

## 4.1 Aesthetics

This section describes the visual setting of the project area and evaluates the potential for changes in visual character with implementation of the proposed project. This section provides information on the character of the existing visual landscape, the locations and types of public views within the project area, and the potential visibility of the proposed project from these public viewing locations.

### 4.1.1 Environmental Setting

#### 4.1.1.1 Existing Landform and Aesthetic Character

The project site is located in the foothills of the San Gabriel Mountains overlooking the City of San Dimas. The topography of the project site consists of rolling hills, steep hill and valley areas and a lower-lying bowl area that is relatively flat. Aside from a caretaker's residence, existing water tanks, stables, corrals, several barns, fencing and a leach field, the site is undeveloped. The site is bordered by undeveloped, residentially zoned property to the immediate west within the City of Glendora and existing residential development further to the west; the Angeles National Forest to the north and northeast; a small ranch with a pond, planting areas and related uses to the east and existing residential, institutional, and recreational development further to the east; and residential development to the south.

#### 4.1.1.2 Views of the Project Site

Visual sensitivity can be described as viewer awareness of visual changes in the environment and is based on viewers' activities from public areas near a particular site, in this case, the project site. Sensitivity is based on the overall visual character and visibility of the existing project site. To define the visual quality of the site, important views that include the project site have been identified as key vantage points (KVPs). These KVPs are typically public viewing areas, and include road viewsheds, public viewpoints, and park views. While the project site is, for the most part, not visible from most areas of the City due to the surrounding terrain, portions of the site can be seen from limited locations in the project vicinity including residential neighborhoods, public roadways, Horsethief Canyon Park, and San Dimas Canyon County Regional Park.

To depict representative existing views and the aesthetic character of the project site, photographs were taken of the project site from several KVPs in the vicinity. A photograph location map is provided as Figure 4.1-1 showing the location of the KVPs. The KVP photographs themselves are presented as Figures 4.1-2 through 4.1-5. The photographs of existing views are presented side-by-side with computer-generated visual simulations of the developed project site to allow for a comparison of the project area before and after project implementation. Each KVP is discussed below with a narrative description of the existing view. A description of the proposed view from each KVP with project implementation is discussed below in Section 4.1.3.2, Issue 2 – Scenic Vistas.

**KVP 1: View looking north at the project site from Gladstone Street between North Amelia Avenue and North San Dimas Avenue.** This view is approximately one and three quarters (1.75) miles south of the project site, and was selected to provide a view of the project area from the built-out areas of the

City of San Dimas from which the project can be seen. For the most part, the project site is not highly visible from the south due to the project area's orientation and its location amongst the ridges of the Northern Foothills. In this view, the project area can be seen amongst the series of smaller foothills at the base of the San Gabriel Mountains. Residential and built-up areas within San Dimas can be seen in the foreground, with a line of electric transmission towers lying beyond.

**KVP 2: View looking north at the project site from the existing northern terminus of Cataract Avenue at the southern boundary of the project site.** This view was taken near the proposed entrance to the project site, and shows the central drainage area that emerges southwards from the project area. Though it is not clearly visible in this photograph, existing residential development is located immediately south and west of this vantage point. Views of the project area from these adjacent residences would be from private yards rather than a public street. As such, this view serves to show the project site from the existing neighborhood public street immediately south of the project site. Visible in this view is a 26-foot-wide access road that leads north from the terminus of Cataract Avenue to a single-family residence at the top of the hill in the center-left of the photograph. Also visible in this photograph is another single-family residence on top of the hill in the center-right of the photograph.

**KVP 3: View looking southeast at the project site from an existing residential development on Gordon Highlands Road in the City of Glendora.** This view is approximately one mile northwest of the project site and was selected to provide a view of the project area from a typical residential street in the City of Glendora. A number of small ridges and canyons separate this viewpoint from the project site, and the intervening spaces are undeveloped and are comprised of rolling hills covered with typical scrub and oak vegetation. This view is from the canyon edge on a private lot in Gordon Highlands.

**KVP 4: View looking southwest at the project site from the eastern boundary of the project site adjacent to the equestrian trail in San Dimas Canyon County Regional Park.** This view is near the eastern boundary of the project site, and was taken from the top of the hiking/equestrian trail that leads up the hill from Horsethief Canyon Park. This view was selected to present a view of the project area that might be encountered by a typical recreationist using the trail. From this vantage point, a viewer currently sees undeveloped rolling hills in the foreground followed by urban development in the valley below.

## 4.1.2 Regulatory Framework

### 4.1.2.1 City of San Dimas General Plan Land Use Element

The current San Dimas General Plan was adopted in 1991 and was subsequently amended and updated as described in Chapter 2.2.1 and contains a number of goals, objectives, and policies related to aesthetics and visual resources. Portions of the relevant goals are specific to the preservation of aesthetic values in the Northern Foothills area of the City. Generally speaking, each of the adopted policies is directed towards the minimization of visual impacts and ground disturbance in the Northern Foothills area and the integration of structures with the environment.

### 4.1.2.2 Specific Plan No. 25 and General Plan Amendment 99-1

Specific Plan No. 25 and General Plan Amendment 99-1 were adopted in 1999 and essentially provided for less-dense development in the Northern Foothills area than had previously been provided for in the General Plan. Specific Plan No. 25 was prepared as part of the Northern Foothills Implementation Program and a Program EIR (NF-PEIR) was prepared and certified, also in 1999. These amendments emphasized a requirement for limited grading and landform modification in the Northern Foothills, including prohibiting development grading in areas over 35 percent slope and all development in areas over 50 percent slope near or on certain ridges, including portions of the project site. One of the principal goals of both documents was to limit the aesthetic impact of development in the Northern Foothills area. For more information on these documents, refer to Section 1.2, Project Background, of this EIR.

### 4.1.2.3 Settlement Agreement Conditions

The Settlement Agreement made between the City of San Dimas and the project applicant in 2004, provided revisions to the density limitations that had been previously adopted in Specific Plan No. 25 and General Plan Amendment 99-1.

A number of the standards and conditions contained within the Settlement Agreement are relevant to aesthetic values on the project site. Several of the conditions allowed for increased lotting density on the project site and the execution of grading activities and landform modification that would otherwise have not been available under Specific Plan No. 25 and General Plan Amendment 99-1. The potential allowance for more intensive development was proposed based on the unique features of the project site, the ability of the project applicant to design the site in such a way as to minimize impacts to the environment, including impacts to aesthetic and visual resources. The Settlement Agreement required the City to prepare General Plan and Specific Plan amendments to implement the terms of the Settlement Agreement. For more information on the Settlement Agreement, refer to Section 1.2, Project Background, of this EIR. For more information on the likely General Plan and Specific Plan amendments, see Chapter 3, Project Description, and Section 4.9, Land Use, of this EIR.

## 4.1.3 Project Impacts and Mitigation

### 4.1.3.1 Issue 1 – Visual Character and Quality

#### Aesthetics Issue 1 Summary

**Would implementation of the proposed project substantially degrade the existing visual character or quality of the project site and/or its surroundings?**

**Impact:** Implementation of the proposed project would involve grading and landform alteration that would substantially degrade the existing visual character of the site and/or its surroundings.

**Mitigation:** Architectural Design Guidelines (**Aes-1A**)

**Significance Before Mitigation:** Significant.

**Significance After Mitigation:** Significant and unavoidable.

## Standards of Significance

Based on the CEQA Guidelines, implementation of the proposed project would have a significant adverse impact if it would substantially degrade the existing visual character or quality of the project site and/or its surroundings.

## Impacts Analysis

The project site is located in the mostly undeveloped Northern Foothills area of the City. This area is characterized by rolling hills and small canyons that give it a semi-rural character. The proposed project would involve grading, landform alteration and the construction of a 61-unit large lot subdivision and a primary access road. The project would require a substantial quantity of cut and fill (1.3 million cubic yards) approximately 600,000 cubic yards of which is required to build the northerly extension of Cataract Avenue to serve the proposed development, and would include grading on slopes in excess of 35 percent grade. In addition, the proposed project would require extensive use of retaining walls that would create views that might not be consistent with natural features and landforms. In determining the significance of these alterations, however, consideration must be given to whether or not these alterations represent a “substantial degradation” of the existing visual character or quality of the project site and its surroundings.

To determine if substantial degradation of the existing visual character and quality of the site would occur from implementation of the proposed project, three on-site photo simulations were created. The location of each photo simulation is identified on Figure 4.1-1, Photo Location Key. The photo simulations are provided on Figures 4.1-6 through 4.1-8, respectively. The photo simulations serve as an indicator of the extent of the visual character and quality changes that would occur on-site from implementation of the proposed project.

**Photo Simulation 1: View looking southeast from within the project site (Figure 4.1-6).** This photo simulation was taken from within the project site in the vicinity of proposed Lot Number 51 near the northern development boundary of the project site. From photo simulation 1, several hills and small canyons, as well as a mix of native and non-native vegetation that covers the site show the visual character of the area. This photo simulation also shows one of the various unpaved fire access roads that currently traverse the property. Upon implementation of the proposed project, the visual character of this area would include a new roadway, associated slopes and retaining walls, and a number of homes and other structures in the distance. Houses and slopes are also visible at the top of the ridgeline at the far left of the photo simulation. The change in landscape from this photo simulation is quite pronounced, and a transformation of the scene from rural to suburban is evident. Based on these alterations, the potential change in existing visual quality and character of the site from implementation of the proposed project would be considered significant.

**Photo Simulation 2: View looking southwest from within the project site (Figure 4.1-7).** This photo simulation was taken from within the project site area in the vicinity of the proposed water tank (Lot F) near the eastern boundary of the project site. From this photo simulation location, the visual character includes rolling hills that are covered with a mix of native and non-native vegetation. Also visible in the canyon bottom is one of the dirt roadways that traverse the site. In this simulated view, looking at the

project site from the location of the proposed water tank, the change in visual character and quality is substantial. The landform in the distance has clearly been modified. The low hill on the left side of the photograph has been substantially lowered and structures are now apparent. Several fill areas and associated embankments and retaining walls are apparent, as are a number of roadways. The general topography of the site has been visibly altered. Based on these alterations, the potential change in existing visual character and quality of the site from implementation of the proposed project would be considered significant.

**Photo Simulation 3 View from above the location of the proposed water tank (Figure 4.1-8):** This photo simulation was taken from within the project site above the proposed water tank location. From this photo simulation location, the visual character shows rolling hills that are covered with a mix of native and non-native vegetation, as well as several fire roads. Also visible in the canyon on the upper right side of the photograph are the abandoned stables and corrals that would be removed as part of project implementation. In this simulated view, taken from approximately 200 feet above the proposed water tank location, the change in visual character and quality is clearly evident. The previously rounded ridge tops have been graded and flattened, and the overall appearance of the area has fundamentally changed. This is particularly noticeable on the two large building pads at the left of the photograph. In general, the visual character of the project area has been substantially transformed. Based on these alterations, the potential change in existing visual character and quality of the site from implementation of the proposed project would be considered significant.

The project applicant has proposed a number of design features that could serve to significantly lessen visual impacts, such as the incorporation of mechanically stabilized earth (MSE) retaining walls. Landscaping and other modifications would be placed on these retaining walls to soften their appearance, including the use of native vegetation which would serve to blend these areas into the surrounding landscape. Similarly, the proposed 750,000-gallon water tank would be set into a hillside and would be painted and landscaped to blend into the terrain. In addition, all homes proposed for development would be subject to the architectural guidelines contained within Specific Plan No. 25. These guidelines provide design criteria related to building proportions, orientation, building materials, and other structural characteristics that would serve to lessen visual impacts. Finally, a substantial portion of the proposed cut and fill and building activity would occur in the valley area of the site, which would not require as much landform alteration as the hillside development areas of the site.

Another relevant project feature is the preservation of approximately 83 acres of upland area as open space and potential habitat. Providing this open space in perpetuity would ensure that its visual character is preserved. This area would remain undeveloped and in its natural state.

However, even with the incorporation of project design features and preservation of an 83-acre parcel of open space on the project site, implementation of the proposed project would substantially degrade the existing visual character or quality of the project site due to the significant grading and landform alteration that would occur and the change in character of the site from semi-rural and undeveloped to large-lot neighborhood residential.

## Summary

The analysis presented above demonstrates that implementation of the proposed project would substantially alter the visual character and quality of the project site. As such, a significant impact would occur.

## Mitigation Measures

Implementation of the following mitigation measure would assist in lessening the visual character and quality impact of the proposed project. However, it would not lessen the impact of the project to below a level of significance. There are no feasible mitigation measures that would reduce the project's impact to a less than significant level while also meeting most of the basic project objectives. Therefore, project impacts with regard to this threshold would be significant and unavoidable, even with the implementation of mitigation measure Aes-1A.

**Aes-1A** Prior to tract map recordation approval, the applicant shall submit architectural guidelines to the City for review and approval. The purpose of the architectural guidelines shall be:

- a. To provide the City with the assurance that the proposed project will develop in accordance with the City's architectural standards for a residential development, as set forth in Section 18.542.500 et seq. of Specific Plan No. 25;
- b. To provide guidance to builders, residents, engineers, architects, landscape architects, and other design professionals in order to comply with the City's architectural standards;
- c. To provide guidance to the City's Development Plan Review Board, Planning Commission and the City Council in the subsequent review of plans.

The architecture of the structures on the proposed project shall conform to the architectural guidelines, which will be made part of the Covenants, Conditions and Restrictions (CC&Rs) for the proposed residential development. Architectural review and approval by the Homeowners Association shall precede any review and approval by the City's Development Plan Review Board.

### 4.1.3.2 Issue 2 – Scenic Vistas

#### Aesthetics Issue 2 Summary

**Would implementation of the proposed project have a substantial adverse effect on a scenic vista?**

**Impact:** Implementation of the proposed project would not be visible from the majority of the City and would not have a substantial adverse effect on a scenic vista.      **Mitigation:** None required.

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

## Standards of Significance

Based on the CEQA Guidelines, implementation of the proposed project would have a significant adverse impact if it would have a substantial adverse effect on a scenic vista.

## Impacts Analysis

The Northern Foothills area above the City is a significant visual resource when viewed from the City and surrounding areas. Most of the Northern Foothills area is still undeveloped, and the rolling hills and many small canyons of the foothills provide a backdrop that is a significant part of the City's semi-rural character. As such, any substantial degradation of this resource that would be visible from the City and adjoining areas could be considered a potentially significant impact. However, the proposed project site contains a number of topographic attributes that are somewhat unique in the Northern Foothills that could allow a level of more intensive development without creating substantial aesthetic impacts. These attributes are largely a function of the fact that portions of the project site are positioned upon a relatively flat hanging bench that is somewhat higher than the rest of the City and thus out of view from many portions of the valley floor. However, not all of the ground disturbance contemplated as part of the proposed project would be contained within this area. The proposed project would require a substantial quantity of cut and fill (1.3 million cubic yards), and would include grading on slopes in excess of 35 percent grade. In addition, the proposed project would require extensive use of retaining walls that would create views that might not be consistent with natural features and landforms.

As described above, the project applicant has proposed a number of design features that could serve to significantly lessen visual impacts. Most importantly, and as mentioned in the previous paragraph, much of the area that is proposed for development on the project site is contained within a relatively flat hanging bench area. A substantial portion of the proposed cut and fill and building activity would occur in this bench area. This area is higher than most of the City and is screened from view by the surrounding hills and would be less visible from the City than would be the case if development were proposed directly on larger lots on higher slopes and hillsides. The proposed project would also incorporate the use of mechanically stabilized earth (MSE) retaining walls, which would be landscaped with native vegetation to blend with the natural environment. Similarly, the proposed 750,000-gallon water tank would be set into a hillside and would be painted and landscaped to blend into the terrain. In addition, all homes proposed for development would be subject to the architectural guidelines contained within Specific Plan No. 25 that would provide design criteria related to building proportions, orientation, building materials, and other structural characteristics that would serve to lessen visual impacts. Finally, an 83-acre parcel of upland area would be preserved on site as open space.

In order to determine if the project would result in an impact to a scenic vista, "before" and "after" views of the proposed project site have been evaluated from various KVPs in the vicinity. The KVP's represent views from scenic vistas and are shown in Figures 4.1-2 through 4.1-5. The existing, or "before," views from these KVPs are discussed above in Section 4.1.1, Environmental Setting. The discussion below relates to the proposed, or "after," views that would result from implementation of the proposed project. A substantial change in the visual character of the project site from an off-site KVP location would constitute a significant impact to a scenic vista.

**KVP 1: View looking north at the project site from Gladstone Street between North Amelia Avenue and North San Dimas Avenue (Figure 4.1-2).** In this simulated view from approximately 1.75- miles south of the project site, the lower foothills of the San Gabriel Mountains in which the project site is located are clearly visible. However, as can be seen in the “after” simulated view, the project itself is not readily visible when viewed from this vantage point. Some slight modifications to the colors and shape of the hills and canyons are slightly visible, but they are not particularly obvious. This is partially the result of the project’s distance from this particular vantage point, but it is also a function of the position of the hanging bench area upon which the project would be located. As such, the potential change in views of the project site from this KVP would be minimal, and the change in views of the project site would not constitute a significant impact to a scenic vista.

**KVP 2: View looking north at the project site from the existing northern terminus of Cataract Avenue at the southern boundary of the project site (Figure 4.1-3).** In this simulated view, taken from the base of the project site at the proposed project entrance, the landscape has been substantially altered from the original view. Previously, the view was of a very rural setting, but with project implementation the view from this location would be of a further continuation of the surrounding urban environment. However, none of these features are necessarily displeasing or out of character with the surrounding community.

While the difference between the “before” and “after” photographs might look substantial, some consideration must be given to the limitations of the visual simulation technique. For instance, in this view the detention basin looks massed and uniform in color and texture. In practice, this structure 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. Besides the roadway and the detention basin, no additional structures would be added to this view except for the project entrance monuments. None of the modified visual features would be out of character with the surrounding development to the west and south, and would instead be a continuation of existing residential development in the area. Therefore, the potential impacts would be minimal and the change in views of the project site would not constitute a significant impact to a scenic vista.

**KVP 3: View looking southeast at the project from an existing residential development on Gordon Highlands Road in the City of Glendora (Figure 4.1-4).** In this simulated view, taken from a nearby subdivision in the City of Glendora, the project is not readily visible. This is a function of distance from the project site (approximately one mile) and the fact that the project site is shielded from view by a number of intervening ridges. Only a small portion of the proposed project structures are visible from this vantage point, and the remainder of the project is hidden behind several ridges. As such, the potential change in views of the project site from this KVP would be minimal and the change in views of the project site would not constitute a significant impact to a scenic vista.

**KVP 4: View looking southwest at the project site from the eastern boundary of the project site adjacent to the equestrian trail in San Dimas Canyon County Regional Park (Figure 4.1-5).** In this simulated view, taken from a high hill in San Dimas Canyon County Regional Park, the alteration of the view is more evident than the previous views. Nevertheless, this vantage point represents one of the few locations adjacent to the project site from which viewers would be able to see the proposed development, and that is the principal reason why this viewpoint was chosen.

After project development, a viewer at this location would see a lengthy roadway embankment, several private roadways, and houses. The roadway embankment would be landscaped to soften its texture to a greater degree than is evident from the photo simulation. The homes that would be visible would be treated in neutral colors consistent with the Specific Plan No. 25 architectural guidelines to minimize their contrast with the surrounding environment. Additional criteria contained within the guidelines would also be implemented, such as requirements related to building proportions, roofline orientation, and other design components that would serve to lessen the overall visual impact of the project.

While the difference between the “before” and “after” photographs might appear to be substantial, they are an extension of the existing development on the valley floor below, albeit at a somewhat lesser intensity. Substantial areas of natural and open space are still present, and the presence of natural vegetation and landforms are still clearly evident. Therefore, the “after” view from this vantage point, while different than before, would not constitute a significant impact to a scenic vista.

## Summary

The analysis presented above demonstrates that implementation of the proposed project would have a very limited effect on existing scenic vistas. This finding is based on the fact that the project site is not readily visible from most areas in the City, that the proposed project is relatively unobtrusive and is limited in its extent, and that specific site characteristics and project design features proposed as part of project implementation would serve to limit the visual impact of the project. As such, impacts would be less than significant.

## Mitigation Measures

The proposed project would have a less than significant impact with regard to scenic vistas; therefore, no mitigation measures are required.

### 4.1.3.3 Issue 3 – Create New Sources of Light or Glare

#### Aesthetics Issue 3 Summary

**Would implementation of the proposed project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

**Impact:** Implementation of the proposed project may create new sources of light and/or glare.

**Mitigation:** Lighting requirements (**Aes-3A through Aes-3C**); Limitations on use of reflective materials (**Aes-3D**); Criteria for the use of solar panels and other roof-mounted structures (**Aes-3E**).

**Significance Before Mitigation:** Significant.

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

## Standards of Significance

Based on the CEQA Guidelines, implementation of the proposed project would have a significant adverse impact if it would create a new source of light or glare that would adversely affect day or nighttime views in the area.

## Impacts Analysis

The introduction of homes, and vehicle lights into the currently undeveloped project site within the Northern Foothills area could have an impact on nighttime views of the project area as well as light spill onto adjacent areas. Similarly, the introduction of homes and other structures with potentially reflective surfaces could create new sources of daytime glare from the project site. The project would be required to meet City architectural guidelines, many of which are directed towards the control of excessive light sources and reflective building materials. Implementation of these measures would assist in lessening the project's impacts. Additional mitigation measures, adopted from the Northern Foothills Program Environmental Impact Report, also apply to the proposed project, and would be required to provide additional protection from unintended impacts associated with light and glare.

## Summary

Development of the proposed project would have the potential to create new sources of light and glare that may impact day and nighttime views in the project area. Impacts would be potentially significant.

## Mitigation Measures

Implementation of the following mitigation measures from the NF-PEIR would reduce project impacts associated with light and glare to a less than significant level.

- Aes-3A** Lighting for all future development proposals in the Northern Foothills area shall be designed in accordance with all applicable lighting criteria for Visual Intrusiveness for New Development identified in the Northern Foothills Development and Infrastructure Study.
- Aes-3B** Exterior lighting for buildings shall be the minimum necessary to provide for safety for pedestrians and other non-vehicular uses around the primary building on a parcel. Landscaping shall be used to reduce the long-range visibility of night lighting.
- Aes-3C** Proper lighting techniques to direct light on site and away from other properties, as determined by the City of San Dimas, shall be required to reduce light and glare (including directional lighting).
- Aes-3D** Windows with highly reflective treatments shall be avoided and windows shall be located as to avoid highly reflective sun orientations to surrounding properties.
- Aes-3E** Solar panels, solar water heaters, and other roof-mounted structures proposed or required as part of the development shall be non-reflective and non-glare in their appearance, and

shall be designed and installed to blend in with overall roof appearances to the greatest extent feasible.

## 4.1.4 Cumulative Impacts

<b>Aesthetics Cumulative Issue Summary</b>		
<b>Would implementation of the proposed project have a cumulatively considerable contribution to a cumulative aesthetics impact considering past, present, and probable future projects?</b>		
<b>Cumulative Impact</b>	<b>Cumulative Significance</b>	<b>Proposed Project Contribution</b>
<b>Visual Character and Quality:</b> Cumulative development would have an adverse effect on visual quality.	Significant.	Cumulatively considerable.
<b>Scenic Vistas:</b> Cumulative development would have an adverse effect on scenic vistas.	Significant.	Not cumulatively considerable.
<b>Light and Glare:</b> Cumulative development would not have an adverse effect on nighttime views and daytime glare.	Less than significant.	Not cumulatively considerable.

### 4.1.4.1 Visual Character and Quality

The geographic context for the analysis of cumulative impacts with regard to visual character and quality is the project site and surrounding areas within the foothills of the San Gabriel Mountains. Historical development within the project site and Northern Foothills area of the City has been minimal, due to policies and objectives in the City's General Plan and Specific Plan No. 25 that limited grading and landform modification in order to preserve the aesthetic value and semi-rural character of the area. The majority of the project site and Northern Foothills area has remained relatively undeveloped within the City. However, portions of the foothills within adjacent jurisdictions have been developed with large lot residential uses, such as the Gordon Highlands development in Glendora. The overall level of development within the foothills of the San Gabriel Mountains, including development in other jurisdictions, has resulted in a substantial alteration of the visual character and quality of the area. Thus, the baseline cumulative impact related to the degradation of the visual character and quality of the area is significant.

As discussed above, implementation of the proposed project would substantially degrade the existing visual character and quality of the project site due to the significant grading and landform alteration that would occur and the change in the character of the site from semi-rural and undeveloped to large-lot residential. Although the proposed project would incorporate project design features to lessen visual impacts, preserve an 83-acre parcel of open space on the project site which would maintain a portion of the natural environment, and implement mitigation measure Aes-1A that requires architectural guidelines that reduce impacts to visual character and quality, these measures would not reduce the project's overall impact to a less than significant level. Implementation of the project would result in a significant and unavoidable impact to visual character and quality. Therefore, the project's contribution to this significant impact would be cumulatively considerable.

#### 4.1.4.2 Scenic Vistas

The geographic context for the analysis of cumulative impacts in regards to scenic vistas is Greater Los Angeles County as well as the upland areas of the adjoining San Gabriel Mountains in San Bernardino County. When considered in this regional context, historical development within hillside and upland areas has had a significant impact on viewsheds in the region. Portions of the San Gabriel Mountains and other hillside areas have been substantially altered by development. These developments are visible to millions of people who live, work, and travel through the area. While the pace of development has slowed in recent years, it is likely that this trend will continue once the economy recovers and more development projects within hillside areas are proposed.

The proposed project would institute a number of design elements to lessen visual impacts. Additionally, the project site is situated in an area that it is not readily visible from surrounding lower-lying areas in the City. Therefore, any significant changes to scenic vistas from development of the proposed project would be minimally visible from off-site areas. For this reason, it can be concluded that the project's cumulative contribution to scenic vista degradation is less than significant and that a cumulatively considerable impact would not occur.

#### 4.1.4.3 Light and Glare

The geographic context for analysis of cumulative impacts in regards to light and glare is Greater Los Angeles County and adjoining areas of San Bernardino and Riverside Counties. Approximately 20 million people live in this area and the infrastructure and development associated with that population has resulted in a substantial increase in sources of light and glare. Few areas in the region are completely without some source of nighttime light present, and in the daytime glare from buildings, cars, and other potentially reflective surfaces is present. However, considering the large population in the area and the overall urban character of the region, these impacts are not unexpected and are in many respects unavoidable. As such, the project's overall contribution to light and glare sources in the area would be negligible. Any light and glare created by the proposed project would not be inconsistent with current and future development in the region. In addition, jurisdictions like the City of San Dimas have adopted architectural guidelines and building codes that serve to minimize these impacts. The proposed project's implementation of mitigation measures Aes-3A through Aes-3E to reduce impacts from light and glare to a less than significant level. As such, the proposed project would not result in a cumulatively considerable contribution to light and glare impacts in the region.

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

***Would the proposed project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a State Scenic Highway?***

There are no designated State Scenic Highways in the City of San Dimas; therefore, this significance threshold is not applicable to the proposed project and there would be no impact.