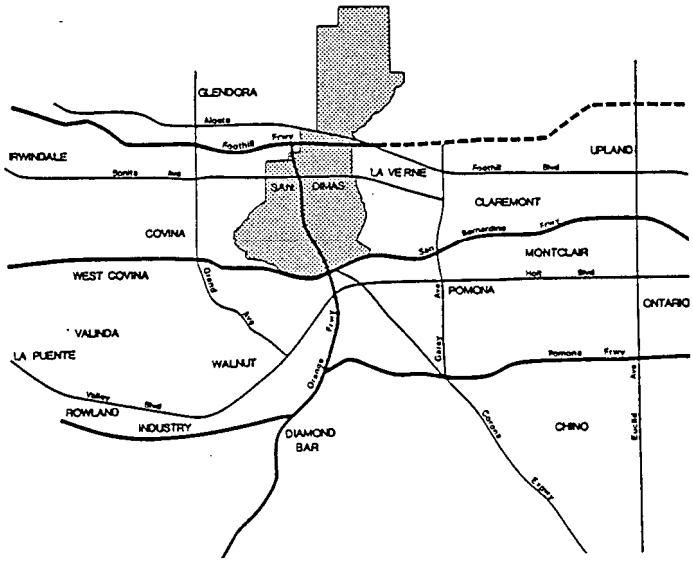
I.
INTRODUCTION

REGIONAL SETTING

The City of San Dimas is approximately 15 square miles in area with a present population of 32,000 people. It is located in the eastern portion of the San Gabriel Mountains in Los Angeles County and is about 25 miles from Los Angeles. Access to the City is provided by the Foothill Freeway (Interstate 210), the San Bernardino Freeway (Interstate 10), and the Orange Freeway (57). Rail service is provided by the Atchison, Topeka, and Santa Fe Railroad, and the Southern Pacific Railroad. International air service is available at Ontario International Airport, approximately 20 miles east of San Dimas. Recreational and small airplane travel is available at Brackett Airfield which is located just outside of the City limits and adjacent to Frank G. Bonelli County Regional Park. (Refer to Figure I-1).

LOCAL SETTING



The City has a rich history that goes back into the nineteenth century. The area of San Dimas was a part of a larger land grant of the Rancho San Jose. The area provided a rich grassland for grazing and lands for agriculture. The City has retained the rural flavor of its historic roots in its older residential areas and in the downtown core. The City was incorporated on August 4, 1960 as a general law City.

The City provides both manufacturing and non-manufacturing employment opportunities for its residents. The leading types of manufactured goods include: ceramics, hardware, leather products, computer test ware, candy,

cereals, and petroleum gases. Non-manufacturing employment opportunities are primarily skilled office jobs in data processing, county services, city services, equipment research, water utility, and skilled health care in general hospital facilities.

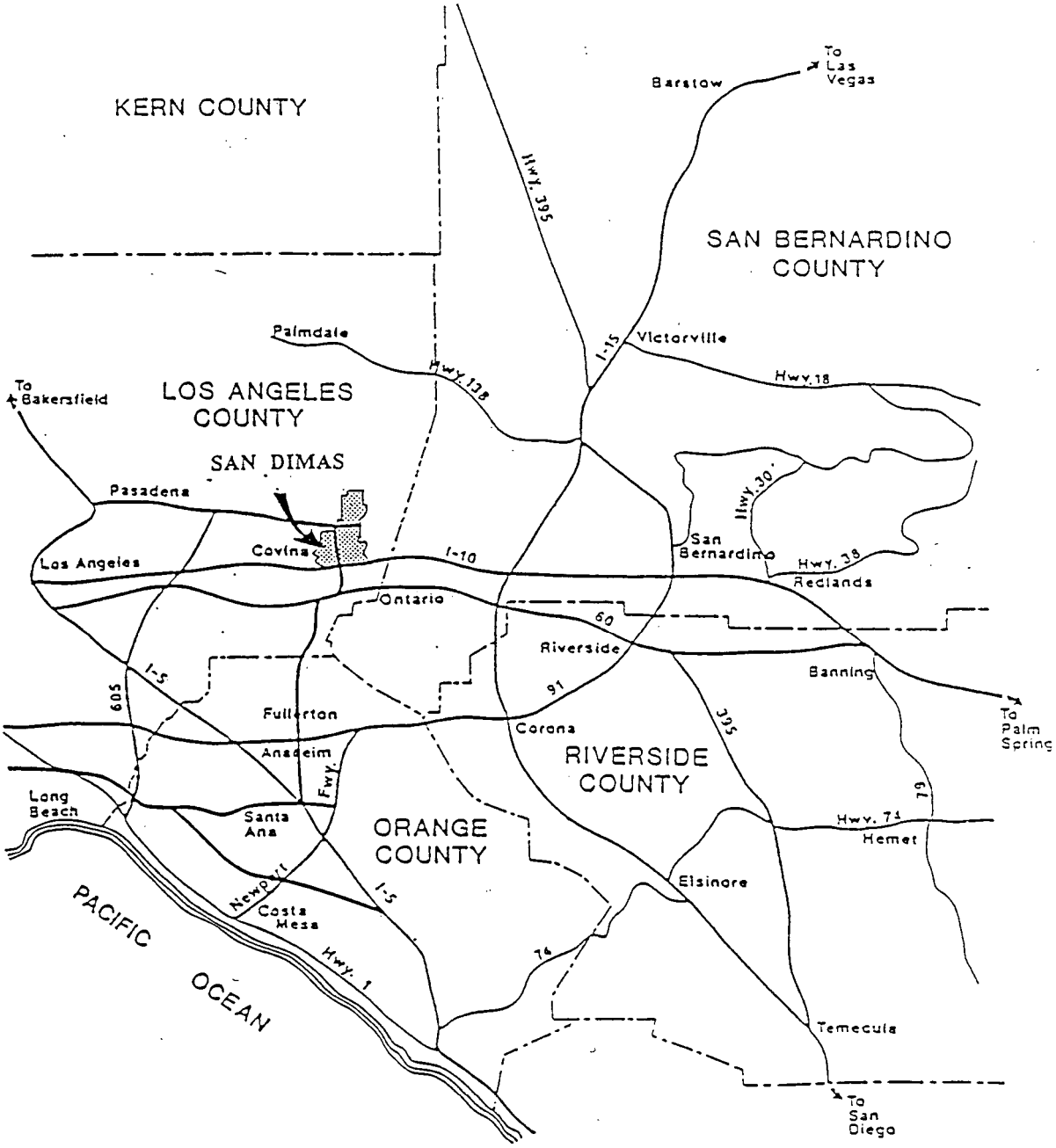
The climate is Mediterranean or dry subtropical. The average mean temperature is 62.7 degrees. The average mean rainfall is 18.3 inches per year with the majority occurring from November to April.

The northern and southern boundaries of the City are distinguished by large open space holdings in the Angeles National Forest and the Frank G. Bonelli County Regional Park—San Jose Hills. Way Hill located approximately in the middle of the City is a local landmark visible from the surrounding neighborhoods and the Foothill and Orange Freeways. The rolling topography is an important aspect of the rural feeling of the City.

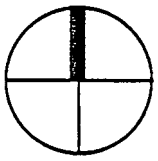
GENERAL PLAN STATUS

A full General Plan was last adopted by the City in 1974. At that time, the General Plan was organized into the following elements:

- Land Use & Planned Residential Development
- Housing
- Circulation
- Environmental Resources Management



NORTH



NOT TO SCALE

EXHIBIT I-1

REGIONAL LOCATION MAP

— Conservation
— Open Space
— Recreation
— Scenic Highway
— Community Design
— Noise
— Public & Seismic Safety

Since adoption of the current General Plan 16 years ago, there have been several revisions to State planning law. For instance, state housing law was substantially amended in 1980 and set forth new data requirements and policy considerations. The housing element requirements were revised in 1984 to include an analysis of the need for emergency shelter and transitional housing.

Other revisions in the 1980's have affected the Seismic and Safety Elements. Revisions to the State planning law, enacted in 1984, combined the Safety Element and the Seismic Safety Element into a single document to be known as the Safety Element, which contains generally the same kind of information that was formerly included in the two previous individual elements.

Legislative guidelines regarding the preparation of a Noise Element also were amended. The primary change concerns the methodology for developing noise contours. The most recent legislation permits the use of either noise monitoring or approved methods of noise modeling in preparing noise contours. (These

methodologies have been incorporated into the new Noise Element contained in this updated General Plan.)

Another change pertains to the Scenic Highways Element. This element previously was a mandatory component of a General Plan and now is optional.

COMMUNITY PARTICIPATION

State law requires citizen participation in the planning process. Recognizing the importance of organized citizen input, the City Council approved a Citizen Participation Program and vigorously worked to include community views and goals. The City Council established a General Plan Advisory Committee (GPAC) as part of the Citizen Participation Program. Additional components of the Community Participation Program included:

- Neighborhood Workshops
- Executive Interviews
- Community Attitude Survey
- Public Hearings

General Plan Advisory Committee

The GPAC consisted of representatives of various recognized community groups that have an interest in the future of the City. The GPAC planning process involved the following major steps from November 1988 to April 1990.

1. Review of a report on prelimnary baseline conditions, including an analysis of already development areas

existing data for each General Plan Element.

2. Identification of potential areas for annexation.

3. Detailed review, evaluation and consensus on 15 areas of existing development or potential in-fill development and reinvestment in the City where issues existed as to the appropriate land use designation.

4. Discussion on the major alternative land use concepts for the City areas, including the hillside area.

5. Review of input received at the neighborhood workshops and from the Community Attitude Survey.

6. Evaluation and comment on draft elements of the General Plan in a subcommittee structure and committee as a whole.

7. Consideration of the Environmental Impact Report (EIR) for the General Plan Update.

The City wishes to thank the GPAC members for their efforts and commend them for their contribution to the City's planning process.

Executive Interviews

Early in the planning process, a series of interviews with community leaders were conducted. The purpose of the interviews was to obtain views on the current General Plan; development trends; and discuss issues that should be addressed as part of the General Plan Update. The issues identified through the executive interview process were discussed with the GPAC.

Community Attitude Survey

The Community Attitude Survey formed an important component of the Community Participation Program. In 1989 , the survey was distributed to residents within the City of San Dimas in order to elicit responses regarding the General Plan and other related issues. The results of the survey were used to assist the GPAC in developing priorities and formulating goals and policies.

The survey contained 58 questions that addressed city-wide goals, land use and a urban design, housing, economy, services and community demographic profile. Residents identified San Dimas as an attractive community with a small city or rural atmosphere. The issues identified through the Community Attitude Survey are addressed within the various General Plan elements, and the goals expressed by the residents were considered in the formulation of general plan policies. The survey questions together with a tabular summary of the results are contained in the Technical Appendix.

Neighborhood Workshops

In the early fall of 1989 a series of four City-wide General Plan community workshops were held. The community workshops were held in the three major geographical areas of San Dimas, and the fourth workshop was an open

workshop to discuss City-wide General Plan issues, they include:

- Northern portion of the City;
- Central portion of the City;
- Southern portion of the City; and
- Open workshop to discuss City-wide issues

The northern, central and southern workshops primarily discussed issues specific to their neighborhoods. City-wide issues were also discussed in these workshops, but the open workshop was specifically devoted to deal with City-wide issues.

In all of the community workshops, an overview of the issues identified by the executive interviews, community attitude survey and the GPAC was presented. The majority of the workshop was devoted to community discussion and input regarding the identified 15 issue areas regarding the identified 15 issue areas (see Exhibit I-2). All workshop participants were provided with a short questionnaire for them to communicate additional ideas and concerns.

Public Hearings

The General Plan draft has been discussed in two joint study sessions with the City Council, Planning Commission, and GPAC.

Public hearings were jointly held with the Planning Commission and City Council.

GENERAL PLAN

ISSUE AREAS

LEGEND

CITY LIMITS LINE

ISSUES AREA LINE

1. FOOTHILLS DEVELOPMENT
2. FOOTHILL BOULEVARD
3. COMPLETE (30) FREEWAY
4. DOWNTOWN CORE AREA
5. SOUTHEAST CORNER OF LONEHILL AVE. AND GLADSTONE ST.
6. ARROW HIGHWAY/ BONITA AVENUE/ FOOTHILL FREEWAY
7. MOBILE HOME PARKS
8. RETIREMENT DEVELOPMENT (RANCHO PARK)
9. WALNUT CREEK
10. BONELLI PARK
11. OFFICE/ COMMERCIAL DEVELOPMENT SITES
12. COMPLETION OF SPECIFIC PLAN AREA#5
13. ANNEXATION ISSUES- EXISTING LOS ANGELES COUNTY JURISDICTION
14. WAY HILL
15. RESIDENTIAL/EQUESTRIAN

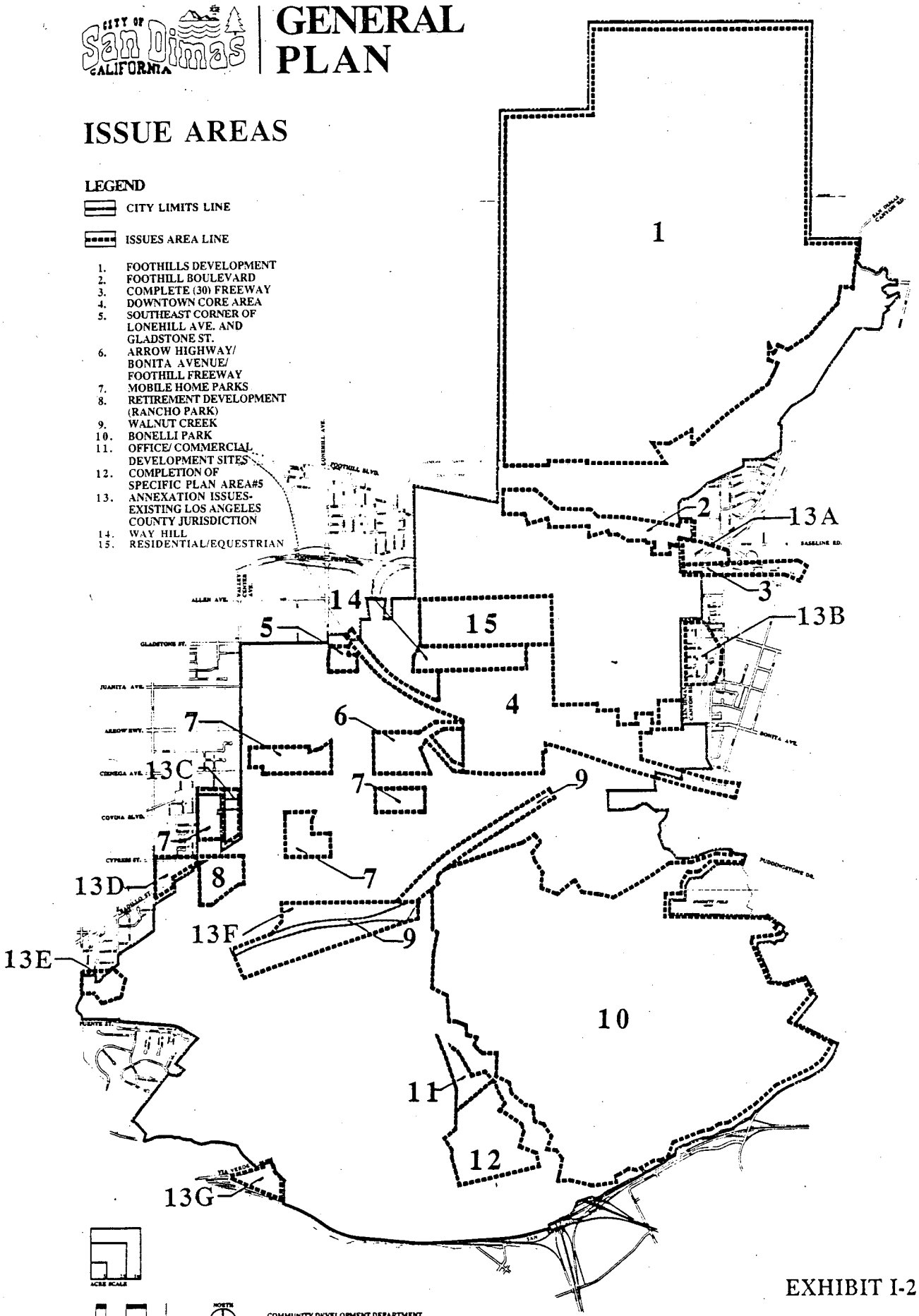


EXHIBIT I-2

COMMUNITY DEVELOPMENT DEPARTMENT

CONSULTANTS: CASTANEDA/TAKATA ASSOCIATES

The General Plan is available at the library and available for purchase at City Hall.

ENVIRONMENTAL IMPACT REPORT

In accordance with the California Environmental Quality Act (Pub. Res. Code Section 21000 et seq), a draft Environmental Impact Report (EIR) addressing the environmental effects associated with the draft General Plan Update, including mitigation measures and alternatives, was prepared and circulated to local, regional and State agencies and to the public for review and comment. The final EIR was certified by the City Council prior to adopting the General Plan Update.

CONTENT AND ORGANIZATION OF THE GENERAL PLAN UPDATE

California State law requires that all cities and counties have a long-range plan for their physical development. An updated general plan must contain environmental, planning and development policies for the following, as appropriate:

1. **Land Use Element.** This element designates the general distribution, location, and extent of the uses of land for housing, business, industry, open space, education, public buildings and grounds, and other categories of public and private uses.

2. **Circulation Element.** This element identifies the general location and extent of existing and proposed major roads, highways, trails, railroad and transit routes, terminals, and other local public utilities and public facilities.

3. **Housing Element.** This element identifies existing and projected housing needs and establishes goals, policies, objectives and programs for the preservation, improvement, and development of housing to meet the needs of all economic segments of the community.

4. **Open Space Element.** This element details plans and measures for the preservation of open space for natural resources, for the managed production of resources, for outdoor recreation, and for public health and safety.

5. **Conservation Element.** This element provides for the conservation, development, and use of natural resources, such as water, forests, soils, air, rivers, lakes, harbors, fisheries, wildlife, and minerals.

6. **Safety Element.** This element establishes standards and plans for the protection of the community from crime, fires, geologic and seismic hazards, and provides for emergency preparedness.

7. **Noise Element.** This element examines noise sources yielding information to be used in setting land use policies for compatible uses and for developing and enforcing a local noise ordinance.

Structure and Organization of Each Element

Each element is organized into a series of categories. These categories contain the following topics: Introduction, Findings, Development Policies, and Implementation Measures. The description of what these topics mean are as follows:

1. **Introduction.** The introduction provides a synopsis of the planning requirements for each element based on the Government Code and General Plan Guidelines prepared by the State Office of Planning and Research.

2. **Findings.** A detailed list of research findings is the second part of each element. For most elements, the findings are based upon the data collected for the General Plan which is included in the document's Technical Appendix.

3. **Development Policies.** State law mandates that the General Plan must contain a "statement of development policies consisting of a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals". (Government Code Section 65302) each element in the General Plan Update, thus contains a section describing the development policies relevant to that element.

4. **Implementation Measures.** Once a local government has adopted it's General Plan, local officials must implement it. A General Plan implementation program is a coordinated set of specific measures and actions that the local government intends to use in carrying out the policies of the General Plan.

Local governments have a range of tools to implement their general plans. Most tools for implementing the general plan derive from local government's corporate and police powers, such as: construction of streets, acquisition and development of parks, zoning, subdivision regulations, school dedication requirements, code enforcement, environmental and design review procedures and redevelopment.

Each General Plan element concludes with a discussion of implementation measures. Again, the OPR Guidelines provide a useful definition:

> "An implementation measure is an action, procedure, program or technique that carries out the general plan development policies. For example: "The City shall adopt a specific plan for the downtown shopping district."

By comparison to policies, implementation measures are "to do" items that convey specific mission to be accomplished within a definite time-table.

Definitions of Key Terms

According to the General Plan Guidelines, prepared by the State Office of Planning and Research (OPR), a development policy is a general plan statement that guides action. It should include goals, objectives, principles,

policies, plan proposals and standards. No matter how these terms are defined in a General Plan, it is important that they be used consistently and that the terms, taken together, range from the general to the specific. Although useful definitions of these terms are suggested by the State, the City in this General Plan has defined the development policies.

A goal is a direction setter. It is a general expression of community values and is an ideal future end, condition or state related to the public health, safety and general welfare towards which planning and implementation measures are directed.

An objective is a specific end, condition, or state that is an intermediate step towards obtaining a goal. An objective should be achieveable and when possible, measurable and time specific..

A policy is a specific statement that guides decision making. It indicates a clear commitment of the City Council.

A plan proposal is a description of how development policies affect an area, often expressed in a form of general plan, diagram or map.

An implementation measure is an action, procedure program or technique that carries out the general plan, development policies. These implementation measures are "to do" items that convey specific missions to be accomplished within a defined time table.

GENERAL PLAN AMENDMENT PROCESS

Introduction

The General Plan is a dynamic document that merits periodic updating and revision. On a less frequent basis, the General Plan can be amended with respect to technical information, findings, policies, and diagrams. The State planning law has established guidance to the Amendment process which is implemented at the local government level. The City of San Dimas has set forth specific procedures for amendments of the General Plan.

Property owners, interest groups, residents, business interests, and individuals may request that the General Plan be amended. The General Plan amendment requests must be in the form of an official City of San Dimas application which requires various submittal information including, but not limited to, the following:

A. Nature of Amendment;
(Location and and proposed change.)

B. Section (s) of the General Plan affected; and, (The applicant should read through the General Plan and discuss what specific elements and sections would be directly affected in terms of the proposed change.)

C. Reasons for the Proposed Amendment

Evaluation Procedure

In order to maintain an organized and efficient General Plan Amendment procedure, there shall be two established cycles of General Plan review. These cycles shall be as follows:

- Cycle 1: February; and
- Cycle 2: August.

Requests to amend the General Plan shall be initiated by a pre-application. All pre-applications for General Plan amendments received during the year shall be deemed incomplete pending review during the closest General Plan review cycle. The review cycle shall begin at the first of the above months. The staff shall process all pre-applications received prior to the first of the review cycle month. All General Plan amendment pre-applications received would then be evaluated at the end of the review cycle by the City Council. The pre-applications shall be submitted with a fee as determined by City Council resolution.

The purpose of the General Plan review is to determine if the General Plan needs to be amended pursuant to the pre-applications received. In determining whether or not the General Plan amendment pre-application should be considered, the City Council will evaluate the proposal pursuant to the information on the following page.

1. Does the proposed amendment conform to the goals, objectives, and policies of the General Plan? and,

2. Are there changed conditions to warrant the amendment?

The pre-applications on file with the Department of Community Development would be scheduled for presentation before the City Council during each review cycle. The presentation would include the amendment pre-application containing the nature of the amendment request and other pre-application requirements; a staff analysis of the amendment pre-application in terms of the required findings of the City Council; and, preparation of a written report.

Based upon this information, the City Council will decide whether or not to initiate the General Plan amendment process for one or more of the requested amendments.

Amendment Procedure

Pursuant to the General Plan Amendment Evaluation Procedure, those pre-applications deemed appropriate for consideration by the City Council shall begin the Amendment Process. This process is as follows:

1. The application shall be notified that the City Council will consider their General Plan Amendment pre-application;

2. The applicant shall submit a formal General Plan Amendment Application with necessary supplemental information and appropriate fees as determined by City Council resolution;

3. The applicant shall be notified as to materials and information necessary to complete their application, if necessary;

4. The General Plan Amendment application shall be scheduled for environmental analysis pursuant to the City's environmental review procedure and CEQA; and

5. Staff shall prepare the appropriate reports and analysis on the proposed General Plan Amendment an anticipation of the required public hearings.