

## 4.9 Land Use and Planning

This section describes the existing land uses on the proposed project site and the surrounding area and evaluates the potential for the project's physical land use impacts associated with implementation of the proposed project. The analysis focuses on the relationship of the proposed project to relevant plans, policies, and regulations that guide land use decisions, as well as the potential for the proposed project to result in conflicts between proposed land uses on site and existing and/or proposed land uses in the vicinity of the proposed project site that could potentially cause physical effects on the environment.

### 4.9.1 Environmental Setting

#### 4.9.1.1 On-Site Land Uses

The proposed project site is primarily undeveloped and located within the Northern Foothills area of the city of San Dimas. The topography of the project site consists of rolling hills, steep hill and valley areas and a significant lower-lying bowl area that is relatively flat. In the west-central portion of the proposed project site, a care-takers quarters, water tanks, stables, corrals, several barns, fencing, a leach field, former building foundations and other features and disturbed areas reflecting prior ranch and agricultural uses are present. In addition to these structures, a number of existing, maintained and used unpaved motorways and fire-roads transect portions of the site. Wildwood Motorway transects the central portion of the site in an east-west direction. Ferguson Motorway transects the northwestern portion of the site in a north-south direction. Sycamore Canyon Road transects a portion of the northeast corner of the site in a south-east direction. The location of the existing structures and unpaved roadways on site are shown in Figure 2-2, Existing Project Site. The proposed project would be primarily accessible from Cataract Avenue, a paved public road located at the southern border of the project site.

The proposed project site is located within the City of San Dimas and on-site land uses are regulated by the San Dimas General Plan and Specific Plan No. 25. Under the existing General Plan, the project site is presently designated as "Northern Foothills". Specific Plan No. 25 (Chapter 18.542 of the San Dimas Municipal Code) establishes land use regulations for areas within the Northern Foothills. Under Specific Plan No. 25, the proposed project site is designated as Single Family Hillside (Private Horse Overlay).

#### 4.9.1.2 Existing Adjacent Land Uses

##### North

The majority of land located to the north of the proposed project site is undeveloped, privately or publicly-owned parcels. Undeveloped land that is part of the Angeles National Forest is located immediately to the north and northeast of the proposed project site. The Angeles National Forest covers over 650,000 acres and provides a variety of open space and recreational opportunities. Land use in the Angeles National Forest is under the jurisdiction of the U.S. Forest Service.

**East**

The majority of land located to the immediate east of the proposed project site is undeveloped privately or publicly-owned parcels. Located immediately east of the proposed project site is a small ranch with a pond, planting areas and related uses. Adjacent to the southeast project site boundary are the San Dimas Canyon County Regional Park and Horsethief Canyon Park. The San Dimas Canyon County Regional Park is 138-acres and contains a nature center and multiple recreational opportunities. Land use in the San Dimas Canyon County Regional Park is under the jurisdiction of the County of Los Angeles Department of Parks and Recreation. Horsethief Canyon Park is 50-acres in size and includes a ball field, dog park, hiking trails and horse trails. Land use in Horsethief Canyon Park is under the jurisdiction of the City of San Dimas Department of Parks and Recreation. Further to the east, residential development and additional uses occur, including a youth camp and municipal golf course.

**South**

Low density single-family residences exist to the south of the proposed project site. Some commercial development exists south of the project site and north of Foothill Boulevard

**West**

To the immediate west of the proposed project site is undeveloped land and low-density residences located within the City of Glendora. The Glendora General Plan designates areas to the west of the proposed project site as predominantly “Public Open Space (0-0.2 dwelling units per acre) or ‘Very Low Density Residential (0.2 – 1 dwelling unit per acre). The Glendora Zoning Map shows that these same areas are zoned Rural Hillside Residential north of Country Club Drive in Glendora, and Single Family Estate (12,500 square foot lots), north of Foothill Boulevard.

## **4.9.2 Regulatory Framework**

### **4.9.2.1 State/Regional**

#### **County of Los Angeles Congestion Management Plan**

The County of Los Angeles Congestion Management Plan (CMP) is updated every five years in accordance with Proposition 111, passed in June 1990. The most recent version of the document is the 2004 CMP. The CMP process was established in the California to more directly link land use, transportation and air quality and to develop a partnership among transportation decision makers on devising appropriate transportation solutions that include all modes of travel. The CMP alone does not solve all the mobility issues within Los Angeles County. Many mobility issues are localized traffic concerns and are not addressed through the CMP. Nevertheless, the CMP is an important tool addressing transportation needs throughout Los Angeles County. The CMP also demonstrates the benefits of nine years of highway monitoring, eight years of local growth monitoring, and thirteen years of local transportation improvements.

#### **Regional Comprehensive Plan**

The 2008 Regional Comprehensive Plan (RCP) is a major advisory plan prepared by Southern California Association of Governments (SCAG) that addresses important regional issues like housing, traffic/transportation, water, and air quality. The RCP serves as an advisory document to local agencies

in the Southern California region for their information and voluntary use for preparing local plans and handling local issues of regional significance. The RCP presents a vision of how Southern California can balance resource conservation, economic vitality, and quality of life. The RCP identifies voluntary best practices to approach growth and infrastructure challenges in an integrated and comprehensive way. It also includes goals and outcomes to measure progress toward a more sustainable region. The RCP includes nine chapters including land use and housing, open space and habitat, water, energy, air quality, solid waste, transportation, security and emergency preparedness, and economy.

### **Regional Transportation Plan**

On May 8, 2008 SCAG adopted the 2008 Regional Transportation Plan (RTP): Making the Connections. The RTP is a component of the RCP. The 2008 RTP presents the transportation vision for the region through the year 2035 and provides a long-term investment framework for addressing the region's transportation and related challenges. The plan focuses on maintaining and improving the transportation system through a balanced approach that considers system preservation, system operation and management, improved coordination between land-use decisions and transportation investments, and strategic expansion of the system to accommodate future growth. The RTP was developed with active participation from local agencies throughout the region, elected officials, the business community, community groups, private institutions, and private citizens.

### **2008 Regional Transportation Improvement Program**

The 2008 Regional Transportation Improvement Program (RTIP) is a capital listing of all transportation projects proposed over a six-year period for the SCAG region. In the SCAG region, a biennial RTIP update is produced on an even-year cycle. The RTIP projects include highway improvements, transit, rail and bus facilities, high occupancy vehicle lanes, signal synchronization, intersection improvements, freeway ramps and other facilities. The RTIP implements the projects and programs listed in the RTP, and are developed in compliance with state and federal requirements. County Transportation Commissions have the responsibility of proposing county projects, using the current RTP's policies, programs, and projects as a guide, from among submittals by cities and local agencies. The locally prioritized lists of projects are forwarded to SCAG for review. From this list, SCAG develops the RTIP based on consistency with the current RTP, inter-county connectivity, financial constraint and conformity satisfaction.

### **SB 375 Sustainable Communities Strategies**

On September 30, 2008, the State of California updated its land use policies to focus on a Sustainable Communities Strategy (SCS) as part of the regional transportation plan for each metropolitan area. SCS is intended as a way to reach the goals of AB 32, the Global Warming Solutions Act passed in 2006, which requires the state to reduce greenhouse gas (GHG) emissions to 1990 levels by the year 2020. SCS is generally defined as a development pattern that meets the state target for reducing GHG emissions, while taking into account the region's housing needs, transportation demands, and protection of resource lands.

## **4.9.2.2 Local**

### **City of San Dimas General Plan**

California Government Code Section 65300 requires each planning agency to prepare and adopt a comprehensive, long-term General Plan for the physical boundaries which bear relationship to its

planning. The General Plan is required to include a Land Use Element, which designates the proposed general location and distribution of land uses for housing, business, industry, open space, education, public buildings and grounds, and other public and private uses of land. Other elements of the San Dimas General Plan are the Circulation Element, Housing Element, Open Space Element, Conservation Element, Safety Element and Noise Element. The City of San Dimas adopted its update to the General Plan in September 1991. The latest update to the General Plan occurred in October 2008 with the adoption of the 2008-2014 Housing Element. Any new development is intended to conform to these new goals, objectives and policies.

Since the adoption of the General Plan in 1991, ten General Plan Amendments have been adopted, including: GPA 96-1, GPA-99-1, GPA 00-02, GPA 02-02, GPA 03-01, GPA 03-02, GPA 03-03, GPA 04-01, GPA 07-01, and GPA 08-01. All but two of these amendments changed the General Plan Land Use map or clarified density standards for various locations throughout the City. The remaining two amendments (GPA 02-01 and GPA 08-01) updated the Housing Element of the General Plan in 2002 and 2008, respectively.

The proposed project includes a number of proposed amendments to the General Plan that will, if adopted, revise the General Plan's current standards and policies as they apply to the proposed project. A list of these proposed amendments is presented in Section 3.3.1.1, General Plan and Specific Plan Amendments, of this EIR. Additional information regarding these amendments and other applicable General Plan policies is also provided below in Table 4.9-1. For a discussion of impacts resulting from the revision of planning standards in areas other than the project site, refer to Section 4.9.3.1, below.

#### **City of San Dimas Zoning Ordinance - Specific Plan No. 25**

Chapter 18.542 of the San Dimas Zoning Ordinance identifies provisions for Specific Plan No. 25. The San Dimas Zoning Ordinance is consistent with the San Dimas General Plan and is the primary implementation tool for the Land Use Element. The Zoning Ordinance and Map embody the community's goal for land use regulation, which helps preserve the quality of life of San Dimas. The Zoning Map and Land Use Map designate districts in the city where certain land uses are permitted. The goal of zoning is for neighboring land uses to be compatible with one another.

Specific Plan No. 25 establishes the type, location, intensity and character of development that can take place in the Northern Foothills area of San Dimas. The Specific Plan functions as a general blueprint for future development within the Northern Foothills area and focuses on the physical characteristics of the area and the integration of these physical characteristics with surrounding uses. Permitted land uses in the Specific Plan area include detached single-family residential, grazing, public parks and open space, and public and private trails. Public and/or quasi-public utility transmission, communication and/or service facilities are permitted, provided that the proposed facility is located a minimum of three hundred feet from the nearest residence and does not exceed twenty-five feet in height.

The proposed project includes a number of amendments to the Specific Plan No. 25 that will, if adopted, revise the Specific Plan's current standards and criteria as they apply to the proposed project. Additional information regarding these amendments and other applicable Specific Plan criteria is also provided below in Table 4.9-2.

## Settlement Agreement

In 1999, the City of San Dimas approved General Plan Amendment 99-1 (now incorporated into the City's current General Plan) and Specific Plan No. 25 (now codified in the City's Municipal Code at Chapter 18.542) for a 972 acre portion of the City known as the Northern Foothills, including the project site. General Plan Amendment 99-1 and Specific Plan No. 25 revised underlying land use designations and densities. Shortly thereafter, the project proponent (NJD) filed a legal challenge in Los Angeles County Superior Court against the City's approval of General Plan Amendment 99-1 and Specific Plan No. 25. On March 4, 2002, the trial court dismissed the case, holding that the project proponent must first present an actual application to the City for a decision under General Plan Amendment 99-1 and Specific Plan No. 25 before seeking further judicial relief. That decision was appealed unsuccessfully and later an appeal with the California Supreme Court was also filed. The project proponent and the City of San Dimas entered into the Settlement Agreement in 2004 which dismissed the project proponent's claims and litigation in exchange for requiring the City, while retaining its final discretionary and legislative authority, to consider approval or denial of a project.

The Settlement Agreement established a framework and a set of standards for this process. Some of these standards and framework consist of: 1) promoting open space and the natural setting for residentially zoned property by offering the project proponent's property to various conservancies; 2) providing the project proponent with a concurrent right or the City of San Dimas with an obligation to process amendments to General Plan Amendment 99-1 and Specific Plan No. 25 (to recognize the unique features of the project proponent's property); 3) providing for cooperative CEQA and entitlement processing; 4) increasing the range of dwelling unit densities on the project proponent's then-held property of 202 acres per an exhibit entitled "San Dimas Lotting Concept Plan" showing approximately 38 to 45 (the additional 7 lots were related to consideration of a possible density transfer program) large private lots; and 5) allowing for a limited number of two story dwelling units. The Settlement Agreement addressed access, inclusion of dwelling units consolidated from adjoining properties acquired by the project applicant, or transfers of development rights purchased from other property owners in the Northern Foothills. For more information on the Settlement Agreement, refer to Section 1.2 (Project Background) of this EIR.

## 4.9.3 Project Impacts and Mitigation

### 4.9.3.1 Issue 1 – Applicable Land Use Plans, Policies, and Regulations

#### Land Use and Planning Issue 1 Summary

**Would implementation of the proposed project conflict with any applicable land use plan, policy or regulation?**

**Impact:** With the adoption of the proposed General Plan and Specific Plan Amendments, the proposed project would not conflict with any applicable land use plan, policy or regulation.

**Mitigation:** None required.

**Significance Before Mitigation:** Less than significant.

**Significance After Mitigation:** Less than significant.

## Standards of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the proposed project would have a significant adverse impact on land use planning if it would conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project including, but not limited to, a general plan, specific plan, local costal program, or zoning ordinance adopted for the purpose of avoiding or mitigating an environmental effect.

## Impact Analysis

### City of San Dimas General Plan

As discussed in Section 4.9.2.2, the San Dimas General Plan provides the framework for the city's long range planning vision. Table 4.9-1 identifies those objectives and policies found in the various elements of the General Plan at the time of filing the Notice of Preparation that are relevant to the proposed project. The table also provides an evaluation of the proposed project's consistency with these objectives and policies. As was also discussed in Section 4.9.2.2, the proposed project includes a number of proposed amendments to the General Plan that will, if adopted, revise the General Plan's current standards and policies as they apply to the proposed project. Where applicable, Table 4.9-1 identifies which General Plan objectives and policies may need to be amended to achieve consistency.

**Table 4.9-1 Project Consistency Analysis with City of San Dimas General Plan**

Objective/Policy	Project Consistency Analysis	Consistency Determination
<b>Land Use Element</b>		
<b>Objective 1.1</b> - Provide a community where residential uses are predominantly low density and non-residential uses are predominantly low intensity.	The proposed project would provide a single family residential development that is predominantly low density. Although the proposed residential developments would be clustered to reduce environmental impacts, the single family detached homes would not be considered high-density as per the General Plan. Therefore, the proposed project would be consistent with this objective.	Consistent
<b>Policy 1.1.1</b> - Residential densities shall begin at the low range and be increased for trade-offs for more open space, affordable housing and other appropriate objectives and amenities.	The proposed project would cluster residential development on site, utilizing two-story structures, smaller lot sizes and "no build areas." Additionally, the proposed project proposes higher single family residential densities than those designated for the proposed project site. The proposed project would "trade-off" higher density residential development for consolidated and increased open space. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 1.1.3</b> - Development shall conform to terrain.	Portions of the proposed project would be designed to preserve and conform to the existing terrain by locating lots in the central-western valley portion of the project site. The proposed project would also require substantial grading on other portions of the site significantly altering the natural topography into a more suburban style project. As part of the proposed project, a General Plan Amendment revising Policy 2.1.1 would occur. Policy 2.1.1 requires development within the foothills to conform to terrain. Upon approval of the amendment for Policy 2.1.1, the proposed project would be consistent with this policy.	Consistent upon approval of General Plan Amendment for Policy 2.1.1

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<b>Objective 1.2</b> - Preserve open space and conserve existing residential neighborhoods.	The proposed project would preserve open space by clustering residential development on site, utilizing two-story structures, smaller lot sizes and “no build areas.” Additionally, the proposed project would provide low density, single family residential development, generally consistent with abutting single family residential uses to the south of the proposed project site. Therefore, the proposed project would preserve open space, conserve existing residential neighborhoods and would be consistent with this objective.	Consistent
<b>Objective 2.1</b> - Protect the identity of prominent ridgelines and canyons with significant stands of trees by directing development on slope areas within the foothills.	The proposed project site consists of undeveloped terrain with ridgelines, canyons and trees. To protect these features, the proposed project would focus development, residential access roads, grading and residential lot locations onto areas that are less visually intrusive. To increase open space and reduce impacts to trees, homes would be clustered in a lower-lying valley that is situated in the central-western portion of the project site. Additionally, implementation of mitigation measure Bio-6A would reduce all direct impacts to significant stands of trees on the project site by requiring replacement planting. Therefore, the proposed project would be designed to protect ridgelines, canyons and trees and would be consistent with this objective.	Consistent
<b>Policy 2.1.1</b> - Development shall conform to terrain.	Portions of the proposed project would be designed to preserve and conform to the existing terrain by locating lots in the central-western valley portion of the lot. The proposed project would also require substantial grading on other portions of the site significantly altering the natural topography. As part of the proposed project, a General Plan Amendment revising Policy 2.1.1 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy.	Consistent upon approval of General Plan Amendment
<b>Policy 2.1.2</b> - Develop building sites which are reasonably accessible with minimal grading.	The project would require a substantial quantity of cut and fill (1,300,000 cubic yards) and would include grading on slopes in excess of 35 per cent. In addition the project would require extensive use of retaining walls due to proposed grading. As part of the proposed project, a General Plan Amendment revising Policy 2.1.2 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy.	Consistent upon approval of General Plan Amendment
<b>Policy 2.1.3</b> - Encourage development which prevents “skylining” of buildings through proper site planning, height limitations and landscaping.	The proposed project would locate the majority of residential lots in a lower-lying valley that is situated in the central-western portion of the project site. Landscaping would be located strategically to reduce visual impacts of the proposed project. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 2.1.4</b> - Evaluate the significance of prominent ridgelines and canyons on a case-by-case basis within the city’s image context.	Section 4.1 (Aesthetics) of this EIR evaluates the proposed project’s visual impact on the ridgelines and canyons within the proposed project site. Therefore, the proposed project would be consistent with this policy.	Consistent

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<p><b>Objective 2.2</b> - Maintain the development at a very low estate density of 0 to 0.2 dwelling units/acre with the following sub categories: a) hillside residential with rural standards, grading to follow natural terrain and a minimum of 150-foot separation between buildings shall be maintained; b) Puddingstone Hills – minimum lot size shall be 1.5 to 3 acres; and c) Way Hill – minimum lot size shall be 1 acre.</p>	<p>The proposed project would include a General Plan Amendment that would increase the maximum allowable density for the project site. Upon approval of this amendment, the project would be consistent with this objective.</p>	<p>Consistent upon approval of General Plan Amendment</p>
<p><b>Objective 2.3</b> - Minimize perception of building bulk.</p>	<p>The development of residential structures could result in building bulk. To minimize the perception of building bulk, the proposed project would locate most of the residential development in a lower-lying valley and include residential setbacks. Building design would be reviewed on a case-by-case basis to minimize the perception of bulk and architectural guidelines will be required. Therefore, the proposed project would incorporate design measures to minimize the building bulk of the proposed project and would be consistent with this objective.</p>	<p>Consistent</p>
<p><b>Policy 2.3.1</b> - Design architecture to break up massing.</p>	<p>The proposed project structures would be landscaped with native vegetation to soften the overall outline of the structures and allow them to blend into the environment. Therefore, the proposed project uses architectural features to break massing of structures and would be consistent with this policy.</p>	<p>Consistent</p>
<p><b>Policy 2.3.3</b> - Design structure to fit with existing neighborhood.</p>	<p>The proposed project would construct low density, single-family residential development designed to be generally consistent with the abutting single family residential uses to the south of the project site. Therefore, the proposed project would be designed to fit with the existing neighborhoods and would be consistent with this policy.</p>	<p>Consistent</p>
<p><b>Policy 2.3.4</b> - Use materials and colors to reduce bulk.</p>	<p>The proposed project homes and other structures would be similarly colored and landscaped to minimize their contrast with the surrounding terrain. Additionally, proposed structures, such as the detention basin and residences, would be landscaped with vegetation that is typical of other vegetation in the vicinity. This would serve to soften the overall outline of the structures and allow it to blend into the environment. Therefore, the proposed project would use colors and materials to reduce bulk and is consistent with this policy.</p>	<p>Consistent</p>
<p><b>Objective 2.4</b> - Integrate structures with the environment.</p>	<p>The homes and other structures proposed for the project would be reviewed on a case-by-case basis for consistency with this policy. Suitable landscaping and design treatments, together with roofline orientation and structural variety would be implemented to lessen the visual impact of structures. Large wall structures. Therefore, the proposed project will be consistent with this objective.</p>	<p>Consistent</p>

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<b>Policy 2.4.1</b> - Use natural materials and colors.	The proposed project homes and other structures would be similarly colored and landscaped to minimize their contrast with the surrounding terrain. Additionally, the proposed detention basin would be landscaped with vegetation that is typical of other vegetation in the vicinity. Therefore, the proposed project would use natural materials and colors and would be consistent with this policy.	Consistent
<b>Policy 2.4.2</b> - Integrate with environmental texture and forms.	The proposed project contains project design guidelines to integrate development within natural environmental texture and forms and would be consistent with this policy.	Consistent
<b>Policy 2.4.3</b> - Control exterior light sources.	Implementation of the proposed project would create new sources of light and/or glare. However, mitigation measures Aes-3A through Aes-2E would implement lighting requirements and limitations on the use of reflective materials, which would control exterior lighting sources. Therefore, implementation of the proposed project is consistent with this policy.	Consistent
<b>Objective 2.5</b> - Preserve significant environmental features.	The topography of the project site consists of rolling hills. Steep hills, valley areas and a lower lying bowl area that is relatively flat. The proposed project would significantly alter existing landforms through proposed site grading. As part of the proposed project, a General Plan Amendment revising Objective 2.5 would occur. Upon approval of this amendment, the proposed project would be consistent with this objective	Consistent upon approval of General Plan Amendment
<b>Policy 2.5.1</b> - Minimize changes to the natural topography.	The proposed project would substantially alter the existing topography of the project site during proposed site grading. As part of the proposed project, a General Plan Amendment revising Policy 2.5.1 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy.	Consistent upon approval of General Plan Amendment
<b>Policy 2.5.2</b> - Follow hillside contours	The proposed project would substantially alter the existing topography of the project site during proposed site grading. As part of the proposed project, a General Plan Amendment revising Policy 2.5.2 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy.	Consistent upon approval of General Plan Amendment
<b>Objective 2.6</b> - Enhance landscaping.	Upon completion of project construction, each structure would be landscaped with native and/or drought-tolerant vegetation. Figure 3-3, Conceptual Landscape, depicts the landscaping that would be implemented to enhance the visual character of the proposed project site. Therefore, the proposed project would be consistent with this objective.	Consistent
<b>Policy 2.6.1</b> - Use landscaping to blend structure with the environment.	Upon completion of project construction, each structure would be landscaped with native and/or drought-tolerant vegetation. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 2.6.2</b> - Use drought-tolerant species.	The proposed project would be landscaped with native and/or drought-tolerant vegetation to minimize water consumption. Therefore, the proposed project would be consistent with this policy.	Consistent

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<b>Policy 2.6.3</b> - Minimize excessive impervious surface cover.	The proposed project would cluster residential development, which would assist in minimizing excessive impervious surface cover. Of the total 273-acre project site, approximately 90 acres of the proposed project site, or 30 percent, would be permanently developed with impervious surfaces. Additionally, each residential lot includes “no build” areas where development of any kind, including impervious surfaces, would not be allowed. Therefore, the proposed project would be designed to minimize excessive impervious surface cover and would be consistent with this policy.	Consistent
<b>Objective 8.1</b> - Provide opportunities for all city residents to participate in the planning of San Dimas.	The City of San Dimas prepared an Initial Study for the proposed project in compliance with CEQA Guidelines Section 15063 and a Notice of Preparation (NOP) in compliance with CEQA Guidelines Section 15082. On May 5, 2010, the NOP and Initial Study were mailed to a distribution list consisting of the State Clearinghouse, responsible, trustee, and other relevant local, state, and federal agencies, and interested individuals. The 30-day NOP comment period ended on June 4, 2010. Comments received during the NOP public review were incorporated into the EIR analysis. Additional public participation opportunities will be made available during public circulation of this EIR. Therefore, the proposed project has provided opportunities for residents to participate in city planning and would be consistent with this objective.	Consistent
<b>Objective 9.1</b> - Preserve the visual identity and character of existing neighborhoods.	The proposed project would construct low density, single family residential development designed to be generally consistent with the visual character of the abutting single family residential uses to the south of the project site. Therefore, the proposed project would preserve the character of the adjacent existing neighborhood and would be consistent with this objective.	Consistent
<b>Policy 9.1.1</b> - Underground utilities to improve the visual environment.	The proposed project would provide all utilities underground. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 9.1.5</b> - Preserve important view corridors.	The Northern Foothills area is considered an important visual resource when viewed from the city and surrounding areas. Implementation of the proposed project would alter existing landforms and view corridors. As part of the proposed project, a General Plan Amendment revising Policy 9.1.5 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy.	Consistent upon approval of General Plan Amendment
<b>Objective 9.2</b> - Preserve the city’s unique natural features and historic structures.	As discussed in Section 4.4, Cultural Resources, no historic structures would be impacted as part of the proposed project. In addition, no unique natural features would be impacted either. Therefore, the proposed project would be consistent with this objective.	Consistent
<b>Objective 10.1</b> - Development of the Northern Foothills shall be rural in character.	The proposed project is single family residential in character but the limited number of equestrian lots and the flatland grading techniques employed for much of the project create a more suburban style design not in keeping with a rural character.	Consistent upon approval of General Plan Amendment

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<b>Policy 10.1.2</b> – Maximum densities shall be as set forth in Figure II-5.1.	The proposed project includes 61 residential lots while the existing general plan would allow approximately 29 lots on the subject site. As part of the proposed project, a General Plan Amendment revising Policy 10.1.2 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy.	Consistent upon approval of General Plan Amendment
<b>Policy 10.1.3</b> - Even where clustering is allowed, minimum parcel sizes shall not be less than two acres in size.	Of the 61 lots proposed approximately 30 are less than one acre in size with the smallest lot being 0.50 acres in size in the clustered portion of the project site. As part of the proposed project, a General Plan Amendment revising Policy 10.1.3 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.	Consistent upon approval of General Plan Amendment
<b>Policy 10.1.5</b> - Provisions shall be made to facilitate the keeping of horses and other farm animals.	The proposed project would include the provision of nine residential lots that would be designed to accommodate equestrian uses. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 10.1.6</b> - Effort shall be made to establish new equestrian trails and preserve existing equestrian trails, where and when appropriate.	The proposed project would include an equestrian trail near its northeastern corner and its southeastern corner. Therefore, the project would establish a new equestrian trail, and also preserve an existing equestrian trail and may be consistent with this policy if the proposed trails are deemed sufficient.	Consistent
<b>Objective 10.2</b> - The visual intrusiveness of new development shall be minimized. Rather than relying on substantial landform modification to create artificial building pads, new development shall be designed to fit quietly into the natural character of the area.	The topography of the project site consists of rolling hills. Steep hills, valley areas and a lower lying bowl area that is relatively flat. The proposed project would significantly alter existing landforms through proposed site grading. As part of the proposed project, a General Plan Amendment revising Objective 10.2 and relevant subsections related to landform modifications would occur. Upon approval of this amendment, the proposed project would be consistent with this objective.	Consistent upon approval of General Plan Amendment
<b>Policy 10.2.1</b> – Except within bedrock, where manufactured slopes in excess of 5 vertical feet cannot feasibly be avoided, they shall be landform graded. (Note: landform grading is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical places designed to simulate the appearance of surrounding natural terrain.)	The proposed grading does not incorporate landform grading throughout making extensive use of retaining walls as high as 30 feet. As part of the proposed project, a General Plan Amendment revising Policy 10.2.1 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy.	Consistent upon approval of General Plan Amendment
<b>Policy 10.2.2</b> – Site design should utilize varying setbacks, structure heights, innovative building techniques, and retaining walls to blend structures into the terrain.	The proposed project will utilize each of the techniques listed in this policy to allow structures to blend into the terrain. Therefore, the proposed project would be consistent with this policy.	Consistent

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<p><b>Policy 10.2.4</b> – Structures shall be sited in a manner that will fit into the hillside’s contour and relate to the form of the terrain; retain outward views from the maximum number of units while maintaining the natural character of the hillside; preserve vistas of natural hillside areas and ridgelines from public places and streets; and, preserve existing views and allow new dwellings access to views similar to those enjoyed from existing dwellings.</p>	<p>The proposed grading utilizes “flat-land” grading techniques and does not conform to existing contours over those portions of the site which are being graded. Approximately 90 acres on the site is altered with the remaining acreage left in its current relatively undisturbed condition. As part of the proposed project, a General Plan Amendment revising Policy 10.2.4 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy.</p>	<p>Consistent upon approval of General Plan Amendment</p>
<p><b>Policy 10.2.5</b> - Streets should follow the natural contours of the hillside to minimize cut and fill. Streets may be split into two, parallel one-way streets, thereby effectively functioning as a two-way street with a median, in steeper areas to minimize grading and blend with the terrain. Cul-de-sacs or loop roads are encouraged where necessary to fit the terrain. On-street parking and sidewalks may be eliminated to reduce required grading.</p>	<p>For the most part, the proposed project will follow many of the guidelines contained in this policy. These design features will help to lessen the visual impacts associated with the project. Therefore, the proposed project would be consistent with this policy.</p>	<p>Consistent</p>
<p><b>Policy 10.2.6</b> - Driveways which serve more than one lot, as well as diagonal driveways running along contour lines, are encouraged as a means of reducing unnecessary grading, paving and site disturbance.</p>	<p>This policy is not particularly applicable to the proposed project since the project does not propose the construction of long, winding driveways leading to isolated residential lots. Rather, short driveways will lead onto each lot from a system of residential streets. Therefore, the proposed project is consistent with this policy.</p>	<p>Consistent</p>
<p><b>Policy 10.2.7</b> - Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state. The effect of permitted clustering is to enhance the environmental sensitivity of a development project, and facilitate the permanent protection of key features of the natural environment, such as steep slopes, biological habitats, ridgelines and scenic areas, including their retention protected open space. Clustering is not to be used to increase the overall density of an area beyond that which is otherwise permitted by the General Plan and applicable zoning regulations, nor is clustering to be used to created suburban style subdivisions within the Northern Foothills area.</p>	<p>To preserve open space and minimize grading, the proposed project would cluster development in a lower-lying valley that is situated in the central-western portion of the project site. Additionally, the proposed project would include a General Plan Amendment that would increase the maximum allowable density designated for the proposed project site. Upon approval of this amendment, the project would be consistent with this policy. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	<p>Consistent upon approval of General Plan Amendment</p>

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<p><b>Policy 10.2.8</b> – The use of retaining walls and structures is encouraged when it significantly reduces site grading.</p>	<p>The proposed grading design for the project makes extensive use of retaining walls but it is not clear that this design reduces overall site grading by utilizing those techniques. As part of the proposed project, a General Plan Amendment revising Policy 10.2.8 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	<p>Consistent upon approval of General Plan Amendment</p>
<p><b>Policy 10.2.9</b> - The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, follow natural topography, and minimize visual intrusion on the natural landscape.</p>	<p>The proposed project homes and other structures would be similarly colored and landscaped to minimize bulking and their contrast with the surrounding terrain. Additionally, structures would be landscaped with vegetation that is typical of other vegetation in the vicinity to soften visual intrusion on the natural landscape. Therefore, the proposed project incorporates design features to minimize visual intrusion and would be consistent with this policy.</p>	<p>Consistent</p>
<p><b>Policy 10.2.10</b> - Houses shall not be excessively tall so as to dominate their surroundings. Structures shall be a maximum of one story in height, but may be constructed on split, flat pads contained within a limited envelope parallel to the finished grade, rather than “jutting out” over natural slopes. Building forms shall be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character. Building facades shall change plane or use overhangs as a means to create changing shadow lines to further break up massive forms.</p>	<p>The proposed project includes 16 lots designated for future two story houses. As part of the proposed project, a General Plan Amendment revising Policy 10.2.10 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	<p>Consistent upon approval of General Plan Amendment</p>
<p><b>10.2.11</b> - Wall surfaces facing towards viewshed areas shall be minimized through the use of single story homes, single story dwellings places on split pads, setbacks, roof pitches, and landscaping.</p>	<p>The homes and other structures proposed for the project will be reviewed on a case-by-case basis for consistency with this policy. Suitable landscaping and designed treatments will be required to lessen the visual impact of large wall structures. Therefore, the proposed project will be consistent with this policy.</p>	<p>Consistent</p>
<p><b>Policy 10.2.12</b> - Roof lines and elements shall reflect the naturally occurring ridgeline silhouettes and topographical variation, or create an overall variety, that blends with the hillside.</p>	<p>The homes and other structures proposed for the project will be reviewed on a case-by-case basis for consistency with this policy. When feasible, rooflines will be oriented in such a way as to blend into the existing terrain. Alternately, variations in the positions of rooflines of adjacent structures will be implemented to lessen the visual impact of recurring roofline and structural patterns. Therefore, the proposed project will be consistent with this policy.</p>	<p>Consistent</p>

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<p><b>10.2.13</b> - Architectural style, including materials and colors, should be compatible with the natural setting. The use of colors, textures, and materials and forms which will attract attention by not relating to other elements in the neighborhood is to be avoided.</p>	<p>Building design and styling would be reviewed on a case-by-case basis to ensure the use of appropriate colors and other design characteristics. Therefore, the proposed project would be consistent with this policy.</p>	<p>Consistent</p>
<p><b>Policy 10.2.15</b> - The interface between new development and natural open space shall be designed to provide a gradual transition from manufactured areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation. For fire prevention purposes, a fuel modification zone shall be provided between natural open space and development.</p>	<p>The proposed project would provide a gradual transition from developed to undeveloped areas through the implementation of landscaping, which would include native and drought-tolerant vegetation. Additionally, the proposed project includes a fuel modification plan, included as Appendix F of this EIR. Therefore, the proposed project includes fuel modification zones and landscaping that would blend with the natural environment and would be consistent with this policy.</p>	<p>Consistent</p>
<p><b>Policy 10.2.16</b> - New development within the Northern Foothills Planning Area shall ensure the ongoing maintenance of manufactured slopes.</p>	<p>The proposed project would be required to adhere to the recommendations presented in the Geotechnical Investigation for the project, Appendix E of this EIR. Additionally, mitigation measure Geo-3B requires long term maintenance of all manufactured slopes. Therefore, the proposed project would be consistent with this policy.</p>	<p>Consistent</p>
<p><b>Policy 10.2.17</b> - Primary ridgelines should be protected from any construction activities, including but not limited to roads, structures, water tanks, antennae, utilities, etc so as to maintain a natural skylines.</p>	<p>The proposed water tank is located below a designated primary ridgeline. As part of the proposed project, a General Plan Amendment revising Policy 10.2.17 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	<p>Consistent upon approval of General Plan Amendment</p>
<p><b>Policy 10.2.18</b> - New parcels which have as their only feasible building site a primary ridgeline shall not be created. Where the only feasible building site within an existing parcel is on a primary ridgeline, the structure shall be sited at the lowest possible elevation on the site, and along the least visible portion on the ridge upon which a structure can feasibly be constructed. Where development is proposed to occur adjacent to a primary ridgeline (a ridge which is visible against the sky as viewed from a public street), it should be set back a sufficient distance so as to be located below the ridgeline. The intent of this requirement is to maintain a natural skyline.</p>	<p>The proposed project does not include any development parcels on a primary ridgeline. The water tank parcel would be located below a primary ridgeline. The water tank would be designed to be buried into the hillside and only one façade would be visible. In addition, due to the necessity of the water tank to use gravity to supply water to the proposed residences, it would be located at the lowest possible elevation to achieve this requirement. Therefore, the proposed project would be consistent with this policy. Additionally, as part of the proposed project, a General Plan Amendment revising Policy 10.2.17 would occur to allow the construction of the proposed water tank on a primary ridgeline.</p>	<p>Consistent</p>

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<b>Policy 10.2.19</b> - Sources of lighting within the Northern Foothills shall be limited.	Implementation of the proposed project would create new sources of light and/or glare. However, mitigation measures Aes-3A through Aes-3E would implement lighting requirements and limitations on the use of reflective materials, which would control exterior lighting sources. Therefore, implementation of the proposed project is consistent with this policy.	Consistent
<b>Objective 10.3</b> - Roadway improvements to provide access to parcels should not adversely affect other properties through extensive grading, flood control facilities, or any other type of construction and/or requisite support infrastructure.	The proposed project would include roadway improvements, which would not impact adjacent properties. The on-site and off-site environmental impacts associated with implementation of the proposed project are evaluated in Sections 4.1 through 4.12 of this EIR. As determined in these sections, the construction of the proposed project's roadways would not adversely affect any off-site properties. Therefore, the proposed project is consistent with this objective.	Consistent
<b>Policy 10.3.3</b> - Roadway grades and curves should accommodate safety and emergency vehicles with certain limited exceptions.	As described in Section 4.11 (Transportation and Traffic), the proposed project would construct private roadways and emergency access routes that would accommodate safety and emergency vehicles. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 10.3.6</b> - An equestrian trails system should be provided. A trails plan should be prepared to link future residential areas to existing and planned equestrian facilities and trails in the city.	The proposed project would include an equestrian trail near its northeastern corner and its southeastern corner. Therefore, the project would establish a new equestrian trail, and also preserve an existing equestrian trail and would be consistent with this policy.	Consistent
<b>Objective 10.4</b> - New development shall be designed so as to maximize the permanent preservation of open space, and to minimize the loss of biological resources.	To maximize open space opportunities, the proposed project would be designed to cluster development and use two-story structures, smaller lot sizes and "no build areas." Further, the project includes the dedication of approximately 83-acres for habitat conservation and open space. To minimize the loss of biological resources from construction and operation of the proposed project, mitigation measures Bio-1A, Bio-1B, Bio-1C, Bio-1D, Bio-1E, Bio-1F, Bio-2A, Bio-2B, Bio-2C, Bio-3A, Bio-3B, Bio-4A, Bio-4B, Bio-4C, Bio-4D, Bio-4E, and Bio-6A would be required. These measures prevent direct and indirect impacts to plant and animal species from grading, construction and operation of the project. Therefore, the proposed project is designed to maximize open space and minimize the loss of biological resources. The project would be consistent with this objective.	Consistent
<b>Policy 10.4.1</b> - Open space within the Northern Foothills should be preserved through establishment and implementation of a purchase of development rights program.	The proposed project includes one 83-acre parcel that would be offered to the City of San Dimas or a third party conservancy for dedication as habitat conservation and/or open space. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 10.4.2</b> - The City of San Dimas should actively pursue an exchange program for property owners within the study area with the U.S. Forest Service in order to preserve the natural landscape while simultaneously providing private property owners with a means to realize use of their property.	The proposed project includes one 83-acre parcel that would be offered to the City of San Dimas or a third party conservancy for dedication as habitat conservation and/or open space. This parcel may present an opportunity to provide a trail linkage. Therefore, the proposed project would be consistent with this policy.	Consistent

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<p><b>Policy 10.4.3</b> - Development projects are to be designed to protect habitat values and to preserve significant, viable habitat areas and habitat connections in their natural condition.</p>	<p>As part of the proposed project, a General Plan Amendment revising Policy 10.4.3 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	<p>Consistent upon approval of General Plan Amendment</p>
<p><b>Policy 10.4.4</b> - Within proposed developments, primary emphasis is to be placed on protecting the integrity of habitats and habitat linkages.</p>	<p>As part of the proposed project, a General Plan Amendment revising Policy 10.4.4 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	<p>Consistent upon approval of General Plan Amendment</p>
<p><b>Policy 10.4.5</b> - Within occupied habitat areas of rare, threatened or endangered species, disturbance of protected biotic resources is prohibited.</p>	<p>As part of the proposed project, a General Plan Amendment revising Policy 10.4.5 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	<p>Consistent upon approval of General Plan Amendment</p>
<p><b>Policy 10.4.6</b> - Within riparian areas, wetland areas, and coastal sage scrub habitats, the vegetative resources which contribute to habitat carrying capacity, (vegetative diversity, faunal resting areas, foraging areas, and food sources should be preserved in place or replaced so as to not result in a measurable reduction in the reproductive capacity of sensitive biotic resources.</p>	<p>As discussed in Section 4.3 (Biological Resources) of this EIR, mitigation is provided to protect and/or offset any potential losses to protected biotic resources. Therefore, the proposed project would be consistent with this policy.</p>	<p>Consistent</p>
<p><b>Policy 10.4.7</b> - Within habitats of plants listed by the California Natural Diversity Data Base (CNDDB) as “special” or “of concern,” new development shall not result in a reduction in the number of these plants, if they are present.</p>	<p>As part of the proposed project, a General Plan Amendment revising Policy 10.4.7 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	<p>Consistent upon approval of General Plan Amendment</p>

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<b>Policy 10.4.8</b> – The use of motorized off-road vehicles shall be prohibited, and off-trail activities shall be limited to those that are consistent with protection of environmental values.	No motorized off-road vehicle trails or other facilities are proposed as part of the project. Mitigation measure Bio-1F would provide protection against intrusion into natural habitats. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 10.4.9</b> - The establishment of buffer zones adjacent to areas of preserved biological resources shall be required. Such buffer zones shall be adequate in width so as to protect biological resources from grading and construction activities, as well as from the long-term use of adjacent lands. The landscape design adjacent to areas of preserved biological resources shall be designed so as to avoid invasive species which could negatively impact the value of the preserved resource.	As part of the proposed project, a General Plan Amendment revising Policy 10.4.9 would occur. Upon approval of this amendment, the proposed project would be consistent with this policy. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.	Consistent upon approval of General Plan Amendment
<b>Objective 10.5</b> – It is the ultimate responsibility of individual developers (including construction of a single family dwelling on an existing lot of record) to define the infrastructure needed to serve their project, and to finance and construct needed roadway, water, sewage disposal, and utility facilities as part of their projects.	Section 4.11 (Transportation and Traffic) of this EIR, identifies that the proposed project would be served with adequate roadways and would require no off-site roadway improvements. All on-site roadways would be constructed and financed by the project applicant. Section 4.12 (Utilities, Service Systems and Energy) of this EIR, identifies that the proposed project site would be served with adequate water, wastewater, storm drain, and energy infrastructure. No off-site improvements would be required and the project applicant would be responsible for the financing and construction of these on-site infrastructure facilities. Therefore, the proposed project would be consistent with this objective.	Consistent
<b>Circulation Element</b>		
<b>Objective 1.1</b> - Maintain a minimum Level of Service C at all intersections during non-peak hours and level of Service D (volume/capacity ratio of 0.90 or less) at all intersections during peak hours to ensure that traffic delays are kept to a minimum.	As discussed in Section 4.11 (Transportation and Traffic) of this EIR, implementation of the proposed project would not impact the Level of Service at the intersection of interest for the proposed project, Cataract Avenue/Foothill Boulevard. Therefore, the proposed project would be consistent with this objective.	Consistent
<b>Policy 1.1.1</b> - Classified road facilities (Figure III-2) shall be constructed or upgraded where feasible, to meet city standards.	As discussed in Section 4.11 (Transportation and Traffic) of this EIR, implementation of the proposed project would not result in any traffic impacts or require the construction or upgrade of classified road facilities. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 1.1.2</b> - The City shall require new developments to be served by roads of adequate capacity and design standards to provide reasonable access.	As discussed in Section 4.11 (Transportation and Traffic) of this EIR, the proposed project would be served with roads of adequate capacity and design. Implementation of the proposed project would not require any transportation facility upgrades. Therefore, the proposed project would be consistent with this policy.	Consistent

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<b>Objective 1.2</b> - Establish adequate measures to ensure traffic safety.	The proposed project would be located in an undeveloped area that includes steep slopes that may require narrow roads. Steep and narrow roadways may create a potential hazard due to their design. However, implementation of mitigation measures Tra-2A and Tra-2B would reduce any traffic safety hazards to a level below significant. Therefore, the proposed project would be consistent with this objective.	Consistent
<b>Objective 3.2</b> - Provide a system of sidewalks or pathways in residential and commercial areas that provides a safe environment for pedestrians.	This objective is not particularly applicable to the proposed project since the provision of sidewalks would not be entirely appropriate for the project. The presence of steep slopes and other topographic features would likely discourage the use of sidewalks. In addition, providing sidewalks would increase the amount of grading that would be required on the site, this increasing the project's overall visual impact. As such, the provision of sidewalks is not applicable to this project and the project would be consistent with this objective.	Consistent
<b>Policy 3.2.1</b> - Where possible future developments shall contain an internal system of trails linking schools, shopping centers, and other public facilities with residences.	This objective is not particularly applicable to the proposed project since the proposed residences would be somewhat far-removed from schools, shopping centers, and other public facilities. As such, a system of internal trails would not serve the intended purpose of this policy. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 3.3</b> - Provide a circulation network that accommodates the safe and efficient movement of equestrians.	The proposed project would include an equestrian trail near its northeastern corner and its southeastern corner. Therefore, the project would establish a new equestrian trail, and also preserve an existing equestrian trail and would be consistent with this policy. Therefore, the proposed project would accommodate the safe and efficient movement of equestrians and would be consistent with this policy.	Consistent
<b>Housing Element</b>		
<b>Policy 3.1</b> - Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.	The proposed project would provide upper income households, which would assist the City of San Dimas in meeting all economic segments of the community. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 3.8</b> - Continue regional conservation efforts including stormwater runoff, and energy and water reduction strategies.	Section 4.8 (Hydrology and Water Quality), identifies that the proposed project would meet all regional requirements associated with stormwater runoff. Additionally, Section 4.12 (Utilities, Service Systems and Energy), identifies that the proposed project would not result in the inefficient or wasteful usage of energy. Further, the landscaping for the proposed project would consist of drought-resistant and native vegetation, which would reduce water usage. Therefore, the proposed project would support regional conservation efforts for stormwater runoff, energy and water and would be consistent with this policy.	Consistent

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<b>Open Space Element</b>		
<b>Objective 1.1</b> - Continue to enhance the “Western theme,” “Early California Theme” and “Frontier Village” themes within the city.	The proposed project would continue to enhance the themes of the city by providing an equestrian trail and equestrian trail linkage in support of the city’s “Western theme.” Therefore, the proposed project would be consistent with this objective.	Consistent
<b>Policy 1.1.1</b> - Retain the low density atmosphere of San Dimas.	The proposed project would construct low density single family residents, clustered in lower-lying areas to reduce environmental impacts. Additionally, the proposed project would be designed to be consistent with the low-density residential development in surrounding areas. Therefore, the proposed project would retain the low density atmosphere of San Dimas and would be consistent with this policy.	Consistent
<b>Objective 1.2</b> - Maintain a quiet and serene atmosphere in the city.	As discussed in Chapter 5 (Other CEQA considerations), the proposed project would not result in significant impacts related to noise. Therefore, the proposed project would maintain the quiet and serene atmosphere of the city and would be consistent with this objective.	Consistent
<b>Objective 2.1</b> - Protect life and property of the citizens of San Dimas from natural disasters.	The proposed project would place residential development within areas that have been determined to be subject to natural disasters such as earthquakes, landslides and fires. However, implementation of mitigation measures Geo-1A, Geo-1B, Geo-2A, Geo-2B, Geo-2C and Geo-3A would reduce impacts related to earthquakes and landslides to a level below significant. Additionally, mitigation measure Haz-3A would reduce impacts related to wildfire to a level below significant. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 2.1.1</b> - For public health and safety designate potential hazard areas, such as flooding, seismic, landslides, fire and other hazardous areas as open space.	The proposed project would place residential development within areas that have been determined to be subject to seismic activity, landslides and fires. However, implementation of mitigation measures Geo-1A, Geo-1B, Geo-2A, Geo-2B, Geo-2C and Geo-3A would reduce impacts related to seismic activity and landslides to a level below significant. Additionally, mitigation measures Haz-3A would reduce impacts related to fire to a level below significant. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Objective 3.1</b> - Develop and maintain pedestrian/bicycle/equestrian trails which provide connections with the major activity areas.	The proposed project would provide an equestrian trail and equestrian trail linkage between Horsethief Canyon Park and the Sycamore Canyon trail system, which proceeds into the Angeles National Forest. Therefore, the proposed project would include an internal system of trails to link residents to outside services and would be consistent with this objective.	Consistent

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<p><b>Policy 3.1.1</b> - In areas where minimum standards cannot be met for a small neighborhood park, mini-parks should be encouraged to help satisfy the needs of residents in the immediate areas.</p>	<p>As discussed in Section 4.10 (Public Services), the city has an existing deficiency of 31 acres for neighborhood parks. Recreational facilities to serve the proposed project include an equestrian trail that would link to outside recreational facilities and an 83-acre parcel of land for open space. Although the project would not provide a 'mini-park', it would offer recreational facilities that would help satisfy the needs of residents by linking to other recreational facilities, such as neighborhood or mini-parks. Therefore, the proposed project would be consistent with this policy.</p>	Consistent
<p><b>Objective 4.1</b> - Preserve existing views of the foothills.</p>	<p>As discussed in Section 4.1, Aesthetics, the proposed project site is not readily visible from most areas in the City and the proposed project is relatively unobtrusive from public views. Further, specific site characteristics and project design features proposed as part of the project would serve to limit the visual impact of the project. Therefore, the proposed project's design and location would help preserve existing public views of the foothills. The proposed project would be consistent with this policy.</p>	Consistent
<p><b>Objective 5.1</b> - Preserve the existing ridge lines.</p>	<p>As discussed in Section 4.1, Aesthetics, the proposed project site is not readily visible from most areas in the City and the proposed project is relatively unobtrusive from public views. Further, specific site characteristics and project design features proposed as part of the project would serve to limit the visual impact of the project. Therefore, the proposed project's design and location would help preserve public views of existing ridgelines. The proposed project would be consistent with this policy.</p>	Consistent
<p><b>Policy 5.1.1</b> - Development shall conform to terrain.</p>	<p>Portions of the proposed project would be designed to preserve and conform to the existing terrain by locating lots in the central-western valley portion of the lot. The proposed project would also require substantial grading on other portions of the site significantly altering the natural topography. A General Plan Amendment revising Policy 2.1.1 to specifically exempt the project site from the requirement to conform with the existing terrain would be implemented to ensure the project's consistency with this policy. Upon approval of the amendment for Policy 2.1.1, the proposed project would be consistent with this policy.</p>	Consistent upon approval of General Plan Amendment for Policy 2.1.1
<p><b>Policy 5.1.2</b> - Protect views and viewsheds of the foothills.</p>	<p>As discussed in Section 4.1, Aesthetics, the proposed project site is not readily visible from most public areas in the City and the proposed project is relatively unobtrusive to public views. Further, specific site characteristics and project design features proposed as part of the project would serve to limit the visual impact of the project. Therefore, the proposed project's design and location would help protect the existing views and viewsheds of the foothills. The proposed project would be consistent with this policy.</p>	Consistent

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<b>Objective 5.2</b> - Preserve the topographic and scenic character of the Northern Foothills.	The Northern Foothills area is considered an important visual resource when viewed from the city and surrounding areas. Implementation of the proposed project would alter existing landforms and view corridors. As part of the proposed project, a General Plan Amendment revising Objective 5.2 would occur. Upon approval of this amendment, the proposed project would be consistent with this objective	Consistent upon approval of General Plan Amendment
<b>Objective 6.1</b> - Provide access to trails, parks and other public open space areas.	The proposed project includes an equestrian trail near its northeastern corner and its southeastern corner. Therefore, the project would establish a new equestrian trail, and also preserve an existing equestrian trail and would be consistent with this policy.	Consistent
<b>Policy 6.1.1</b> - Retain and enhance existing recreational developments.	The proposed project includes an equestrian trail near its northeastern corner and its southeastern corner. Therefore, the project would establish a new equestrian trail, and also preserve an existing equestrian trail and would be consistent with this policy.	Consistent
<b>Policy 6.1.2</b> - Develop equestrian and bicycle trails and facilities that provide linkage between the city and the foothills, adjacent city trails, park and ride facilities and other major areas of interest.	The proposed project includes an equestrian trail near its northeastern corner and its southeastern corner. Therefore, the project would establish a new equestrian trail, and also preserve an existing equestrian trail and would be consistent with this policy.	Consistent
<b>Policy 6.2.1</b> - Land dedication is preferred over fee for acquisition of parkland.	The proposed project would dedicate one 83-acre parcel of land to the City of San Dimas or a conservancy for open space and/or habitat conservation. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Objective 7.1</b> - Provide parks and recreation at a community and neighborhood level according to the user needs and accessibility.	The proposed project includes an equestrian trail near its northeastern corner and its southeastern corner. Therefore, the project would establish a new equestrian trail, and also preserve an existing equestrian trail. Additionally, the proposed project would dedicate approximately 83-acres of land as open space. Therefore the proposed project would provide recreational facilities to serve the proposed population and would be consistent with this objective.	Consistent
<b>Policy 7.1.1</b> - Provide opportunities for the citizens of San Dimas to participate in a variety of recreational activities.	The proposed project includes an equestrian trail near its northeastern corner and its southeastern corner. Therefore, the project would establish a new equestrian trail, and also preserve an existing equestrian trail. Additionally, the proposed project would dedicate approximately 83-acres of land as open space. Therefore the proposed project would provide recreational facilities and would be consistent with this policy.	Consistent
<b>Objective 8.2</b> - Provide private open space within each future development.	The majority of residential lots proposed under the project would include "no-build" areas, which would provide private open space for each residence. Additionally, the proposed project would dedicate approximately 83-acres of land as open space or habitat conservation area. Therefore, the proposed project would provide private open space and would be consistent with this objective.	Consistent

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<b>Objective 9.1</b> - Provide recreation services which meet the needs and interest of the community.	The proposed project would provide a variety of recreational facilities, including equestrian trails and 83-acres of open space or habitat preservation land. Therefore, the proposed project would provide recreational facilities to meet the needs and interest of the proposed population and would be consistent with this objective.	Consistent
<b>Conservation Element</b>		
<b>Objective 1.1</b> - Promote the conservation of natural resources, encouraging those measures that maintain clean air, water, earth resources and energy resources.	The proposed project would promote the conservation of natural resources. As discussed in Section 4.2 (Air Quality), the proposed project would violate the air quality standards for NO <sub>x</sub> , PM <sub>10</sub> , and PM <sub>2.5</sub> during the mass grading phase of construction. Although, implementation of mitigation measure AQ-2A and AQ-2B would not reduce impacts to a level below significance, it would promote the conservation of clean air. As discussed in Section 4.8 (Hydrology and Water Quality), the proposed project would meet all regional requirements associated with stormwater runoff and water quality. Additionally, Section 4.12 (Utilities, Service Systems and Energy), identifies that the proposed project would not result in the inefficient or wasteful usage of energy. Therefore, the proposed project would promote the conservation of clean air, water, and energy. The proposed project would be consistent with this objective.	Consistent
<b>Objective 2.1</b> - Promote the conservation of historical and cultural resources through programs and policies to identify and protect these resources.	As discussed in Section 4.4 (Cultural Resources) of this EIR, no significant historic resources are known to exist on the proposed project site. However, project grading or excavation associated with the proposed project could damage or destroy unrecorded historical or cultural resources. Implementation of mitigation measure Cul-2A would require a program monitor onsite to identify and protect these resources while grading occurs in sensitive areas. Therefore, the proposed project would promote the conservation of historic and cultural resources and would be consistent with this objective.	Consistent
<b>Policy 2.1.1</b> - Preserve significant paleontological and archaeological sites. Evaluate the significance of each site on a case by case basis.	Construction and earthwork activities associated with the proposed project could significantly impact paleontological and archaeological resources. However, implementation of mitigation measures Cul-2A, Cul-4A, Cul-4B and Cul-4C would protect these resources. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 2.1.2</b> - Preserve significant historical resources within the City of San Dimas. Evaluate each historical structure, place, and site on a case by case basis.	As discussed in Section 4.4 (Cultural Resources) of this EIR, no significant historic resources are known to exist on the proposed project site. However, project grading or excavation associated with the proposed project could damage or destroy unrecorded historical or cultural resources. Implementation of mitigation measure Cul-2A would require a program to identify and protect these resources. Therefore, the proposed project would promote the conservation of historic and cultural, and would be consistent with this objective.	Consistent

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<p><b>Objective 3.1</b> - Protect the remaining natural watersheds and groundwater with open space systems coordinated with multiple use flood plain management.</p>	<p>As discussed in Section 4.8 (Hydrology and Water Quality) of this EIR, the proposed project would not substantially alter existing drainage patterns or substantially deplete supplies of groundwater resources or interfere substantially with groundwater recharge. Additionally, the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality. Therefore, the proposed project would protect the natural watersheds and groundwater and would be consistent with this policy.</p>	Consistent
<p><b>Policy 3.1.1</b> - Retain flood control areas in their natural state, where possible as passive open space for habitat preservation, viewing and recreation.</p>	<p>Implementation of the proposed project would retain flood control areas in their natural state by constructing an on-site storm drain system and other drainage features that would be designed to neutralize adverse effects induced by proposed project development. Additionally, there are no floodways located in the vicinity of the project site and recognized by FEMA. Therefore, the proposed project would be consistent with this policy.</p>	Consistent
<p><b>Objective 4.1</b> - Conserve the integrity of the Northern Foothills and maintain a reasonable economic return for the land-owner.</p>	<p>The proposed project would develop a residential community which would produce a reasonable economic return for the land-owner. The proposed project is designed to conserve the integrity of the Northern Foothills by maximizing open space and minimizing visual impacts. Open space would be maximized and visual impacts would be minimized through clustering of residential development and the utilization of two-story structures, smaller lot sizes and “no build areas”. Therefore, it is reasonable to conclude that the proposed project has been designed to conserve the integrity of the foothills while providing a reasonable economic return for the land-owner. The proposed project would be consistent with this objective.</p>	Consistent
<p><b>Policy 4.1.1</b> - Designate the Northern Foothills as very low density residential development to minimize grading and protect its natural appearance.</p>	<p>The proposed project would be considered low density but includes a General Plan Amendment that would increase the existing maximum allowable density for the project site. Upon approval of this General Plan Amendment, the proposed project would be consistent with this policy. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	Consistent upon approval of General Plan Amendment
<p><b>Objective 5.1</b> - Support the regional air quality goal to attain and maintain National Air Quality Standards while continuing economic growth and improvement in the quality of life afforded to the citizens of San Dimas and Los Angeles County.</p>	<p>As discussed in Section 4.2 (Air Quality), implementation of the proposed project would violate the air quality standards for NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> during the mass grading phase of construction. However, implementation of mitigation measures AQ-2A would reduce air quality impacts to a level below significant. Therefore, the proposed project would support regional air quality goals and would be consistent with this objective.</p>	Consistent

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<b>Safety Element</b>		
<b>Objective 1.1</b> - Manage development of San Dimas to protect areas subject to geologic hazards.	As discussed in Section 4.5 (Geology and Soils), the proposed project site would be subject to a variety of geologic hazards including seismic shaking, landslides, and settlement. Implementation of mitigation measures Geo-1A, Geo-1B, Geo-2A, Geo-2B, Geo-2C, Geo-3A, and Geo-4A would reduce impacts related to geologic hazards to below a level of significance. Therefore, the proposed project would not be subject to significant geologic hazards and would be consistent with this objective.	Consistent
<b>Policy 1.1.1</b> - Continue to adopt updated versions of the Uniform Building Code and require all new private and public construction to conform to its earthquake resistant design provisions.	As stated in Section 4.5 (Geology and Soils), the proposed project would follow the seismic construction design provisions of the California Building Code. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 1.1.3</b> - Require that adequate soils, geologic and structural evaluation reports be prepared, by registered soils engineers, engineering geologists, and/or structural engineers, as appropriate, for all new development.	As part of the proposed project, a Geotechnical Investigation for the project, included as Appendix E of this EIR, was prepared. This report provided an evaluation of the proposed project's soils, geologic and structural conditions. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 1.1.4</b> - Require that geological reports, building plans and the appropriate sections of environmental impact reports be reviewed by registered engineering geologists and/or structural engineers.	The Geotechnical Investigation for the project, included as Appendix E of this EIR, was prepared by C.H.J Incorporated, a registered geotechnical engineering firm. As part of this investigation, registered geotechnical engineers reviewed the building plans of the proposed project. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Objective 1.2</b> - Minimize damage to public and private property from flooding.	As discussed in Section 4.8 (Hydrology and Water Quality), implementation of the proposed project would not substantially alter the existing drainage patterns of the site in a manner which would result in flooding on or off site or place housing or structures within a 100-year flood hazard area. Therefore, the proposed project would be consistent with this objective.	Consistent
<b>Policy 1.2.2</b> - Ensure that development in the hillside area is regulated to reduce erosion potential.	As discussed in Section 4.5 (Geology and Soils), the proposed project would have the potential to cause substantial erosion or topsoil loss. However, implementation of mitigation measures Geo-1A, Geo-1B, Geo-2A, Geo-2B, Geo-2C, Geo-3A and Geo-4A would reduce impacts related to erosion to a level below significant. Therefore, the proposed project would be mitigated to reduce erosion potential and would be consistent with this policy.	Consistent

Table 4.9-1. Continued

Objective/Policy	Project Consistency Analysis	Consistency Determination
<b>Objective 1.3</b> - Provide for the safe use and transportation of hazardous materials and wastes.	As discussed in Section 4.8 (Hazards and Hazardous Materials), no special status hazardous materials are proposed for use as part of the project. Any potentially hazardous materials used on the site would be those restricted to standard household cleaning and landscape care products, other household products, building materials such as paint concrete, and asphalt, and similar substances. When used and disposed of in accordance with the manufacturer's instructions and applicable laws and regulations, these materials do not present a hazard to the environment. Therefore, the proposed project would be consistent with this objective.	Consistent
<b>Objective 1.4</b> - Provide effective and efficient fire and protection services.	As discussed in Section 4.10 (Public Services), the proposed project would be provided effective and efficient fire service by the Los Angeles County Fire Department. Therefore, the proposed project would be consistent with this objective.	Consistent
<b>Policy 1.4.1</b> - Ensure that new development is adequately served by sufficient water pressure and/or flow capacities to meet current and future standards.	As discussed in Section 4.12 (Utilities and Service Systems), the proposed project would be provided with sufficient water supply, including needs for water pressure and flow capacities, by the Golden State Water Company. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 1.4.2</b> - Ensure that existing and new development is served by adequate response times for police, fire and paramedic services.	As discussed in Section 4.10 (Public Services), the proposed project would be served by adequate response times for police, fire and paramedic services. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 1.4.3</b> - Restrict the use of flammable materials and provide additional setbacks in fire hazard zones.	The proposed project would include the implementation of a Fuel Modification Plan, included as Appendix F of this EIR. This plan restricts the use of flammable materials and provides additional setbacks in fire hazard zones. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 1.4.4</b> - Provide adequate supplies of water at appropriate locations for fire suppression.	As discussed in Section 4.12 (Utilities and Service Systems), the proposed project would be provided with sufficient water supply, including needs fire suppression, by the Golden State Water Company. Therefore, the proposed project would be consistent with this policy.	Consistent
<b>Policy 1.4.5</b> - Encourage new projects to have adequate fire service equipment and sprinkler systems.	The proposed project would include the implementation of a Fuel Modification Plan, included as Appendix F of this EIR. This plan requires all residential development to have internal sprinkler systems. Therefore, the proposed project would be consistent with this policy.	Consistent

### Specific Plan No. 25

As discussed above in Section 4.9.2.2, the San Dimas Zoning Ordinance identifies land uses for the Northern Foothills area, as adopted within Specific Plan No. 25. Below, Table 4.9-2 identifies the objectives and policies found in the various sections of Specific Plan No. 25 that are relevant to the proposed project. This table also provides an evaluation of the proposed project's consistency with these sections of the Specific Plan. As was also discussed in Section 4.9.2.2, the proposed project includes a number of proposed amendments to the Specific Plan that will, if adopted, revise the Specific

Plan’s current guidelines as they apply to the proposed project. Where applicable, Table 4.9-2 identifies which Specific Plan guidelines may need to be amended to achieve consistency. In addition to the amendments listed in Table 4.9-2, the proposed project would include revisions to the language in Section 18.52.010 of Specific Plan No. 25, Purpose and Intent. Revisions to this language would potentially affect areas within and outside the proposed project area. Further, the proposed project would also create a separate subarea of Specific Plan No. 25 to accommodate the project-specific attributes of the proposed project; the creation of this subarea would only affect the proposed project area.

**Table 4.9-2 Project Consistency Analysis with City of San Dimas Specific Plan No. 25**

Section	Project Consistency Analysis	Consistency Determination																	
<p><b>18.542.110 Maximum allowable density.</b></p> <p>A. The maximum allowable density for development shall be as shown in the following table:</p> <p><b>Table 18.542.110. Maximum Allowable Density</b></p> <table border="1" data-bbox="204 827 711 989"> <thead> <tr> <th rowspan="2">Natural Slope</th> <th colspan="2">Development Feasibility Zone</th> </tr> <tr> <th>Within</th> <th>Outside</th> </tr> </thead> <tbody> <tr> <td>0 &gt; 25%</td> <td>1 du/ 5 acres</td> <td>1 du/20 acres</td> </tr> <tr> <td>25 &gt; 35%</td> <td>1 du/10 acres</td> <td>1 du/20 acres</td> </tr> <tr> <td>35 &gt; 50%</td> <td>1 du/20 acres</td> <td>1 du/40 acres</td> </tr> <tr> <td>50% or more</td> <td>1 du/40 acres</td> <td>1 du/80 acres</td> </tr> </tbody> </table> <p>B. Achievement of the maximum development intensity cited above is not guaranteed; the actual yield of any development is to be determined based upon:</p> <ol style="list-style-type: none"> <li>1. Site-specific physical characteristics;</li> <li>2. The need for mitigation or avoidance of impacts to biological habitats;</li> <li>3. The environmental sensitivity of proposed site design, grading and type of construction;</li> <li>4. Available on-site and off-site access and circulation; and</li> <li>5. The ability of the proposed project to avoid impacts on other properties.</li> </ol> <p>C. Individual developments within Specific Plan No. 25 must be consistent with the general policies and actions contained in the General Plan. It is specifically acknowledged that a project that meets applicable development policies might not achieve the maximum development intensity for the site.</p> <p>D. Within the Specific Plan No. 25 area, there are existing lots of record that exceed the maximum development densities cited above. For these parcels, one single-family dwelling unit may be permitted without compliance with maximum allowable density and minimum lot size but subject to all other regulations and requirements of this specific plan. (Ord. 1106 § 1 (part), 1999)</p>	Natural Slope	Development Feasibility Zone		Within	Outside	0 > 25%	1 du/ 5 acres	1 du/20 acres	25 > 35%	1 du/10 acres	1 du/20 acres	35 > 50%	1 du/20 acres	1 du/40 acres	50% or more	1 du/40 acres	1 du/80 acres	<p>As part of the proposed project, a Specific Plan Amendment to revise the maximum allowable density of Section 18.524 would be required. Upon approval of this amendment, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	<p>Consistent upon approval of Specific Plan Amendment</p>
Natural Slope		Development Feasibility Zone																	
	Within	Outside																	
0 > 25%	1 du/ 5 acres	1 du/20 acres																	
25 > 35%	1 du/10 acres	1 du/20 acres																	
35 > 50%	1 du/20 acres	1 du/40 acres																	
50% or more	1 du/40 acres	1 du/80 acres																	

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
<p><b>18.542.120 Permitted land uses.</b> Primary uses in Specific Plan No. 25 are as follows:</p> <ul style="list-style-type: none"> <li>A. Detached single-family residential;</li> <li>B. Grazing;</li> <li>C. Public parks and open space;</li> <li>D. Public and private trails;</li> <li>E. Public and/or quasi-public utility transmission, communication and/or service facilities, provided that the proposed facility shall be located a minimum of three hundred feet from the nearest residence and not exceed twenty-five feet in height. (Ord. 1106 § 1 (part), 1999)</li> </ul>	<p>The proposed project would develop detached single-family residences. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	<p>Consistent</p>
<p><b>18.542.210 Lot size.</b> The minimum lot size shall be as set forth in this section. The establishment of minimum lot sizes within Specific Plan No. 25 is intended to set minimum lot size only. The density of new development, whether it is within a clustered or a nonclustered project, shall not be permitted to exceed the maximum density allowed by the San Dimas General Plan.</p> <ul style="list-style-type: none"> <li>A. <b>Average natural slope &lt; 20 percent:</b> 2 acres in a nonclustered land division; 1 acre in a clustered land division</li> <li>B. <b>Average natural slope 20 to 48 percent:</b> Within Development Feasibility Zones: 5 acres in a nonclustered land division; 1 acre in a clustered land division</li> <li>C. Outside of Development Feasibility Zones: 20 acres in a nonclustered land division; 2 acres in a clustered land division</li> <li>D. <b>Average natural slope &gt; 48 percent:</b> 40 acres in a nonclustered land division; 2 acres within a clustered land division.</li> </ul>	<p>As part of the proposed project, a Specific Plan Amendment to revise the lot size standards set forth in Section 18.524.210 would occur. Upon approval of this amendment, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	<p>Consistent upon approval of Specific Plan Amendment</p>
<p><b>18.542.220 Open space and “no building” areas.</b> These areas of the site in which development does not occur will be controlled and protected by the designation of a “no building” area. The intent of this “no building” area is to preserve the open space character of the areas from the introduction of visible man-made structures, preserving and enhancing the natural aesthetics of the area, while also maintaining the health, safety and welfare of the residents and protection of property. Restrictions in the “no building” area are as follows:</p> <ul style="list-style-type: none"> <li>A. Grading is not permitted in these areas except for the following uses: <ul style="list-style-type: none"> <li>1. Fuel modification and limited access for fire control and emergency vehicles;</li> <li>2. Recreational access for riding, hiking or other open space uses;</li> <li>3. Protection of property from the effects of storm runoff, erosion, unstable soils or geologic conditions;</li> <li>4. Road access for surrounding circulation;</li> <li>5. Service access for utilities and flood control facilities;</li> <li>6. Landscaping.</li> </ul> </li> <li>B. Where grading is warranted, the following techniques shall be employed:</li> </ul>	<p>The project will incorporate both open space and “no building” areas as part of its design. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	<p>Consistent</p>

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
<ol style="list-style-type: none"> <li>1. A contour grading technique shall be used where the graded areas are visible from off-site areas of development unless the use of this technique results in significantly greater exposed slopes;</li> <li>2. Grading shall be kept to a minimum and improvements shall be designed to conform to the terrain wherever possible. Graded slopes shall be concealed where possible and transitions between the graded slopes and natural-terrain shall be gradually adjusted and blended.</li> </ol> <p>C. No structures, appurtenances or walls may be constructed in this area except for those conditions listed in this section.</p> <p>D. Introduced plant material is encouraged to be restricted to native species and/or those plant types presently existing on site. (Ord. 1106 § 1 (part), 1999)</p>		
<p><b>18.542.230 Grading.</b> Grading of the site shall conform to the standards set forth in this section. Construction grading permits shall not be issued unless the grading plans have first been reviewed and approved by the director of planning and city engineer.</p> <p>A. Lots in this specific plan are predominantly located along the major change in topography and are highly visible to the surrounding community. The lots are located in an area of great landform sensitivity. The drainage of runoff will follow its natural course.</p> <p>B. Housing shall be sited to take maximum advantage of any natural flat areas of the site for the location of the dwelling unit and any accessory structures in order to insure adherence to the grading standards applied in this subsection.</p> <p>C. Prior to the issuance of a grading permit, the developer shall submit a tree removal plan for review and approval by the development plan review board. Trees six inches in diameter or larger to be removed shall be identified on the tree removal plan.</p> <p>D. Grading is permitted under the following guidelines:</p> <ol style="list-style-type: none"> <li>1. Grading shall be restricted to portions of a site with less than a thirty-five percent natural slope, except for the following, where limited grading may be permitted: <ol style="list-style-type: none"> <li>a. Fuel modification and limited access for fire control and emergency vehicles;</li> <li>b. Recreational access for riding, hiking and other open space uses;</li> <li>c. Protection of property from the effects of storm runoff, erosion, unstable soils or geologic conditions;</li> <li>d. Road or driveway access;</li> <li>e. Landscaping.</li> </ol> </li> <li>2. All graded slopes are to be contoured and blended to harmonize with natural slopes except where the use of contour grading techniques result in significantly greater exposed graded slopes.</li> <li>3. The extent of visible exposed cut or fill banks shall be limited to twelve feet except where the use of a specific grading technique minimizes the visual impact or aids in</li> </ol>	<p>As part of the proposed project, a Specific Plan Amendment to revise the various grading standards set forth in Section 18.542.230 would occur. Upon approval of this amendment, the proposed project would be consistent with this section of Specific Plan No. 25. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	<p>Consistent upon approval of Specific Plan Amendment</p>

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
<p>visual screening.</p> <ol style="list-style-type: none"> <li>4. Significant landmark features as determined by the planning division, such as prominent trees and areas of special natural beauty, shall be preserved.</li> <li>5. Where manufactured slopes greater than five feet in height are created, adequate provision shall be made to maintain such slope. A deed restriction shall be recorded acknowledging existence of such slope and the landowner shall indemnify the city from any damages associated with slope failure.</li> <li>6. Except within bedrock, where manufactured slopes in excess of five vertical feet cannot feasibly be avoided, they shall be landform graded. Grading plans shall identify which slopes are to be landform graded and which are to be conventionally graded (See figures below).</li> <li>7. No grading of finished building pads shall be permitted prior to precise plan approval.</li> <li>8. Any retaining wall which may be permitted shall comply with the following: <ol style="list-style-type: none"> <li>a. The use of retaining walls and structures is encouraged when it significantly reduces site grading.</li> <li>b. Except where employed to facilitate construction of a single story residential dwelling, retaining structures shall be located and restricted to four vertical feet in height so that they do not become a dominating visual feature (see figure below).</li> <li>c. When taller retaining structures are built to accommodate a single-family dwelling unit, the retaining structure shall be located behind the dwelling so as to be screened from view by the house.</li> <li>d. Where retaining walls face or will be visible from public streets, they should be faced with materials that help blend the wall into the natural character of the terrain.</li> <li>e. Large retaining walls in a uniform plane should be avoided. Break retaining walls into elements and terraces, and use landscaping to screen them from view. (Ord. 1106 § 1 (part), 1999).</li> </ol> </li> </ol>		
<p><b>18.542.240 Erosion—Slope maintenance.</b></p> <ol style="list-style-type: none"> <li>A. Erosion. All manufactured slopes shall be planted or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced as required to provide for adequate stability. Planting shall be designed to blend the slopes with the surrounding terrain and development. Irrigation facilities shall be required only where necessary to provide for proper maintenance of the planted areas.</li> <li>B. Slope Maintenance. All slopes shall be maintained in accordance with the following provisions: <ol style="list-style-type: none"> <li>1. An agreement shall be prepared by the developer and</li> </ol> </li> </ol>	<p>The proposed project would be required to adhere to the recommendations presented in the Geotechnical Investigation for the proposed project, included as Appendix E of this EIR.</p> <p>A. As discussed in Section 4.5 (Geology and Soils), the proposed project would be subject to substantial erosion and topsoil loss. However, implementation of the recommendations identified in the Geotechnical Investigation would reduce</p>	<p>Consistent</p>

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
<p>submitted to the planning director and city attorney for review prior to the issuance of building permits. The agreement shall be signed and acknowledged by all parties having record title interest in the property to be developed, shall make the city a party thereto and shall be enforceable by the city. The agreement shall be approved by the city and recorded by the development prior to occupancy of units or buildings proposed for this project.</p> <p>2. The agreement shall be subject to the following conditions:</p> <ol style="list-style-type: none"> <li>a. The agreement shall be prepared and reviewed at the developer's sole cost and expense;</li> <li>b. The agreement shall be in the form and content approved by the director of planning and city attorney, and shall include such provisions as are required by this approval and as the officials deem necessary to protect the interest of the city and its residents;</li> <li>c. The agreement shall provide for the effective establishment, operation, management, use, repair and maintenance of all open space and "no building" areas;</li> <li>d. The agreement shall provide that the property shall be developed, operated and maintained so as not to create a public nuisance;</li> <li>e. The agreement shall provide that if the property is not maintained in the conditions required by the agreement then the city, after making due demand and giving reasonable notice, may enter the property and perform, at the owner's sole expense, any maintenance required thereon by the agreement or the city's ordinances. The property shall be subject to a lien in favor of the city to secure any such expense not promptly reimbursed;</li> <li>f. In addition, the agreement shall contain the following special conditions: <ol style="list-style-type: none"> <li>1). All improvements located within the slope areas, such as landscaping and sprinklers, shall be maintained in a safe condition and a state of good repair,</li> <li>2). Failure to maintain such improvements located on slope areas is unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community. (Ord. 1106 § 1 (part), 1999)</li> </ol> </li> </ol>	<p>impacts related to erosion to a level below significant. Landscaping is also proposed for all manufactured slopes. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>B. The proposed project would include manufactured slopes, which would require maintenance. Implementation of mitigation measure Geo-3B would require a slope maintenance agreement in compliance with Section 18.542.240 of Specific Plan No. 25. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	
<p><b>18.542.250 Building height.</b> The maximum building height shall be as set forth in this section. Building height shall be measured from the average of the lowest point and highest point of contact with the ground to the highest portion of the structure.</p>	<p>The proposed project includes 16 lots designated for future two story houses. As part of the proposed project, a Specific Plan Amendment to revise the building height standards set forth in Section 18.542.250</p>	<p>Consistent upon approval of Specific Plan Amendment</p>

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
<p>A. Building height shall not exceed one story and a maximum of twenty feet.</p> <p>B. On sloping lots building height shall be determined as follows:</p> <ol style="list-style-type: none"> <li>1. Downhill Lot. An overall maximum height of twenty feet is permitted, as measured from finished grade, from the minimum front setback extending towards the rear of the lot. The maximum height at the side setbacks shall be fifteen feet extending towards the center of the lot at a forty-five degree angle to a maximum height of twenty feet as measured from finished grade. (See figures below).</li> </ol>	<p>would occur. Upon approval of this amendment, the proposed project would be consistent with this section of Specific Plan No. 25. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	
<p><b>18.542.260 Setbacks.</b></p> <p>A. Front Yard Setbacks. Front yard setbacks shall be a minimum of fifty feet but a lesser minimum setback may be reviewed and approved by the development plan review board if warranted by topographic conditions or to otherwise comply with the intent of standards set forth in this specific plan.</p> <p>B. Side Yard Setbacks. Side yard setbacks shall be a minimum of forty feet but a lesser minimum setback may be reviewed and approved by the development plan review board if warranted by topographic conditions or to otherwise comply with the intent of standards set forth in this specific plan.</p> <p>C. Setbacks for Accessory Structures. Setbacks for accessory structures shall be as established by the development plan review board, but no less than forty feet to the side or rear yard property line but a lesser minimum setback may be reviewed and approved by the development plan review board if warranted by topographic conditions or to otherwise comply with the intent of standards set forth in this specific plan. (Ord. 1106 § 1 (part), 1999)</p>	<p>A. The proposed project would have residential front yard setbacks of 25 feet, due to restrictive topographic conditions on the proposed project site. This reduced setback would be reviewed by the development plan review board. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>B. The proposed project would have residential side yard setbacks of 25 feet, due to restrictive topographic conditions on the proposed project site. This reduced setback would be reviewed by the development plan review board. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>C. The proposed project would not include the construction of accessory structures. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	Consistent
<p><b>18.542.270 Lot and site design.</b></p> <p>All site plans shall be in compliance with the following standards:</p> <ol style="list-style-type: none"> <li>A. New development shall be designed to fit into the natural character of the area rather than relying on substantial landform modification to create artificial building pads.</li> <li>B. The visual intrusiveness of new development shall be minimized.</li> <li>C. Site design shall utilize varying setbacks, structure heights, innovative building techniques, and retaining walls to blend structures into the terrain.</li> <li>D. Lot and site design shall consider building separation to maintain a rural character and to facilitate privacy between residential structures.</li> <li>E. Site design shall allow for different lot shapes and sizes, as well as the provision of split development pads, with the prime determinant being the natural terrain.</li> <li>F. Houses shall not be excessively tall so as to dominate their surroundings. Structures shall be a maximum of one story in</li> </ol>	<p>As part of the proposed project, a Specific Plan Amendment to revise the various lot and site design standards set forth in Section 18.542.270 would occur. Upon approval of this amendment, the proposed project would be consistent with this section of Specific Plan No. 25. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	Consistent upon approval of Specific Plan Amendment

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
<p>height, but may be constructed on split, flat pads contained within a limited envelope parallel to the finished grade, rather than “jutting out” over natural slopes.</p> <p>G. Flag lots shall be allowed in areas where it is demonstrated that the end result is the preservation of natural topography by minimizing grading.</p> <p>H. Structures shall be sited in a manner that will fit into the hillside’s contour and relate to the form of the terrain; retain outward views while maintaining the natural character of the hillside; preserve vistas of natural hillside areas and ridgelines from public places and streets; preserve existing views; and, allow new dwellings access to views similar to those enjoyed from existing dwellings (see figures below).</p> <p>I. Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state as “no building” areas. Any clustered development shall comply with the following standards.</p> <ol style="list-style-type: none"> <li>1. The effect of permitted clustering is to enhance the environmental sensitivity of a development project, and facilitate the permanent protection of key features of the natural environment, such as steep slopes, biological habitats, ridgelines, and scenic areas, including their retention are protected open space areas.</li> <li>2. Clustering shall not be used to increase the overall density of an area beyond that which is otherwise permitted by the General Plan and applicable zoning regulations, nor is clustering to be used to create suburban-style subdivisions within the northern foothills area.</li> <li>3. All development, including clustered development, shall be rural in character.</li> <li>4. The location of clustered units shall be restricted to portions of a site with less than a thirty-five percent natural slope.</li> <li>5. Clustered development must preserve open space in its natural state. Adequate legal provisions shall be made to ensure the preservation of open space areas in perpetuity.</li> <li>6. When viewed from outside the northern foothills area from the south, southwest and southeast, clustered subdivisions are to have no greater visual impacts than would a non-clustered development.</li> </ol> <p>J. Primary and secondary ridgelines are identified on Exhibit C attached and part of this chapter and are subject to the following standards.</p> <ol style="list-style-type: none"> <li>1. Primary ridgelines shall be protected from any construction activities including, but not limited to roads, structures, water tanks, antennae, utilities, and other structures or facilities so as to maintain a natural skyline (see figure below).</li> </ol>		

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
<p>2. New parcels which have as their only feasible building site a primary ridgeline shall not be created. Where the only feasible building site within an existing parcel is on a primary ridgeline, the structure shall be sited at the lowest possible elevation on the site, and along the least visible portion of the ridge upon which a structure can feasibly be constructed.</p> <p>3. Where development is proposed to occur adjacent to a primary ridgeline (a ridge which is visible against the sky as viewed from a public street), it should be set back a sufficient distance so as to be located below the ridgeline. The intent of this requirement is to maintain a natural skyline (see figure below).</p> <p>4. Planting shall be used along recontoured secondary (non-skyline) ridges to recreate a natural silhouette, and to act as a backdrop for structures. Trees shall be planted to create a continuous linear silhouette since gaps in the planting will not give the desired effect (see figure below).</p>		
<p><b>18.542.280 Parking/driveways.</b> In addition to the standards established by Chapter 18.156, the following standards will apply:</p> <p>A. General. Driveways and drives shall be designed to a grade and alignment that will provide the maximum of safety and convenience for vehicular, emergency and pedestrian use and in a manner which will not interfere with drainage or public use of the street areas. Driveways shall be located and designed to minimize disturbance to natural terrain.</p> <p>B. A minimum of two off-street parking spaces within a fully enclosed garage shall be provided for each dwelling unit. In addition, four off-street parking spaces for guests shall be provided for each dwelling unit. Off-street guest parking may be reduced where it is found that sufficient on-street parking is available or excessive grading would be necessary to create the off-street guest parking.</p> <p>C. Driveways shall have a minimum width of sixteen feet, unless modified to preserve natural terrain pursuant to the plan disposition procedure.</p> <p>D. The occasional use of common driveways serving two or more residences can drastically reduce the potential monotonous repetition of driveways as well as reduce grading and the on-site costs of development. Driveways which serve more than one lot, as well as diagonal driveways running along contour lines, are encouraged as a means of reducing unnecessary grading, paving and site disturbance. These arrangements shall be encouraged (see figure below).</p>	<p>A. As described in Section 4.11 (Transportation and Traffic), the proposed project would provide roadway facilities that would allow for adequate emergency access. Additionally, the proposed project would locate roadway facilities, including driveways, in areas that would minimize disturbance to natural terrain, generally along the lower-lying areas of the proposed project site. The proposed project would include the construction of steep and narrow roadways, which would result in a safety hazard. However, implementation of mitigation measures Tra-2A and Tra-2B would reduce these impacts to a level below significant. Therefore, the proposed project would provide safe vehicular access, adequate emergency access and would be sited to minimize disturbance of natural terrain. The proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>B. The proposed project would accommodate parking spaces on each individual residential lot, to the maximum extent feasible given topographic constraints. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>C. The proposed project site may require driveways with a minimum width below sixteen feet. However, this would occur only to preserve the natural terrain of the area and ensure resident safety. Therefore, the proposed project would be consistent with</p>	Consistent

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
	<p>this section of Specific Plan No. 25.</p> <p>D. The majority of the proposed project's driveways would share connection with the projects' private roadways Brasada Lane, Stony Ridge Lane, Hidden Ridge Road, Lookout Point Lane and Chimney Ridge. Additionally, the majority of project roadways, including driveways, would run along the contour lines of the project site. Therefore, the proposed project would reduce grading, paving and site disturbance by having driveways connect to common private roadways. The proposed project would be consistent with this section of Specific Plan No. 25.</p>	
<p><b>18.542.290 Access and circulation.</b></p> <p>Plans delineating access to the subject site and area-wide circulation shall be required and shall be in compliance with the following standards.</p> <p>A. Street Design Standards. Street designs shall comply with the following standards:</p> <ol style="list-style-type: none"> <li>1. Roadways within Specific Plan No. 25 shall provide for minimum safe passage of two cars along a paved road section, except in limited circumstances and as approved by the planning director and city engineer.</li> <li>2. Street widths shall conform to the following minimum street sections. On-street parking shall be prohibited unless deemed safe or unless parking turn-outs are provided.</li> <li>3. Streets shall follow the natural contours of the hillside to minimize cut and fill (see figures below).</li> <li>4. Streets may be split into two, parallel one-way streets, thereby effectively functioning as a two-way street with a median, in steeper areas to minimize grading and blend with the terrain (see figures below).</li> <li>5. Cul-de-sacs or loop roads are encouraged where necessary to fit the terrain.</li> <li>6. On-street parking and sidewalks may be eliminated, subject to city approval, to reduce required grading.</li> </ol> <p>B. Roadway Curve and Grade Standards. Roadway grades and curves should accommodate safety and emergency vehicles.</p> <ol style="list-style-type: none"> <li>1. Existing roadway grade standards shall be applied to all proposed subdivisions and parcel maps. However, the planning director and city engineer may grant exceptions to existing roadway standards for grades and curves where, in their judgment, existing or future access cannot reasonably meet such standards. These exceptions are to be limited to providing access to a single-family dwelling on an existing lot of record along roadways which will ultimately serve a maximum of four dwellings, based on the maximum allowable density in the General Plan, and where not providing such an exception would effectively</li> </ol>	<p>As part of the proposed project, a Specific Plan Amendment to revise the access and circulation standards set forth in Section 18.542.290 would occur. Upon approval of this amendment, the proposed project would be consistent with this section of Specific Plan No. 25. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	<p>Consistent upon approval of Specific Plan Amendment</p>

**Table 4.9-2. Continued**

Section	Project Consistency Analysis	Consistency Determination
<p>preclude access to an existing lot of record.</p> <p>2. Where the planning director and city engineer grant an exception to roadway grade standards, owners whose land is served by such a roadway will be required to provide adequate assurance that the roadway will be kept properly maintained at all times. In addition, such landowners will be required to record a deed restriction which prohibits further subdivision of the property without meeting roadway grade standards and provides an acknowledgment of this special circumstance. Such owners will also be required to indemnify the city or any other service provider against any liability regarding emergency or nonemergency vehicle access.</p> <p>C. Circulation Standards. Roadway improvements to provide access to parcels shall not adversely affect other properties through extensive grading, flood control facilities, or any other type of construction and/or requisite support infrastructure.</p> <p>D. Reductions in Minimum Roadway Standards. In conjunction with the review of a development proposal, consideration may be given to reducing certain specified roadway standards pursuant to the following:</p> <ol style="list-style-type: none"> <li>1. Within the upper elevations of the northern foothills area, a further reduction in required roadway width may be permitted for private roadways which will ultimately serve a maximum of four dwellings, based on the maximum allowable density permitted by the General Plan, and where not providing such a reduction would effectively preclude access to an existing lot of record. For such roadways, roadway standards may permit a curb-to-curb width which does not allow for passage of two vehicles (minimum sixteen feet, measured edge-to-edge) for a distance of up to one hundred fifty feet in any one segment.</li> <li>2. Where such a reduction in roadway width is permitted, owners whose land is served by such a roadway shall be required to provide adequate assurance that the roadway will be kept properly maintained at all times. In addition, such landowners will be required to record a deed restriction which prohibits further subdivision of the property without meeting roadway width requirements, and provides an acknowledgment of this special circumstance. Such owners will also be required to indemnify the city or any other service provider against any liability regarding emergency or nonemergency vehicle access.</li> <li>3. An exception to current city roadway requirements for street paving may be permitted along private roadways which will ultimately serve a maximum of four dwellings, based on the maximum density allowable in the General Plan. Such limited use roadways should be permitted to be hard packed (e.g., decomposed granite) as approved by the planning director and city engineer, provided that</li> </ol>		

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
<p>adequate maintenance is guaranteed to ensure that the roadway will be regularly graded and kept clear of ruts and debris.</p> <p>4. Where such an unpaved roadway is permitted, owners whose land is served by such a roadway shall be required to provide adequate assurance that the roadway will be kept properly maintained at all times. In addition, such landowners will be required to record a deed restriction which prohibits further subdivision of the property without providing required paving, and provides an acknowledgment of this special circumstance. Such owners will also be required to indemnify the city or any other service provider against any liability regarding emergency or nonemergency vehicle access. (Ord. 1106 § 1 (part), 1999)</p>		
<p><b>18.542.300 Storm drainage.</b> The provision of adequate flood control and/or erosion control measures for public and private roadways shall occur in a manner consistent with the rural character of the northern foothills.</p> <p>A. The design of storm drainage facilities shall ensure the acceptance and disposal of storm runoff without damage to streets or to adjacent properties. The use of special structures to accept design storm runoff shall be incorporated into the street design where appropriate. All storm drainage facilities shall be subject to the approval of the planning director and the city engineer.</p> <p>B. Require the provision of concrete curbs and gutters to the portions of the northern foothills only where they are needed to prevent erosion, as determined by the planning director and the city engineer. Within the northern foothills, rolled curbs are to be the preferred road edge along paved roads where such curbing will be adequate to contain drainage and prevent erosion. (Ord. 1106 § 1 (part), 1999)</p>	<p>A. As discussed in Chapter 3 of this EIR, Project Description, the proposed project would construct stormwater drainage facilities that would reduce the potential for flooding and erosion by maintaining the existing drainage patterns of the project site. This would prevent any damage to streets or adjacent properties. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>B. The proposed project would require curb and gutter installation to prevent erosion. Curbs and gutters would be approved by the planning director or city engineer. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	Consistent
<p><b>18.542.310 Landscaping.</b></p> <p>A. Design Concept. The general design concept is to maintain the scenic amenity represented by existing natural landforms and vegetation, with introduced plant materials designed to harmonize with the natural character of the site. The major open space areas will be retained in their natural state, and additional landscaping will be incorporated in specific perimeter areas to eliminate negative visual impacts both on and off the site through selective screening. Locations of key entries, visual screening and conceptual design shall be required as part of the conceptual landscape plan.</p> <p>B. Landscape Plan. Prior to the issuance of building permits, a landscape plan for all developer-installed areas shall be submitted to the director of planning for review and approval. The landscape plan shall clearly indicate general location, size and species of plant materials.</p> <p>C. The interface between new development and natural open space shall be designed to provide a gradual transition from</p>	<p>A. The design concept for the proposed project's landscaping is identified in Figure 3-3, Conceptual Landscape. Landscaping for the proposed project would use drought-tolerant and native plants to harmonize with the natural state of the environment and to soften the overall outline of the structures and allow it them to blend into the environment. Additionally, the proposed project would cluster development and utilize "no-build" areas to retain and maximize open space. Therefore, the design concept for the proposed project's landscaping would be consistent with this section of Specific Plan No. 25.</p> <p>B. The design concept for the proposed project's landscaping is identified in Figure 3-3, Conceptual Landscape. This plan will be</p>	Consistent

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
<p>manufactured areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation.</p> <ol style="list-style-type: none"> <li>1. Planting along the slope side of development shall be designed to allow controlled views out, yet partially screen and soften the architecture. In general, fifty percent screening of new structures with plant materials should be accomplished.</li> <li>2. Trees and shrubs are to be arranged in informal, randomly spaced masses, and shall be placed selectively to reduce the scale of long, steep slopes (see figure below).</li> <li>3. It is intended that the transition between manufactured areas and natural areas occur sufficiently beyond residential structures so as to permit the development to meet applicable fire department brush clearance requirements.</li> </ol> <p>D. Fire Prevention. In order to reduce potential fire hazards, existing fire-prone plant materials shall be eliminated along main roads. Landscape material used shall be selected for its fire-retardant characteristics. For fire prevention purposes, a fuel modification zone shall be provided between natural open space and development. This zone should generally consist of at least one hundred feet, and have a fire-resistive groundcover. Larger trees and shrubs must be pruned.</p> <p>E. Installation and Maintenance Responsibility.</p> <ol style="list-style-type: none"> <li>1. Installation. All cut and fill slopes in excess of three feet in vertical height shall be planted and irrigated with a temporary or permanent sprinkler system as appropriate to promote growth of plants and groundcover to prevent erosion. In developing a site, the developer shall plant and maintain all slopes until the property is occupied. The developer shall provide suitable guarantees, satisfactory to the city for planting and maintenance as required by this chapter.</li> <li>2. All manufactured slopes shall be planted or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced as required to provide for adequate stability. Planting shall be designed to blend the slope with the surrounding terrain and development. Irrigation facilities shall be required where necessary and possible to provide for proper maintenance of the planted areas.</li> <li>3. Maintenance. To ensure continued maintenance of plant materials, an automatic irrigation system may be required. Sprinkler systems shall be designed to provide uniform water coverage. In no event shall the rate of precipitation or duration of sprinkling be permitted to create an oversaturated condition or cause an erosion problem.</li> <li>4. Monitoring. A minimum five-year revegetation monitoring and maintenance program is to be required for all new development requiring slope bank and/or</li> </ol>	<p>submitted to the director of planning for review and approval. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>C. The landscaping plan for the proposed project would screen and soften the proposed development, reduce the scale of steep slopes, and meet fire department brush clearance requirements. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>D. The proposed project includes a fuel modification plan, included as Appendix F of this EIR, which requires fuel modification zones and landscaping requirements to prevent fire hazards. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>E. The proposed project would include manufactured slopes, which would require maintenance. Implementation of mitigation measure Geo-3B would require a slope maintenance agreement in compliance with Section 18.542.310(E) of Specific Plan No. 25. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
<p>habitat vegetation. The revegetation monitoring program shall include monthly inspection for months one through twelve, quarterly inspection for months twelve through thirty-six, and semi-annual inspection for months thirty-six through sixty. Inspections shall be performed by a qualified botanist subject to city approval. (Ord. 1106 § 1 (part), 1999)</p>		
<p><b>18.542.330 Water supply.</b> Municipal water or on-site wells and water storage shall be available for each development, including construction of a single-family house on a lot of record. The use of on-site wells and water storage will be considered where adequate flow and storage capacity for daily, peak day, peak hour, and minimum fire protection needs can be provided. Where such on-site well and water storage is permitted, the owner whose land is so served will be required to provide adequate assurance that the well and storage facility will be kept properly maintained at all times. In addition, such landowners will be required to record a deed restriction which prohibits further subdivision of the property, and provides an acknowledgment of this special circumstance. Such owners will also be required to indemnify the city or any other service provider against any liability regarding water service and availability of fire flow. (Ord. 1106 § 1 (part), 1999)</p>	<p>As discussed in Section 4.12 (Utilities and Service Systems), the proposed project would be provided with adequate water supply from the Golden State Water Company. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	<p>Consistent</p>
<p><b>18.542.340 Sewage disposal.</b> Municipal sewage collection or on-site sewage disposal shall be available for each development, including construction of a single-family house on a lot of record. On-site sewage disposal, if provided, shall comply with applicable health regulations. (Ord. 1106 § 1 (part), 1999)</p>	<p>As discussed in Section 4.12 (Utilities and Service Systems), the proposed project would be provided with adequate sewage disposal from the Los Angeles County Sanitation District. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	<p>Consistent</p>
<p><b>18.542.350 Lighting.</b> Lighting plans shall be submitted for all projects and sources of lighting shall comply with the following standards.</p> <ul style="list-style-type: none"> <li>A. Lighting within the northern foothills shall be limited to the minimum lighting necessary to facilitate safety.</li> <li>B. Street lighting shall be limited to intersections and other locations needed to maintain safe access (e.g., sharp curves).</li> <li>C. Exterior lighting for buildings shall be of a low profile and intensity. (Ord. 1106 § 1 (part), 1999)</li> </ul>	<p>Implementation of the proposed project would create new sources of light and/or glare. However, the project would be required to meet City of San Dimas architectural guidelines, many of which are directed toward the control of excessive light sources and reflective building materials. Additionally, mitigation measures Aes-3A through Aes-3E require the minimum usage of lighting. Therefore, through compliance with city guidelines and implementation of project mitigation measures, the proposed project would comply with the standards listed in this section of Specific Plan No. 25. The project would be consistent with this policy.</p>	<p>Consistent</p>
<p><b>18.542.380 Horsekeeping.</b> Horses may be quartered and maintained subject to the following standards:</p> <ul style="list-style-type: none"> <li>A. On each lot or parcel there shall be permitted not more than five horses for each one acre of lot area provided that the</li> </ul>	<p>As part of the proposed project, a Specific Plan Amendment to revise the horsekeeping standards set forth in Section 18.542.380 would occur. Upon approval of this amendment, the proposed project would be</p>	<p>Consistent upon approval of Specific Plan Amendment</p>

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
<p>number of horses shall not exceed a maximum of fifteen horses unless a conditional use permit is obtained.</p> <p>B. The horses, including ponies, but excluding foals under twelve months, may be maintained under this section for breeding purposes or for the personal use of the family residing on the lot or parcel.</p> <p>1. A registered horse breeder may maintain an additional three horses for breeding purposes provided a permit for such purposes has been issued. A permit may be issued to the owner of the stallion for a period of one year subject to the following conditions:</p> <p>a. The breeder shall maintain the horses on a lot or parcel of one acre or more in size;</p> <p>b. Upon favorable recommendations of a committee appointed by the city council to review the application for permit.</p> <p>C. The horses shall be maintained in open corrals containing at least two hundred eighty-eight square feet, e.g., twelve feet by twenty-four feet per horse, or in enclosed box stalls containing at least one hundred forty-four square feet, e.g., twelve feet by twelve feet per horse. The corral must be no closer than thirty-five feet from any residence located on the same lot or parcel, and at least eighty feet from any residence located on an adjacent lot or parcel. Corrals shall conform to building setbacks from any public or private streets.</p> <p>D. The corral areas shall consist of fences of at least five feet in height and of such construction so as to confine the horses.</p> <p>E. In conjunction with the corrals, there shall be a weatherproof roof of at least sixty-four square feet per horse.</p> <p>F. Nothing in this chapter shall permit the keeping of horses for any commercial purposes, such as boarding of horses or the keeping of horses not principally for the use of the members of the resident family.</p> <p>G. The corral and stable areas shall be sprinkled or otherwise treated to a degree so as to prevent the emanation of dust, and in addition, all accumulation of manure, mud or refuse shall be eliminated so as to prevent the breeding of flies. (Ord. 1106 § 1 (part), 1999)</p>	<p>consistent with this section of Specific Plan No. 25. Depending upon the exact text of the amendment, changes to this policy may affect areas outside of the project site. As discussed above, these impacts are not addressed as part of this EIR. Future projects that may be affected by this change would be evaluated in compliance with CEQA and the City would retain discretionary approval over future projects within its jurisdiction.</p>	
<p><b>18.542.390 Equestrian trails.</b> All development proposals shall contain provisions for preservation of existing equestrian and development of new equestrian trails consistent with an adopted trails plan. Such plan shall be approved by resolution of the city council after a recommendation from the equestrian and planning commissions. Applicants may be required to dedicate easements or otherwise permit access for trails set forth in the adopted trails plan. (Ord. 1106 § 1 (part), 1999)</p>	<p>The proposed project would provide an equestrian. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	<p>Consistent</p>
<p><b>18.542.400 Habitat protection.</b> All development proposals shall be designed to protect habitat values and preserve significant, viable habitat areas and connections in their natural state and shall comply with the following standards.</p>	<p>Implementation of the proposed project would result in vegetation removal that could impact habitat value. As part of the proposed project, a Specific Plan Amendment to revise the habitat protection standards set forth in</p>	<p>Consistent upon approval of Specific Plan Amendment</p>

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
<p>A. Within proposed developments, primary emphasis is to be placed on protecting the integrity of habitats and habitat linkages.</p> <p>B. Within occupied habitat areas of rare, threatened or endangered species, disturbance of protected biotic resources is prohibited.</p> <p>C. Within riparian areas, wetland areas and coastal sage scrub habitats, the vegetative resources which contribute to habitat carrying capacity (vegetative diversity, faunal resting areas, foraging areas, and food sources) shall be preserved in place or replaced so as to not result in a measurable reduction in the reproductive capacity of sensitive biotic resources.</p> <p>D. Within habitats of plants listed by the California Natural Diversity Data Base (CNDDB) as "special" or "of concern," new development shall not result in a reduction in the number of these plants, if they are present.</p> <p>E. The use of motorized off-road vehicles shall be prohibited, and off-trail activities shall be limited to those that are consistent with protection of environmental values.</p> <p>F. The establishment of buffer zones adjacent to areas of preserved biological resources shall be required. Such buffer zones shall be adequate in width so as to protect biological resources from grading and construction activities, as well as from the long-term use of adjacent lands. The landscape design adjacent to areas of preserved biological resources shall be designed so as to avoid invasive species which could negatively impact the value of the preserved resource. (Ord. 1106 § 1 (part), 1999)</p>	<p>Section 18.542.400 would occur. Upon approval of this amendment, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>A. As discussed in Section 4.3 (Biological Resources), implementation of the proposed project would not interfere substantially with the movement of wildlife species because a large portion of the site would remain undeveloped and the project site does not serve as a regionally important wildlife corridor linkage. Therefore, impacts to wildlife movement corridors are less than significant and the proposed project would be consistent with this policy.</p> <p>B. Implementation of the proposed project would impact nesting raptors, a protected wildlife resource. However, implementation of mitigation measures Bio-1B, Bio-1C, Bio-1D, Bio-1E, Bio-1F, Bio-2A, Bio-2B and Bio-2C would reduce this impact to a level below significant. A Specific Plan Amendment would be implemented to ensure proposed project consistency with this policy.</p> <p>C. The proposed project would impact coastal sage scrub and California walnut woodlands habitat. However, implementation of mitigation measures, Bio-1A, Bio-1B, Bio-1C, Bio-1D, Bio-1E, Bio-1F, Bio-2A, Bio-2B, Bio-3A, Bio-3B, Bio-4A, Bio-4B, Bio-4C, Bio-4D, Bio-4E and Bio-6A would reduce impacts to riparian habitats, wetlands and coastal sage scrub to a level below significant. A Specific Plan Amendment would be implemented to ensure proposed project consistency with this policy.</p> <p>D. Implementation of the proposed project would result in direct and indirect impacts to special status plant species. However, with implementation of mitigation measures Bio-1A through Bio-1F, impacts to these species would be reduced to a level below significant. A Specific Plan Amendment would be implemented to ensure proposed project consistency with this policy.</p> <p>E. The placement of residential development adjacent to existing open space and the proposed conservation area would increase the likelihood of human intrusion into sensitive habitat areas from increased recreational use. Implementation of mitigation measure Bio-1F would limit off-</p>	

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
	<p>road and off-trail resident activity. A Specific Plan Amendment would be implemented to ensure proposed project consistency with this policy.</p> <p>F. The proposed project would impact sensitive plant and animal species. Mitigation measure Bio-1B requires vegetation areas to be fenced off and mitigation measure Bio-2A requires buffer areas for sensitive wildlife species. Further, mitigation measure Bio-1D prohibits the use of invasive species shall in the project landscaping or revegetation plans. A Specific Plan Amendment would be implemented to ensure proposed project consistency with this policy.</p>	
<p><b>18.542.410 Fire protection.</b> All development proposals shall be designed to comply with the following standards.</p> <p>A. Building designs. All buildings shall comply with the following standards.</p> <ol style="list-style-type: none"> <li>1. Roofs shall be of noncombustible Class "A" materials, such as clay or concrete shake, cinder, metal or tile. Open ends of roofs, such as tile roofs, shall be capped with noncombustible material to prevent bird nests or other combustible materials from lodging within the roof.</li> <li>2. The number and size of glazed openings on the side of the structure facing downhill or other fire hazard areas shall be minimized and shall be glazed with extra strength glass (thick, safety tempered or double paned). Glass areas shall not exceed fifty percent of any wall.</li> <li>3. Fire sprinkler systems shall be installed in all residential structures, where feasible.</li> <li>4. Construction requirements applicable to Fire Zone 4 shall be complied with, where feasible.</li> </ol> <p>B. Access Requirements. All development proposals shall include adequate provisions for access for fire suppression equipment and for evacuation of residents as follows:</p> <ol style="list-style-type: none"> <li>1. Access roads and driveways shall be a minimum of twenty-six feet in width. The width may be reduced to sixteen feet where permitted pursuant to Section 18.542.280.</li> <li>2. Access roads and driveways shall be an approved all-weather surface.</li> </ol> <p>C. Water Supply Requirements. All development proposals shall include adequate provisions for water supply for firefighting purposes as follows:</p> <ol style="list-style-type: none"> <li>1. Fire flow and hydrant locations shall be provided so that adequate water is available in the event of fire. Planned water supplies shall be installed and in working order prior to construction involving combustible materials.</li> <li>2. If a water well is installed to provide water supply, water from the well or other sources, such as a swimming pool,</li> </ol>	<p>A. The fuel modification plan for the proposed project, included as Appendix F of this EIR, requires Class "A" materials for all residential roofs; the minimization of glazing facing wildland; internal fire sprinkler systems; and compliance with all construction requirements for the project's applicable fire hazard code. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>B. As discussed in Section 4.11 (Transportation and Traffic), the proposed project would provide adequate emergency access for fire suppression equipment. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>C. As discussed in Section 4.10 (Public Services), the proposed project would be provided with adequate water supply for firefighting purposes from GSWC. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	Consistent

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
shall be available for firefighting purposes.		
<p><b>18.542.510 Design standards.</b>            Architectural statements should convey a feeling or impression rather than standing out as any particular style. Each residence should convey its own blend of building forms, textures and site relationships. There is not one particular style but rather an atmosphere that should be the result of building designs, sensitively integrated with the site, the topography and character of the property. Desirable building design goals include, but are not limited to, the following:</p> <p>A. The creation of a human scale of buildings such that the structures do not appear to be monumental in size or visual scale;</p> <p>B. The promotion of controlled variety by the use of such techniques as breaking up long wall surfaces and roof lines into staggered masses, employing natural or highly textured materials on buildings or walls and employing balconies to provide useable outdoor space as well as visual relief;</p> <p>C. Variation in roof forms by occasional turning on end, the addition of architectural details, or the use of differing heights of roof peaks;</p> <p>D. Avoidance of conflicting or “hodgepodge” effects in style or materials within planting areas;</p> <p>E. The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, follow natural topography, and minimize visual intrusion on the natural landscape.</p> <p>F. Building forms shall be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character (see figures below).</p> <p>G. Building facades shall change plane or use overhangs as a means to create changing shadow lines to further break up massive forms.</p> <p>H. Wall surfaces facing towards viewshed areas shall be minimized through the use of single story homes, single story dwellings placed on split pads, setbacks, roof pitches and landscaping.</p> <p>I. Roof lines and elements shall reflect the naturally occurring ridgeline silhouettes and topographical variation, or create an overall variety, that blends with the hillside (see figures below).</p> <p>J. Architectural style, including materials and colors, should be compatible with the natural setting. The use of colors, textures, materials and forms which will attract attention by not relating to other elements in the neighborhood is to be avoided. (Ord. 1106 § 1 (part), 1999)</p>	<p>A. To be less visually intrusive, the proposed project would cluster residences onto a lower-lying valley area and implement residential setbacks. Additionally, landscaping would be used to meld the development into the natural environment and reduce the scale of visual impacts. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>B. The proposed project would incorporate exterior finishes, textures and colors of hillside structures that would utilize earth-tone colors and would discourage the use of reflective materials or finishes. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>C. The proposed project would have variation in roof forms because structures would be designed to follow the natural slope of the project site, which naturally varies. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>D. The proposed landscape plan for the residential development, Figure 3-3, Conceptual Landscape, would provide a cohesive landscape design and avoid conflicting style and materials. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>E. The development of residential structures could result in building bulk. To minimize the perception of building bulk, the proposed project would locate most of the residential development in a lower-lying valley and include residential setbacks. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>F. The proposed project would be designed to preserve the hillside character by locating most of the proposed residential lots in a lower-lying valley that is situated in the central-western portion of the project site and using residential setbacks. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>G. Implementation of the project would introduce building masses that would impact the visual character of the project site. To</p>	Consistent

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
	<p>break up massing, structures would be built with rooftops lower in elevation than any adjacent ridgelines and building massing and proportions would be consistent with the topography. Each residential building façade would mold to the individual character of the lot. The proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>H. The construction of residential houses would impact the existing project site’s viewshed areas. However, the project would incorporate design features that would minimize these impacts. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>I. The proposed project would locate homes in an area that reflects the naturally occurring ridgeline silhouettes and topographical variation and blends with the hillside by locating lots in the central-western valley portion of the site. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p> <p>J. The proposed project homes and other structures would be similarly colored and landscaped to minimize their contrast with the surrounding terrain. Additionally, the proposed detention basin would be landscaped with vegetation that is typical of other vegetation in the vicinity. This would serve to soften the overall outline of the structure and allow it to blend into the environment. Therefore, the proposed project would use colors and design compatible with the natural setting and the proposed project would be consistent with this section of Specific Plan No. 25.</p>	
<p><b>18.542.520 Relation to site.</b> Buildings and other improvements should be appropriate in mass and scale to the site on which they are placed. The site and its relationship to other structures, scenic values, climatic orientation and topography should be dominant factors in the design or orientation of structures on each site. (Ord. 1106 § 1 (part), 1999)</p>	<p>The proposed project would be designed to be appropriate in mass and scale to the proposed project site by locating most of the proposed residential lots in a lower-lying valley that is situated in the central-western portion of the project site. Additionally, the project includes residential setbacks to better conform to the terrain and reduce visual impacts. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	<p>Consistent</p>

Table 4.9-2. Continued

Section	Project Consistency Analysis	Consistency Determination
<p><b>18.542.530 Landscape design.</b> Landscape design and proper use of plant materials can dominate the total visual image presented by the buildings. Landscape materials should include native materials. The design of fencing and exterior lighting is an integral part of the landscape design process. (Ord. 1106 § 1 (part), 1999)</p>	<p>The proposed project would be landscaped with native and/or drought-tolerant vegetation and the proposed homes and other structures would be similarly colored and landscaped to minimize their contrast with the surrounding terrain. Therefore, the proposed project would be consistent with this section of Specific Plan No. 25.</p>	<p>Consistent</p>
<p><b>18.542.540 Selection of materials.</b> The building and its elements should be unified in textures, colors and materials to provide an order and coherence, not only with themselves, but also with the surrounding environment or natural setting. Nature provides a strong coherent order without monotony that includes symmetrical, asymmetrical, linear and curvilinear forms, and rough and smooth textures. The design of improvements should complement this natural site order in form, texture and color. (Ord. 1106 § 1 (part), 1999)</p>	<p>The proposed project homes and other structures would be similarly colored and landscaped to minimize their contrast with the surrounding terrain. Additionally, the proposed detention basin would be landscaped with vegetation that is typical of other vegetation in the vicinity. Therefore, the proposed project would use natural materials and colors and would be consistent with this section of Specific Plan No. 25.</p>	<p>Consistent</p>

### Summary of Consistency with Specific Plan

As discussed in Table 4.9-2, the proposed project's consistency with the Specific Plan No. 25 would be reliant upon a number of Specific Plan amendments that would need to be adopted as part of project approval. Adoption of these amendments as part of project approval would allow the project to be consistent with the Specific Plan, and thus a less than significant impact would occur as a result of project implementation.

### Settlement Agreement

The Settlement Agreement includes the following: 1) promoting open space and the natural setting for residentially zoned property by offering the project proponent's property to various conservancies; 2) providing the project proponent with a concurrent right or the City of San Dimas with an obligation to process amendments to General Plan Amendment 99-1 and Specific Plan No. 25 (to recognize the unique features of the project proponent's property); 3) providing for cooperative CEQA and entitlement processing; 4) increasing the range of dwelling unit densities on the project proponent's then-held property of 202 acres per an exhibit entitled "San Dimas Lotting Concept Plan" showing a range of 38 to 45 (the increase to 45 was associated with a density transfer program) large private lots; and 5) allowing for a limited number of two story dwelling units. The proposed project proposes higher density development than that shown on the "San Dimas Lotting Concept Plan and different access, based, among other things, on clustering, avoidance of ridges and the inclusion of additional adjoining properties, and d) proposes limited two-story residential development. The proposed project includes amendments to the San Dimas General Plan and Specific Plan No. 25 to implement the Settlement Agreement and to enable approval of the tentative tract map.

### **Regional Comprehensive Plan**

The RCP serves as a planning framework for the Los Angeles region. Similar to the RAQS, most of the strategies in the RCP apply to a regional level rather than a project level. The policies identified in the RCP would be considered during updates to the San Dimas General Plan. Therefore, the proposed project's consistency with the policies and objectives related to roadway facilities in the San Dimas General Plan is considered compliance with the RCP.

### **Regional Transportation Plan**

The RTP provides a regional strategy for transportation systems that serve southern California. As discussed in Section 4.11 (Transportation and Traffic) of this EIR, implementation of the proposed project would not result in any significant impacts to traffic or roadway facilities. Additionally, the intersection that would serve the proposed project is not considered a regional transportation facility. Therefore, the proposed project would not conflict with the transportation strategies identified in the RTP.

### **City of Glendora General Plan**

The proposed project is located adjacent to land located within the city of Glendora; however, no part of the proposed project site is actually located within the city of Glendora. Policies listed in the Glendora General Plan that are applicable to the proposed project include those that encourage interjurisdictional coordination and consideration of adjacent properties. The proposed project has provided opportunity for the City of Glendora to participate in planning of the proposed project by offering a scoping process. Scoping is the process followed to ensure that the germane environmental concerns of individuals, organizations, and agencies about a proposed project are adequately addressed within the project's environmental document. To initiate the public scoping process for this EIR in accordance with CEQA, the City of San Dimas circulated a Notice of Preparation (NOP). The City of Glendora submitted a comment letter (Appendix A of this EIR) in response to this NOP. The comments provided by the City of Glendora have been considered and incorporated into the analysis of this EIR. Additionally, the environmental analysis included in Sections 4.1 through 4.12 of this EIR address potential off-site impacts from implementation of the proposed project. Therefore, the proposed project has considered the adjacent city of Glendora property and would not conflict with the interjurisdictional coordination strategies identified in the Glendora General Plan.

## **Summary**

With the adoption of the proposed General Plan and Specific Plan Amendments, the proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. Therefore, no significant land use impacts would occur.

## **Mitigation Measures**

The proposed project would have a less than significant impact related to conflicts with applicable land use plans, policies or regulations. Therefore, no mitigation measures are required.

## 4.9.4 Cumulative Impacts and Mitigation

### Land Use and Planning Cumulative Issue Summary

Would implementation of the proposed project have a cumulatively considerable contribution to a cumulative land use and planning impact considering past, present, and probable future projects?

Cumulative Impact	Cumulative Significance	Proposed Project Contribution
<b>Applicable Land Use Plans, Policies, and Regulations:</b> Cumulative projects would be evaluated for consistency with applicable plans and policies.	Less than significant.	Not applicable.

### 4.9.4.1 Applicable Land Use Plans, Policies, and Regulations

It is anticipated that development of future cumulative projects would undergo CEQA review which would require a consistency analysis with applicable plans and polices. As required by CEQA, cumulative projects would be consistent with the existing adopted plans, or require mitigation measures or design review to ensure consistency, in order for project approvals to occur. Therefore, it is anticipated that cumulative development would be consistent with applicable plans or policies, which would result in a less than significant cumulative impact.

## 4.9.5 Issues With No Potential to Have a Significant Effect on the Environment

### *Would the proposed project physically divide an established community?*

The proposed project site is located in an undeveloped area. No paved roads traverse the project site, and the surrounding communities are not oriented toward the project site for access or otherwise connected across the project site. Therefore, development of the proposed project site would not divide these established communities.

### *Would the proposed project conflict with any applicable habitat conservation plan or natural community conservation plan?*

The proposed project site is not located within any habitat conservation or natural community plan area. Additionally, according to the General Plan Exhibit II-4.1 the project site is not within a conservation overlay area for sensitive biological resources. Therefore, the proposed project would not conflict with any habitat or natural community conservation plan and no further analysis is required.

## 4.9.6 References

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