

3.0 PROJECT DESCRIPTION

3.1 PURPOSE

The purpose of the Project Description is to describe the proposed project for the public, reviewing agencies, and decision-makers. A complete Project Description, for the purpose of CEQA, contains the following information: (1) the location and boundaries of the proposed project; (2) a statement of project objectives; (3) a general description of the project's technical, economic and environmental characteristics; and (4) a statement briefly describing the intended uses of the EIR. An adequate Project Description need not be exhaustive, but should supply the detail necessary for evaluation and review of the environmental impact of the project.

3.2 LEAD AGENCY

City of San Dimas
245 East Bonita Ave.
San Dimas, CA 91773
Contact: Craig W. Hensley
(909) 394-6250

3.3 PROJECT APPLICANT

Name: Sonrise Christian Church
Address: 1220 East Ruddock Street
Covina, Ca. 91724

3.4 PROJECT LOCATION

As shown in **Figure 3.0-1**, the project site is within eastern Los Angeles County. More specifically, it is located in the San Gabriel Valley within the City of San Dimas. The site itself is located within the approved Specific Plan No. 4 area, which is located near the western boundary of the City just northwest of the Frank G. Bonelli Regional Park. As shown on the project location map, the subject property is south of the terminus of Valley Center Avenue and north of Walnut Creek Park. The legal description of the irregularly shaped 17.75-acre parcel is cited as "a portion of Sections 16 and 17, Township 1 South, Range 9 West, San Bernardino Meridian of the Rancho San Jose in the City of San Dimas as per map

recorded in Book 22, pages 21 and 22 of Miscellaneous Records, in the office of the County Recorder, Los Angeles County, California.”

3.5 PROPOSED LAND USES AND IMPROVEMENTS

a. Overview of Site Plan

As shown on **Figure 3.0-2**, the 18.91-acre project site will be subdivided into 19 residential lots and three open space lots. The grading concept retains the site’s overall topographic relief. Building pads are placed on the natural terrace in the site’s midsection in order to minimize landform alteration. Building pad elevations range from 716 feet at the northwestern corner of the project site to a low of 640 along the southern project boundary. The overall grading concept retains the bluff along the southern property boundary, which separates the site from Walnut Creek. It also maintains the overall relationship of the property to the land uses located to the north (higher) and west (at grade). Manufactured slopes will be created at various points in the project interior where building pads have been established. Most of the manufactured slopes are less than 10 feet in height, but slopes reach a maximum of 25 feet along the southern boundary of proposed lots 4, 6 and 7. The maximum retaining wall height is six feet and all retaining walls are of masonry construction.

Each residential lot is separated into a development and non-development portion. The development portion of each lot allows for a yard in addition to a building pad. The non-development area will be limited to native and native compatible planting and corrals where no trees are being removed. Most of the non-development area is on portions of the property that have slopes over 20 percent.

Local access for the project will be taken off Gainsborough Road with internal circulation provided by a double loaded road that terminates in a cul-de-sac. This road contains two, 14 foot travel lanes bounded by a 6 foot equestrian trail on one side of the street. Opposite the trail is a parkway where parking is prohibited in order to create a fire lane. Both sides of the right of way are constructed of compacted gravel outside of the paved travel lanes. This entire roadway is contained within a 38-foot right-of-way. A second means of access to the property for emergency ingress and egress only is available from an all weather road that presently exists within an easement located to the northeast of the proposed cul-de-sac. A condition will be required that the Homeowner’s Association maintains the secondary access.

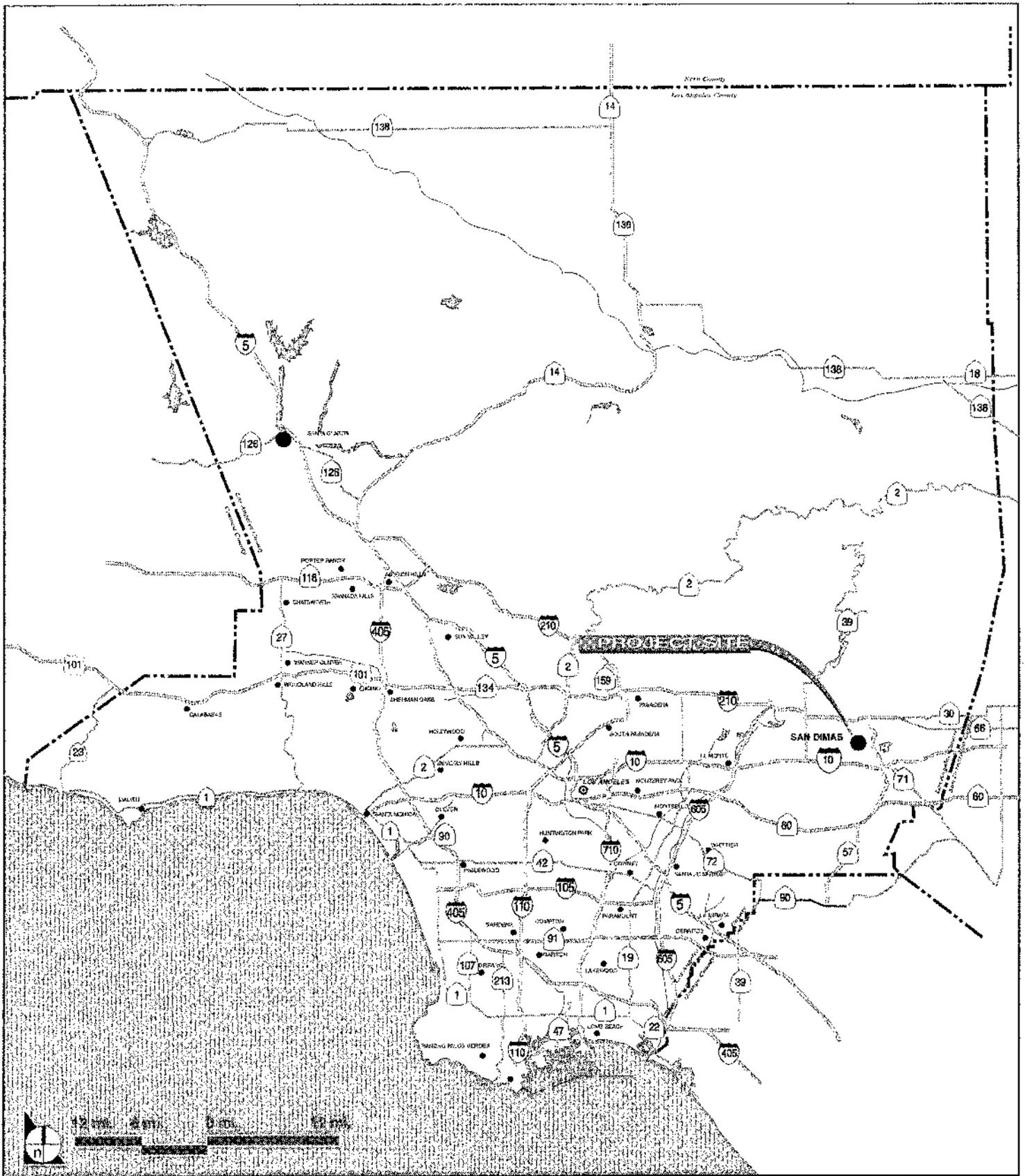
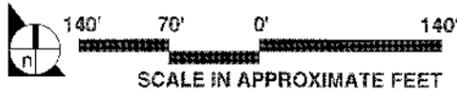
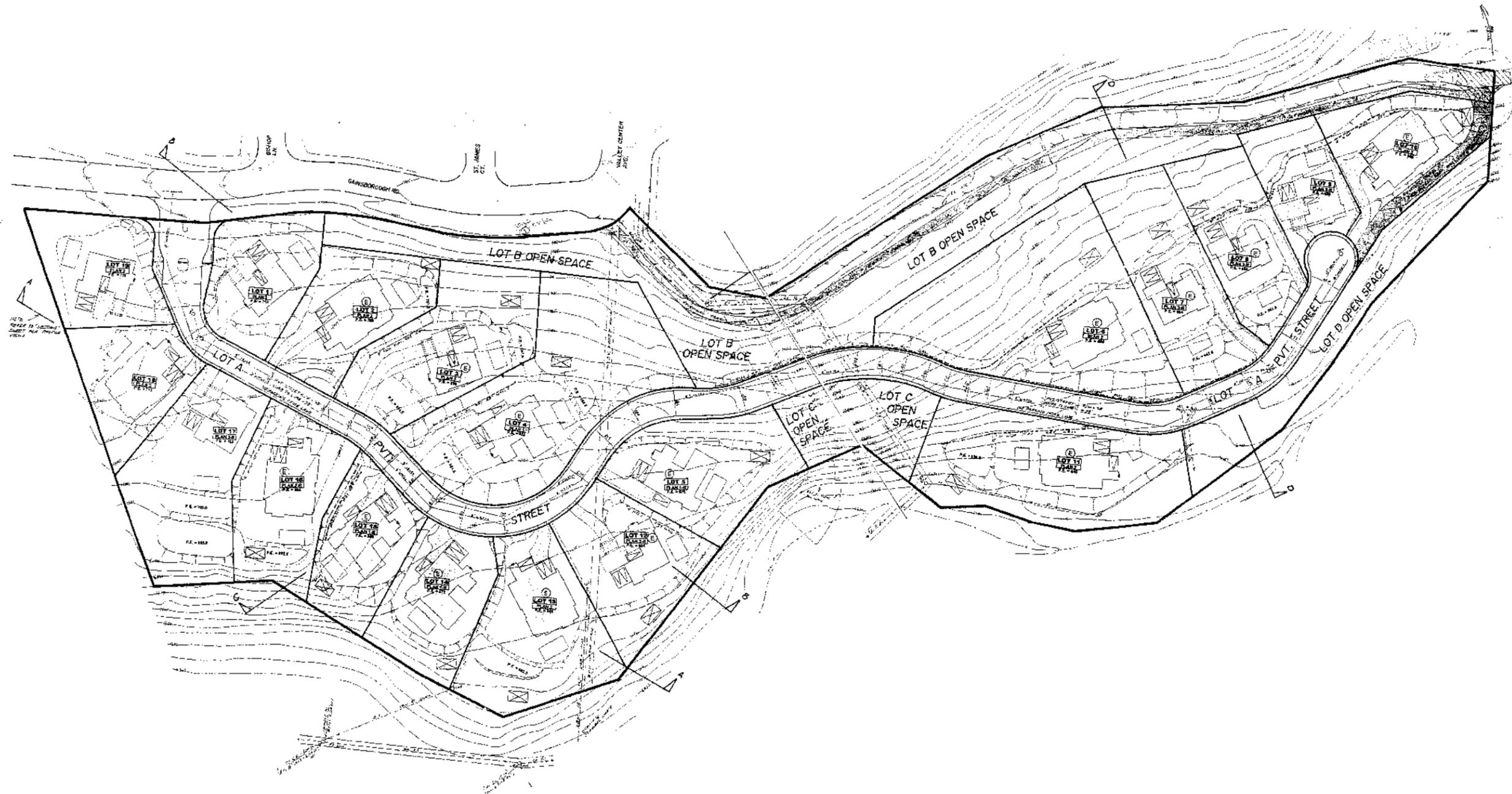


FIGURE 3.0-1

Regional Location



SOURCE: Giron Engineering, February 2001.

FIGURE 3.0-2

Site Plan

b. Proposed Residential Land Uses

The proposed homes are single family detached housing characterized by a traditional lot orientation. The applicant is proposing a mix of three separate floor plans for the 19 lots. These lots are located along a private street, and house sizes range, including garages, from approximately 4,440 to 5,350 square feet. Setbacks on the houses to the east side of the private street average 200 feet from the edge of pavement and on houses to the west of the private street, setbacks vary from 180 feet to 200 feet.

The applicant has prepared architectural renderings that depict typical building elevations for the three floor plans to be constructed within the project. The three elevations are depicted on **Figures 3.0-3** through **3.0-5**. As shown, the buildings are Spanish Colonial in style, with red tile roofs and light colored stucco exteriors accented by wood shutters and wrought iron detailing. Homes will range from one to two stories in height. Rooflines contain varied pitch and the structure contains architectural elements that create an articulated building exterior. The somewhat irregular shape of the buildable areas on each lot will preclude a regular spacing of driveways thus eliminating a tract housing appearance.

c. Lot Layout and Grading Concept

Flat pads with a focus on contour grading is proposed. Several of the lots will have split level pads with yard areas at different elevations, but all of the houses are proposed to be flat pad houses. This grading proposal is different than what is permitted by existing SP-4 standards. In the current SP-4, flat grading is permitted on 13 of the lots, split level pads are required on three lots and no pad grading is permitted on three of the lots. The current grading plan proposes a balance of cut and fill.

d. Project Amenities

The applicant proposes to construct a six-foot wide equestrian trail from the northern portion of the project boundary along Gainsborough Road and south to the private road cul-de-sac. The proposed trail is approximately 1,520 feet in length and the conceptual alignment meanders along the northern open space area, generally following an elevation from 735 to 660 feet. This trail is set below the Gainsborough Road elevation, and has a wood fence separating the project site from the trail. In addition, many existing trees along the northern boundary of the project site will buffer the trail from traffic along Gainsborough Road.

The development proposal also calls for the preservation of a majority of on-site trees. The Arborist Report prepared for the property states that 120 trees on the site have a high enough quality that

preservation would be in order (Please reference **Appendix 4.5(B)**). A condition is under consideration for the tentative map to require a Tree Removal Permit that will address the details of tree removal and appropriate replacement.

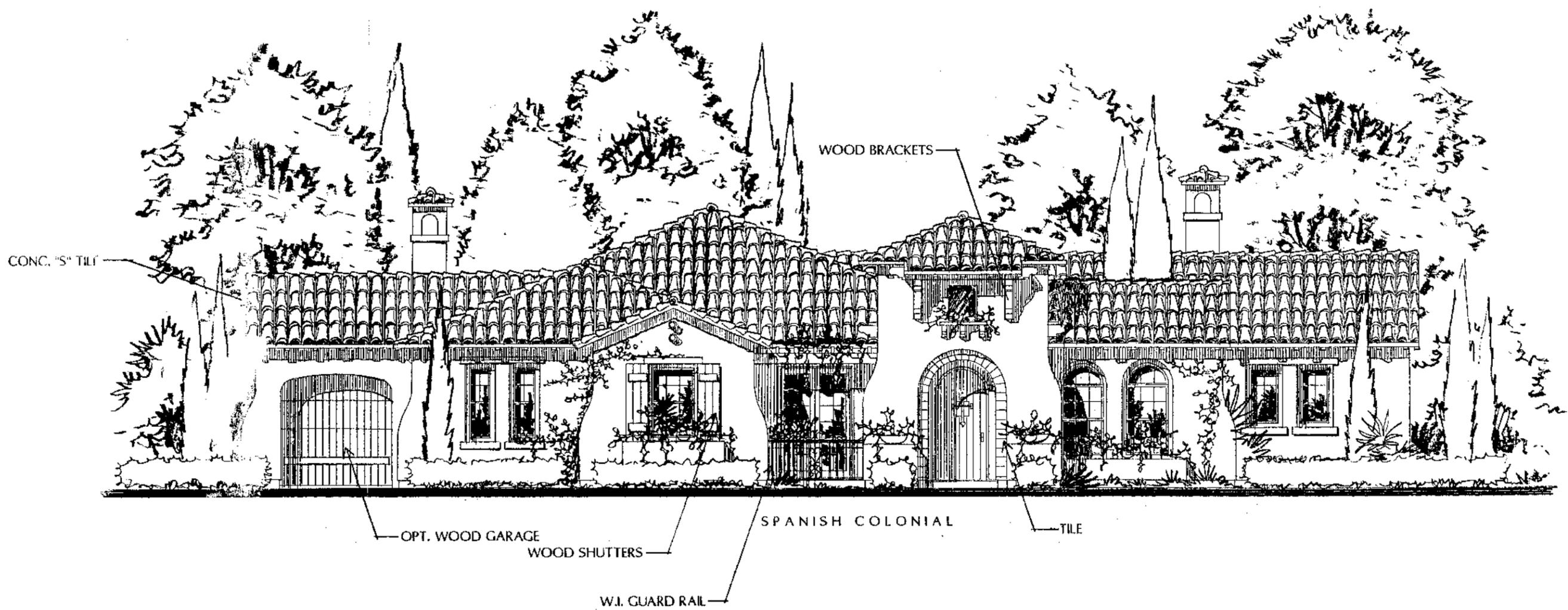
e. Infrastructure

The applicant will construct all infrastructures necessary to serve the project. Water and sewer lines presently exist within Valley Center Road and extend through the project site. Existing natural gas lines, telephone service, and cable is also available within existing roadway rights-of-way. The project would construct an on-site system that would tie into these existing facilities. All required utilities and services are currently available adjacent to the project area and could serve the project without impacting the overall system capacity. Natural gas service would likely be supplied by the Southern California Gas Company (SCGC) and electric service would likely be provided by Southern California Edison (SCE).

The project will also construct a stormwater collection and conveyance system consistent with the standards of the County Department of Public Works. Stormwater runoff will be collected, detained, and discharged through an integrated system of debris basins, curbs, gutters, and drainage devices on the project site, to the existing Walnut Creek. Mechanical means such as oil/grease separators will be used to treat runoff during the first flush storm event. Consistent with County standards, post-development runoff rates will be maintained at pre-development conditions.

3.6 REQUESTED APPROVALS

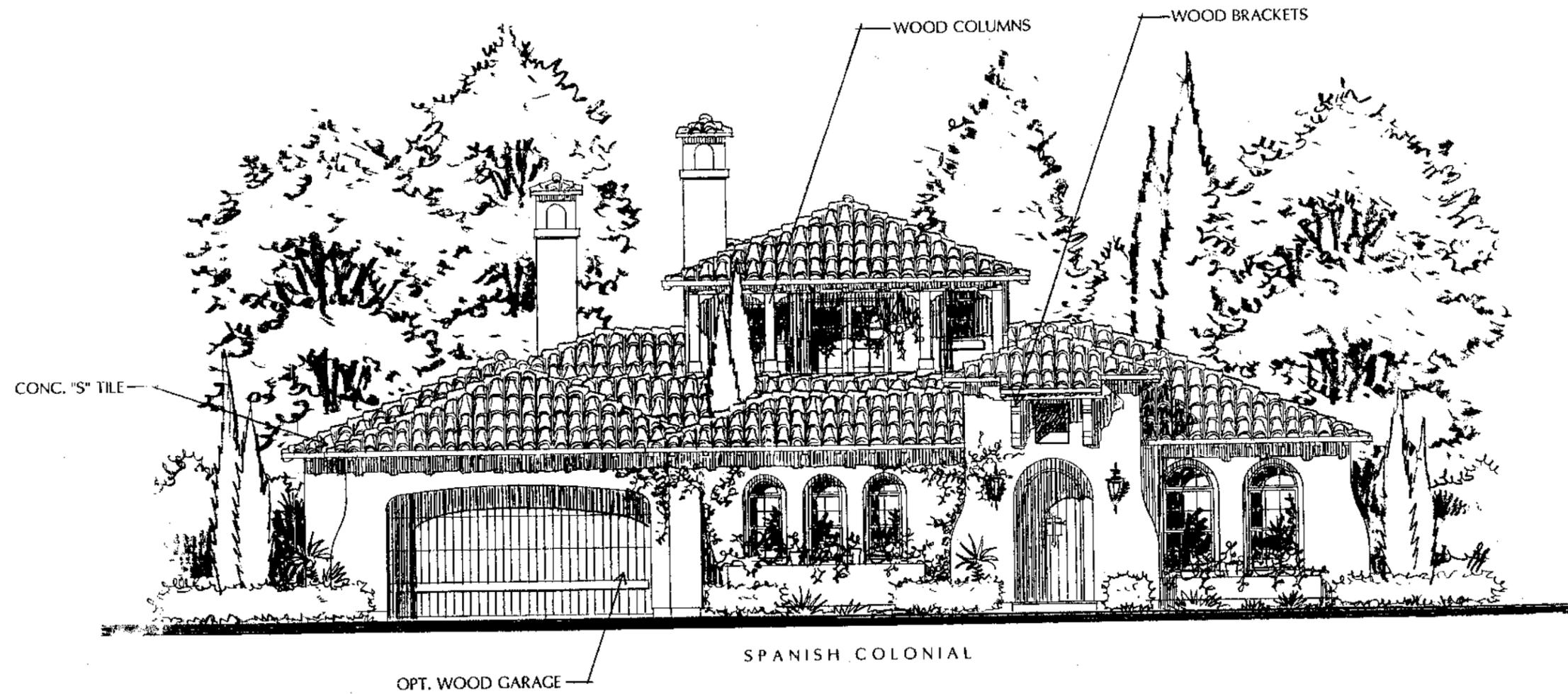
An amendment to the City of San Dimas' Municipal Code is proposed to modify development standards applicable to a portion of Specific Plan Area No. 4. The area under consideration, has historically, been considered differently than the balance of Specific Plan No. 4 mostly because it was not part of the original specific plan. The specific plan was modified in 1980 to add the Baron Tract (TR. 47310, now Sunrise Property) to set forth additional requirements for development that differed from the balance of the specific plan (Please refer to **Table 1.0-1** for more information on Specific Plan No. 4 history). To clarify the differing development standards found within the two portions of the specific plan, the applicant is proposing revisions that would separate the plan into two areas, Area I and Area II. Area I represent the boundary of the original specific plan. Area I will continue to follow the development standards as they presently exist. Area II represents the project site, and future uses within Area II will be subject to modified standards. Refer to Appendix 3.0 for a copy of the existing and proposed code language.



SOURCE: Dawson Hannouche Pate, Architecture Planning, July 2000.

FIGURE 3.0-3

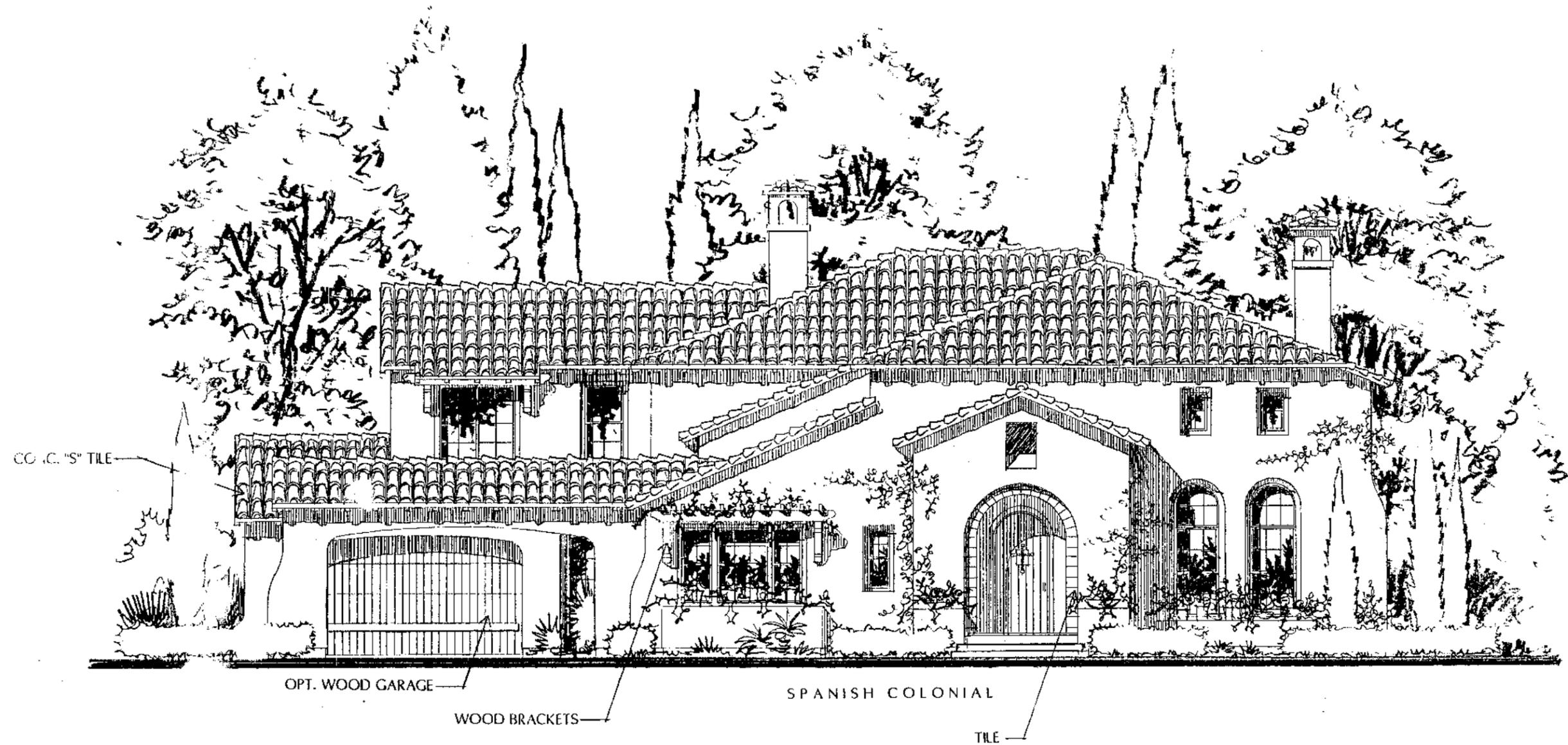
Typical Building Elevations—Plan 1



SOURCE: Dawson Harnouche Pate, Architecture Planning, July 2000.

FIGURE 3.0-4

Typical Building Elevations—Plan 2



SOURCE: Dawson Hannouche Pate, Architecture Planning, July 2000.

FIGURE 3.0-5

Typical Building Elevations—Plan 3

a. Horsekeeping

The existing specific plan calls for 10 of 19 lots in Area II to be equestrian lots. The Draft Specific Plan revision proposes that all lots, except Lots 1, 9, 17, 18, and 19 be permitted to have equestrian uses if the equestrian use can meet the horse keeping standards set forth in Chapter 18.112 (Private Horse Overlay Zone). The reason that Lot 17, 18 and 19 are restricted from horsekeeping is their proximity to existing residential uses on Edinburgh Road. The proposed modifications would not allow horsekeeping on Lot 1 because it would force equestrian uses too close to Gainsborough Road, while lot 9 is not sufficient in size.

b. Mass and Bulk Standards

Currently, Specific Plan No. 4 permits only one-story homes within the project area, unless a conditional use permit is approved to allow a two-story house. The project applicant proposes to modify the Specific Plan to allow for development of two story homes. In an effort to limit the overall mass and bulk, development specific standards will be incorporated into the specific plan.

For example, a standard is proposed which allows a total of seven lots to have a significant (63%) two-story element. For these seven lots, (1, 3, 7, 8, 9, 12, & 19) no future second floor additions would be permitted and the houses would be limited to a maximum of 5,100 square feet and a maximum second floor area of 10% of the first floor. The limiting of the overall house size has been used in the past in the city to reduce mass and bulk. In the existing SP-4, the custom lots are limited to a maximum square footage.

In addition to standards that address future building additions, the SP-4 revision would also address accessory buildings. Chapter 18.504.310.A.3 is proposed to allow one story, accessory buildings, (sheds, pool houses, guest rooms, etc.) of up to 200 square feet on lots under 30,000 square feet and up to 400 square feet on lots 30,000 square feet and greater.

c. Rural Street Standards

Currently, SP-4 requires properties to meet the minimum City Standard for surface streets. To meet such a development standard, the proposed on-site roadway would need to be 36 feet wide curb to curb contained within a 50-foot right-of-way. Since the goal of this project is to keep a rural feel, standards are being added to the Draft Specific Plan revision that allows a street width of 28 feet curb to curb within a 38 foot right of way. Project plans call for a 38-foot right-of way with a street width of 32 feet curb to

curb. This configuration will allow adequate drive lanes for a rural road, parking on one side of the street and an equestrian trail on the other side of the street.

A reduced street lighting standard is also proposed within Development Area II. In an effort to give a more rural appeal to the area, only pedestrian level security lighting is being proposed. This lighting would be provided along the street on shorter, pedestrian level poles (similar to those used in adjacent areas) and would be operated and maintained by the Homeowners Association. The goal of the lighting would be to provide minimum lighting for security purposes rather than completely illuminating the street.

d. Grading Standards

Specific Plan No. 4 divides the site into three classifications based upon the topographic characteristics unique to that portion of the property and applies grading standards for each category. Type A lots are locations that are flat, primarily in the eastern portion of the property. Grading of the entire lot is permitted in such locations. Type B lots are those located on moderate slopes and are relatively dispersed throughout the site, with some concentration along the northern site perimeter. Grading on Type B lots is to be limited to the development pad and necessary access drive. Type C lots are those locations with steep slopes, mainly along the southern boundary of the property, and which are highly visible to the surrounding community. Grading is severely restricted at such locations to only that necessary for roadway access and building foundation.

The project would amend the zoning code to eliminate the three categories and associated grading standards. In replacement, the project-grading concept proposes to conduct contour grading that retains the site's overall topographic relief. Building pads are to be placed in the natural terrace in the site's midsection. The grading concept retains the site's overall relationship to adjacent property, with finished grades roughly approximate to current conditions along the perimeter of the site.

The differences between Area I and Area II of SP-4 are shown in **Table 3.0-1** below, while **Table 3.0-2** provides a comparison between the existing and proposed development standards.

**Table 3.0-1
Differences between Area I & Area II of Specific Plan No. 4**

Area 1	Area 2
There are several custom lots and houses in addition to tract houses. The custom houses approved on a case-by-case basis, the tract houses at one time	Tract homes are proposed and would be approved all at once
There are no mass and bulk standards. All houses were required to go through the City's design review process to address building mass and architectural design.	Relatively strict mass and bulk standards, with limits on the total number of two story houses and limitations on future additions (including accessory buildings) for all lots. Project is also subject to design review process.
Individual lot grading for the custom lot area with relatively strict grading limitations. Standard mass grading for tract home area.	Contour grading is required in proposed specific plan revision.
Equestrian lots are located only along Walnut Creek	Equestrian lots located on Walnut Creek and abutting Valley Center extension.
Varying street widths. Liverpool and Hampshire 28', Edinburgh and Scarborough 34' with parking on both sides of street.	28 foot wide rolled curb streets with adjoining equestrian trail, parking on only one side.
Front setbacks vary from lot to lot, side setbacks are 12' and 5'	Front setback requirements same as Area 1, side setbacks are 12' and 10'
Conditional uses allowed on residential portion of lots include lighted tennis courts, cabanas and cantilevered decks.	Conditional uses not included.
Scenic easement and equestrian areas on some lots.	Open space area with required maintenance and non-building areas on all lots.

**Table 3.0-2
Comparison of Existing and Proposed Standards**

	Existing Code	Proposed
Lot Layout	Arranged around two cul-de-sac streets	Along one cul-de-sac with access off of Gainsborough Road
Grading, Overall	Significant grading needed for Valley Center extension, grading required for each street, varied grading required on a lot by lot basis	No grading needed for Valley Center Extension, some grading for street, lot grading will be contour grading
Grading, Lot	13 lots-no grading limits, three lots must be split-level house pads, three lots permit no grading	Contour grading with most lots having multi-level pads
Mass and Bulk	One story limit, two story allowed with conditional use permit, no stated size limit houses or accessory buildings	Some two story units permitted, standards proposed to limit future expansion and to address accessory buildings
Development Area/Non-Development Area	Development and non-development area proposed, no written limitations on non-development areas	Development and non-development area proposed, written limitations proposed for non-development areas
Equestrian Lots	10 lots	14 lots
Street Width	36' curb to curb	28' curb to curb and approximately 10' all weather horse trail; Valley Center extension 22' wide
Street Lighting	Standard City requirements	Reduced street lighting

3.7 PROJECT OBJECTIVES

The California Environmental Quality Act (CEQA, 1970 as amended) requires that an environmental impact report (EIR) include a statement of the objectives sought by a proposed project [Section 15124(b) of the CEQA *Guidelines*].

a. Land Use Planning Objectives

- (a) Develop the property with residential uses as allowed by Specific Plan No. 4 while minimizing to the maximum extent feasible the alteration of existing landforms;
- (b) To minimize to the maximum extent feasible the intrusion of man-made structures into the Walnut Creek County Regional Park viewshed;
- (c) To preserve to the maximum extent feasible the preservation of the scenic qualities of the area;
- (d) To provide an enriched residential environment with aesthetic cohesiveness, harmonious massing of structures, and interfacing of open space through the utilization of superior land planning and architectural design.

b. Parks, Recreation, and Open Area Objectives

- (e) To the maximum extent feasible preserve mature trees that exist on the subject property;
- (f) Public viewsheds will be left undisturbed or planted with material compatible with the vegetation in Walnut Creek Park to minimize disruption of views.

3.8 FUTURE RESPONSIBLE AGENCY ACTIONS

This EIR may be used as input for the approvals of permits. Those which are known to be needed at this time are identified in **Table 3.0-3**.

Table 3.0-3
Future Responsible Agency Actions¹

Responsible Agency	Action Required
• California Department of Fish and Game	Possible Section 1601/1603 permits of the State Fish and Game Code
• United States Department of the Army, Corps of Engineers	Possible Section 404 permit of the Federal Clean Water Act
• Regional Water Quality Control Board	National Pollutant Discharge Elimination System permit

¹ This table is not intended to provide the complete and final listing of future actions required. This is an attempt to identify those actions that are known at this time to be required for project implementation.

The information presented in this EIR will be used as part of any permitting activity undertaken by Responsible Agencies.