designation as scenic highways or have been so designated. These highways are identified in Section 263 of the California Streets and Highways Code (S&HC). As indicated in Section 263.4 of S&HC, the State Scenic Highway system shall include “Route 57 from Route 90 to Route 60 near Industry.” “Route 90” is Imperial Highway in Orange County.

The project site is generally located east of the SR-57 (Orange) Freeway and Brea Canyon Road and southeast of the intersection of Orange Freeway, Diamond Bar Boulevard, and Brea Canyon Cutoff. The segment of the SR-57 Freeway identified in the S&GC in the general project vicinity remains only an “eligible” State Scenic Highway (and has not been officially designated) pending the adoption, either by the City or by the County, of a scenic corridor protection program. No such program has yet to be adopted by either the City or by the County.

The County has initiated a comprehensive update to the “County of Los Angeles General Plan.” The County’s “Draft Scenic Highways” plan (undated), included as part of the Los Angeles “County General Plan Update Program,” identifies that portion of the SR-57 Freeway between the SR-60 Freeway and the southern border of the County as a “proposed scenic highway.”

City of Diamond Bar General Plan

The City’s General Plan includes a number of policies that address, either directly or indirectly, visual resources and which may be applicable at the project level. Relevant policies include, but may not be limited to, the following:

- Maintain residential areas which protect natural resources, hillsides, and scenic areas. (a) Development in hillside areas should be designed to be compatible with surrounding natural areas, compatible to the extent practical with surrounding development, aesthetically pleasing, and provide views from development, but not at the expense of views of the development. (b) Earthwork in hillside areas should utilize contour or landform grading. (c) Minimize grading to retain natural vegetation and topography (Strategy 1.2.3, Land Use Element).
- Require that new developments be designed so as to respect the views of existing development; provide view corridors which are oriented toward existing or proposed community amenities, such as park, open space, or natural features (Strategy 2.2.4, Land Use Element).
- Create visual points of interest as a means of highlighting community identity (Objective 3.1, Land Use Element).
- Ensure that new development and intensification of existing development yields a pleasant living, working, or shopping environment and attracts interest of residents, workers, shoppers, and visitors as the result of consistent exemplary design (Objective 3.2, Land Use Element).
- Within the urban residential portions of the City, require the incorporation of open space and recreational areas into the design of new projects. Within topographically rugged and rural areas, emphasize the preservation of natural landforms and vegetation (Strategy 3.2.1, Land Use Element).
- Promote incorporation of hillside features into project designs (Strategy 3.3.2, Land Use Element).
- Limit grading to the minimum necessary (Strategy 3.3.4, Land Use Element).
- Require that all manufactured slopes be landscaped and that, where practical, landform grading and planting techniques be implemented in the construction of manufactured slopes. (a) Foliage used in planting palettes should be drought tolerant, fire resistant, and have colors similar to those of native materials in the surrounding area. (b) Within landform graded slopes, plants should be grouped within swale areas to more closely reflect natural conditions (Strategy 3.3.5, Land Use Element).
- Require contour or landform grading, clustering of development, or other means to minimize visual and environmental impacts to ridgelines or prominent slopes (Strategy 1.1.1, Resource Management Element).
- To the greatest extent possible, require that dwelling units, structures and landscaping be sited in a manner which protects views from existing development, retains opportunities for views from dwellings, preserves or enhances vistas, particularly those seen from public places, preserves mature trees, natural hydrology, native plant materials, and areas of visual interest, permit removal of vegetation as part of a City or Fire District approved fuel modification program (Strategy 1.1.7, Resource Management Element).
- Utilize grading permit procedures to ensure that site designs for development proposals for hillside areas conform to the natural terrain, and consider the visual aspects (Strategy 1.1.8, Resource Management Element).

City of Diamond Bar Municipal Code

The City’s Municipal Code contains a number of regulations that, either directly or indirectly, could have an influence on the visual character of the proposed residential and commercial development. Those Municipal Code provisions that appear most applicable to the proposed project are outlined below:

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- View preservation. As indicated in Section 22.16.130 (View Protection) of the Municipal Code: (1) the development of new projects shall respect the views of existing residential uses; new structures shall be located in a manner that preserves views by creating view corridors; (2) new developments that are within the viewshed of existing residential uses shall be kept as low as possible to reduce or eliminate the possibility of blocking views; and (3) in reviewing projects with potential view blockage impacts, the council, commission, or director shall refer to the view protection guidelines in the City's "Citywide design guidelines" manual.
- Hillside management and development. Chapter 22.22 (Hillside Management) of the Municipal Code establishes regulations for development within hillside areas and establishes regulations and guidelines to ensure that development will complement the character and topography of hillside areas. Specifically, the City desires the application of good hillside planning techniques and the use of landform grading and revegetation in the implementation of hillside projects.

As specified in Section 22.22.010 of the Municipal Code, the City's hillside management provisions establish regulations within hillside areas designed to: (1) preserve and protect the views to and from hillside areas in order to maintain the identity, image, and environmental quality of the City; (2) maintain an environmental equilibrium consistent with the native vegetation, animal life, geology, slopes, and drainage patterns; (3) facilitate hillside preservation through appropriate development standards and guidelines of hillside areas; the guidelines are intended to provide direction and encourage development which is sensitive to the unique characteristics common to hillside properties, which include slopes, landform, vegetation, and scenic quality; innovation in design is encouraged as long as the end result is one which respects the hillside and is consistent with the purposes expressed in this section and in the goals and objectives of the General Plan; (4) ensure that development in the hillside areas shall be concentrated in those areas with the least environmental impact and shall be designed to fit the existing landform; (5) preserve, where possible, significant features of the natural topography, including swales, canyons, streams, knolls, ridgelines, and rock outcrops; development may necessarily affect natural features by, for example, roads crossing ridgelines; therefore, a major design criterion shall be the minimization of such impacts; (6) provide a safe means of ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimum disturbance to the undeveloped terrain; (7) correlate intensity of development with the steepness of terrain in order to minimize the impact of grading, unnecessary removal of vegetation, land instability, and fire hazards; (8) provide in hillsides alternative approaches to conventional flat land development practices by achieving land-use patterns and intensities that are consistent with the natural characteristics of hill areas; and (9) encourage the planning, design, and development of sites that provide maximum safety with respect to fire hazards, exposure to geological and geotechnic hazards, drainage, erosion and siltation, and materials of construction; provide the best use of natural terrain; and prohibit development that will create or increase fire, flood, slide, or other safety hazards to public health, welfare, and safety.

Under City procedures, a conditional use permit (CUP) is required for hillside development. As outlined in Section 22.22.150 (Evaluation of Conditional Use Permit Application) of the Municipal Code, the Commission shall evaluate a CUP application for hillside development based on the following objectives: (1) the preservation of natural

topographic features and appearances by means of landform grading so as to blend man-made or manufactured slopes into the natural topography; (2) the preservation of natural topographic features and appearances through restrictions on successive padding and terracing of building sites; (3) the retention of major natural topographic features, drainage courses, steep slopes, watershed areas, vernal pools, view corridors, and scenic vistas; (4) the preservation and enhancement of prominent landmark features, significant ridgelines, natural rock outcroppings, protected trees and woodlands, and other areas of special natural beauty; (5) the utilization of varying setbacks, building heights, foundation designs and compatible building forms, materials, and colors which serve to blend buildings into the terrain; (6) the utilization of clustered sites and buildings on more gently sloping terrain so as to reduce grading alterations on steeper slopes; (7) the utilization of building designs, locations, and arrangements which serve to avoid a continuous intrusive skyline effect and which afford view privacy and protection; (8) the preservation and introduction of plant materials so as to protect slopes from soil erosion and slippage and minimize the visual effects of grading and construction of hillside areas; and (9) the utilization of street designs and improvements which serve to minimize grading alterations and harmonize with the natural contours and character of the hillsides.

- Open space for commercial projects. Section 22.16.070 (Open Space for Commercial Projects) of the Municipal Code provides requirements and incentives for the provision of pedestrian-oriented open spaces and amenities for newly developed or redeveloped commercial centers throughout the City. The intent is to make the pedestrian environment more pleasant through the provision of community open spaces, plazas, courtyards, outdoor dining and seating areas, and associated amenities, including public art where appropriate. As specified, the following standards shall apply:
 - (1) Open space required. Multi-tenant commercial centers one acre in size and larger shall provide a minimum of 1 percent of the total land area of the center as useable pedestrian-oriented open space, including plazas, patios, courtyards, and outdoor seating areas. The total land area of the center shall include all parcels that comprise the center, including freestanding structures on separate parcels.
 - (2) Standards for open space development. To qualify as useable pedestrian-oriented open space, an area shall meet the following requirements: (a) pedestrian open-space areas shall be designed as an integral part of the overall project and shall specifically relate to the main circulation pattern(s) within the project; leftover pieces of the site that are not related to the primary pedestrian circulation system shall not be counted as qualified open space areas; (b) the minimum area of a required open-space area shall be 100 square feet of hardscape material; the minimum dimension of an open-space area shall be ten feet in any direction; outdoor dining areas may have a minimum dimension of six feet; the Director may approve areas with less than the minimum dimension for projects of less than three acres; (c) areas shall be open to the sky except for shade trellises and roof overhangs; glass-enclosed sunrooms or similar structures may qualify if located adjacent to a pedestrian sidewalk and the facility is readily available to the general public; (d) open space areas shall be oriented to the main pedestrian circulation network and shall incorporate seating, enhanced paving materials, lighting, shade trees and/or trellises, and

landscaping; fountains, works of art, and similar features are also strongly encouraged; (e) areas provided primarily for walkways or for the sole use of employees (e.g., lunch patios or entrance lobbies) shall not be counted as qualified open space areas; and (f) qualified pedestrian open-space areas shall be located at ground level to a maximum of three feet above finished grade; open space areas shall be easily accessible to the general public during normal business hours and shall be barrier free for handicapped access.

- (3) Open space bonuses. Development incentive bonuses to encourage pedestrian open spaces that exceed the above requirements and the provision of public art may be available at the discretion of the city. Eligible projects include new shopping centers greater than one acre in size and remodeled shopping centers greater than five acres in size.
- Outdoor lighting. As specified in Section 22.16.050 (Exterior Lighting) of the Municipal Code, the following standards shall apply to outdoor lighting:
 - (a) Exterior fixtures. Lighting fixtures shall be architecturally compatible with the character of the surrounding structure(s) and shall be energy efficient. Fixtures shall be appropriate in height, intensity, and scale to the use they are serving. Generally, pole-mounted fixtures shall be low in height (20 feet or less) and be equipped with light shields to reduce or eliminate light spillage beyond the project's boundaries.
 - (b) Intensity. Parking areas shall be provided with lighting capable of providing adequate illumination for nighttime security and safety. Lighting, as set forth in the lighting or electrical plan, shall provide a minimum one foot-candle of illumination at the ground throughout the parking area and all associated walkways, plazas, and courts. Building-mounted decorative lights shall not exceed five foot-candles measured five feet from the light source.
 - (c) Security lighting. Security lighting shall be provided in all non-residential zoning districts at building entrances/exits. Security lighting shall provide a minimum of two foot-candles and a maximum of three foot-candles at the ground level of the entrance.
 - (d) Shielding. Where the light source is visible from outside the project boundary, shielding shall be required to reduce glare so that neither the light source nor its image from a reflective surface shall be directly visible from any point five feet or more beyond the property line. This requirement shall not apply to single-family residential uses, traffic safety lighting, or public street lighting. Section 22.16.050(e) of the Municipal Code provides specific requirements for the lighting of recreational sports courts.
 - Site design standards and guidelines. Section 22.22.110(a) of the Municipal Code establishes the following site design standard: “The dimensions of a structure parallel to the direction of the slope shall be maximized in order to limit the amount of cutting and filling and to better fit the house to the natural terrain.”

Section 22.22.110(b) of the Municipal Code establishes a number of specific site design guidelines, including: (1) design of building sites should be sensitive to the natural terrain; structures should be located in ways as to minimize necessary grading and to preserve natural features (e.g., knolls or ridgelines); (2) views of significant visual features as seen from both within and outside a hillside development should be preserved and the following provisions shall be taken into consideration: (a) dwellings should be oriented to allow view opportunities, even if views are limited; residential privacy should not be unreasonably sacrificed; (b) any significant public vista or view corridor as seen from a secondary, collector, or major arterial should be protected and enhanced where feasible; and (c) over-emphasized vertical structures disrupt the natural silhouette of the hillside. Structures should fall below the top of ridge elevation; and (3) projects should incorporate variable setbacks, multiple orientations, and other site planning techniques to preserve open spaces, protect natural features, and offer views to residents.

- Architectural standards and guidelines. Ordinance-specified architectural standards and guidelines, including height limitations, are presented in Section 22.22.120 (Architecture Standards) of the Municipal Code. Standards and guidelines for fences and landscaping are presented in Section 22.22.130 (Fences and Landscaping) and in Chapter 22.24 (Landscape Standards) therein. Section 22.16.080 (Screening and Buffering) provides standards and guidelines for the screening and buffering of adjoining land uses, equipment and outdoor storage areas, and surface parking areas with respect to multi-family and non-residential land uses.
- Setbacks. General development standards, including setbacks for residential and commercial uses, are presented in Section 22.08.040 (Residential Zoning District General Development Standards) and in Section 22.10.040 (Commercial/Industrial District General Development Standards) of the Municipal Code, respectively.
- Development review. The proposed development is subject to the City’s development review process, as outlined in Chapter 22.48 (Development Review) of the Municipal Code. The City’s development review process “establishes procedures for reviewing residential, commercial, industrial, and institutional development to facilitate review in a timely and efficient manner, and to ensure that development projects comply with all applicable design guidelines, standards, and minimize adverse effects on surrounding properties and the environment” (Section 22.48.010[a], Municipal Code).

As indicated under Section 22.48.010(b) of the Municipal Code, it is the purpose of the development review process to: (1) recognize the interdependence of land values and aesthetics and provide a method by which the City may implement this interdependence to its benefit; (2) encourage the orderly and harmonious appearance of structures and property within the City along with associated facilities (e.g., landscaping, parking areas, and signs); encourage the orderly development of residences within areas more readily served by public services; (3) assist developers to understand the public’s concerns for the aesthetics of development; (4) ensure that new developments, including residential, commercial, industrial, and institutional, do not have an adverse aesthetic, health, safety, or architecturally related impact on the community; (5) limit the impact of slopes on adjacent developed properties and limit construction in identified seismic or geologic hazard areas; minimize the effects of grading by discouraging mass grading and excessive slopes to ensure that the natural character of the terrain is retained; (6)

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preserve significant topographic features, including rock outcroppings, native plant materials, and natural hydrology while also encouraging improved drainage from parcels directly to a street, storm drain, or through public or private easements; (7) encourage the use of a variety of housing designs, split-level grading techniques, varied parcel sizes and densities, maintenance of views, and arrangement and spacing of units to accomplish adopted grading policies; (8) encourage the development of master planned projects which provide for the service needs of the residents of those projects; and (9) encourage use of energy conservation techniques in new developments.

4.12.1.2 Regional Setting

The project site is located within the corporate boundaries of the City in southeastern Los Angeles County. Geographically, the project site is located within the area of the Puente Hills and constitutes an “in-fill” property surrounded by existing urban development. As illustrated in Figure 1-2 (“Site D” Specific Plan - Aerial Photograph) and Figure 1-5 (City of Diamond Bar Property and Los Angeles County Flood Control District Property – Aerial Photograph), the project site constitutes a vacant property traversed by an existing County flood control facility (Brea Canyon Storm Drain Channel). The SR-57 Freeway is located less than one-quarter mile west of the project site.

Within the City, single-family development is the dominant land use. In 1990, prior to the General Plan’s adoption, residential uses comprised 51.7 percent of the City, vacant lands comprised 28.8 percent, and parks, recreational, and other open-space lands comprised only 0.5 percent of the City’s acreage.¹ Since that time, the area developed as residential uses has increased and the area retained as open space has diminished.

As indicated in the City’s Housing Element, single-family homes account for 85 percent of the City’s nearly 18,000 total dwelling units while multi-family units, including condominiums and apartments, accounting for about 13 percent of the housing stock.²

South of the City, in unincorporated County area, Brea Canyon and Tonner Canyon represents large undeveloped areas. A portion of that area includes a County-designated Significant Ecological Area (SEA 15 - Tonner Canyon/Chino Hills). That and other adjoining areas are part of a proposed larger SEA (Puente Hills SEA), encompassing approximately 13,421 acres. About 353 acres of that proposed SEA is located within the City.³ No direct connectivity exists between the project site and either the existing or proposed SEAs. To the north and to the west of the project site, the SR-60 (Pomona) and SR-57 (Orange) Freeways create wildlife mobility barriers to terrestrial species. Possible east-west linkages across the SR-57 Freeway may exist at both the Tonner Canyon and Brea Canyon Road underpasses.

The project site is characterized as a relatively flat plateau with natural and graded slopes facing north and southeast. The property ranges in elevation from approximately 815-feet AMSL along the southeast boundary to about 670-feet AMSL near the western corner of the property. The majority of the site is covered with annual grasses, brush, and small trees. A few areas of dense brush and trees are located in the central and northern portions of the site.

^{1/} City of Diamond Bar (Planning Network), Master Environmental Assessment, July 14, 1992, Table II-E-1.

^{2/} *Op. Cit.*, City of Diamond Bar General Plan, Housing Element, p. 1-3.

^{3/} County of Los Angeles (PCR Services Corporation), Biological Resources Assessment of the Proposed Puente Hills Significant Ecological Area, November 2000, pp. 4-5.

A number of pedestrian trails can be observed on the property. The property is bordered on the north by Diamond Bar Boulevard and on the west by Brea Canyon Road. Single-family homes (fronting along Cold Springs Lane) back onto the eastern property lines. Single-family homes (fronting along Ambushers Street) back onto the southern property lines. Castle Rock Road and Pasado Drive terminate at the site’s southern boundary. Cherrydale Drive and Crooked Creek Road terminate at Diamond Bar Boulevard, across from the project site.

As illustrated in [Figure 1-3](#) (Los Angeles County Assessor’s Parcel Map – Walnut Valley Unified School District Property), Lots 3-12 in Tract No. 32974 (located along Cold Springs Lane) and Lots 5-19 (excluding Lots 10 and 18) in Tract 34160 (located along Ambushers Street), all of which abut the project site between Pasado Drive and Diamond Bar Boulevard, have recorded “Restricted Use” along those rear slope areas coterminous with the District Property. Much of that area is comprised of engineered slopes with drainage facilities constructed as part of the grading of those adjoining residential areas and designed to transmit surface waters away from the slopes. Storm waters transmitted from these facilities discharge onto the project site, draining in a northwesterly direction before discharging into the Brea Canyon Storm Drain Channel.

4.12.1.3 Local Setting

Aesthetic appreciation is determined “by the perceptual and judgmental processes of a human observer in interaction with the relevant features of the landscape; scenic beauty is in part ‘in the eye of the beholder’ but it also depends on the specific features of the landscape being viewed.”⁴ Elements (indicators) within the landscape act as stimuli to which the human observer responds.⁵ As indicated by United States Department of Transportation, aesthetics “is the science of philosophy concerned with the quality of visual experience. We cannot meaningfully assess project impacts on visual experience unless we consider both the stimulus and the response aspects of that experience.”⁶

Several federal agencies have developed approaches to visual assessment, including the United States Department of Agriculture - Forest Service,⁷ United States Department of Transportation - Federal Highway Administration,⁸ and United States Department of the Interior – Bureau of Land Management (BLM).⁹ In terms of documentation and assessment of existing aesthetic conditions, all methods cover similar ground, taking into account the elements of form, line, color, and texture in the landscape setting. For the purpose of this analysis, the BLM’s “visual resource management” (VRM) system has been adapted for use as the primary framework for documenting and assessing the existing aesthetic conditions of the project area.

⁴/ Daniel, T.C., Measuring the Quality of the Natural Environment: A Psychophysical Approach, Journal of American Psychological Association, 1990, Vol. 45(5), p. 634.

⁵/ Indicators constitute those major physical elements that comprise the existing landscape. The identified indicators refer to those different environmental parameters that can be measured or observed and expressed in either quantitative or qualitative terms. Once defined, the project’s impacts can then be expressed by the physical changes to those indicators.

⁶/ United States Department of Transportation, Federal Highway Administration, Visual Impact Assessment for Highway Projects, March 1981, p. 5.

⁷/ United States Department of Agriculture, Forest Service, Landscape Aesthetics: A Handbook for Scenery Management, Agriculture Handbook Number 701, December 1995.

⁸/ United States Department of Transportation Federal Highway Administration, Office of Environmental Policy, Visual Impact Assessment for Highway Projects, Publication No. FHWA-HI-88-054, 1988.

⁹/ United States Department of Interior, Bureau of Land Management, Visual Resource Management Program, 1980; United States Department of Interior, Bureau of Land Management, Visual Resource Inventory, BLM Manual Handbook H-8410-1, January 17, 1986.

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The VRM evaluation is based on an assessment of the existing visual landscape and the potential changes to that landscape resulting from the project’s implementation.

As outlined in BLM’s “Visual Resource Management Program,” the VRM system evaluates the quality of existing scenery, based on seven indicators that are identified in BLM’s rating procedure, including landform, vegetation, water, color, adjacent scenery, scarcity and cultural modifications. Each of these elements relates to a component of the landscape and collectively comprises the visual elements that exist thereupon, such that a physical change in any of those indicators has the potential to alter a viewer’s cognitive impression of the landscape being viewed.

In assessing the existing environmental setting and the subsequent visual changes to that landscape associated with the project’s implementation, the VRM program’s indicators can be qualitatively evaluated and the resulting changes to those indicators used as a means of assessing the proposed changes to the physical environments. Each of those seven indicators and their corresponding BLM-assigned ratings are presented in [Table 4.12-1](#) (Scenic Quality Inventory/Evaluation Rating Criteria). The scores that are derived from the values assigned are totaled to yield a categorization of the viewed landscape under one of the three following “scenic quality classes”: (1) Class A (19-33 points) - combines the most outstanding characteristics of each rating factor; (2) Class B (12-18 points) - represents a mix of some outstanding and some common features; and (3) Class C (1-11 points) - represents features common to the area.

The BLM landscape rating procedure yields advantages to environmental decision makers by allowing a comparison between different landscapes. Through this comparison, differences between natural and built landscapes can be identified and considered. While yielding a numeric value assigned to the scenic quality of the pre- and post-project visual landscape, the BLM program does not provide a formal mechanism to assess the significance of any numerical differences. Based on the nature of the proposed project and its urban in-fill location, viewing distances and individual sensitivities to alterations in the existing landscape have not been addressed as part of this analysis.

As a means of conveying information concerning the existing visual quality and characteristics of the project site, presented in [Figure 4.12-1](#) (Photographs Depicting Views of the Existing Project Site) are a number of photographs illustrating the project site and adjoining areas. As indicated therein, the project site is visible from the SR-57 Freeway northbound lanes near the Diamond Bar Boulevard ramp. The time period during which the site can be viewed is dependent upon freeway speeds but would not be expected to span more than a few seconds if traveling at the posted speed limit (see [Figure 4.12-1\[A\]](#)). Dense vegetation and freeway walls otherwise block views from the freeway of the project site. Upward sloping hillsides, generally offering only foreground and middleground views of the site, are located on the eastern portion of the property, abutting those single-family residences fronting along Posada Drive west to Brea Canyon Road (see [Figure 4.12-1\[B\]](#) and [Figure 4.12-1\[C\]](#)), along Brea Canyon Road, and along Diamond Bar Boulevard (see [Figure 4.12-1\[D\]](#)).

To the southeast and east along Ambushers Street and Cold Springs Lane, the adjacent homes overlook the project site. Existing dense stands of trees block or partially block the views of the subject property those residents have from their rear yards (see [Figure 4.12-1\[E\]](#) and [Figure 4.12-1\[F\]](#)). Illustrative photographs were taken from the backyard at the bluff’s edge. The trees

located in the foregrounds are not located on the project site and would not be removed.¹⁰ From the insides of these homes, views of the project site are not available or limited, as the extension of the backyards block direct lines of sight to the project site.

Table 4.12-1
SCENIC QUALITY INVENTORY/EVALUATION RATING CRITERIA

Feature	Inventory/Evaluation Rating Criteria		
Landform	5. High vertical relief (e.g., prominent cliffs, spires or massive rock outcrops) or severe surface variation or highly eroded formations including major badlands or dune systems, or detailed features, dominant and exceptionally striking and intriguing.	3. Steep canyons, mesas, buttes, cinder cones and drumlins; or interesting erosional patterns or variety in size and shape of land forms, or detail features present and interesting though not dominant or exceptional.	1. Low rolling hills, foothills or flat valley bottoms. Interesting, detailed landscape features few or lacking.
Vegetation	5. A variety of vegetative types in interesting forms, textures, and patterns.	3. Some variety of vegetation, but only one or two types.	1. Little or no variety or contrast in vegetation.
Water	5. Clear and clean appearing, still, or cascading white water, any of which are a dominant factor in the landscape.	3. Flowing or still, but not dominant in the landscape.	0. Absent or not noticeable.
Color	5. Rich color combinations, variety or vivid color; or pleasing contrasts in the soil, rock, vegetation, water or snow fields.	3. Some intensity or variety in colors and contrasts of the soil, rock and vegetation, but not a dominant scenic element.	1. Subtle color variations, contrast or interest, generally muted tones.
Adjacent Scenery	5. Adjacent scenery greatly enhances visual quality.	3. Adjacent scenery moderately enhances overall visual quality.	0. Adjacent scenery has little or no influence on overall visual quality.
Scarcity	6. One of a kind; or unusually memorable. Chance for exceptional wildlife or wildflower viewing.	2. Distinctive, though somewhat similar to others within the region.	1. Interesting within its setting, but fairly common within the region.
Cultural Modifications	2. Free from aesthetically undesirable or discordant sights and influences or modifications add favorably to visual variety.	0. Scenic quality is somewhat depreciated by inharmonious intrusions, but not so extensively that they are entirely negated; or modifications add little or no visual variety to the area.	-4. Modifications are so extensive that scenic qualities are mostly nullified or substantially reduced.

Source: Bureau of Land Management, Visual Resource Management Program, 1980; Bureau of Land Management, Visual Resource Inventory, BLM Manual Handbook H-8410 -1, January 17, 1986.

With regards to their presence on the project site, each of the seven visual quality indicators identified in the VRM system are individually described below.

- Landform. Topographically, the project site is characterized as a relatively flat plateau with natural and graded slopes generally facing north and southeast. The site is bounded by Brea Canyon Road and Diamond Bar Boulevard along the north and west and residential developments in the south and east.

^{10/} It is noted, that there are some residences approximately 2,400 feet west of the SR-57 Freeway along Ridge Point Drive and Oak Crest Drive that have middleground views of the project site. Their views include the SR-57 Freeway, the site and the greater surrounding area. As the project site is a minor component of those viewsheds, the primary focus of this analysis is with regards to those properties immediately adjacent to the project site.



Figure 4.12-1(A)
**PROJECT SITE VIEWED
FROM THE SR-57 FREEWAY
NORTHBOUND LANES NEAR
DIAMOND BAR
BOULEVARD RAMP**



Figure 4.12-19(B)
**PROJECT SITE VIEWED
FROM NORTH END
OF CASTLE ROCK ROAD**



Figure 4.12-1(C)
**ON SITE VIEW LOOKING
NORTHWARD FROM TERMINUS
OF POSADA DRIVE**

Figure 4.12-1 (1 of 2)
**PHOTOGRAPHS
DEPICTING VIEWS
OF THE EXISTING
PROJECT SITE**
Source: Environmental
Impact Sciences



Figure 4.12-1(D)
**PROJECT SITE VIEWED FROM
DIAMOND BAR BOULEVARD
NORTHBOUND**

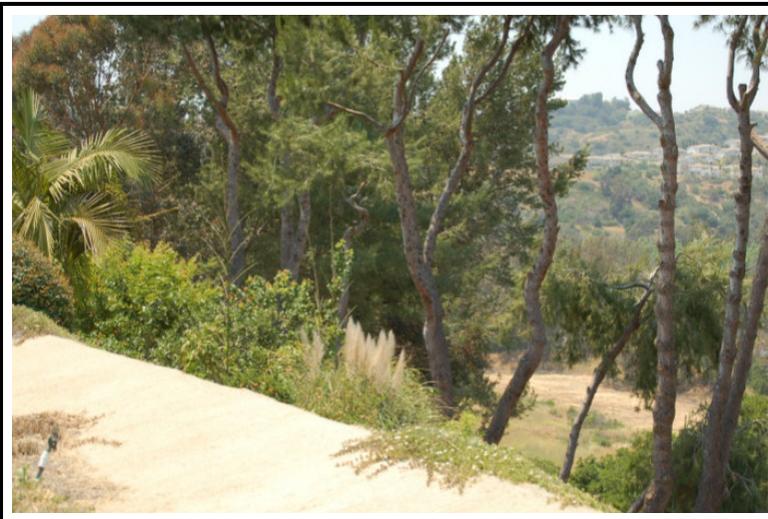


Figure 4.12-1(E)
**PROJECT SITE VIEWED FROM
REAR YARD OF RESIDENTS
NEAR AMBUSHERS STREET
AND COLD SPRINGS LANE**

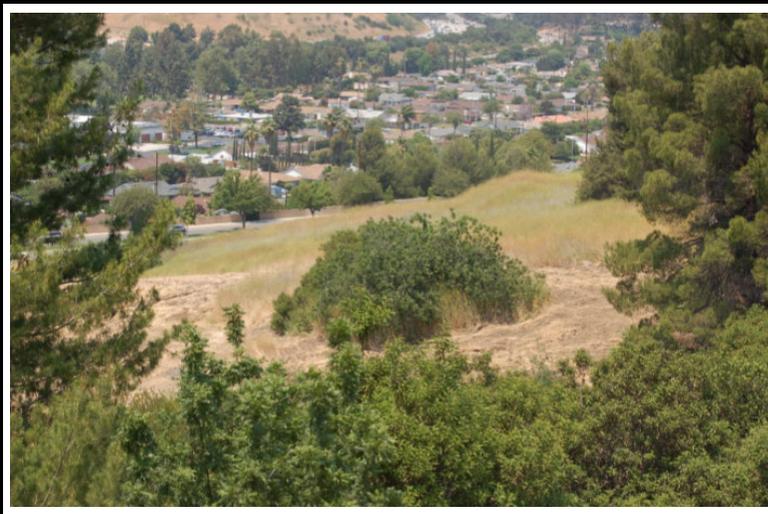


Figure 4.12-1(F)
**PROJECT SITE VIEWED FROM
REAR YARD OF RESIDENTS
NEAR AMBUSHERS STREET
AND COLD SPRINGS LANE**

Figure 4.12-1 (2 of 2)
**PHOTOGRAPHS
DEPICTING VIEWS
OF THE EXISTING
PROJECT SITE**

Source: Environmental
Impact Sciences

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Pasado Drive, located near the the southwest corner of the property, provides a point of entry to the site. Elevations range from about 670-feet AMSL in the west to about 815-feet AMSL in the southeast corner. The majority of the site is covered with annual grasses, brush, and small trees. A few areas of dense brush and trees are located in the southern and eastern portions of the property.

To the south and east, engineered slopes between Pasado Drive and Diamond Bar Boulevard contain drainage facilities constructed as part of the grading of those adjoining residential areas. Storm waters transmitted from these facilities discharge onto the project site and drains in a northwesterly direction before discharging into the Brea Canyon Storm Drain Channel.

- Vegetation. A total of eight plant communities have been identified and categorized on the project site. Many of those communities (totaling approximately 24.9 acres (of the 30.4-acre project site) are, however, non-native, are associated with either disturbed or developed areas, and possess diminished habitat value. Native vegetation communities on the project site include mule fat scrub, ruderal goldenbrush scrub, southern willow scrub, and California walnut woodland.

Southern willow scrub is considered high-priority for inventory under the CNDDDB because it is experiencing decline throughout its range. Based on the biological resources analysis, the loss of 0.3 acre of southern willow scrub constitutes a less-than-significant impact.

A total of 75 individual southern California black walnut trees on the project site meet the size requirements of the City’s tree preservation and protection ordinance. With limited distribution of California walnut woodland, the loss of 2.1 acres of habitat supporting California walnut woodland is considered potentially significant. In accordance with the City’s tree preservation and protection ordinance, impacts to protected trees shall be mitigated and replaced at a minimum ratio of 3:1 for residential parcels, commercial, and industrial properties greater than 20,000 square feet. The majority of the trees are clustered near the south/southeast portion of the site. These clusters are located behind the residential tracts along Cold Springs Lane and along Ambushers Street which abut the project site between Pasado Drive and Diamond Bar Boulevard. Although the extent of those resources may be less than those that once existed on the property, the site’s protected trees create a distinct visual character.

- Water. Within the clusters of the woodland trees, the project site contains three jurisdictional intermittent and ephemeral drainages (i.e., episodically dries) in nature and do not exhibit water year round. Other than to the extent that surface waters support existing vegetation, water is not a component of the site’s visual character. These drainages total approximately 2,125 linear feet and support approximately 0.20 acre of ACOE/RWQCB jurisdictional “waters of the United States/waters of the State,” of which 0.01 acre is wetlands and approximately 4.10 acres are CDFG jurisdictional streambed and associated riparian habitat. Impacts to jurisdictional features will be subject to the regulations set forth by those agencies and include mitigation or other conditions for the identified impacts to jurisdictional waters. Generally, mitigation can typically occur on the project site and/or at off-site locations, such as an ACOE-approved mitigation bank, through the preservation, restoration, enhancement, or creation of compensating jurisdictional waters.

- **Color.** The presence of both vegetated and disturbed areas creates readily apparent color and textural contrasts common to southern California. The primarily disturbed site ranges in color from shades of brown during dry periods with greens following winter rains. The trees serve as the dominant vegetative element which remains green year-round and serves to emphasize the presence of and bring attention to those portions of the site that have retained their nature condition.

- **Adjacent scenery.** The site is completely surrounded by urban development. Residential development exists north of Diamond Bar Boulevard. Diamond Bar Boulevard visually separates the project site from those existing residences. Similarly, commercial development exists west of Brea Canyon Road. Brea Canyon Road visually separates the project site from those non-residential uses. To the east and south, existing residential development, located along Cold Springs Lane and along Ambushers Street, abut the project site.

- **Scarcity.** While open-space areas within the region continue to diminish as those areas becoming increasingly urbanized, open space, in and of itself, is not likely to become scarce. Due to the limited distribution of California walnut woodland in southern California, however, the loss of 2.1 acres of habitat supporting 75 California walnut woodland trees is considered potentially significant because of the regional scarcity of that plant community.

- **Cultural modifications.** Cultural modifications are elements of the built (introduced) environment that have produced a physical change to the character of the natural environment. A number of engineered slopes are evident on the project site. To the south and east, the project site has been physically altered as a result of the engineered slopes between Pasado Drive and Diamond Bar Boulevard. Those slopes have drainage facilities constructed as part of the grading for the adjoining residential areas. Additionally, the Brea Canyon Channel is a dominant visual element traversing the northwestern portion of the property. Only a portion of the project site lacks evidence of cultural modifications.

As indicated in [Table 4.12-2](#) (Pre-Project and Post-Project Scenic Quality Inventory/Evaluation Rating), the existing project site receives a score of 7, resulting in a categorization of the site's existing visual resources as Class C. This rating is intended to apply to the project site as a whole. If smaller components of the project site were examined in isolation, a higher (greater visual quality) or lower (lesser visual quality) rating might be applied to those subareas.

4.12.2 Threshold of Significance Criteria

Presented herein is the threshold of significance criteria identified by the Lead Agency relative to this topical issue. In accordance therewith, the proposed project would normally be deemed to produce a significant aesthetic impact if the project or if project-related activities were to:

- ◆ Have a substantial¹¹ adverse effect on a scenic resource.
- ◆ Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.

^{11/} Certain terms, such as “substantial,” are neither defined in CEQA nor in the State CEQA Guidelines and require a local determination whether a proposed action would meet or exceed the stated standard.

Table 4.12-2
**PRE-PROJECT AND POST-PROJECT SCENIC QUALITY
 INVENTORY/EVALUATION RATING**

Landscape Feature	Visual Resource Rating		Change
	Natural Environment (Pre-Project)	Built Environment (Post-Project)	
Landform	1	1	-
Vegetation	3	2	-1
Water	0	0	-
Color	2	2	-
Adjacent Scenery	0	0	-
Scarcity	3	1	-2
Cultural Modifications	-2	-4	-2
Score	7	2	-5
Class Rating	C	C	No Change

Source: Environmental Impact Sciences

- ◆ Substantially degrade the existing visual character or quality of the site and its surroundings.
- ◆ Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.¹²

For the purpose of impact analysis, a substantial adverse or beneficial effect on a scenic resource is defined, in part, as a change in the site’s existing scenic quality class, as determined through the interpretation and application of BLM’s VRM system, considering, in total, each of the incremental changes to the seven identified indicators.

The Lead Agency has not identified other applicable or potentially applicable standards that can appropriately be extracted from other related policy or other environmental documents and used as the basis for assessing the potential significance of project-related and cumulative aesthetic impacts.

4.12.3 Impact Analysis

4.12.3.1 Construction Impacts

Aesthetic Impact 12-1. *Excluding those areas that will be retained as open space, the project site will take on a distinctively urban physiographic character as existing vegetation is removed, construction equipment introduced onto the site, hillside areas recontoured, new uses are introduced, and other physical modifications occur.*

Level of Significance before Mitigation. *Less-than-significant impact.*

The proposed development will consist of three mass-graded “super pads” for commercial and residential uses, connected by an internal roadway system. The commercial pad is located in the west portion of the project site, adjacent to both Brea Canyon Road and Diamond Bar

^{12/} *Op. Cit.*, State CEQA Guidelines, Appendix G, Section I (Aesthetics).

Boulevard, with site direct access provided from Brea Canyon Road and shared access provided from Diamond Bar Boulevard. Other commercial uses already exist along Brea Canyon Road and Diamond Bar Boulevard. The two residential pads are located in the east and southeast portions of the project site, generally down-slope from existing residential developments located to the south and east of the project site. Shared access to the residential pads will be provided from Diamond Bar Boulevard. Emergency access to the southeastern residential pad will be provided to and from Posada Drive.

Although construction is short-term in duration, it serves as precursors to the long-term visual changes that will occur as a result of those activities. During development, construction activities may appear disharmonious with the current perception of the existing property as an open-space area. At the end of the construction term, the site will take on a distinctively urban character and shall generally be perceived as an urban use. That character is familiar to all southern Californians. Because the project constitutes an “in-fill” development and is currently surrounded on all sides by existing improvements, the site’s conversion from an undeveloped to a developed area will not appear disharmonious but, following that transformation, will become part of the unified and integrated urban fabric (defined as the physical form comprising the community).

Presented in Table 4.12-2 (Pre-Project and Post-Project Scenic Quality Inventory/Evaluation Rating) is a comparative assessment of the post-project environment relative to each of the selected indicators. As indicated therein, changes to the following three landscape features are noted: vegetation, scarcity, and cultural modifications. Since each of the indicators ultimately interrelate to create the site’s overall visual character, significance may be best determined not by an isolated change to any individual scenic element but in the total score assigned to all physical changes and the site’s corresponding scenic class rating.

During construction, the project’s “score” will change from a Class C (7 points) to a Class C (2 points) rating. Although the total assigned score may be reduced, both the pre-project and post-project class rating remain at Class C. The resulting construction-term impacts upon the site’s existing scenic resources would, therefore, be considered adverse but would not be deemed to constitute a significant visual resource impact.

Some of the residential properties along Ambushers Street and Cold Springs Lane overlook the site and are provided a foreground view of the property. Additionally, more distant residences west of the SR-57 Freeway, located along Ridge Point Drive and Oak Crest Drive, have middle-ground views of the project site. Because they are generally absent from the existing landscape, if viewed in isolation, the construction of a “big box” commercial structure could be perceived from select vantage points as being “out-of-character” with the existing landscape.

The BLM VRM system first disassembles the viewed landscape into separate indicators and then reassembles those elements to create a means of defining and categorizing the perceived environment. As such, introduced elements (cultural modifications) can each be separately examined but must then be assembled to become the collective urban form that those individual features create. When examined in the context of the larger totality, based on the presence of the SR-57 Freeway, dominant urban forms already exist in the general project area. In terms of overall massing, freeways are dominant elements which contrast visually with the scale most familiar to single-family residential observers. Similarly, numerous non-residential buildings exist in the general project area. Each of these is larger in scale than single-family residences, introducing design elements (e.g., height and massing) which differ from and contrast with a low-density residential environment. Collectively, these cultural modifications introduce some

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level of heterogeneity into the perceived landscape and give the existing landscape its overall visual character.

Residential and commercial development activities conducted on the project site remain subject to the City’s subdivision review (Section 22.08.040, Municipal Code), plot plan review (Section 22.47.020, Municipal Code), and development review (Section 22.48.020, Municipal Code). Through those processes, the City seeks to ensure that development plans are consistent with land-use authority and compatible with other proximal land uses.

In addition, Section 22.16.070 (Open Space for Commercial Projects) of the Municipal Code provides requirements and incentives for the provision of pedestrian-oriented open spaces and amenities for newly developed or redeveloped commercial centers throughout the City. The ordinance’s intent is to make the pedestrian environment more pleasant through the provision of community open spaces, plazas, courtyards, outdoor dining and seating areas, and associated amenities, including public art where appropriate.

Based on the CEQA threshold significance criteria, the project changes would neither have an adverse effect on an existing scenic resource nor substantially degrade the existing visual character or quality of the site and its surroundings. Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no mitigation measures or conditions of approval are recommended or required.

Aesthetic Impact 12-2. *The project’s implementation will alter the site’s existing topography and necessitate the construction of numerous retaining walls.*

Level of Significance before Mitigation. *Less-than-significant impact.*

Portions to the south and east of the site (between Pasado Drive and Diamond Bar Boulevard) contain engineered slopes which have drainage facilities constructed as part of the grading of those adjoining residential areas and which were designed to transmit surface waters away from those engineered slopes. Storm waters transmitted from these facilities discharge onto the project site, draining in a northwesterly direction, before discharging into the Brea Canyon Storm Drain Channel.

The proposed development will consist of three mass-graded “super pads,” including one proposed commercial pad (with an area of about 10.09 acres) and two proposed residential pads (ranging in area from about 4.02 to 6.05 acres). The pads will be developed by balanced cut and fill grading. Cuts will range from less than five feet to about 40 feet high. Fill slopes will range in height from a few feet to approximately 60 feet down-slope from the upper residential pad to Diamond Bar Boulevard. All fill slopes are planned for gradients of 2:1 (H:V) or shallower. Those activities will produce a physical change to the site’s existing topography. The elevation of certain on-site areas could change by more than 40 feet. The proposed recontouring of the site is required in order to balance cut and fill quantities and to create functional building pads and an internal street system.

City policies encourage the use of contour grading and landform grading techniques in order to create more naturalized engineered slope areas.¹³ Proposed grading activities seek to apply

^{13/} As described in Section 21.40.020(g) of the Municipal Code, “(a) Contour-graded slopes are basically similar to conventionally graded slopes except that in plan the slopes are curvilinear rather than linear, the gradients are unvarying and profiles are planar, transition zones and slope intersections have generally some rounding applied. Resultant pad configurations are mildly curvilinear. (b) Slope drainage devices are usually constructed in a geometric

these contour grading principals to the proposed engineered slope areas, creating, where practical, curvilinear features that produce a visual transition between engineered and natural open space areas.

Variable height Loffel (Loffelstein) retaining walls,¹⁴ ranging from several feet to about 23 feet high, are proposed near the mid-slope of the 2:1 fill slopes between each of the super pads. Although the proposed retaining walls exceeds the height limitations specified in Sections 22.20.040, 22.22.080(b)-(c), and 22.52.020 of the Municipal Code, the proposed walls would be authorized under the provisions of the proposed specific plan.

Large retaining walls, absent integrated landscaping and irrigation, can become dominant visual elements that produce a sharp contrast between retained natural features and introduced cultural modifications. All walls over eight feet in height are identified as “plantable cribwalls.”¹⁵ Cribwalls, unlike other forms of retaining walls, are designed to incorporate landscaping as an integral design element. Cribwalls are filled with suitable backfill and live vegetation planted in individual cells. Plant material is generally selected to fill each cell area so as to function both as a retaining wall and a landscape element. However, if the landscaping is not established and maintained, the materials uses to construct the retaining wall will be exposed and the desired visual effect would not be achieved.

Based on the CEQA threshold significance criteria, the project changes would neither have an adverse effect on an existing scenic resource nor substantially degrade the existing visual character or quality of the site and its surroundings. Although no significant impact has been identified, a project condition (Condition of Approval 12-1) has been formulated to ensure that the project’s retaining walls and landscape plans are fully integrated. Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no further mitigation is recommended or required.

4.12.3.2 Operational Impacts

Aesthetic Impact 12-3. *The introduction of new residential and commercial uses will add new sources of artificial lighting to the project site and could result in light trespass extending beyond the project boundaries.*

Level of Significance before Mitigation. *Potentially significant unless mitigation incorporated.*

configuration and in an exposed position on the slope face. (c) Landscaping is applied in random or geometric patterns.” As further described therein, “(a) Landform grading replicates the irregular shapes of natural slopes resulting in aesthetically pleasing elevations and profiles. Landform-graded slopes are characterized by continuous series of concave and convex forms interspersed with mounds that blend into the profiles, not linear in plan view, and varying slope gradients, and significant transition zones between man-made and natural slopes. Resultant pad configurations are irregular. (b) Slope down-drain devices either follow the natural line of the slopes or are tucked away in special swale and berm combinations in order to conceal the drains from view. Exposed segments in high visibility areas are treated with natural rock. (c) Landscaping becomes a ‘revegetation’ process and is applied in patterns that occur in nature: Trees and shrubs are concentrated largely in concave areas, while convex portions are planted mainly with groundcovers.”

^{14/} The Loffelstein wall system utilizes concrete block for construction of gravity retaining walls. The wall system is assembled in running bond without mortar, grout, or reinforcement. The block is trough-shaped. The wall may be assembled in a closed (solid) configuration or open arrangement which permits planting in the 10-inch wide gap between units. As conditioned, the Loffelstein retaining wall system complies with the 1997 UBC (Source: ICC Evaluation Service, ES Legacy Report ER-4610, Loffelstein Retaining Wall System, reissued December 1, 2006).

^{15/} Cribwalls are prefabricated modular walls that consist of stacked interlocking concrete cells that form a retaining wall. Cribwalls can be sloped up to 1/4:1.

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Presently, no artificial sources of light exist on the project site. Upon implementation, however, street and parking area lighting vehicle headlights, and security and accent lights will be introduced onto the project site. With the introduction of new lighting sources, the visual character of the project site will change from that of a “dark” site to an area more characteristic of an urban setting.

The Illuminating Engineering Society of North America (IESNA) defines light as “visually evaluated radiant energy” or, more simply, a form of energy that permits us to see. Light travels in the form of a wave, has frequency and wave length, and is comprised of photons. When a light wave comes in contact with an object, the wave is reflected, absorbed, or transmitted, as determined by the object that the wave hits. This gives the object the color that is observed. Colors are different types of light recognized by their own individual wavelengths. White (sun) light contains all the possible color variations; however, the human eye can only respond to certain colors and wavelengths. Not everyone, therefore, sees the same colors or the same shades of a color in quite the same way.

All new urban light sources contribute incrementally to “light pollution.” From an astronomical observation perspective, urban light sources reduce the ability of ground-based astronomers to observe the stars and other heavenly bodies. The introduction of new project-related light sources will further add to those “sky-glow” effects.

Spill light (light trespass) is defined as the light shining beyond the area to be illuminated, caused either by the uncontrolled direct component of luminaires or from light reflected from the task being illuminated. The California Energy Commission (CEC) defines “light trespass” as “unwanted light from a neighboring property. Any source of light can create trespass, but complaints are related mostly to sports lighting, billboards, and street lighting. Light trespass is annoying, but it can also become a nuisance or even a serious health and safety risk if it adversely affects visibility for other tasks. Light trespass may also be a source of glare, including disabling, discomfort, veiling luminance, and annoyance glare that can also be serious public health and safety risk.”¹⁶

As defined by the IESNA and the International Darksky Association (IDA), a widely used light trespass standard specifies that an appropriate standard is to “[l]imit the exterior lighting originating on a property to a maximum of 0.5 horizontal foot candles (HFC) at a distance of 25 feet beyond the property lines.”¹⁷

The introduction of new light sources will result in an increase to ambient nighttime illumination levels. Nighttime spillover of light onto adjacent properties has the potential to interfere with certain functions, including vision, sleep, privacy, and general enjoyment of nighttime condition. The significance of the impact depends on the type of use affected, the proximity of the affected use and offending light source, the intensity of the light source, and the existing ambient light environment. Uses considered sensitive to nighttime light intrusion include, but are not necessarily limited to, residential uses, institutional uses, and retained open-space areas.

Street, residential, accent, and security lighting are all commonly found in the general project area and are generally not of sufficient intensity to adversely impact off-site areas. Similarly, automobile headlights are common light sources and presently exist within the general project

^{16/} California Energy Commission, California Outdoor Lighting Standards Synopsis, February 1, 2002, p. 1.

^{17/} Kosiorek, Andrew S., International Dark-Sky Association, Information Sheet 76, Exterior Lighting: Glare and Light Trespass, July 1996, p. 2.

area. Project-related traffic will be confined to designated roadways and parking areas. As currently proposed, vehicles would access the project site via either a shared access road extending from the intersection of Cherrydale Drive and Diamond Bar Boulevard or from a secondary driveway accessing the commercial area from Brea Canyon Road.

With the introduction of new vehicular travel ways on the project site, automobile headlights will not be confined to off-site areas and oriented along existing rights-of-way. The headlights of automobiles (including trucks) entering the site from Diamond Bar Boulevard have, upon implementation, the potential to extend southward across the site and strike adjoining residential areas (along Ambushers Street in the vicinity of Pasado Drive) located to the south of the project site. Similarly, the headlights of automobiles (including trucks) entering the site from Brea Canyon Road have the potential to extend eastward across the site and strike adjoining residential areas (along Cold Springs Lane) located to the east of the project site. Some existing homes may experience an increase in headlight-generated light intrusion. Similarly, because of the grade differential between the post-graded project site and those residential areas that back onto the property, pole-mounted and wall-mounted lighting (such as might exist in parking areas) may place luminaires at heights were those lights would be clearly visible to off-site viewers.

The proposed residential areas may include outdoor recreational facilities which are illuminated. At this time, the specific configuration of on-site land uses and the locations and types of any on-site recreational amenities have not been established.

In the absence of final plans for site development, the project has the potential to introduce new source of substantial light and glare that could adversely impact off-site areas. Section 22.16.050 of the Municipal Code applies to outdoor lighting for exterior fixtures, intensity, security lighting, shielding, and recreational sporting areas. In addition, a mitigation measure (Mitigation Measure 12-1) has been formulated to ensure that lighting levels do not adversely impact abutting sensitive receptors and/or motorists traveling along adjoining roadways. Implementation of that measure will reduce project-related and cumulative visual quality impact to a less-than-significant level.

4.12.3.3 Cumulative Impacts

Aesthetic Impact 12-4. *Much of the San Gabriel Valley is already highly urbanized and the area’s remaining open-space areas take on greater visual significance as a respite to the dominance of urban development.*

Level of Significance before Mitigation. *Less-than-significant impact.*

Implementation of the proposed project and those reasonably foreseeable future projects listed in Table 3-3 (Related Projects Summary) will contribute incrementally to the continuing urbanization of the region. Since cumulative impacts must be examined in a broader context than otherwise available at a site-specific level, the visual impacts of those reasonably foreseeable probable future projects must be viewed in that same regional context. As a result, the diminution in the regional inventory of available vacant and natural lands constitutes the continuation of historic development patterns and not a substantial departure from those trends.

The City and other municipalities located within the County formulate long-range planning documents with the intent of directing development and redevelopment activities to those areas

most conducive to growth, based on a variety of planning considerations. Separate formal planning and environmental review processes exist when a development proposal seeks to modify those adopted long-range plans.

No development is authorized to occur in the absence of compliance with adopted agency plans and policies and in the absence of appropriate environmental review. Compliance with and conformity to adopted plans and policies helps to mitigate the potential cumulative impacts produced by the visual changes to existing landscapes associated with future development and redevelopment activities. As a result, while the further intensification of the region may constitute an adverse impact, the incremental and inevitable changes resulting from those activities would not be deemed a significant, cumulative impact on the region’s existing visual resources.

The project includes project conditions and mitigation designed to reduce project-specific aesthetic impacts to less than significant. As such, the proposed project would not cumulatively contribute to any visual impacts. As such, the identified impact would be less than significant and no further mitigation is recommended or required.

4.12.4 Project Conditions and Mitigation Measures

Project Conditions

- **Project Condition 12-1.** The specific plan shall include design details, acceptable to both the City Engineer and to the Community Development Director, for all proposed retaining walls. Retaining wall plans shall include landscape and irrigation details sufficient to ensure that each of those elements are, as appropriate, integrated into wall design and that the interrelationship between those elements are considered from structural integrity and aesthetic viewpoints.

Mitigation Measure

- **Mitigation Measure 12-1.** Pole-mounted or wall-mounted luminaires installed for the purpose of illuminating commercial areas, parking lots, roadways, and driveways shall conform to appropriate lighting standards and demonstrate that light trespass not exceed 0.5 horizontal foot candle, as measured at the project boundaries abutting any existing residential use. These standards shall not be applied to any adjoining public streets or other non-light-sensitive land uses.

4.12.5 Significant Unavoidable Adverse Effects

As mitigated, the approval, construction, occupancy, use, and habitation of the proposed project will not result in any significant unavoidable adverse project-related or cumulative visual resource impacts.

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4.13 GROWTH INDUCEMENT

4.13.1 Environmental Setting

4.13.1.1 Regulatory Setting

Section 15126(d) of the State CEQA Guidelines requires a discussion of a project’s potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. Growth inducement is any growth that exceeds planned growth of an area and results in new development that would not have taken place without the implementation of the project. Infrastructure is typically identified as growth inducing if it removes an obstacle to growth. A project may also be growth inducing if it fosters population growth or overburdens services or facilities. According to CEQA, growth inducement is not considered necessarily detrimental or beneficial. Growth inducement is considered a significant impact only if it directly or indirectly¹ affects the ability of agencies to provide needed public services or if it can be demonstrated that the potential growth could significantly affect the environment.

As specified in Section 65580 of the CGC: “the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. . . Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other governments and the state in addressing regional housing needs.”

As indicated in SB 1227 (Burton), approved by the Governor on April 22, 2002, about 220,000 housing units need to be produced in California each year in order to meet housing demand; however, only four times in the last twenty years has that production target been reached. SB 1227 further notes that while the national homeownership rate has reached a record high, the rate in California is ten percent below the national average and ranks 48th in the nation.

City of Diamond Bar General Plan

The City’s General Plan contains numerous policies that may, either directly or indirectly, be applicable to growth. Those policies include, but are not necessarily limited to, the following:

- Establish a land use classification system to guide the public and private use of land within the City and its Sphere of Influence (Objective 1.1, Land Use Element).

^{1/} A project can have direct and/or indirect growth-inducement potential. Direct growth inducement would result if a project, for example, were to involve the construction of new housing. A project would have indirect growth inducement potential if it established substantial new permanent employment opportunities or if it would involve a construction effort with substantial short-term employment opportunities that would indirectly stimulate the need for additional housing and services to support the new employment demand.

- Encourage the innovative use of land resources and development of a variety of housing and other development types, provide a means to coordinate the public and private provision of services and facilities, and address the unique needs of certain lands by recognizing Specific Plan (SP) overlay designations: (a) for large scale development areas in which residential, commercial, recreational, public facilities, and other land uses may be permitted; and (b) large acreage property(ies) in excess of ten acres that are proposed to be annexed into the City (Strategy 1.1.9, Land Use Element).
- Ensure that future development occurs only when consistent with the availability and adequacy of public services and facilities (Objective 2.3, Land Use Element).
- Provide adequate sites through appropriate land use and zoning designations to accommodate future housing growth (Goal 3, Housing Element).
- Mitigate potential governmental constraints which may hinder or discourage housing development in Diamond Bar (Goal 4, Housing Element).
- Promote the expeditious processing and approval of residential projects that meet General Plan policies and City regulatory requirements (Policy 4.2, Housing Element).

4.13.1.2 Regional Setting

Numerous State, regional, and local documents have been adopted which demonstrate that areawide and localized growth can be reasonably predicted independent of any actions by the City with regards to the proposed project. A number of those documents are identified below.

Statewide Housing Plan

Section 50450 of the H&SC requires the development of a “California Statewide Housing Plan” (CSHP) to be developed in cooperation with the private housing industry as well as regional and local housing and planning agencies and other agencies. As indicated in the current CSHP: “Few issues facing California are as important as the State being able to meet its future housing needs. Between 1997 and 2020, California will likely add more than 12.5 million new residents and should form approximately 5 million new households. Almost all of this growth will occur in metropolitan areas. To meet the housing needs of California's growing population, homebuilders and developers will have to build an average of 220,000 housing units each year between now and 2020. Achieving this level of production will be difficult.”²

With regards to the State’s projected population growth, the California Department of Housing and Community Development (HCD) notes: “Barring a major disaster or depression, California's population will grow from its current size of just under 34 million to 40 million by 2010, and to 45.5 million by 2020. While these are smaller growth increments than had previously been forecast, they represent a huge and ultimately transforming increase in the [S]tate's population.”³ In order to address these concerns: “California will need an unprecedented amount of new housing construction - more than 200,000 units per year through 2020 - if it is to accommodate projected population and household growth and still be reasonably affordable. California will need more suburban housing, more infill housing, more ownership housing, more rental housing, more affordable housing, more senior housing, and more family housing. California will also need more diverse housing, and more diverse neighborhoods. California's high land and construction costs, coupled with the cumbersome and open-ended nature of the

^{2/} *Op. Cit.*, Raising the Roof: California Housing Development Projections and Constraints, 1997-2020, May 2000, Chapter 1 (Summary).

^{3/} *Ibid.*, Chapter 7 (Conclusions and Policy Challenges).

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local entitlements process, have served to discourage innovative land planning, site design, and building design.”⁴

It is State’s conclusion that “[s]hould annual rates of housing production during the next twelve years mirror those of the last twelve, the future of housing in California will be one of extreme shortages. Among the state’s major metropolitan regions, the six-county Greater Los Angeles Metropolitan Region would suffer an average yearly production deficit of 48,400 housing units.”⁵

Regional Comprehensive Plan and Guide

SCAG’s “Regional Comprehensive Plan and Guide” (1996 RCPG) serves “as a framework for decision making with respect to the growth and changes that can be anticipated during the next 20 years and beyond.”⁶ The 1996 RCPG “represents an important step forward in defining a regional identity. It has an identity which has growth acceptance”⁷ as its foundation. SCAG notes that “[t]he distribution of population, housing, and employment to subregions and cities constitute a forecast that public entities are currently anticipating, and do not imply a regional growth distribution policy intervention. The forecasts are a trend base case forecast used for analytical and modeling purposes, and form the basis of the development of SCAG’s functional plans.”⁸ As further indicated therein, “SCAG will not and should not infringe on the land use planning prerogatives of local government. However, there is a need to encourage and promote the coordination and integration of local general plans, subregional plans, and regional plans.”⁹

Referencing the 1996 RCPG, “[t]he region is faced with the monumental task of dealing with the consequences of rapid growth in an era of dwindling physical, natural, and economic resources. Changes and evolution will come at a price, and unless their consequences are foreseen and dealt with, the cost of growth could be too high for this region to absorb. Growth at any cost can result in a lower quality of life for all. Managed growth, on the other hand, could be an energizing force by providing an environment that attracts business and capital investment to the region, opens opportunities for jobs, housing and education, helps attain mobility and air quality goals, and maintain quality of life.”¹⁰

As indicated in the 1996 RCPG, growth management “does not mean curtailing growth through population, economic, or land use policies.”¹¹ The RCPG acknowledges that regionwide growth is both inevitable and desirable. By 2010, the region’s population will increase to 20.5 million and, by 2015, 22 million people will reside in southern California. To accommodate that projected growth, “[a]bout two million more [housing] units than exist today will be needed during the next 20 years.”¹²

In January 2008, SCAG released the “Draft 2008 Regional Comprehensive Plan: Helping Communities Achieve a Sustainable Future” (Draft 2008 RCP). As indicated therein, it is

⁴/ *Ibid.*, Chapter 1 (Summary).

⁵/ *Ibid.*

⁶/ Southern California Association of Governments, Regional Comprehensive Plan and Guide, June 1994, revised March 1999, p. 2.

⁷/ *Ibid.*, p. 1.

⁸/ *Ibid.*, p. 3-5.

⁹/ *Ibid.*, p. 3.

¹⁰/ *Ibid.*, p. 3-2.

¹¹/ *Ibid.*, p. 3-1.

¹²/ *Ibid.*, p. 6-7.

SCAG’s policy to promote the development of “specific plans, zoning overlays and other tools to stimulate desired land-use changes within 2% Strategy Opportunity Areas.”¹³

Southern California Compass - Growth Vision Report

Centering along transportation corridors, the 2004 “Southern California Compass – Growth Vision Report”¹⁴ (2004 Compass) constitutes SCAG’s regional growth vision for the future of the Los Angeles metropolitan area through 2030. As indicated therein: “California’s biggest challenge is the extraordinary growth that it has experienced and will continue to experience. In recent years, Southern California has faced some of the most dramatic growth seen anywhere in the world for decades. The U.S. Census reports that between 1980 and 2000 the overall population in the region grew by 5 million people, from 11.5 million to 16.5 million. Projections indicate that 6.3 million more people will be added to the region between 2000 and 2030, bringing the total population to 22.8 million. The dynamic interplay between immigration, out-migration, and natural increase accounts for the complexity of the population change.”¹⁵ With regards to housing, SCAG acknowledges that recent trends and existing housing conditions point to an unmet demand for greater housing diversity which will continue to grow absent a regional long-term planning effort. With regards to land supply, the 2004 Compass plan notes that the SCAG region has a “severe limit on the amount of undeveloped land suitable for development, which hinders its ability to accommodate new housing and jobs. . . Under current general plans, capacity on vacant land accommodates only 238,000 new households. That means that only 29 percent of the SCAG 2030 growth projections for this area could be accommodated through new development on vacant land.”¹⁶

Regional Transportation Plans

SCAG’s 2004 “Regional Transportation Plan”¹⁷ addresses the future of the Los Angeles metropolitan area through 2030.¹⁸ As indicated in the 2004 RTP, growth and development patterns have a “dramatic effect” on the performance of the region’s transportation system. Specifically, land-use patterns affect both mode split (e.g., the more people located in close proximity to bus service, the more people likely to utilize public transit) and trip length (e.g., the more people located near employment, amenities, and services, the shorter the length of vehicle trips).¹⁹ Based on the relationship between land use and transportation, the following tenets were developed: (1) use infill where appropriate to revitalize under-utilized development sites; (2) focus growth along transit corridors and nodes to utilize available capacity; (3) provide

^{13/} Southern California Association of Governments, Draft 2008 Regional Comprehensive Plan: Helping Communities Achieve a Sustainable Future, January 2008, Policy LU-1.1, p. 20.

^{14/} Southern California Association of Governments, Southern California Compass – Growth Vision Report, June 2004.

^{15/} *Ibid.*, p. 9.

^{16/} *Ibid.*, p. 17.

^{17/} Southern California Association of Governments, 2004 Regional Transportation Plan – Destination 2030, April 2004; Southern California Association of Governments, Final 2004 Regional Transportation Plan Program Environmental Impact Report, SCH No. 2003061075, April 2004; Southern California Association of Governments, Final 2004 Regional Transportation Plan Amendment, July 27, 2006.

^{18/} On March 1, 2007, in compliance with the requirements of the Safe, Accountable, Flexible, and Efficient Transportation Equity Act: A Legacy for Users (PL 109-59) (SAFETEA-LU), SCAG adopted a “Final Administrative Amendment (Gap Analysis) to 2004 Regional Transportation Plan.” Three other previous amendments were adopted to the 2004 RTP. SAFETEA-LU extended the regional transportation plan (RTP) update cycle from three to four years for metropolitan planning areas that are designated as non-attainment or maintenance. SCAG adopted the RTP in April 2004 and, under the 4-year update provision, would need to update its plan by April 2008.

^{19/} *Op. Cit.*, 2004 Regional Transportation Plan – Destination 2030, p. 20.

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housing opportunities near job centers and job opportunities in housing-rich communities; (4) provide housing opportunities to match changing demographics; (5) ensure adequate access to open space; (6) change land use to correspond to the implementation of a decentralized regional aviation system; (7) change land use to correspond to the implementation of regionally significant major transportation projects; and (8) incorporate local input and feedback on future growth.²⁰ The region must focus on encouraging local jurisdictions to include more mixed uses near transit services and facilities.²¹

In December 2007, SCAG released the “Draft 2008 Regional Transportation Plan: Making the Connection”²² and in January 2008, SCAG released the “Draft 2008 Regional Transportation Plan Program Environmental Impact Report, SCH No. 2007061126.” As indicated therein, over the next 25 years, SCAG forecasts that there will be an additional 5.14 million people (based on 2008 population estimates) added to the SCAG region,²³ most of which is projected to occur in Los Angeles County. On May 8, 2008, SCAG certified the “Final 2008 Regional Transportation Plan Program Environmental Impact Report”²⁴ and adopted the “Final 2008 Regional Transportation Plan: Making the Connection.”²⁵

4.13.1.3 Local Setting

The timing, magnitude, and location of land development and population growth in a community or region are based on various interrelated land use and economic variables. Key variables include regional economic trends, market demand for residential and non-residential uses, land availability and cost, the availability and quality of transportation facilities and public services, proximity to employment centers, the supply and cost of housing, and regulatory policies and conditions. Since the general plan of a community defines the location, type, and intensity of growth, it is the primary means of regulating development and growth within a community.

The City General Plan designates the project site for a more intensive land use. As illustrated in Figure 4.1-1 (City of Diamond Bar General Plan and Zoning Designations), the District Property is designed “Public Facilities (PF)” and the City Property is designated “General Commercial (C) (max. 1.0 FAR)” therein. With regards to the “Public Facilities (PF)” designation, the General Plan notes: “The Public Facilities (PF) designation is designed to identify existing or potential (future) sites for necessary public facilities or infrastructure improvements. The primary purpose of land designated as Public Facilities, is to provide areas for the conduct of public and institutional activities, such as public schools, parks and water facilities, including but not necessarily limited to local, State, and federal agencies, special districts, and both public and private utilities.”²⁶ With regards to “General Commercial (C),” the General Plan notes that the intent of that commercial designation is “to provide for regional, freeway-oriented, and/or community retail and service commercial uses” at a floor-area-ratio of between 0.25 and 1.00.²⁷

^{20/} *Ibid.*, pp. 94-95.

^{21/} *Ibid.*, p. 108.

^{22/} Southern California Association of Governments, Draft 2008 Regional Transportation Plan: Making the Connection, December 6, 2007.

^{23/} Southern California Association of Governments, Draft 2008 Regional Transportation Plan Program Environmental Impact Report, SCH No. 2007061126, January 2008, p. 2-3.

^{24/} Southern California Association of Governments, Final 2008 Regional Transportation Plan Program Environmental Impact Report, SCH No. 2007061126, January 2008, certified May 8, 2008, Addendum, p. 6-1.

^{25/} Southern California Association of Governments, Final 2008 Regional Transportation Plan: Making the Connection, December 6, 2007, adopted May 8, 2008, pp. 190-191.

^{26/} *Op. Cit.*, City of Diamond Bar General Plan, Land Use Element, July 25, 1995, Strategy 1.1.5, p. I-11.

^{27/} *Ibid.*

With regards to zoning, the eastern portion of the project site is zoned “Low Density Residential (R-1-7,500)” and “Low Medium Density Residential (R-1-10,000)” on the City’s Official Zoning Map. The western portion of the site is zoned “Community Commercial (C-2)” on the City’s Official Zoning Map. Development of the project site in accordance with the site’s existing zoning designations would allow for the introduction of new residential and commercial uses.

SCAG’s regional housing needs assessment also calls for the need for additional development within the City. SCAG’s adopted housing needs for the City are presented in Table 4.2-2 (SCAG RHNA-2006: Existing Need – All Incomes Housing Problems Detail for the City of Diamond Bar).²⁸ Based on SCAG’s assessment, the RNHA for the City is presented in Table 4.2-3 (SCAG RNHA-2006: Regional Housing Need Allocation Plan for the City of Diamond Bar).²⁹ As indicated therein, for the period 2006-2014, the City’s housing needs total 1,090 dwelling units.

4.13.2 Threshold of Significance Criteria

Presented herein is the threshold of significance criteria identified by the City relative to this topical issue. In accordance therewith, the proposed project would normally be deemed to produce a significant growth-inducing impact if the project or if project-related activities were to:

- ◆ Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- ◆ Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).³⁰

4.13.3 Impact Analysis

Growth-Inducing Impact 13-1. *Because the project includes both an amendment to the “City of Diamond Bar General Plan” and the adoption of a specific plan, the project may result in on-site development activities that exceed current development assumptions and necessitate the provision of unplanned services and facilities beyond the project boundaries.*

Level of Significance before Mitigation: *Less-than-significant impact.*

California State law requires that every city and county prepare and adopt a long-term, comprehensive general plan for its future development. A general plan may not be a “wish list” or a vague view of the future but rather must provide a concrete direction. The general plan serves as a “constitution for development” and the foundation upon which all land-use decisions in a city or county are to be based.³¹

^{28/} Southern California Association of Governments, Draft Regional Housing Needs Allocation Plan – Planning Period (January 1, 2006 – June 20, 2014), January 18, 2007, pp. 23,31, 41, 49.

^{29/} Southern California Association of Governments, Final Regional Housing Needs Allocation Plan – Planning Period (January 1, 2006 – June 30, 2014) for Jurisdictions within the Six-County SCAG Region, July 12, 2007, p. 2.

^{30/} *Op. Cit.*, State CEQA Guidelines, Appendix G, Section XII (Population and Housing).

^{31/} Governor’s Office of Planning and Research, State of California General Plan Guidelines, 1990, p. 5.

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Implementation of the proposed project will change existing land-use policies with regards to the allowable use of the project site, resulting in an intensification of uses within the City beyond that now envisioned in the City General Plan. Since planning for public services is, in whole or in part, based on existing and projected demands for those services, changes in public land-use policies have the potential to impose additional unplanned demands upon those services and facilities.

Because the project includes both a residential and a neighborhood-serving commercial component, the retail commercial needs of City residents and the demand side of commercial uses will both be served. Site development will also allow for improvements to existing infrastructure (e.g., street improvements) which will serve a broader public purpose. Although the site is designated for public facilities, the public facility provider which owns the majority of the project site has declared the property to be surplus and not required for public facility use. As such, although project implementation will result in a modification to existing land-use policies, the resulting use is not anticipated to necessitate the provision of unplanned services and facilities beyond the project boundaries.

Growth-Inducing Impact 13-2. *The construction of 202 dwelling units and the introduction of 153,985 square feet of commercial use will increase the City’s population by an estimated 662 individuals and directly create an estimated 462 new permanent jobs.*

Level of Significance before Mitigation: *Less-than-significant impact.*

The evaluation of whether the proposed project has the potential to produce growth-inducing effects focuses on a determination whether the project will: (1) produce a potential for individuals to in-migrate to the project area in response to project-related employment and housing opportunities; (2) result in an increased localized demand for goods and services at levels sufficient to induce additional commercial development beyond that readily available in the general project area; (3) result in the removal of economic, physical, and political obstacles and constraints to development; and/or (4) facilitate other peripheral development through the extension of facilities, services, or infrastructure to areas presently absent those services or systems. Each of these factors are separately discussed below.

- In-migration in response to employment and housing opportunities. As discussed in Section 4.2 (Population and Housing), based on the limited number of workers required for the project’s construction, the workforce required for the project’s construction can be drawn from the available labor pool. As a result, no substantial in-migration of workers from outlying areas is expected.
- Localized demand for goods and services. As indicated in the URBEMIS2007 user’s guide, construction-worker commute trip generation can be estimated by using the following equations: (1) multi-family residential trips = 0.36 trips/unit x number of units; (2) single-family residential trips = 0.72 trips/unit x number of units; (3) commercial and retail trips = 0.32 trips/1,000 square feet x number of 1,000 square feet; and (4) office and industrial trips = 0.42 trips/1,000 square feet x number of 1,000 square feet.³² Assuming, for the purpose of this analysis, that each “building construction worker commute trip” equates to a construction worker, an estimated 73 construction workers would be associated with the project’s 202 multi-family housing units and an estimated

^{32/} South Coast Air Quality Management District (Jones & Stokes Associates), Software User’s Guide: URBEMIS2007 for Windows, Version 9.2 – Emissions Estimation for Land Use Development Projects, November 2007, p. A-11.

49 construction workers would be associated with the project’s 153,985 square feet of commercial use.

Construction workers may impose short-term demands on local businesses, such as nearby restaurants. Those localized demands will, however, cease upon completion of construction activities. A wide range of businesses now exists near the project site. Construction-term demands on those businesses are not anticipated to be so substantial as to warrant business expansion based solely on project-related activities. Since construction jobs are, by definition, short-term in duration, they are generally not the type of employment opportunities that predicate substantial increased local demands for goods and services.

Once inhabited, jobs associated with housing include, but are not limited to, landscape and pool maintenance, interior designers, and associated construction trades. Jobs indirectly related to housing include medical professionals, manufacturers and retailers, and associated service providers. Each new residence will, therefore, incrementally increase existing demands for manufacturing, service-related, and professional jobs. In addition, home purchasers typically spend money to furnish their new homes. As reported in a recent analysis commissioned by the California Building Industry Association (CBIA), housing construction activities are an important contributor to the State’s economy. For every dollar spent on new construction, another \$0.80 in total economic activity is generated. Each job created through residential construction supports an additional 1.2 jobs.³³ Assuming all projected jobs associated with the project’s construction (122 construction jobs) were assumed to be different, the project would result in an additional 146 indirect and induced jobs.

With regards to the project’s commercial component, assuming a factor of three jobs for every 1,000 square feet of retail development, the project’ 153,985 square feet of commercial use would result in a total of approximately 462 direct new jobs.

Based on the localized availability of goods and services, the incremental impact of the proposed project on long-term employment opportunities is not, however, substantial and would not result in a significant growth-inducing impact. The resulting incremental contribution on localized, regional, and national employment opportunities, as associated with the proposed housing construction, would not, in and of themselves, create additional significant secondary impacts.

- Removal of economic, physical, and political constraints. There presently exist no economic, physical, and/or political constraints that substantially hinder the potential development of the project site for a productive use. Project implementation will, therefore, not result in the removal of economic, physical, and/or political constraints affecting either the project site or other near-site properties.

- Facilitate other peripheral development. With the exception of off-site traffic improvements, the project does not include the expansion of any infrastructure systems that would accommodate additional off-site development. The traffic improvements identified as mitigation measures herein serve to accommodate the proposed project, ambient growth, and other related projects. It is not the intent of those improvements to

³³/ Sacramento Regional Research Institute, *The Economic Benefits of Housing in California*, June 2006, pp. iii and 12.

provide additional non-earmarked capacity. As such, the proposed project will not facilitate other peripheral development.

Since none of the threshold criteria would be exceeded, the identified impact would be less than significant and no further mitigation is recommended or required.

4.13.4 Project Conditions and Mitigation Measures

- No project conditions or mitigation measures have been identified by the Lead Agency.

4.13.5 Significant Unavoidable Adverse Effects

The approval, construction, occupancy, use, and habitation of the proposed project will not result in any significant adverse project-related or cumulative growth-inducing impacts.

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5.0 SIGNIFICANT IRREVERSIBLE CHANGES

5.1 Environmental Setting

5.1.1 Regulatory Setting

California Code of Regulations

As required under Sections 15126(c) and 15126.2(c) of the State CEQA Guidelines, EIRs are required to identify any significant irreversible environmental changes that would be caused by the proposed project should it be implemented. As further indicated in Section 15127 therein, “[t]he information required by Section 15126(c) concerning irreversible changes, need be included only in EIRs prepared in connection with the any of the following activities: (a) The adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency; (b) The adoption by a local agency formation commission of a resolution making determinations; or (c) A project which will be subject to the requirements for preparing an environmental impact statement pursuant to the requirements of the National Environmental Policy Act.” Since the proposed project includes the adoption of a proposed specific plan, the provisions of Sections 15126(c) and 15126.2(c) apply to this environmental assessment.

As indicated under Section 15126.2(c) of the State CEQA Guidelines, the focus of this analysis shall be on the following areas of inquiry: (1) uses of non-renewable resources; (2) the potential for environmental accidents; and (3) any irretrievable commitment of resources associated with the proposed project. In accordance therewith, this analysis does not examine potential impacts on any renewable or retrievable resources, such as recyclable materials, water, air, and land. Similarly, the information provided herein does not seek to repeat or otherwise duplicate other analyses presented elsewhere in this EIR. Based on the regulatory language, potential cumulative impacts are not specifically addressed.

Energy Efficiency Standards

The United States Department of Energy (DOE) establishes federal standards to keep consistent national energy efficiency requirements for selected appliances and equipment. By law, DOE must upgrade standards to the maximum level of energy efficiency that is technically feasible and economically justified. On October 18, 2005, the DOE published a final rule to codify fifteen energy efficient standards for residential appliances and commercial equipment.

As specified in Section 25402 of the PRC, the Energy Resources Conservation and Development Commission, more commonly known as the California Energy Commission (CEC) shall prescribe, by regulation “building design and construction standards that increase the efficiency in the use of energy for new residential and nonresidential buildings.” As a result, all new buildings in California must meet the standards and the administrative requirements outlined in Title 24, Parts 1-6 of the CCR.

California’s “Energy Efficiency Standards for Residential and Nonresidential Buildings” (Title 24), as codified in Title 24, Part 6 of the CCR, are updated periodically to allow for the consideration and possible incorporation of new energy efficiency technologies and methods. The CEC adopted the most recent standards in 2004.¹ All new construction in California must

¹/ California Energy Commission, 2005 Building Energy Efficiency Standards for Residential and Nonresidential Buildings, P400-03-001F, September 2004 (effective October 1, 2005).

comply with the standards that are in effect on the date a building permit application is made and not the date when the building permit were issued.

City of Diamond Bar General Plan

The General Plan contains numerous policies that relate, either directly or indirectly, to this topical issue. Those policies include, but are not necessarily limited to, the following:

- Encourage efficient use of energy by minimizing the consumption of energy resources to the minimal amount needed to support existing and planned land uses, through a combination of efficient land use patterns and passive and active energy conservation systems (Objective 2.2, Resource Conservation Element).
- As a general principal, replace total dependence on nonrenewable, imported energy resources with a greater reliance on locally available renewable resources to a degree which is feasible and in accord with current technology (Strategy 2.2.1, Resource Conservation Element).
- Take full advantage of the CEQA process as a tool for evaluating energy use and potential energy impacts, and for implementing appropriate energy conservation measures (Strategy 2.2.7, Resource Conservation Element).

Although not specifically identified as an element of the General Plan, in 1992, the City adopted a “Source Reduction and Recycling Element and Household Hazardous Waste Element” in response to the requirements of AB 939 (California Integrated Waste Management Act of 1989). AB 939 mandated that every city and county adopt a source reduction and recycling element (SSRE) delineating the agency’s strategy to divert 50 percent of its wastes from landfills by 2000.²

5.1.2 Regional Setting

The DOE reports that world consumption of petroleum and other liquid fuels will grow from 83 million barrels of oil equivalent per day in 2004 to 97 million barrels in 2015 to 118 million barrels in 2030.³ It is estimated that the world’s original endowment of recoverable oil is no more than about 2,400 billion barrels.⁴

In 1990, approximately 88 percent of the nation’s energy was produced through the combustion of fossil fuels. The remaining 12 percent came from renewable or other energy sources such as hydropower, biomass, and nuclear energy. As they burn, fossil fuels emit carbon dioxide (CO₂) due to oxidation of the carbon contained in the fuel. Greenhouse emissions occur when fossil fuel is oxidized. In addition, other greenhouse gases include water vapor, methane (CH₄), nitrous oxide (N₂O), chlorofluorocarbons (CFCs), and aerosols. The observed increase of CO₂ in the atmosphere, from about 280 ppm in the pre-industrial era to about 364 ppm in 1997, has come largely from fossil fuel combustion and cement production.⁵ Petroleum products across all sectors of the economy accounted for about 44 percent of total nationwide energy-related CO₂ emissions.

^{2/} City of Diamond Bar (Emcon Associates), Source Reduction and Recycling Element and Household Hazardous Waste Element, Final Report, May 1992.

^{3/} United States Department of Energy, Energy Information Administration, International Energy Outlook 2007, May 2007, p. 29.

^{4/} The Oil Depletion Analysis Center (<http://www.odac-info.org/>).

^{5/} Ledley, Tamara S., *et al.*, Climate Change and Greenhouse Gases, EOS, Volume 80, Number 39, September 28, 1999, p. 453.

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According to the USEPA, in the United States, approximately 6.6 tons (almost 15,000 pounds carbon equivalent) of greenhouse gases are emitted per person every year. Emissions per person have increased about 3.4 percent between 1990 and 1997. About 82 percent of these emissions are from burning fossil fuels to generate electricity and power cars. The remaining emissions are from methane from wastes in our landfills, raising livestock, natural gas pipelines, and coal, as well as from industrial chemicals and other sources.

As indicated by the CEC: “Burning fossil fuels is a major contributor to global warming, as carbon monoxide is added to an atmosphere already containing 25% more than it did two centuries ago. Carbon dioxide and other gasses add an insulating layer to the earth that leads to global climate change. California Energy Commission research shows that most of the sectors of the state economy face significant risk from climate change including water resources (from reduced snow pack), agriculture, forests and the natural habitats of a number of indigenous plants and animals. Most scientists recommend that actions be taken to reduce emissions of carbon dioxide and other greenhouse gasses.”⁶

The World Meteorological Organization (WMO) and the United Nations Environment Programme (UNEP) established the Intergovernmental Panel on Climate Change (IPCC) in 1988 in order to provide an authoritative, international consensus of scientific opinion on climate change. In February 2007, the IPCC reported: “Global atmospheric concentrations of carbon dioxide, methane and nitrous oxide have increased markedly as a result of human activities since 1750 and now far exceed pre-industrial values determined from ice cores spanning many thousands of years. . . Carbon dioxide is the most important anthropogenic greenhouse gas. The global atmospheric concentration of carbon dioxide has increased from a pre-industrial value of about 280 ppm to 379 ppm^[7] in 2005. The atmospheric concentration of carbon dioxide in 2005 exceeds by far the natural range over the last 650,000 years (180 to 300 ppm) as determined by ice cores. . . The primary source of the increased atmospheric concentration of carbon dioxide since the pre-industrial period results from fossil fuel use, with land use change providing another significant but smaller contribution.”⁸

The IPCC concluded that “[c]ontinued greenhouse gas emissions at or above current rates would cause further warming and induce many changes in the global climate system during the 21st century that would very likely be larger than those observed during the 20th century.”⁹

As indicated in the IPCC’s “Climate Change 2007: The Physical Science Basis – Summary for Policymakers”: “The primary source of the increased atmospheric concentration of carbon dioxide since the pre-industrial period results from fossil fuel use, with land use change providing another significant but smaller contribution. . . Warming of the climate system is unequivocal, as is now evident from observations of increases in global average air and ocean temperatures, widespread melting of snow and ice, and rising global average sea levels.”¹⁰ In

^{6/} California Energy Commission, Residential Manual for Compliance with the 2001 Energy Efficiency Standards for Low-Rise Residential Buildings, Report No. P 400-01-022, approved on September 5, 2001, pp. 1-2 and 1-3.

^{7/} ppm or p.p.m. (parts per million) is the ratio of the number of greenhouse gas molecules to the total number of molecules of dry air (e.g., 300 ppm = 300 molecules of a greenhouse gas per million molecules of dry air).

^{8/} Intergovernmental Panel on Climate Change, Climate Change 2007: The Physical Science Basis – Summary for Policymakers, February 2007, p. 2.

^{9/} *Ibid.*, p. 10.

^{10/} United Nations International Panel on Climate Change, Climate Change 2007: The Physical Science Basis – Summary for Policymakers, Fourth Assessment Report, February 5, 2007, pp. 2 and 5.

response to the IPCC’s publication” former Energy Secretary Samuel Bodman acknowledged that “[c]limate change is a global challenge that requires global solutions.”¹¹

Eleven of the twelve years between 1995 and 2006 ranked among the twelve warmest years in the instrumental record of global surface temperatures (since 1850). Global average sea level has risen since 1961 at an average rate of 1.8 millimeters per year (mm/yr) and since 1993 at 3.1 mm/yr, with contributions from thermal expansion, melting glaciers and ice caps, and polar ice sheets. It is very likely that over the past 50 years, cold days, cold nights, and frost have become less frequent over most land areas and hot days and hot nights have become more frequent. Average Northern Hemisphere temperatures during the second half of the 20th Century were very likely higher than during any other 50-year period in the last 500 years and likely the highest in at least the past 1,300 years.¹² There is very high confidence that the net effect of human activities since 1750 has been one of warming. Most of the observed increase in globally-averaged temperature since the mid-20th Century is very likely due to the observed increase in anthropogenic GHG concentrations.¹³

Based on projections given by the Intergovernmental Panel on Climate Change and results from the United Kingdom Hadley Centre’s climate model, by 2100, temperatures in California could increase by about 5°F (with a range of 2-9°F) in the winter and summer and slightly less in the spring and fall. Appreciable increases in precipitation are projected: 20-30 percent (with a range of 10-50 percent) in spring and fall, with somewhat larger increases in winter.¹⁴

5.2 Irreversible Changes

5.2.1 Use of Non-Renewable Resources

Fossil Fuel Consumption

During project construction, fossil fuels, in the form of gasoline, diesel fuel, natural gas, oils, and associated lubricants primarily associated with the operation of internal combustion engines, will be consumed on and off the project site by construction workers and will be utilized to power equipment used in the construction process and in the fabrication and transport of building materials. Transportation-related activities account for approximately half of all the petroleum products consumed in California. While State and federal policies, such as the California Low-Emission Vehicle Program and the Federal Energy Policy Act of 1992, are increasing the use of alternative-fuel and low-emission vehicles, the consumption of non-renewable resources, such as fossil-fuels, remains high and points to the need to conserve such energy resources.¹⁵ Once consumed, fossil fuels are permanently expended and, through their consumption, become unavailable for other future or alternative uses.

^{11/} United States Department of Energy, Press Release: Bush Administration Plays Leading Role in Studying and Addressing Global Climate Change, February 2, 2007.

^{12/} Intergovernmental Panel on Climate Change, Summary for Policymakers of the Synthesis Report of the IPCC Fourth Assessment Report, Draft November 16, 2007, p. 1.

^{13/} *Ibid.*, pp. 4-5.

^{14/} United States Environmental Protection Agency, Climate Change and California, EPA 230-F-97-008e, September 1997, p. 2.

^{15/} California Department of Transportation, Environmental Handbook, Volume I: Guidance for Compliance, Chapter 13, April 18, 2004 (<http://www.dot.ca.gov/ser/vol1/vol1.htm>).

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The amount of fossil fuel consumption associated with the construction of the proposed project cannot be easily determined; however, that amount is substantially less than will be consumed over the project’s operational life. All new buildings in California must meet the Title 24 standards in effect on the date a building permit application is made (not when the building permit is issued).¹⁶ Compliance with Title 24 standards will ensure that the proposed project maximizes energy conservation efforts in both design and development. In addition, sustainable development practices incorporated into the project will help reduce operational fossil fuel consumption.

Building Material Consumption

During construction, a variety of natural resources will be consumed, including water, sand and gravel, asphalt, other petrochemical construction materials, metals, and metal products. Once utilized, these materials will be either irretrievably consumed or committed to the project site on a relatively long-term basis. Many construction products are, however, renewable. For example, sand and gravel used in construction is mined in alluvial fan areas and is the product of natural erosion. As those natural forces continue, additional alluvial materials are deposited along river systems and flood plains. Those activities, however, occur over centuries and are not considered to be renewable within the project’s lifespan. Certain building products, such as lumber, are clearly renewable and will remain available over the long term if the nation’s forests and those of the countries from which wood products are imported are effectively managed. In certain circumstances, opportunities are available to utilize renewable materials in place of non-renewable resources. During construction, homebuilders can use metal (nonrenewable), wood (renewable), or recycled materials (renewed) as substitutes relative to their specific application.

In addition to materials consumed during construction, some of those materials become C&D wastes. According to the California Integrated Waste Management Board’s (CIWMB) “Statewide Waster Characterization Study,” C&D materials account for almost 21.7 percent of the waste stream.¹⁷ As indicated in the National Association of Homebuilders’ (NAHB) “Residential Construction Waste Management: A Builder’s Field Guide” estimates that C&D wastes average 4 pounds per square foot of floor area.¹⁸

The CIWMB has developed regulations for C&D and inert debris for transfer and process operations and for disposal facilities. The intent of those regulations is to encourage the recycling of C&D and inert debris and to protect health, safety, and the environment.¹⁹

As indicated in the City’s SRRE, applicants for construction permits “would be required to prepare a plan for how inert solid waste that is generated during the project would be segregated and recycled. As a condition of approval, a minimum recycling rate would be established for each project. The developer would then be required to provide documentation, at the completion of the project, of the quantity and types of wastes disposed and diverted, and

^{16/} *Ibid.*, p. 1-9.

^{17/} California Integrated Waste Management Board (Cascadia Consulting Group, Inc.), Statewide Waste Characterization Study, December 2004, p. 17.

^{18/} Yost, Peter and Lund, Eric, Residential Construction Waste Management: A Builder’s Field Guide, National Association of Homebuilders Research Center, 1996.

^{19/} Los Angeles County Solid Waste Management Committee, Integrated Waste Management Task Force, Solid Waste Inside, Volume 37, Winter 2004, p. 7.

the destination of those diverted materials.”²⁰ Compliance with the City’s and the CIWMB’s C&D waste recycling requirements constitutes full mitigation for construction-term impacts.

5.2.2 Environmental Accidents

In the context of this analysis, “environmental accidents” relate to the on-site discharge into the air, ground, or surface waters of hazardous materials, petroleum products, and pesticides that may be used during the construction and subsequent operation of the proposed project.

During construction, stored fuels are required for heavy equipment used during site grading. Fuels are typically stored in either 55-gallon drums or other types of portable tanks, transported to the project site and used with a hand pump or horizontally in a rack. No underground fuel storage tanks will be installed on the project site either during construction or as part of the project’s continuing operation.

The limited use of such fuels does create the potential for an environmental accident. Should fuels be accidentally released into the environment, the contractor or other party responsible for that release is obligated to take immediate and appropriate actions to assess the magnitude of the resulting hazard, to notify appropriate agencies of the presence of such conditions, and to take remedial actions to mitigate any environmental hazards associated with their release. Adequate regulatory controls are in place to minimize any environmental accidents that may be associated with those events.

Throughout the project’s operational life, limited quantities of fuel and hazardous materials will be located and consumed on the project site. These materials are typically associated with retail commercial operations and household activities and are not anticipated to be in sufficient quantities as to create potential environmental risks when safely handled and appropriately disposed of in accordance with manufacturers’ specifications and County requirements.

5.2.3 Irretrievable Commitment of Resources

The irretrievable commitment of resources primarily relates to the project-related use of non-renewable resources, including fossil fuels and certain building products. Based on their relatively small scale of the proposed project and the nature of the proposed land uses, none of the irretrievable changes identified herein reasonably elevate to a level of significance.

²⁰ *Op. Cit.*, Source Reduction and Recycling Element and Household Hazardous Waste Element, Final Report, May 1992, p. 6-4.

6.0 ALTERNATIVES ANALYSIS

6.1 CEQA Provisions Regarding Alternatives Analysis

As specified in Section 15126.6(a) of the State CEQA Guidelines, an EIR shall describe a range of reasonable alternatives to the project or to the location of the project which would feasibly attain most of the basic objectives of the project but which would avoid or substantially lessen any of the significant environmental effects of the project and evaluate the comparative merits of those alternatives. Additionally, pursuant to Section 15126.6(f) therein, the range of alternatives required in an EIR is governed by a “rule of reason” that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice.

Because the project site is publicly owned, because the Lead Agency is evaluating a public agency-initiated request to change the existing General Plan designations to allow for the development of other uses, and because no developer and/or master builder has yet to be identified or has come forward with a detailed development plan, the Lead Agency has sought to identify a reasonable range of alternatives designed to reduce the project’s potential impacts and to provide the project’s decision makers with a reasoned choice regarding a range of possible future uses for the subject property.

Level of Specificity

Section 15126.6(d) of the State CEQA Guidelines states that “[t]he EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison.” Since they do not represent actual development applications, EIR alternatives typically are formulated absent the level of design and engineering detail associated with the proposed action. CEQA does not require that detailed technical studies be prepared for each alternative. CEQA does, however, require that each alternative be discussed in a manner to foster meaningful public participation and informed decision making.

Housing Projects Subject to CEQA Compliance

CEQA imposes specific limitations upon the Lead Agency regarding the consideration of alternatives for housing projects. As established by the State Legislature, it is the overriding goal of all local planning endeavors to provide a “decent home and suitable living environment for every California family.” This Statewide housing policy is emphasized in Section 21000(g) of CEQA which states that “[i]t is the intent of the Legislature that all agencies of the State government which regulate the activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.” As further indicated in Section 21001(d) of CEQA, the Lead Agency shall “[e]nsure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.”

Relative to the assessment of alternatives for housing projects, Section 21085 of CEQA states: “With respect to a project which includes housing development, a public agency shall not,

pursuant to this division, reduce the proposed number of housing units as a mitigation measure or project alternative for a particular significant effect on the environment if it determines that there is another feasible specific mitigation measure or project alternative that would provide a comparable level of mitigation. This section shall not affect any other requirements regarding the residential density of that project.”

“No Project” Alternative

In order to assist lead agencies in placing a project’s potential effects in an appropriate environmental context, EIRs are required to examine a “no project” alternative. The “no project” alternative assumes both the retention of those existing conditions that exist on the project site and the consideration of any physical changes that would be anticipated to occur should the proposed project not be approved.

Feasible Alternatives

As required under Section 15126.6(a) of the State CEQA Guidelines, the EIR “must consider a reasonable range of potentially feasible alternatives.” Section 15364 of the State CEQA Guidelines define “feasible” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.”

Attainment of Basic Objectives

Section 15126(c) of the State CEQA Guidelines provides lead agencies with guidance concerning the range of development alternatives that should be considered in an EIR. As indicated therein, “[t]he range of potential alternatives to the proposed project shall include those that feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects.” Based on that regulatory requirement, there must be a direct relationship between the proposed project’s stated objectives and the range of alternatives selected for the Lead Agency’s consideration.

6.2 Scoping Comments

On February 21, 2006, the Lead Agency conducted a noticed public scoping meeting in order to present an overview of the proposed project and to solicit public and agency comments and concerns with regards to the project and its potential environmental effects. In addition to a number of other issues which were raised at that meeting, a number of possible alternatives were identified by individual commentors, many of which reside in the general project area. The Lead Agency seeks to extend its appreciation to those parties that have or that may in the future elect to participate in this planning and environmental review process and acknowledge its receipt of the comments and suggestions presented at that meeting.

During those pre-circulation public discussions, a number of alternatives were suggested for the Lead Agency’s consideration. Some of those alternatives have, either in whole or in part, been pursued by the Lead Agency while others have been considered but eliminated from future examination. In order to ensure that the public and the project’s decision makers are made aware to the alternatives raised at the public scoping meeting and in response to the Lead

Agency’s dissemination of the NOP, with regards to potential project alternatives, the suggestions presented at that meeting and in response to the NOP are noted herein.

Alternatives raised included the potential use of the project site for: (1) public use, including retention of the property either as open space or as a public park; (2) residential use only; (3) both residential and commercial use but at a reduced density; and (4) age-restricted (senior) housing. Another speaker requested that the project incorporate a “buffer” similar in fashion to the mixed-use project located at Valley Boulevard/Grand Avenue in the City of Walnut.

6.3 Alternatives Considered but Eliminated by the Lead Agency

Referencing Section 15126.6(c) of the State CEQA Guidelines, “[t]he EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency’s determination.” Presented below are those alternatives that were initially identified by the Lead Agency but were subsequently rejected for further analysis based on the reasons stated herein.

- “Alternative Site” Alternative. The Lead Agency considered but subsequently rejected as infeasible an “alternative site” alternative. This environmental analysis is conducted in response to a determination by the WVUSD that a specific property (Site D), owned by District, constitutes surplus property which was deemed to be no longer needed for District purposes. Through the disposition of that property, the District seeks to maximize its return for the benefit of its constituents and its educational mission. Based on that overarching objective, although different land-use plans for the site’s ultimate development may be considered, there exists no comparable property which could be substituted for the project site.
- “Conservation/Retained Open Space” Alternative. The Lead Agency considered but subsequently rejected as infeasible a purely conservation-based alternative whereby the entire project site would be retained in some form of permanent open space. The Lead Agency has not identified a funding source which would allow for the public acquisition of the subject property, including its long-term maintenance. This alternative differs from a “no project” alternative which assumes that the site remains fallow through denial of the proposed project or non-action by the project’s decision makers but assumes that no land use, development, or other controls are imposed that would preclude the property’s subsequent development, at a later time either by the same or different parties, in accordance with then existing City policies.

The WVUSD seeks to dispose of declared surplus property in order to generate revenues for the direct benefit of its constituents and its educational mission. Property, whose highest and best use is established as conservation would have limited market value unless the biological and botanical resources on the site were conducive for the creation of a conservation bank.¹ As such, although the City may possess appropriate

^{1/} A conservation bank is a single parcel or a series of contiguous or non-contiguous parcels of habitat which is managed for its natural resource values. The resource benefits derived from this management regime are sold as “credits” to project proponents who seek mitigation opportunities to compensate for resource impacts elsewhere. Credits may be generated to meet any number of resource conservation needs, including compensation for impacts to wetlands, threatened or endangered species, environmentally sensitive habitat areas, mudflats, sub-tidal areas, and less sensitive resources (Source: California Environmental Protection Agency, Official Policy on Conservation Banks, April 7, 1995) (<http://ceres.ca.gov/wetlands/policies/mitbank.html>).

police powers to designate the WVUSD’s property for conservation and open space purposes, the retention of the project site as retained open space, without payment of off-setting compensation for any diminishment in valuation or other remittance, would fail to allow achievement of the WVUSD’s stated objectives and would likely impose economic burdens on the provision of District services and activities.

In order to achieve those objectives, the implementation of this alternative would necessitate payment, either by the City or other parties, of fair market value based on the site’s current General Plan and Development Code designations or off-setting payment for any diminished value for the real property encumbered with a conservation designation. No funding source for the Lead Agency’s acquisition of the WVUSD’s property has been identified. Additionally, the project site has not been designated for conservation or other open space purposes in the current General Plan.

Although the City owns a portion of the project site, the City acquired that real property for the expressed purpose of utilizing those lands to mitigate traffic circulation impacts on Diamond Bar Boulevard and Brea Canyon Road. Through acquisition, the City sought to gain access to real property in order to construct physical improvements designed to address existing and future traffic volumes in this area.² As such, this alternative would not serve to fulfill the City’s stated intent in acquiring the City Property.

- “Senior Housing” Alternative. The Lead Agency considered but subsequently rejected as unduly limiting an alternative which would only allow the development of age-restricted (senior) housing on the project site. As now proposed, the project includes a residential component, allowing for the development of 202 dwelling units. The specific plan authorizes a wide range of housing types, such as single-family attached, single-family detached, and multi-family attached units, condominiums, townhomes, and apartments. Additionally, the specific plan neither precludes the development of age-restricted (senior) housing nor prohibits the incorporation of affordable housing into the proposed residential development.

Similarly, one of the development-based options that the Lead Agency has included for further analysis is an “all residential” alternative. Under either scenario, at the option of the subsequent developers and/or master builders, age-restricted and non-age-restricted housing could be developed on the project site either as separate projects or integrated into a common development. The inclusion of one or more residential alternatives ensures the Lead Agency’s consideration of housing options, such that the inclusion of a “senior housing” alternative would not substantively advance informed decision making by providing a land-use alternative distinct from other uses considered herein.

- “Component Parts” Alternative. The project site is owned, in parts, by the District, the City, and the County. Each agency owns a distinctive part and is separately empowered to independently initiate the development of or improvements to those lands. Similarly, while the District’s property is designated “Public Facilities” in the General Plan, the City’s property is designated “General Commercial.” The two land-use designations are separated by the Brea Canyon Flood Control Channel.

^{2/} City of Diamond Bar, Resolution No. 2006-02 (A Resolution of the City Council of the City of Diamond Bar, California Approving the Purchase of Property Located at 3100 South Diamond Bar Blvd. and Authorizing the City Manager to Execute all Required Documents, Agenda No. 6.8, January 17, 2006.

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While the proposed project seeks to examine the entire property as if under consolidated ownership, the Lead Agency could also consider each property in isolation. Since it would eliminate or reduce the potential planning benefit inherent in a more holistic approach, the Lead Agency considered but subsequently rejected various alternatives that would: (1) eliminate a portion of the project site from the geographic area under consideration; (2) accommodate the development of each individual ownership interest in isolation of the two remaining properties; and/or (3) consider separate and distinct uses for any or all of the three properties.

Alternatives considered under CEQA relate to the project as a whole and not to the project's individual parts. As such, under CEQA, the Lead Agency is not directed to analyze specific alternatives to those separate parts (*Big Rock Mesas Property Owners Association v. Board of Supervisors*). In formulating a reasonable range of alternatives herein, the Lead Agency has not elected to prepare other alternatives that reshuffle the project's component parts or consider other variations to individual components of the specific plan, the land uses identified therein, and/or the configuration of those uses.

6.4 Alternatives under Consideration

Through a General Plan amendment, zone change, and/or adoption of a specific plan, the existing development policies applicable to the project site can be modified so as to accommodate other land uses that would not otherwise be authorized under the existing policies and land-use designations of the General Plan and Municipal Code. Existing General Plan and Municipal Code policies, however, constitute statements of the Lead Agency's current intent. As indicated in the General Plan (Land Use Element): “The Land Use Plan describes the extent of future development in Diamond Bar and identifies standards for that development.”³ As further indicated therein, the General Plan's “land-use classification” system is intended “to guide the public and private use of land within the City and its Sphere of Influence.”⁴

Based on the multiple General Plan and zoning designations that have been established for various portions of the project site, it is evident that the City has or, at the time of the adoption of those public policy documents, had a variety of diverse visions for that property. In recognition of those existing land-use policies, in addition to the proposed project, a total of four development-based and one no-development scenarios have been considered by the Lead Agency. Excluding the “no project” and “high-density residential” alternatives, each alternative development-based scenario bears a relationship to City's existing “land-use classification system.” In addition to the “no project” alternative, the four development-based alternatives evaluated by the City are identified below and the land-use assumptions associated with each of those alternatives are presented in Table 6-1 (Land-Use Assumptions for Project Alternatives).

- Alternative 1 – “No Project” Alternative. Under this alternative, no physical changes and no development activities occur on the project site. The property is retained in its current condition. In keeping with the City's intended purpose for the acquisition of the City Property, one possible variation would involve the use of a sufficient portion of the City Property to allow for the development of street improvements to the Brea Canyon Road/Diamond Bar Boulevard intersection.

^{3/} *Op. Cit.*, City of Diamond Bar General Plan, Land Use Element, p. I-23.

^{4/} *Ibid.*, Objective 1.1., p. I-10.

Table 6-1
LAND-USE ASSUMPTIONS FOR PROJECT ALTERNATIVES

Land Use	Proposed Project	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
		No Project ¹	Public Facilities	Community Commercial	Low-Density Residential	High-Density Residential
Project Acreage (acres)	29.7	29.7	29.7	29.7	29.7	29.7
Total Developed Acres (gross acres)	29.7	-	29.7	29.7	29.7	29.7
Retained Open Space (gross acres)	-	29.7	-	-	-	-
Developable Area (net acres)	20.2	-	20.2	20.2	20.2	20.2
Residential Acreage (net acres)	10.1	-	-	-	20.2	20.2
Number of Dwelling Units	202 DU	0	-	-	60 DU	404
Residential Density	20 DU/A	-	-	-	3 DU/A	20 DU/A
Commercial Acreage (net acres)	10.1	-	-	20.2	-	-
Commercial Square Footage	153,985 S.F.	-	-	307,969	-	-
Other Square Footage (square feet)	-	-	73,000 SF School 147,000 SF Church	-	-	-
Floor Area Ratio	0.35 ²	-	0.25 ³	0.35 ⁴	-	-
General Plan Amendment Required	Yes	No	City Property	District Property	City Property	City and District Properties
Zone Change Required	Yes	No	City Property	District Property	City Property	City and District Properties
Specific Plan Approval Required	Yes	No	No ⁵	No ⁵	No ⁵	No ⁵

Notes:

1. A “no project” alternative is specifically required under CEQA.
2. Calculated by dividing the commercial acreage (10.1 acres or 439,956 square feet) by the commercial square footage (153,885).
3. Calculated by dividing the net developable area (20.2 acres or 879,912 square feet) by the total square footage (220,000).
4. Calculated by dividing the total site area (20.2 acres or 879,912 square feet) by the commercial square footage (307,969).
5. None of these alternatives preclude the development of a specific plan; however, because only a single land use is proposed, development could proceed absent the City’s consideration of a specific plan.

Source: TRG Land, Inc.

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- Alternative 2 - “Public Facilities” Alternative. The District Property is presently designed “Public Facilities (PF)” in the General Plan. Although there exists no corresponding zoning designation which relates exclusively to public facilities, this alternative is predicated upon the geographic expansion of that General Plan designation across the entire project site and the development of the property in accordance with the declared intent of that General Plan designation.

As indicated therein: “The Public Facilities (PF) designation is designed to identify existing or potential (future) sites for necessary public facilities or infrastructure improvements. The primary purpose of land designated as Public Facilities, is to provide areas for the conduct of public and institutional activities, such as public schools, parks and water facilities, including but not necessarily limited to local, State, and federal agencies, special districts, and both public and private utilities.”⁵ It is, however, acknowledged that the public school district in whose jurisdiction the project site is located has deemed the project site to be surplus property and not required by that district for use as a future school site. Similarly, as indicated in the “East San Gabriel Valley Municipal Service Review,” with regards to the City, no new facility needs have been identified with regards to police and fire services, parks and recreation, and library services.⁶ In the absence of a defined need or declared public use, for informational and comparative purposes, under this alternative, it is assumed that the project site is developed as a private school/church, accommodating K-12th grade students.

For the purpose of this alternatives analysis, under this alternative, it is assumed that the estimated developable area of the project site (20.2 acres) is developed at a floor-area-ratio of 0.25. Under this alternative, a total of 220,000 square feet of public facilities use would be developed on the project site.

Sale of the project site to a private entity, such as a religious organization or operator of a parochial school, would allow for attainment, either in whole or in part, of the WVUSD’s objectives to obtain revenues from the District Property’s disposition. Although this alternative may meet the WVUSD’s objective of obtaining revenues from the sale of the District Property, if implemented, the property would stay off the tax rolls, fail to contribute toward the City’s RHNA obligation, and no ongoing revenue to the City.

The “Final Environmental Impact Report for the Diamond Bar Economic Revitalization Area, SCH No. 96111047” contains the following reference to the anticipated future use of the District’s “Site D” property: “Park development (Site D) – eg. Buildings, recreation facilities, ball fields.”⁷ Both from a planning and community perspective, the Lead Agency acknowledges that there is considerable public interest in the development of the project site for recreational purposes. A “public park” alternative was initially considered but subsequently eliminated from further analysis since no funding source for the public acquisition of the site has been identified. Since the City would be unable to proceed with the purchase of the subject property for a park use at this time and since no other potential purchasers for this land use would likely exist, a recreational alternative has not been addressed since no implementation mechanism has been

⁵/ *Op. Cit.*, City of Diamond Bar General Plan, Land Use Element, Strategy 1.1.5, p. I-11.

⁶/ Local Agency Formation Commission for Los Angeles County (Burr Consulting), East San Gabriel Final Municipal Service Review, adopted July 13, 2005, Appendix A, pp. 37-41.

⁷/ *Op. Cit.*, Final Environmental Impact Report for the Diamond Bar Economic Revitalization Area, SCH No. 96111047, p. 1-13.

identified. The ability of the Lead Agency and/or the Applicant to implement this alternative would be highly speculative.

From an environmental perspective, it can be reasonably concluded that a park use would generate lesser environmental impacts than those other development-based alternatives examined herein. As such, since recreational uses are often ancillary to residential uses and often integrated into residential areas, although not addressed as a separate alternative herein, a park use could likely be developed on the project site under the authority of the CEQA documentation prepared for the “Site D’ Specific Plan.”

- Alternative 3 - “Community Commercial” Alternative. The City Property is designated “General Commercial (C) (max. 1.0 FAR)” in the General Plan and zoned “Community Commercial (C-2)” on the City’s Official Zoning Map.

As specified in Subsection (d)(2) in Section 22.06.040 (Zoning District Regulations) of the Development Code: “Where a lot line adjustment or tentative map application proposes the consolidation of two or more parcels, so that a single parcel would be covered by two or more zoning districts, the application for adjustment or map approval shall be accompanied by an application for rezoning the lot into a single zoning district, in compliance with Chapter 22.70 (General Plan, Development Code, and Zoning Map Amendments).” This alternative is predicated upon the geographic expansion of the “Community Commercial (C-2)” land-use designation within the estimated developable area of the project site (20.2 net acres) in accordance with those Development Code standards applicable to that zone.

For the purpose of this alternative, commercial development is assumed to occur at a floor-area-ratio (FAR) of 0.35. Based on that FAR, a total of about 307,969 square feet of neighborhood-serving commercial use would be developed on the project site.

- Alternative 4 - “Low-Density Residential” Alternative. The eastern portion of the project site is zoned “Low Density Residential (R-1-7,500)” and “Low Medium Density Residential (R-1-10,000)” on the City’s Official Zoning Map.

As specified in Subsection (d)(2) in Section 22.06.040 (Zoning District Regulations) in Title 22 (Development Code) of the Municipal Code: “Where a lot line adjustment or tentative map application proposes the consolidation of two or more parcels, so that a single parcel would be covered by two or more zoning districts, the application for adjustment or map approval shall be accompanied by an application for rezoning the lot into a single zoning district, in compliance with Chapter 22.70 (General Plan, Development Code, and Zoning Map Amendments).”

As further indicated in Section 22.08.020(2) (Purpose of Residential Zoning Districts) in Chapter 22.08 (Residential Zoning Districts), the “Low Density Residential (RL)” zoning district is “is intended primarily for parcels developed with existing detached single-family dwellings. The maximum allowed density for new residential subdivisions within this zoning district will be three dwellings per gross acre. The RL zoning district is consistent with the Low Density Residential land use category of the General Plan.”

This alternative is predicated upon the geographic expansion of the “Low Density Residential (RL)” zoning designation within the estimated developable area of the project

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site (20.2 net acres) at a density of 3 dwelling units per acre. Under this alternative, a total of about 60 single-family detached and/or single-family attached units would be developed on the project site.

- Alternative 5 - “High-Density Residential” Alternative. For the purpose of providing a comparative analysis and providing the project’s decision makers with a range of possible development options, a “high-density residential” alternative has been included herein.

As indicated in Section 22.08.020(6) (Purpose of Residential Zoning Districts) in Title 22 (Development Code), the “High Density Residential (RH)” zoning district is intended for “areas of existing and proposed high density condominium and apartment projects, other high density residential projects, and mobile home parks. The maximum allowed density for new residential projects within this zoning district will be 20 dwellings per gross acre. The RH zoning district is consistent with the High Density Residential land use category of the General Plan.” Based on that allowable density, under this alternative, a total of about 404 attached dwelling units would be developed on the project site.

Since the existing setting remains as described under each of the topical headings examined in this EIR, no further discussion of pre-project conditions is presented as part of this alternatives analysis. Similarly, except where noted, each of the related projects identified in the EIR are assumed to advance independently of any site-specific or project-specific actions of the Lead Agency. The same threshold criteria used to assess the significance of project-related impacts has been applied to the assessment of the identified alternatives.

Except where an alternative may generate additional impacts at levels greater than now assumed, this analysis does not include the assessment of each alternative’s potential impacts on those topical issues addressed in this EIR that were determined to be either less than significant or mitigable to below a less-than-significant level. It is assumed that reasonable and feasible mitigation measures, similar to those presented throughout this EIR, would be adopted should the Lead Agency elect to approve one or more of the following alternatives in lieu of the proposed project. Except in those instances where a significant impact would be avoided through the selection of the stated alternative, for the purpose of this alternatives analysis, it is assumed that those mitigation measures recommended under each of the topical sections of this EIR would accompany the selection of any of the following alternatives.

6.4.1 Alternative 1 - “No Project” Alternative

In addition to the proposed project ([Figure 6-1](#)), a “no project” alternative is specifically required under the State CEQA Guidelines and serves as a baseline against which all other development options can be compared. As illustrated in [Figure 6-2](#) (Alternative 1 - “No Project” Alternative), the “no project” alternative generally reflects the conditions and associated environmental impacts that would predictably occur should the Lead Agency elect to either deny the proposed project or fail to take affirmative action on the development application, resulting in, at least in the short-term, the retention of the project site in its existing condition. Since the denial of the current development application or the cessation of processing of the currently requested entitlements would not preclude the submission of a subsequent development application, under this alternative, except through public acquisition, no assurances can be provided that the project site would be retained in its current condition.

Under CEQA, the “no project” alternative is not intended to reflect a viable long-term strategy for any particular property but is presented for the purpose of providing a baseline against which other alternatives can be compared.

- **Alternative Project Description.** Under this alternative no physical changes to the project site would occur, the property would remain in its present condition, and no new development activities or other public improvements would be assumed to occur thereupon. In keeping with the general intent of this alternative, one possible variation would involve the use of a sufficient portion of the City Property to allow for the development of street improvements to the Brea Canyon Road/Diamond Bar Boulevard intersection.⁸

It is noted that the WVUSD’s actions to convey, divide, and/or develop the District Property is not dependent upon compliance with this Lead Agency-initiated environmental and development review process. As such, the WVUSD could initiate independent actions, subject to the provisions of the CEC, resulting in the conveyance of the District property to another public or private party and/or the site’s subsequent development for a WVUSD-operated facility. However, if conveyed to a private entity for a non-WVUSD-operated use, the purchaser of the subject property would likely be unable to proceed with the development of the project site absent subsequent City entitlements. Since the WVUSD has declared the District Property to be surplus, the WVUSD’s subsequent election to develop the District Property for a school-related use would appear speculative and, therefore, outside the scope of CEQA.

Under this alternative, no grading or other landform modifications would occur. Maintenance activities, including weed abatement, would routinely be performed and the existing level of use would continue generally in the manner now experienced.

- **Alternative Environmental Impact Analysis.** The following analysis compares the significant environmental impacts likely to result from the selection of this alternative against the associated with the proposed project.
 - ◇ **Air Quality (Construction).** Under the proposed project, combined emissions or reactive organic gases (ROG) were estimated at 136.02 pounds/day. Since this value exceeds the SCAQMD’s recommended threshold criteria, construction-term impact would be deemed to be significant. Since, under the “no project” alternative, no development would occur on the site, construction emissions would be eliminated and short-term air quality impacts would be reduced to a less-than-significant level.

Under a possible variation of this alternative, the City undertakes street improvements of the City Property to allow for enhanced traffic movement at the Brea Canyon Road/Diamond Bar Boulevard intersection. Since construction activities associated with those improvements, would be minimal, construction-related emissions would not be expected to exceed SCAQMD threshold criteria.

⁸/ Improvements to the Brea Canyon Road/Diamond Bar Boulevard intersection, limited to the area of the City Property, has not been identified as a separate alternative herein since such improvements would likely be determined to be categorically exempt from CEQA under the provisions of Section 15301 (Class 1) of the State CEQA Guidelines (14 CCR 15301).

- ◇ Air quality (Operational). Operationally, the proposed project is projected to create ROG, oxides of nitrogen (NO_x), and carbon dioxide (CO) emissions in excess of SCAQMD’s suggested daily threshold criteria. Since, under the “no project” alternative, no development would occur on the site, operational emissions would be eliminated and long-term air quality impacts would be reduced to a less-than-significant level.

Under a possible variation of this alternative, the City undertakes street improvements of the City Property to allow for enhanced traffic movement at the Brea Canyon Road/Diamond Bar Boulevard intersection. By improving traffic flow and turning movements, idle time and vehicle delays at that intersection would be reduced. Under this “no project” variation, air quality impacts would likely be beneficial.

- ◇ Air quality (Cumulative). Independent of the Lead Agency’s actions concerning the project site, related project activities will continue to incrementally contribute to regional air emissions within the SCAB. However, since site-specific contributions will not add to those conditions, cumulative air quality impacts would be deemed to be less than significant.

6.4.2 Alternative 2 - “Public Facilities” Alternative

- Alternative Project Description. As defined in Section 5.104.010 (Definitions) in Chapter 5.104 (Private Schools) of the Municipal Code, a “private school” means any school giving a course of training similar to that given in any grade of a public school from kindergarten to the 12th grade.

As illustrated in Figure 6-3 (Alternative 2 - “Public Facilities” Alternative), under this alternative, the project site would be developed to include a 73,000 square foot (500-student) private school and a 147,000 square foot (2,500-seat) church. A fellowship area would be developed within the sanctuary building which would be made available for public use as a banquet facility. Improvements would include a parochial school campus, including classrooms, library, and approximately 12,000 square foot (1,000-seat capacity) multi-purpose auditorium, outdoor recreational facilities, offices and administrative facilities, maintenance area, and caretaker’s residence. The gymnasium would serve the private school and be available for the community for use after school hours, including after school programs administered by the Boys and Girls Club or similar organization. In addition, once operational, other on-site activities are assumed to include non-residential child-care services, family-care services, activities and uses catering to youth groups, music and drama ministries, counseling, prayer meetings, bible study, nutrition programs, homeless outreach and assistance programs, and other associated educational, job training, and community services activities. The campus would also contain 6,000 square feet of retail uses (book store).⁹

⁹/ This land-use alternative is loosely modeled on the “reduced intensity alternative” for the Grace Ministries (Grace Korean Church) project located in the City of Fullerton, California (1645-1701 W. Valencia Drive), as presented the “Draft Environmental Impact Report, Grace Ministries International Master Plan – General Plan Amendment and Zone Change, SCH No. 2001051123” (City of Fullerton, September 2002) and as approved by the City of Fullerton on December 4, 2002. That project included a 2,500-seat sanctuary and 500-student high school, including church offices, classrooms, conference areas, fellowship area/banquet facilities, and café. In addition, the project included a private high school on a 26.5 acre site.

The California legislature may exempt property used exclusively for religious purposes and held by a non-profit corporation from property tax under the California Constitution. As such, in the absence of property tax proceeds and other revenues, a private school/church may fail to provide the City with revenues that would offset the public costs for providing City services.

- Alternative Environmental Impact Analysis. Information concerning trip generation and parking demand can be derived from the traffic analysis conducted by Kimley-Horn & Associates (June 2002) and included in the City of Fullerton’s “Draft Environmental Impact Report, Grace Ministries International Master Plan – General Plan Amendment and Zone Change, SCH No. 2001051123.” Presented in Table 6-2 (“Public Facilities” Alternative –Trip Generation) is the projected weekday trip generation rates for this alternative use.

Table 6-2
“PUBLIC FACILITIES” ALTERNATIVE TRIP GENERATION

Land Use	Unit	Quantity	Daily	AM Peak Hour Generation Rate		Daily	AM Peak-Hour Generation	
				In	Out		In	Out
Typically Weekday Trip Generation								
Church	1,000 SF	147,000	9.11	0.39	0.33	1,339	57	49
School	Students	500	1.79	0.32	0.14	895	160	70
Retail	1,000 SF	6,000	40.67	Nom	Nom	244	Nom	Nom
Total	-	-	-	-	-	2,478	217	119
Sunday Trip Generation								
Church	1,000 SF	147,000	36.63	4.84	4.65	5,385	712	684
School	Students	500	Nom	Nom	Nom	-	-	-
Retail	1,000 SF	6,000	20.43	1.11	1.48	123	7	9
Total	-	-	-	-	-	5,508	719	693

Source: Environmental Impact Sciences

As indicated therein, implementation of this alternative will result in the generation of approximately 2,478 daily vehicle trips during a typical weekday, including 336 AM peak-hour trips. In comparison, the proposed project is forecast to generate approximately 9,276 daily two-way vehicle trips, including 272 trips during the weekday AM and 650 trips during the PM peak hours.

Based on the nature of the land use, the alternative-related trip generation for a typical weekday may be overstated for several reasons. ITE trip generation rates for churches are based on square footage of the entire building. Some portion of the church/sanctuary would not be used during the week and would not generate any vehicular trips. In addition, the banquet facility, if part of the sanctuary building and providing a large gathering area for church fellowship following the Sunday service, would not be used during the week (except for rental to outside groups).

Based on the nature of this alternative, trip generation characteristics would differ between weekdays and on Sunday. The estimated alternative-related trip generation

associated with the Sunday peak hour is also presented in [Table 6-2](#) (“Public Facilities” Alternative –Trip Generation). Based on the Sunday operation, this alternative would generate approximately 5,508 daily (Sunday) vehicle trips, including 1,412 AM peak-hour trips. In comparison, the proposed project is forecast to generate approximately 9,276 daily two-way vehicle trips, including 272 trips during the weekday AM and 650 trips during the PM peak hours.

As noted, the Sunday traffic volume is approximately 222 percent higher than the typical weekday traffic volumes for this alternative use. These estimates present the worst-case scenario since the traffic associated with the church is assumed to both arrive and depart within the same peak-hour period. Many churches, however, conduct multiple services (e.g., 7:00AM, 9:00AM, and 11:30AM) which leave a gap between services to minimize entering and exiting traffic conflicts.

The following analysis compares the significant environmental impacts likely to result from the selection of this alternative against those associated with the proposed project.

◇ Air Quality (Construction). Under the proposed project, combined emissions or ROG were estimated at 136.02 pounds/day. Since this value exceeds the SCAQMD’s recommended threshold criteria, construction-term impact would be deemed to be significant. Although, under this alternative, on-site development activities may be reduced (220,000 square feet of public facility use as compared to 153,985 square feet of neighborhood-serving commercial use and 202 dwelling units), maximum daily construction activities would be anticipated to be similar. As a result, construction-term air quality impacts would be assumed to be similar to those associated with the proposed project and would, therefore, remain significant.

◇ Air quality (Operational). Operationally, the project is projected to create ROG, oxides of nitrogen (NO_x), and carbon dioxide (CO) emissions in excess of the SCAQMD suggested daily threshold criteria.

Implementation of this alternative will result in the generation of approximately 2,478 daily vehicle trips during a typical weekday (compared to 9,278 daily two-way vehicle trips associated with the proposed project), including 336 AM peak-hour trips (compared to 650 PM peak-hour trips associated with the proposed project). As a result, under this alternative, mobile source emissions would be substantially reduced. For the purpose of this alternatives analysis, it is assumed that operational air quality impacts would be reduced to a less-than-significant level.

◇ Air quality (Cumulative). Related project activities, in combination with the construction and operation of the proposed project, would incrementally contribute to regional air emissions within the SCAB. Under the SCAQMD’s recommended methodology, development activities that generate significant air quality impacts are also assumed to generate significant cumulative air quality impacts.

6.4.3 Alternative 3 - “Community Commercial” Alternative

- **Alternative Project Description.** Under this alternative, the project site would be developed for commercial use in accordance with the “Community Commercial (C-2)” standards outlined in Chapter 22.10 (Commercial/Industrial Zoning Districts) of the Municipal Code. As specified in Section 22.10.020 (Purpose of Commercial/Industrial Zoning Districts) therein, the C-2 zoning district is applied to areas appropriate for a wide range of retail shopping and service uses, primarily intended to serve the needs of City residents. The allowable floor-area-ratio (FAR) for non-residential development shall be from 0.25 to 1.00 (Section 21.10.040).

A project may be granted a FAR above the minimum, up to the maximum shown, at the discretion of the review authority based on amenities provided by the project. For the purpose of this analysis, a FAR of 0.35 has been applied to the 29.69-gross acre. As illustrated in [Figure 6-4](#) (Alternative 3 - “Community Commercial” Alternative), under this alternative, based on a FAR of 0.35 applied to the estimated net acreage (20.2 net acres), a total of 307,969 square feet of commercial use would be developed on the project site. The site would be developed as a multi-tenant center including one or more big-box uses and a number of out-pads. Except as provided in the Development Code, building heights would not exceed 35 feet. As stipulated, on-site parking would be provided at a ratio of one space for each 300 square feet of gross floor area plus one space for each 1,000 square feet of outdoor display area (Section 22.30.030).

Under this alternative, the alternative-specific grading plan could closely replicate that associated with the “Site D’ Specific Plan.” Instead of creating an approximately 10.1 acre building pad for commercial use and a second approximately 10.1 acre building pad for residential use, both pads would accommodate general commercial uses.

- **Alternative Environmental Impact Analysis.** The following analysis compares the significant environmental impacts likely to result from the selection of this alternative against the associated with the proposed project.
 - ◇ **Air Quality (Construction).** Under the proposed project, combined emissions or ROG were estimated at 136.02 pounds/day. Since this value exceeds the SCAQMD’s recommended threshold criteria, construction-term impact would be deemed to be significant. Under this alternative, on-site development activities may be increased (307,969 square feet of neighborhood-serving commercial use as compared to 153,985 square feet of comparable commercial use and 202 dwelling units). However, because mass grading of the project site would be required to create building pads and an on-site circulation system, maximum daily construction activities would be anticipated to be similar. As a result, construction-term air quality impacts would be assumed to be similar to those associated with the proposed project and would, therefore, remain significant.
 - ◇ **Air quality (Operational).** Operationally, the project is projected to create ROG, oxides of nitrogen (NO_x), and carbon dioxide (CO) emissions in excess of the SCAQMD suggested daily threshold criteria.

As indicated in [Table 4.6-5](#) (Project Traffic Equations) and [Table 4.6-6](#) (Project Traffic Forecast) herein, retail shopping centers are projected to generate

substantially greater volumes of peak hour and daily vehicle trips that residential condominium and townhouse projects. As a result, notwithstanding the elimination of 202 dwelling units, doubling the square footage of commercial use would result in a net increase in the number of peak hour and daily vehicle trips generated under this alternative. Based on that increase in alternative-related traffic, operational impacts would be projected to remain significant.

- ◇ Air quality (Cumulative). Related project activities, in combination with the project’s construction and operation, would incrementally contribute to regional air emissions within the SCAB. Under the SCAQMD’s recommended methodology, development activities that generate significant air quality impacts are also assumed to generate significant cumulative air quality impacts.

6.4.4 Alternative 4 - “Low-Density Residential” Alternative

- **Alternative Project Description.** Under this alternative, the project site would be developed for residential use in accordance with the “Low Density Residential” (RL) standards outlined in Chapter 22.08 (Residential Zoning Districts) of the Municipal Code. As indicated in Section 22.08.020 (Purpose of Residential Zoning Districts), the maximum allowable density for new residential subdivisions in the “Low Density Residential” district is three dwellings per gross acre (3 DU/A). Based on the estimated net acreage (20.2 net acres), a total of approximately 60 dwelling units could be constructed on the property.

For the purpose of this analysis, the provisions of the City’s Hillside Management Ordinance, codified in Chapter 22.22 (Hillside Management) of the Municipal Code, have not been factored into the assessment of the dwelling unit calculation. As stipulated in Section 22.22.040 (Density), the maximum number of units that may be allowed on a given parcel subject to the hillside management ordinance is calculated in compliance with specified requirements, such that allowable density diminishes as slope grade increases on hillside properties.

As illustrated in [Figure 6-5](#) (Alternative 4 - “Low-Density Residential” Alternative), under this alternative, the alternative-specific grading plan could closely replicate that associated with the “Site D’ Specific Plan.” Instead of creating an approximately 10.1 acre building pad for commercial use and a second approximately 10.1 acre building pad for residential use, both pads would accommodate residential use.

- **Alternative Environmental Impact Analysis.** The following analysis compares the significant environmental impacts likely to result from the selection of this alternative against the associated with the proposed project.
 - ◇ **Air Quality (Construction).** Under the proposed project, combined emissions or ROG were estimated at 136.02 pounds/day. Since this value exceeds the SCAQMD’s recommended threshold criteria, construction-term impact would be deemed to be significant. Under this alternative, on-site development activities may be substantially decreased (60 dwelling units compared to 153,985 square feet of comparable commercial use and 202 dwelling units). However, because mass grading of the project site would be required to create building pads and an on-site circulation system, maximum daily construction activities would be

anticipated to be similar. As a result, construction-term air quality impacts would be assumed to be similar to those associated with the proposed project and would, therefore, remain significant.

- ◇ Air quality (Operational). Operationally, the project is projected to create ROG, oxides of nitrogen (NO_x), and carbon dioxide (CO) emissions in excess of the SCAQMD suggested daily threshold criteria.

As indicated in [Table 4.6-5](#) (Project Traffic Equations) and [Table 4.6-6](#) (Project Traffic Forecast) herein, residential condominium and townhouse projects are projected to generate substantially lower volumes of peak hour and daily vehicle trips that retail shopping center projects. Similarly, although some differences exist based on the type of residential development proposed, projects with fewer dwelling units can be assumed to generate a lesser number of peak hour and daily vehicle trips that projects with a greater number of dwelling units. As a result, under this alternative, mobile source emissions would be substantially reduced. For the purpose of this alternatives analysis, it is assumed that operational air quality impacts would be reduced to a less-than-significant level.

- ◇ Air quality (Cumulative). Related project activities, in combination with the project’s construction and operation would incrementally contribute to regional air emissions within the SCAB. Under the SCAQMD’s recommended methodology, development activities that generate significant air quality impacts are also assumed to generate significant cumulative air quality impacts.

6.4.5 Alternative 5 - “High-Density Residential” Alternative

- **Alternative Project Description.** Under this alternative, the project site would be developed for residential use in accordance with the “High Density Residential” (RH) standards outlined in Chapter 22.08 (Residential Zoning Districts) of the Municipal Code. As specified, the maximum allowable density in this district is 20 dwelling units per acre. Based on the estimated net acreage (20.2 net acres), a total of approximately 404 dwelling units could be constructed on the property.

For the purpose of this analysis, the provisions of the City’s Hillside Management Ordinance, codified in Chapter 22.22 (Hillside Management) of the Municipal Code, have not been factored into the assessment of the dwelling unit calculation. As stipulated in Section 22.22.040 (Density), the maximum number of units that may be allowed on a given parcel subject to the hillside management ordinance is calculated in compliance with specified requirements, such that allowable density diminishes as slope grade increases on hillside properties.

As illustrated in [Figure 6-6](#) (Alternative 5 - “High-Density Residential” Alternative), under this alternative, the alternative-specific grading plan could closely replicate that associated with the “Site D’ Specific Plan.” Instead of creating an approximately 10.1 acre building pad for commercial use and a second approximately 10.1 acre building pad for residential use, both pads would accommodate residential use at a density of 20 dwelling units per net acre.

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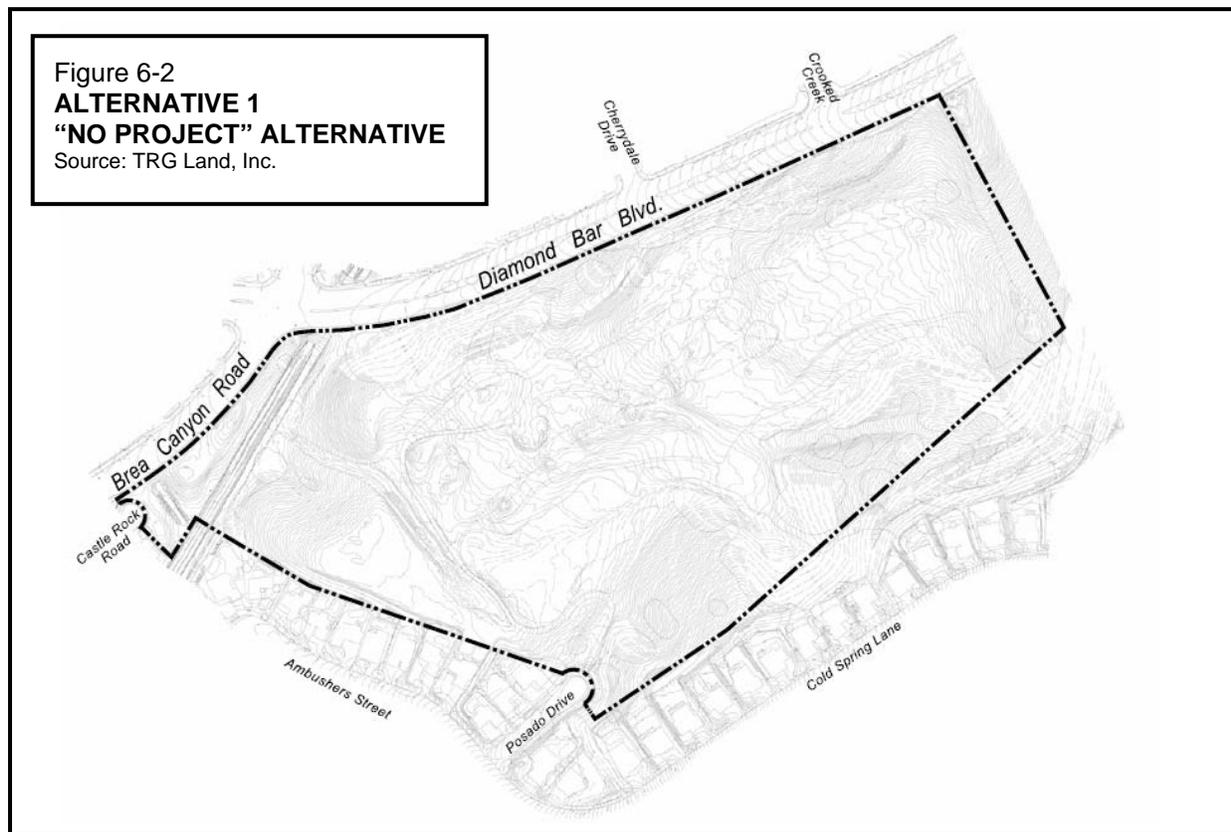


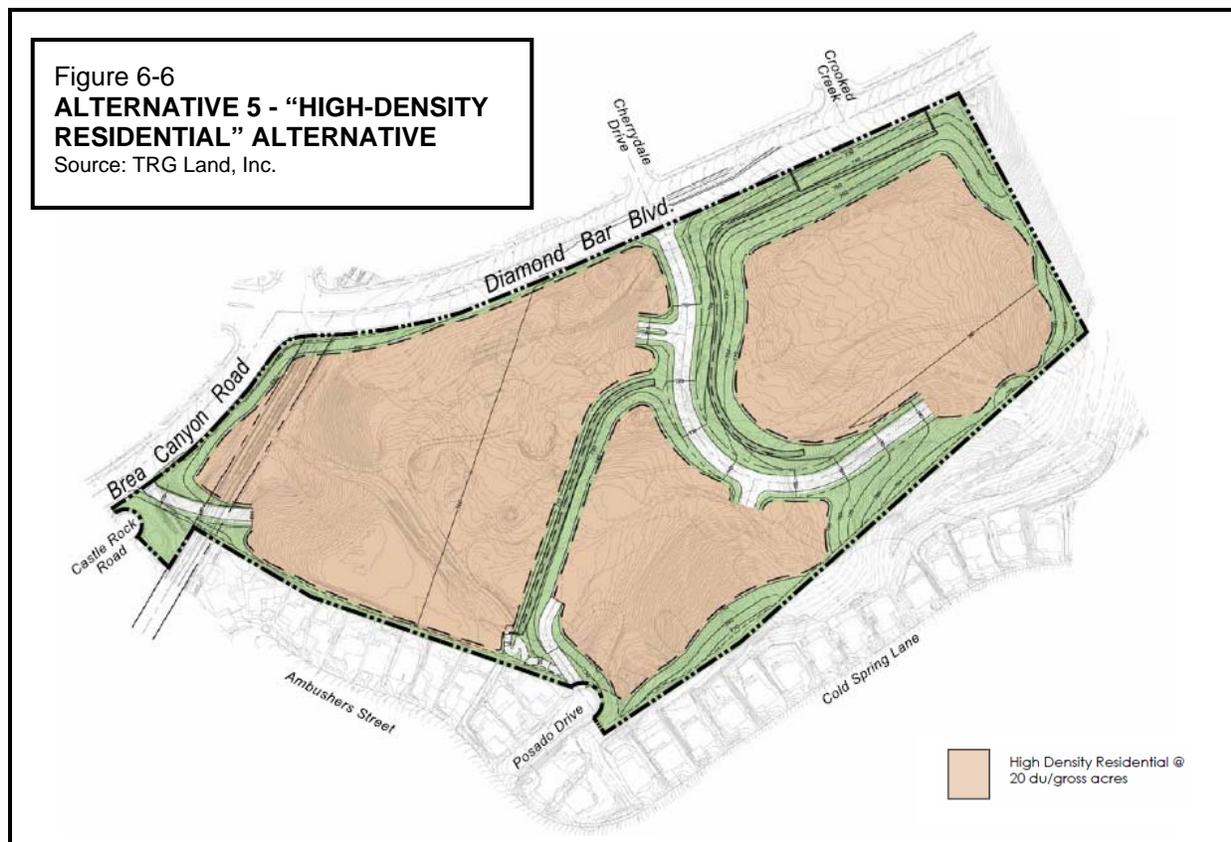
Figure 6-3
ALTERNATIVE 2 - “PUBLIC FACILITIES” ALTERNATIVE
Source: TRG Land, Inc.



Figure 6-4
ALTERNATIVE 3 - “COMMUNITY COMMERCIAL” ALTERNATIVE
Source: TRG Land, Inc.



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- **Alternative Environmental Impact Analysis.** The following analysis compares the significant environmental impacts likely to result from the selection of this alternative against the associated with the proposed project.
 - ◇ Air Quality (Construction). Under the proposed project, combined emissions or ROG were estimated at 136.02 pounds/day. Since this value exceeds the SCAQMD’s recommended threshold criteria, construction-term impact would be deemed to be significant. Because mass grading of the project site would be required to create building pads and an on-site circulation system, under this alternative, maximum daily construction activities would be anticipated to be similar to the proposed project. As a result, construction-term air quality impacts would be assumed to remain significant.
 - ◇ Air quality (Operational). Operationally, the project is projected to create ROG, oxides of nitrogen (NO_x), and carbon dioxide (CO) emissions in excess of the SCAQMD suggested daily threshold criteria.

As indicated in Table 4.6-5 (Project Traffic Equations) and Table 4.6-6 (Project Traffic Forecast) herein, because residential condominium and townhouse projects generate lower volumes of traffic that retail shopping center projects, doubling the number of dwelling units while eliminating the project’s commercial component would result in a reduction in the number of peak hour and daily vehicle trips. As a result, under this alternative, mobile source emissions would be substantially reduced. For the purpose of this alternatives analysis, it is assumed that operational air quality impacts would be reduced to a less-than-significant level.
 - ◇ Air quality (Cumulative). Related project activities, in combination with the construction and operation of the proposed project, would incrementally contribute to regional air emissions within the SCAB. Under the SCAQMD’s recommended methodology, development activities that generate significant air quality impacts are also assumed to generate significant cumulative air quality impacts.

6.5 Environmentally Superior Alternative

The goal of this alternatives analysis has been to provide the project’s decision makers and the general public with a reasonable range of alternatives so as to foster informed decision making and to permit a reasoned choice. Through this alternatives analysis, the Lead Agency has sought to identify and examine a range of reasonable alternatives that would potentially avoid or substantially lessen one or more of the significant environmental effects of the proposed project. Each of the examined alternatives and the Lead Agency’s preliminary assessment of each alternative’s corresponding ability to reduce or substantially avoid those significant impacts associated with the proposed project are included in Table 6-3 (Comparative Evaluation of Project Alternatives).

For the purpose of this analysis, all significant environmental effects are given equal weight and balance, such that no one significant impact is assumed to be more environmentally important than another. As a result, for the purpose of comparison, alternatives can be ranked based on the number of significant impacts that would result from their implementation. Ignoring both the

ability of any specific alternative to fulfill the identified project objectives and the economic, environmental, legal, social, or technological feasibility of those alternatives, a hierarchy of environmentally superior alternatives can, therefore, be established based on the number of significant impacts that would manifest from each of the development-based or non-development scenarios which have been addressed herein.

Table 6-3
COMPARATIVE EVALUATION OF PROJECT ALTERNATIVES

Significant Environmental Effect	Proposed Project	Project Alternative				
		No Project	Public Facilities	Community Commercial	Low-Density Residential	High-Density Residential
Environmental Considerations						
Air Quality (Construction)	Significant	Not Significant	Significant	Significant	Significant	Significant
Air Quality (Operational)	Significant	Not Significant	Not Significant	Significant	Not Significant	Not Significant
Air Quality (Cumulative)	Significant	Not Significant	Significant	Significant	Significant	Significant
Number of Unmitigated Significant Impacts	3	0	2	3	2	2
Attainment of Stated Objectives						
Lead Agency	Yes	No	Yes	Yes	Yes	Yes
Applicant	Yes	No	Yes	Yes	Yes	Yes
Feasibility						
Economic ¹	Unknown ²	No	Unknown ²	Unknown ²	Unknown ²	Unknown ²
Legal	Yes	No	Yes	Yes	Yes	Yes
Socially	Yes	No	Yes	Yes	Yes	Yes
Technologically	Yes	Yes	Yes	Yes	Yes	Yes
Environmentally Superior Alternative						
	-	Superior	Superior		Superior	Superior
Notes:						
1. No detailed economic analysis, marketing study, or real property appraisal of the proposed project or the examined alternatives were developed by the Lead Agency or provided to the Lead Agency by the Applicant.						
2. Subject to an economic feasibility analysis.						

Source: Environmental Impact Sciences

As indicated in Table 6-3 (Comparative Evaluation of Project Alternatives), from a project-level perspective, the “environmentally superior” alternative is the “no project” alternative. Since the “no project” alternative fails to provide the WVUSD a reasonable use of their properties, a no-build alternative would likely be considered economically, legally, and socially infeasible.

CEQA stipulates that if the environmentally superior alternative is the “no project” alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. As indicated in Table 6-3 (Comparative Evaluation of Project Alternatives), the “public facilities,” the “low-density residential,” and the high-density residential” alternatives are each considered to be environmentally superior to the proposed project. Since the economic feasibility of the

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“low-density residential” alternative cannot be determined at this time, the environmentally superior development-oriented options are the “public facilities” and “high-density residential” alternative.

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7.0 LIST OF PREPARERS

The State CEQA Guidelines requires that the DEIR be prepared directly by or under contract to the Lead Agency. This CEQA compliance document was prepared by Environmental Impact Sciences (EIS), operating under contract to the City and under the direction and supervision of the Department. As authorized under the State CEQA Guidelines, any person, including the Applicant, may submit information to the Lead Agency to assist in the preparation of the DEIR. Under that authorization, the District provided the Lead Agency with a number of technical studies. The information presented in those studies was subsequently considered by the City in the derivation of the analysis, alternatives, and mitigation measures included herein.

Those parties that have contributed to the preparation, assemblage, and analysis of the information, alternatives, and mitigation measures presented herein include those persons listed in Table 7-1 (List of Preparers). There likely exist other individuals that are associated with each agency, firm, and organization that may have also played a participatory role.

Table 7-1
LIST OF PREPARERS

Association	Contact
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Table 7-1
LIST OF PREPARERS (Continued)

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