

SECTION 2.0 INTRODUCTION

Draft EIR

Vista Verde Ranch – TTM 47449

2.1 Purpose of the EIR

This Revision to the Draft Environmental Impact Report (EIR) summarizes the potential impacts associated with the construction and subsequent occupancy of a 70-unit single-family residential development located in the eastern portion of Los Angeles County and referenced herein as the revised design project.

The purpose of this EIR is to provide information to the public, decision makers, and other agencies concerning the proposed revised design project and the anticipated environmental changes associated with its implementation and subsequent occupancy. This document is to be used in conjunction with the Draft EIR of October 2004 for the original project design.

2.2 Background and Project History

In October 2004, the County of Los Angeles released the *Draft Environmental Impact Report Project No. 99-028 Vista Verde Ranch Tentative Tract No. 47449 Oak Tree Permit No. 99-028 Los Angeles County, California SCH#1999-061068* (DEIR) for public review and comment. The DEIR analyzes the potential impacts associated with the construction and subsequent occupancy of a 92-unit single-family residential development located in the eastern portion of Los Angeles County.

The DEIR was circulated for a 45-day review period, as required under State law, prior to a series of public hearings before the Los Angeles County Regional Planning Commission (RPC). The hearings were held on the following dates: February 9, 2005; August 24, 2005; September 12, 2005; and December 7, 2005. Based on the comments made by various agencies and members of the public during the public review period for the Draft EIR, the RPC requested the applicant to modify the project design to respond to public concerns, to testimony received at the initial public hearing and to other issues related to the proposed project. The RPC continued the matter to be brought back before the RPC on August 24, 2005. The applicant and its representatives subsequently held 14 meetings with different members of the City of San Dimas staff and Council Members in order to elicit input for a project redesign. On August 24, 2005, the applicant presented a concept plan to the RPC. The concept plan intended to address the issues raised at the public hearing and in the meetings held with the City of San Dimas. After the hearing, additional public comments and reviewing and considering the concept plan, the RPC directed the applicant to submit the concept plan as the revised design project to the County staff for their review and to update the DEIR by analyzing the potential impact of the revised design project. The RPC requested the matter be republished for a public hearing before the RPC on December 7, 2005. At the time of the December 2005 RPC hearing, the environmental review of the revised design project had not been completed. This item was taken off the RPC calendar to allow a complete environmental re-evaluation of the revised design project. Section 2.4, *Public Comments and Concerns and Major Elements of Revisions to the DEIR Project*, identifies the concerns and issues related to the project that were expressed during the public comment period and describes how the physical characteristics of the original

project proposal were modified in order to address those concerns and issues. Section 3.3, *Revised Design Project*, presents the project's revised design as it is currently proposed. Section 4.3, *Comparison of Impacts and Mitigation Measures – DEIR Proposed Project v. Revised Design Project*, compares the potential impacts and required mitigation measures associated with the original proposed project examined in the DEIR with the potential impacts and required mitigation measures associated with the revised design project.

The applicant's revised design project proposal consists of a 70-unit residential development to be constructed on approximately 33.4 acres of the overall 60.4-acre site. This project includes six additional lots, totaling approximately 27 acres, to be reserved for open space. All public access to the site would be provided by the main entrance at San Dimas Avenue via a bridge accessing San Dimas Avenue to the east. The bridge would be approximately 700 feet in length, the distance from San Dimas Avenue to the nearest mesa or plateau within the proposed project site.

The proposed project site is located in an unincorporated portion of Los Angeles County. The corporate boundaries of the City of San Dimas are located to the south and east of the proposed project site. The Tzu Chi Foundation USA owns the area north of the site, which is also located in an unincorporated area of Los Angeles County. The area to the west of the proposed project site, consisting of residential development located along Mesarica Road, is also located in an unincorporated County area. A private roadway extending from Valley Center Avenue through the Tzu Chi Foundation USA property provides existing access to the project site. The existing Tzu Chi Foundation USA access does not meet Fire Department standards and is not proposed for use in the revised design project.

2.3 Previous Environmental and Technical Studies

Numerous studies have been completed to assess the site's environmental setting and the potential impacts related to the site's development. These reports include the EIRs prepared for the earlier development proposals and other studies, many of which are referenced in the DEIR. Additional studies have been completed, which are referenced herein and are identified below:

- + *Air Quality Study (November 2005)*. This report, prepared by Blodgett/Baylosis Associates, analyzed the revised design proposal's potential short-term and long-term impacts on regional air quality. The air quality analysis is included herein as Appendix A.
- + *Oak Tree Report and Survey (April 11, 2005)*. This report updates and revises the prior Tree Survey by Glenn Allen Arborist. The oak tree report and survey is included herein as Appendix B.
- + *Biological Assessment Update and Gnatcatcher Survey (August 2005)*. A follow-up survey was conducted by Blaine Consulting for the Applicant. The gnatcatcher survey is included herein as Appendix C.

- + *Geotechnical Study for Revised Design Project (February 2006)*. A follow-up study was prepared by GeoSoils for Dentec Holdings, Inc. This geotechnical study reviewed the revised design project and is included herein as Appendix D.
- + *Preliminary Geologic and Geotechnical Engineering Study, Proposed Bridge, Vista Verde Ranch (December 2005)*. A separate geologic and geotechnical engineering study that analyzes the potential impacts of the installation of the proposed bridge connecting San Dimas Avenue with the project site was prepared by GeoSoils Consultants, Inc., in December, 2005. The preliminary geologic and geotechnical engineering study for the proposed bridge is included herein as Appendix E.
- + *Revised Drainage Concept SUSMP Tentative Tract No. 47449 (December 2005)*. A analysis of the potential hydraulic and hydrologic impacts associated with the proposed project, including those impacts that may be associated with the proposed bridge from San Dimas Avenue to the project site, was prepared by Planning Associates and Subdivisions Engineering Corporation. The revised drainage revised design project is included herein as Appendix F.
- + *Effect of Bridge on Hillside Drainage VTTM 47449 (January 2006)*. An assessment of the potential for the pilings of the proposed bridge to result in adverse impacts to sheet flow and drainage was prepared by Gary M. Gantney, PE, Principal and Chief Engineer, Planning Associates and Subdivisions Engineering Corporation. The assessment is included herein as Appendix G.
- + *Noise Studies (November 2005)*. Additional field measurements were taken by Blodgett/Baylosis Associates as part of the preparation of the Addendum to the Draft EIR. Their report is included herein as Appendix H.
- + *Traffic Analysis (November 2005)*. Overland Consultants prepared an updated traffic study for the revised design development proposal. The traffic analysis is included herein as Appendix I.
- + *Visual Analysis (December 2005)*. PAAS Engineering prepared a visual analysis of the potential impacts of the proposed bridge connecting San Dimas Ave. to the proposed development. The Visual Analysis is included as Appendix J.

The DEIR (SCH #1999-061068) considers the proposed project's potential impacts related to geotechnical hazards, flooding, water quality, noise exposure, tree removal, habitat loss, archaeological resources, paleontological resources, aesthetics, traffic, and public services (libraries and schools).

The original project analyzed in DEIR (SCH #1999-061068) called for the construction of 92 single-family homes, with 7 additional lots (totaling 12.8 acres) being reserved for open space. A new road connecting to San Dimas Avenue on the east was proposed to provide access to the

development area. Secondary public access was proposed by a new private roadway connecting the proposed development to an existing private road located near the main guard house on the adjacent Tzu Chi Foundation USA property (the existing private roadway located within the adjacent Tzu Chi Foundation USA property ultimately connects to Valley Center Avenue). This private road would have been widened and a small portion of it realigned. It would continue to be maintained by the Tzu Chi Foundation USA, but would have been open for public access to the project site. The existing emergency access connection to Calle Bandera would continue to be maintained and would remain gated.

2.4 Public Comments and Concerns and Major Elements of Revisions

Section 15123 of CEQA states that EIRs must include a summary of issues to be resolved along with areas of controversy known to the Lead Agency, including issues identified by other agencies and the public. The major issues of concern raised during public review include the following:

- *The proposal described in the DEIR is not consistent with General Plan Land Use Designations and Zoning:* Exhibit 2-1 and in this Section, indicates that the majority of the site is zoned as Residential Planned Development (RPD-10,000 - 3 DU/Acre), with a small portion of the site designated as Open Space (OS) or Light Agriculture (A-1-1). No residential development would occur in those areas zoned OS or A-1-1, however, some infrastructure facilities are proposed. The RPD-10000 – 3 DU/Acre zoning permits a gross development density of up to 3 units per acre, with a minimum lot area of 10,000 square feet. The unincorporated area located to the north of the proposed project site, which includes the adjacent Tzu Chi Foundation USA property and Walnut Creek Wilderness Park, is designated Light Agriculture (A-1-1), Open Space (OS), and Residential Planned Development (RPD-10,000-3 DU/Acre). The Tzu Chi Foundation USA property is included within the area designated as A-1-1, RPD-10,000, and OS while the areas included within the Walnut Creek Wilderness Park are designated entirely as OS.²⁸ The residential tracts located to the south of the proposed project site are designated as Single-Family Residential - 7500 in the City of San Dimas Zoning Map. There are no hillside management areas on the majority of the proposed project site, although the easterly portions of the project site do contain some slopes that exceed 25 percent gradient and therefore are considered hillside management areas. Development projects proposed for hillside management areas may be required to file a Conditional Use Permit (CUP) application. However, the overall density of the proposed project is below the Low Density Threshold, as calculated by the Subdivision Committee, Los Angeles County Department of Regional Planning. Therefore, a CUP is not necessary for the proposed project.

The proposed revised design project would involve the construction of 70 single-family homes on approximately 33.4 acres of the overall 60.4-acre site. The density of the proposed development would be 1.1 units per acre, which is less than the maximum permitted density of 3.0 units per acre. All of the proposed lots would exceed the

minimum lot size requirement of 10,000 square feet. No development is proposed in areas designated *A-1-1* or *Open Space*. No zone change or variance is requested as part of the proposed project's approvals. As a result, the proposed development is consistent with the site's zoning designation.

Exhibit 2-2 in this Section indicates the applicable general plan designations for the site and the immediate area. The proposed project site is designated as *Public Facilities* in the Los Angeles County General Plan, and residential development is a consistent use for this location. The Land Use Policy Map of the adopted Los Angeles County General Plan has a "Public and Semi-public Facilities" category with a footnote to its description that reads: "...In the event that public use of mapped or unmapped facilities is terminated, alternative uses compatible with surrounding development, in keeping with community character, and consistent with the intent of overall Plan objectives may be permitted." The area adjacent to the westerly boundary, also located in the unincorporated area, is designated as *Low-Density Residential*. The Walnut Creek Wilderness Park is designated as *Open Space* in the County's General Plan.²⁹ The residential tracts located to the south of the project site are designated as *Single-Family Residential* (3.1-6.0 units/acre) in the City of San Dimas General Plan. The proposed development's residential use is consistent with the County's General Plan designation for the project site and the tracts located to the south, within the City of San Dimas corporate boundaries. The proposed revised design project would consist of residential lots ranging in size from 10,000 square feet to more than 31,217 square feet. The proposed project's overall development density would be less than that of the six residential tracts located to the south. A Conditional Use Permit for the project is not required, since the proposed site plan is not a Residential Planned Development (RPD) and the minimum lot sizes for the proposed residential parcels exceed 10,000 square feet.

- *Providing access roads to the site from San Dimas Avenue and Valley Center Avenue may be inconsistent with the purpose of the Open Space land use designation in the General Plan and with zoning.* The original 92-lot project proposed grading new access roads to San Dimas Ave. and realigning and widening the existing access road to Valley Center Ave. Approximately 188,000 cubic yards of grading would be required to fill two canyons leading to San Dimas Avenue; a 940-foot long retaining wall up to 10 feet high would have to be constructed along the Valley Center access roadway and 800 square feet of retaining walls would have to be constructed along San Dimas Avenue. Construction of these accesses would result in the following impacts: the new upgraded bridge along the access road connecting to Valley Center Avenue and spanning Walnut Creek may result in adverse impacts to Walnut Creek and to Walnut Creek Park; and realigning the Michael D. Antonovich Trail around the access roadway to San Dimas Avenue would result in impacts to the trail. These access impacts would not be compatible with riparian and oak woodland resources or with park and trail resources,

²⁹ Los Angeles County. *General Plan*. As amended 1999.

and would not further open space objectives and recreational activities. In addition, the City of San Dimas has expressed concern that the proposed traffic improvements may not be feasible. Concern was also expressed that grading and other improvements necessary to widen the road may exceed the 40-foot easement width.

Revisions to proposal: The revised design project addresses the access-related concerns by eliminating the proposed access from Valley Center Avenue and by constructing a bridge spanning the canyon to provide access to the proposed project via San Dimas Avenue. These modifications would reduce the total number of cubic yards of grading to approximately 230,000 yards (a reduction of 460,000 cubic yards from the 690,000 cubic yards required under the original proposal), would allow both eastern canyons to remain unfilled, and would eliminate the construction of approximately 940 linear feet of retaining walls along Valley Center and 800 linear feet of retaining walls along San Dimas Avenue. Finally, adverse impacts to Walnut Creek Park, Walnut Creek and the Michael D. Antonovich Trail would also be considerably reduced under the revised design project. As proposed herein, the development would be consistent with existing park and trail resources, open space objectives and recreational activities. The proposed land use is also consistent with the existing zoning of RPD-10,000. Under this designation, the maximum allowable density for the project site is 364 dwelling units. Adverse impacts to riparian and oak woodland resources are discussed in the following section.

- *The proposed project would result in the removal of too many oak trees:* The applicant formerly proposed the removal of 472 oak trees and encroachment into the protected zone of 67 additional oak trees. This amounts to over 25 percent of the oak trees over several acres of woodlands on the subject property and on the property through which access roads would be constructed. According to the County of Los Angeles, the project, as formerly proposed, may not meet the burden of proof for the Oak Tree Permit.

Revisions to proposal: The revised design project responds to this concern by reducing the number of residences to be constructed to 70, allowing the revised design project to be constructed with a single means of access, thereby eliminating the oak tree impacts associated with construction of the secondary access roadway to Valley Center. Additionally, oak tree impacts are considerably reduced by proposing to provide access to the development via a bridge from San Dimas Avenue, spanning the canyon that now separates the proposed project area from San Dimas Avenue on the east. The revised design project further proposes that the number of acres to be developed be reduced from 45.7 acres to 33.5 acres, that the number of housing units be reduced from 92 to 70 and that development would occur almost exclusively on that portion of the property that is relatively flat and already highly disturbed. Under the revised design project, only 129 oak trees onsite would be impacted by the development, and 1,775 oak trees would be preserved on or in the vicinity of the site: 659 of these trees would be preserved on the site and the remaining 1,116 trees surrounding the site would be entirely preserved. Oak tree impacts would be lessened by mitigation as described in the DEIR. Additionally,

approximately 27 undisturbed natural acres are currently proposed as either permanent open space or a permanent natural park, and a 1.25-acre paseo is also proposed for development adjacent to the existing Loma Vista Park.

- *Development on the knoll would disturb biological resources on site and would impact views of the knoll from the adjacent ballpark.* The knoll area is already disturbed, and contains little or no indigenous biological resources. Minimal grading is proposed in order to develop this area. It is the least constrained location for development of the property. The knoll sits approximately 70-feet above the adjacent ballpark. The proposed grading would result in an average cut of approximately 7 feet, still leaving the knoll about 63 feet above the ballpark, thus virtually preserving the same appearance of the knoll. The proposed lots average slightly above 0.50 acre in size.
- *Implementation of the proposed project would result in adverse environmental impacts due to grading:* As noted above, approximately 690,000 cubic yards of grading would have been required in order to prepare the proposed project site and to fill the two canyons to provide primary and secondary access to the project site in the original DEIR project design. Members of the public have expressed concern that this amount of grading would result in significant on- and off-site topographical changes and in the probable production of significant quantities of air pollution in the form of fossil fuel consumption by-products and migratory or fugitive dust.

Revisions to proposal: The revised design project responds to these concerns by eliminating the proposed Valley Center Avenue access road and the proposed filling of the canyons for the San Dimas Avenue access. Instead, the revised design project includes the construction of a 700-foot bridge from San Dimas Avenue to the first natural plateau to the west on the proposed project site. The bridge would span the canyon that separates the proposed development area from San Dimas Avenue, and would provide the sole means of access to the project site. The proposed bridge would have an abutment at either end, and would be supported by three piers. The distance between the piers would be approximately 200 feet. The bridge would be constructed at a cost of approximately seven million dollars. The applicant further proposes that the number of acres to be developed will be reduced from 45.7 acres to 33.5 acres, and that the number of housing units to be constructed will be reduced from 92 to 70. As noted above, these changes in the design of the proposed project would require grading in the amount of only 230,000 cubic yards of cut and fill, which represents a cut and fill grading reduction of approximately 460,000 cubic yards in comparison with the original proposal. When compared to the original proposal, the reduction in the amount of grading required to develop the project would also reduce fossil fuel consumption and migratory dust related air quality impacts. Under the revised design project proposal, the topographical changes related to filling the canyons to provide the required two means of access to the site for 92 dwelling units are essentially eliminated.

- *Providing sewer service to the proposed project site would result in adverse construction-related impacts and in potential economic costs to the community:* The original project proposed that sewer service to the project site would be provided through an adjacent property to the west that connects to Mesarica Road, a public street. Construction of the offsite sewer line would involve digging a trench approximately 10 feet wide, 8 feet deep and 4,400 feet long through the existing Mesa Oaks residential neighborhood along Mesarica Road (Mesa Oaks Community).

Some property owners within the Mesa Oaks community have expressed opposition to the proposed sewer line, citing construction impacts and potential economic costs. The City of Covina has issued a non-objection letter related to the construction of the proposed sewer line (please refer to Appendix K).

The revised design project proposal would still require the construction of a sewer line through the Mesa Oaks Community, which currently does not have public sewer service. In order to assess the community's opinion of the proposed sewer line installation, a group of residents of the Mesa Oaks community sent a questionnaire to each of the 118 Mesa Oaks homeowners. They received 42 responses from the homeowners. Based on these responses, the majority of homeowners (88 percent of the respondents) in the Community were in favor of sewer line construction. The respondents' completed questionnaires were sent to the County by the community members responsible for the survey. Copies of the survey questionnaire responses are included as Appendix L.

- *Access-related impacts to surrounding communities:* Homeowners and residents of the neighborhoods along Valley Center Avenue and Calle Bandera expressed concerns about the impacts to their communities that they believe would result from the construction and use of the access roads proposed by the project applicant. *Revisions to proposal:* The revised design proposal responds to these concerns by eliminating the proposed Valley Center Avenue access road and by proposing that the Calle Bandera connection to the project site be maintained as a gated access point, to be used only if required for emergency access to the site by police, fire or rescue personnel. Used only under these circumstances, no significant access impacts would result to the surrounding communities.
- *Impacts to cultural resources on the Tzu Chi Foundation site:* The public also expressed concerns that the construction of the Valley Center Avenue access road through the Tzu Chi Foundation site would adversely impact cultural and historic resources on the site. *Revisions to proposal:* The revised design proposal responds to these concerns by eliminating the proposed Valley Center Avenue access road.
- *Traffic impacts on Valley Center Avenue, Calle Banderas and San Dimas Avenue:* Residents of the neighborhoods around the proposed project site expressed concerns about access-road related impacts to their neighborhoods.

Revisions to proposal: The revised design proposal responds to these concerns by eliminating the proposed Valley Center Avenue access road and by maintaining the Calle Bandera access point as a gated, emergency-only access point. Development of the project as currently proposed, according to the traffic analysis completed by Overland Traffic Consultants in November 2005, would result in the generation of approximately 670 daily trips, with 52 of those trips occurring during morning peak hours and 71 trips occurring during afternoon peak hours. This represents a reduction of 230 daily trips, (and a reduction of 23 morning peak hour trips and 30 afternoon peak hour trips), as compared to the proposal analyzed in the DEIR. According to the traffic analysis, no significant traffic and circulation impacts would occur under the revised design proposal. For purposes of the regional CMP analysis, the project as currently proposed would add significantly less than the threshold 150 peak hour directional trips on the 57 Freeway. It was estimated that the largest direction peak hour increase on a freeway segment would be 13 outbound a.m. trips and 15 inbound p.m. trips on the 57 Freeway south of Via Verde, well below the CMP significance thresholds. Concerns were also expressed by the public that any proposed connection to San Dimas Avenue would be unsafe; however, the traffic analysis did not find that the proposed connection would generate any significant safety hazards. Please refer also to the discussion above under the heading entitled "*Access-related impacts to surrounding communities.*"

- *Potential for landslide impacts onsite:* None of the geotechnical reports prepared for the proposed project site identified landslide impacts as a significant potential hazard on the proposed project site.
- *Potential fire hazard due to location adjacent to natural areas:* The potential for fire hazard on the proposed project site would be no greater than it is in the surrounding communities, all of which were approved for development in spite of their located adjacent to natural areas. Moreover, implementation of the proposed project may significantly lessen the potential for fire hazard in the surrounding communities, as large areas of dry grasses and brush would be removed from the site and replaced with irrigated landscaping and with landscaping.
- *Aesthetic impacts:* The bridge that would be constructed to connect the proposed project site to San Dimas Avenue would result in aesthetic impacts to the Michael D. Antonovich bicycle trail. These impacts differ from those that would have occurred under the earlier proposal, and may be considered significant by trail users. Because this would be a new impact, the associated mitigation measures are included in this section of the document, as well as in the section of the document that discusses each impact category. The following new mitigation measures, in addition to those listed in the DEIR for the original project proposal, have been identified as a means to reduce potential aesthetic impacts:

7. The Applicant shall plant locally-indigenous trees and vegetation along the bicycle trail to create a screen that would shield the bridge from the view of trail users. The

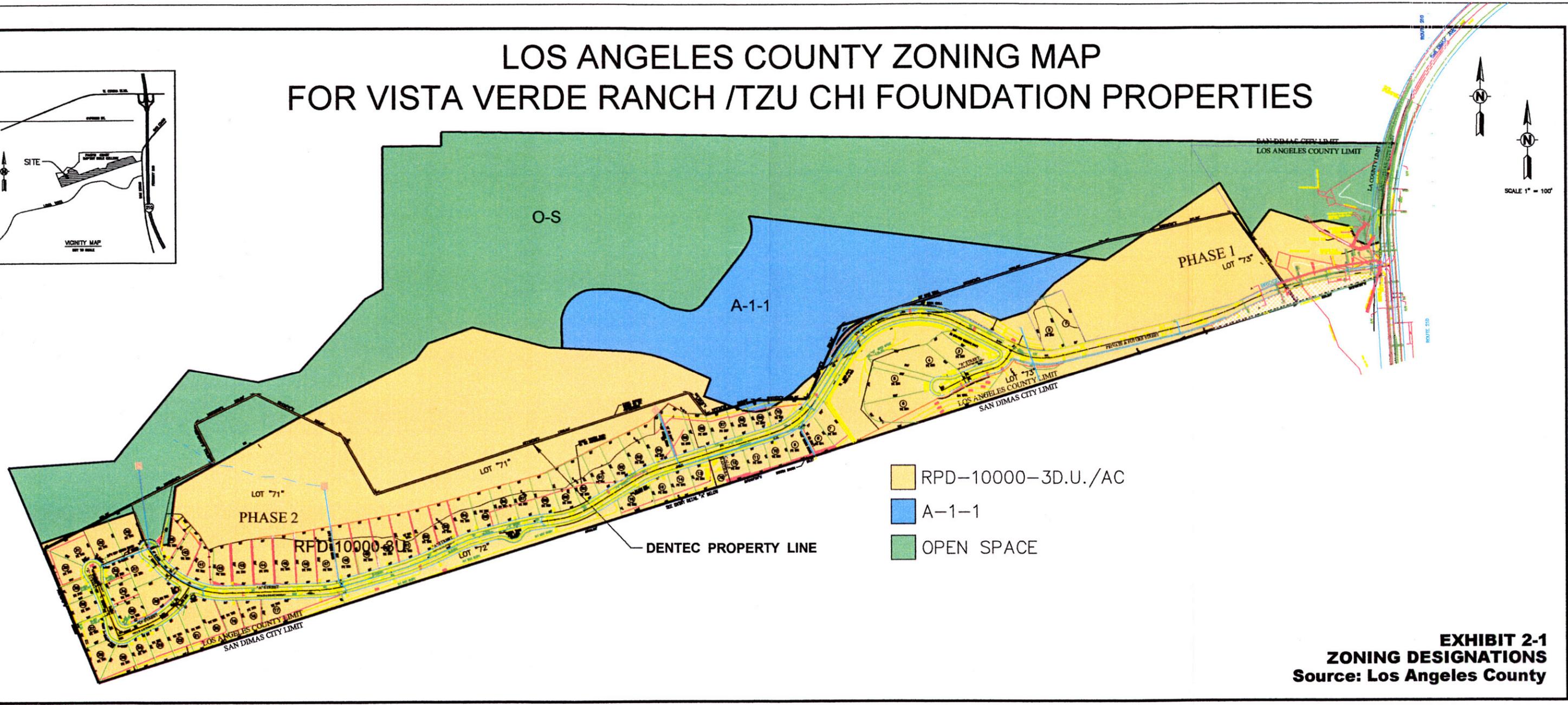
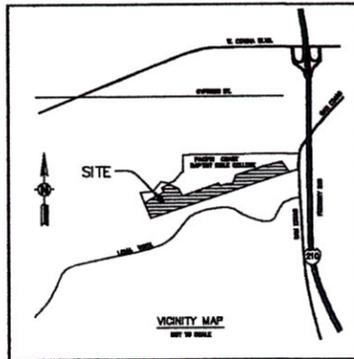
Applicant shall re-plant some of the oak trees and other native vegetation that would otherwise be removed from the site along the trail, so these trees and vegetation can continue to exist on the site.

8. A landscaping Plan shall be required that includes a detail of the impacted trail and the type location of the trees and plants that are proposed. The landscaping plan shall provide trees and vegetation along the trail to create a canopy that would shield the bridge from the view of the trails. The County of Los Angeles Department of Regional Planning shall review and approve the landscape plan prior to the issuance of any grading permit. The County of Los Angeles Department of Regional Planning shall approve the planting has been completed by the applicant in accordance with the approved landscape plan, and shall ensure that the above mitigation measures are carried out, prior to the issuance of any building permit.

In the area between San Dimas Avenue and the first mesa where the bridge is proposed to be located; the 92-lot plan originally proposed to grade and clear 5.44 acres of trees and vegetation for the access road to San Dimas Avenue. The proposed bridge access of the revised design project would retain more of the current aesthetic appearance since it would impact only 0.1 acres of native vegetation. The installation of the proposed bridge may result in some potential aesthetic impacts to the homes that border the proposed project site on the south and that overlook the canyon where the bridge would be constructed. However, the neighboring houses, which are sited approximately 956 feet above sea level, are approximately 81 feet higher than the 875-foot elevation at which the bridge would be sited. The edges of the pads on which the neighboring houses are located block the view of the bridge for almost all of the houses. The area below the pads of the neighboring houses is heavily vegetated with shrubs and trees, which would also help to screen any view of the bridge from the homes to the south. As illustrated by Exhibit 2-3 and 2-4, the difference in elevation between the building pads and the proposed bridge would prevent the bridge from being in the line-of-sight of the neighboring homes to the south of the DEIR proposed project. For this reason, and because existing vegetation would further serve to block any views of the proposed bridge from the vicinity of the neighboring homes, the proposed project's bridge-related aesthetic impacts to residences are not considered to be significant.

- *Hydrology impacts related to the installation of a bridge connecting San Dimas Avenue with the proposed project site:* The construction and operation of the bridge would connect the proposed project site to San Dimas Avenue. The canyon areas beneath and adjacent to the proposed bridge from San Dimas Avenue to the project site would not be directly impacted by the construction and placement of the bridge. Since the bridge would not divert the existing flow of drainage, no adverse water quality impacts related to the bridge are anticipated under the revised design project proposal. Implementation of the mitigation measures included in Section 1.1 Summary of Impacts Table, *Hazards - Hydrology Impacts*, would ensure that all project-related hydrologic impacts would be less than significant.

LOS ANGELES COUNTY ZONING MAP FOR VISTA VERDE RANCH / TZU CHI FOUNDATION PROPERTIES



- RPD-10000-3D.U./AC
- A-1-1
- OPEN SPACE

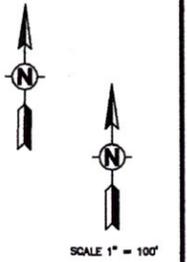
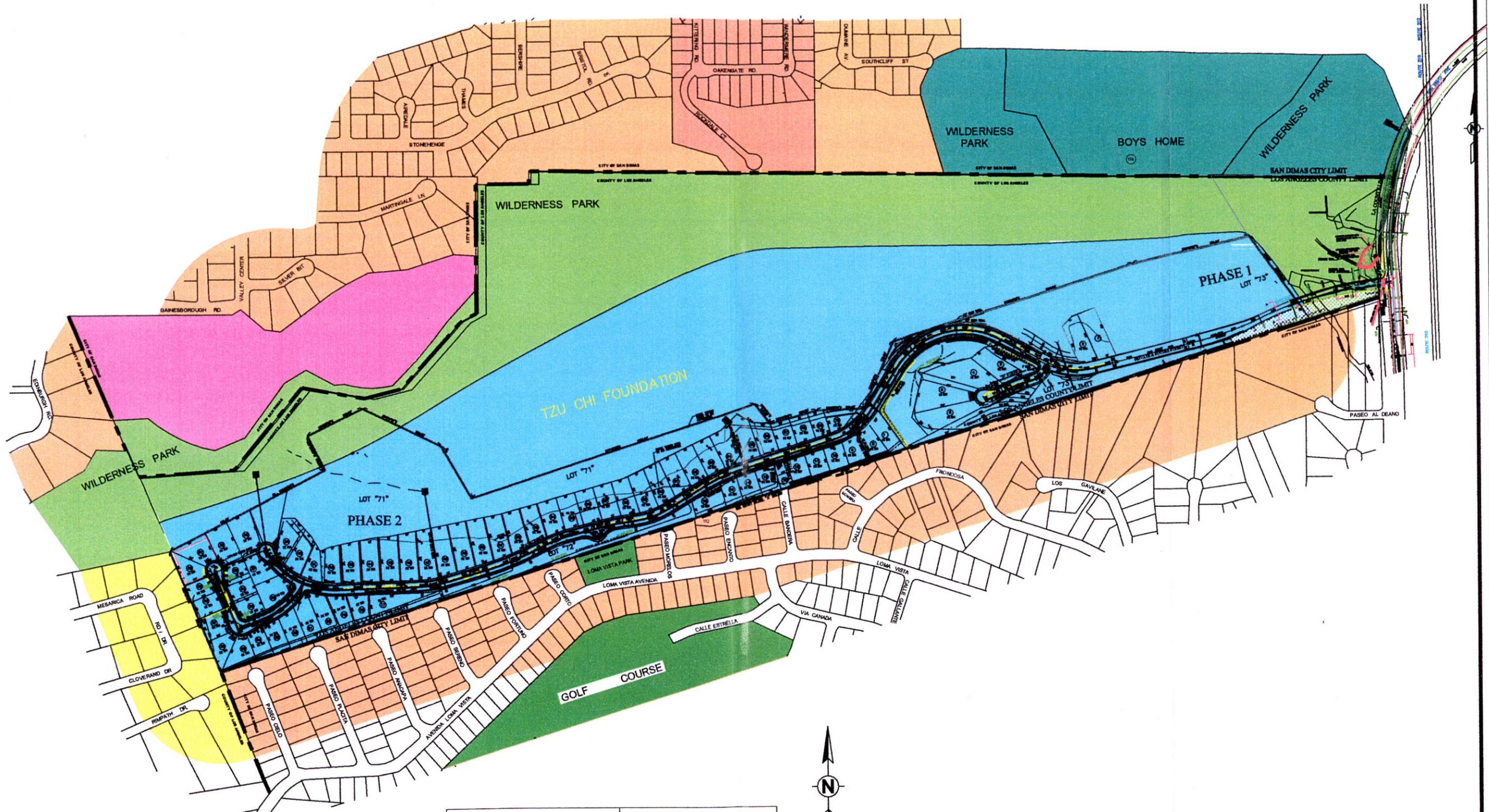


EXHIBIT 2-1
ZONING DESIGNATIONS
Source: Los Angeles County

EXISTING GENERAL PLAN

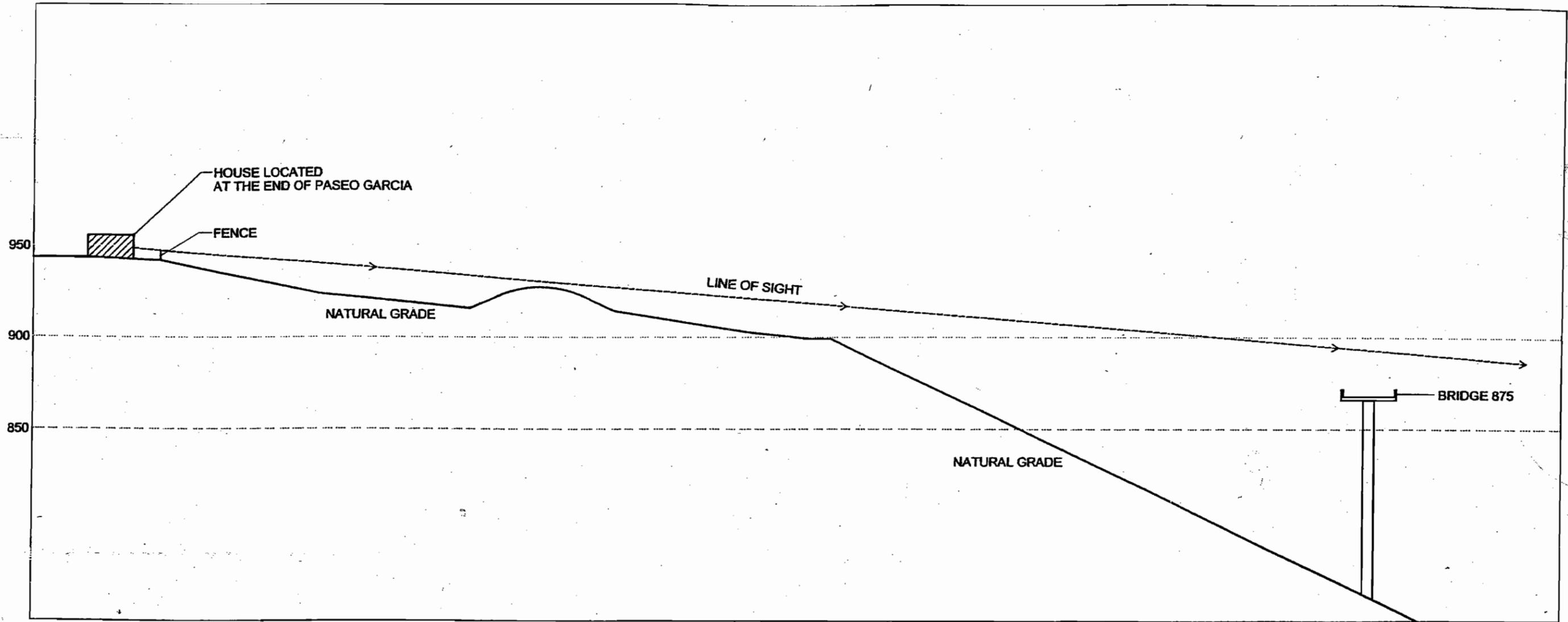


CITY OF SAN DIMAS	COUNTY OF LOS ANGELES
SPECIFIC PLAN FOR 19 RESIDENTIAL LOTS	LOW DENSITY RESIDENTIAL
SINGLE FAMILY LOW (8.1-6 D.U./ACRE)	PUBLIC FACILITIES
COMMERCIAL	OPEN SPACE
PUBLIC / SEMI-PUBLIC	
OPEN SPACE	



SCALE 1" = 200'

EXHIBIT 2-2
EXISTING GENERAL PLAN DESIGNATIONS
 SOURCES: CITY OF SAN DIMAS AND LOS ANGELES COUNTY



2 SECTION B - B : VIEW FROM HOUSE AT THE END OF PASEO GARCIA
 SCALE - 1/64" = 1'-0"

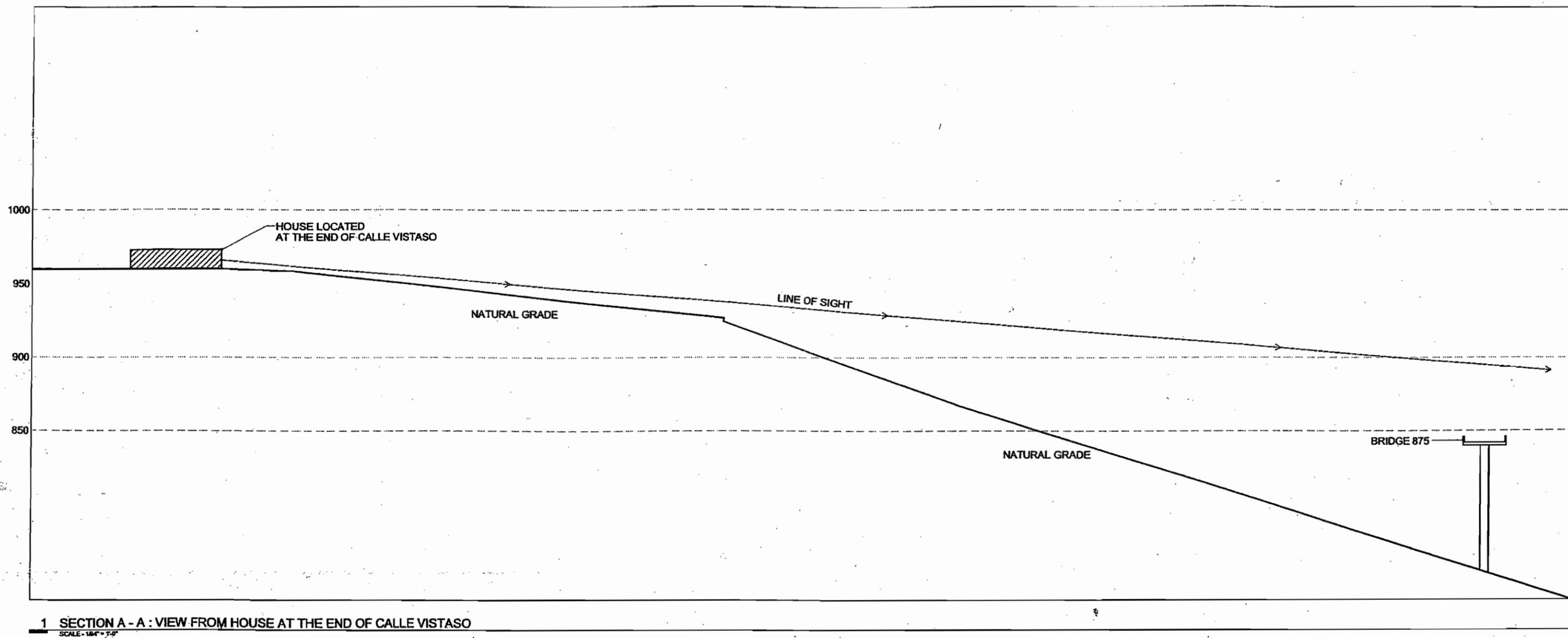


Exhibit 2-4
View Toward Bridge from Existing Home at end of Calle Vistaso