



**AGENDA**  
**REGULAR CITY COUNCIL /**  
**REDEVELOPMENT AGENCY MEETING**  
**TUESDAY, JUNE 22, 2010, 7:00 P. M.**  
**SENIOR CITIZEN/COMMUNITY CENTER**  
**MULTIPURPOSE ROOM, 201 E. BONITA AVE.**

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**CITY COUNCIL:**

Mayor Curtis W. Morris  
Mayor Pro Tem John Ebner  
Councilmember Emmett Badar  
Councilmember Denis Bertone  
Councilmember Jeff Templeman

**1. CALL TO ORDER AND FLAG SALUTE**

**2. RECOGNITIONS**

- Recognize Firefighter Paramedic of the Year
- Recognize Public Safety Officer of the Year

**3. ANNOUNCEMENTS**

- 50th Anniversary Flashbacks
- Pui-Ching Ho, Librarian, San Dimas Library
- Crime Stopper presentation - Captain Joe Hartshorne, San Dimas Sheriff's Station

**4. ORAL COMMUNICATIONS** (Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time or asked to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

a. Members of the Audience

**5. CONSENT CALENDAR**

(All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the City Council requests separate discussion.)

a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:

- (1) **RESOLUTION NO. 2010-35**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF JUNE, 2010.
- (2) **RESOLUTION NO. 2010-36**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AUTHORIZING THE APPLICATION FOR THE USED OIL PAYMENT PROGRAM ADMINISTERED BY THE DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY AS AUTHORIZED BY THE CALIFORNIA OIL RECYCLING ENHANCEMENT ACT.

b. Approval of minutes for regular City Council meeting of June 8, 2010.

c. Award of Cash Contract 2010-05, Downtown Parking Lots 2 & 3 Landscape Improvements, to D.H. Maintenance Services, in the amount of \$66,400.00.

END OF CONSENT CALENDAR

## 6. PUBLIC HEARINGS

*(The following items have been advertised and/or posted. The meeting will be opened to receive public testimony.)*

- a. Consider Classification of Use 09-04, A request to allow the following uses as permitted within Specific Plan No. 9, Area 4 "Restaurant" & "Research Facilities, General" 343 - 433 E. Foothill Blvd., (APN: 8665-008-013 & -033) Associated Cases: Conditional Use Permit 10-01 (Shared Parking)

- 1) **RESOLUTION NO. 2010-37**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CLASSIFICATION OF USE 09-04, A REQUEST TO ALLOW THE FOLLOWING USES AS PERMITTED WITHIN SPECIFIC PLAN NO. 9, AREA 4 HIGHWAY RETAIL, "RESTAURANT" & "RESEARCH FACILITIES, GENERAL" 343 - 433 E. FOOTHILL BLVD., (APN: 8665-008-013 & -033)

## 7. PLANNING/DEVELOPMENT SERVICES

- a. Consideration to approve City Energy Efficiency and Conservation Strategy and receive and file the Greenhouse Gas Emissions Inventory.

- 1) **RESOLUTION NO. 2010-39**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING THE CITY-WIDE ENERGY EFFICIENCY & CONSERVATION STRATEGY.

- b. Consider DPRB Case No. 10-06, A request to construct a 65-foot high stealth wireless telecommunication facility resembling a water tower. The request also includes a block wall enclosure to house the mechanical equipment at 186 Village Court (APN: 8386-008-057).

- 1) **RESOLUTION NO. 2010-38**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 10-06, A REQUEST TO CONSTRUCT A 65-FOOT HIGH STEALTH WIRELESS TELECOMMUNICATION FACILITY RESEMBLING A WATER TOWER AT 186 VILLAGE COURT (APN: 8386-008-057 & -058).

- c. Request for extension of deferral of plan check fees for Loma Bonita Residences, an affordable housing project to be located on the northwest corner of East Bonita Avenue and San Dimas Canyon Road.

## 8. SAN DIMAS REDEVELOPMENT AGENCY

- a. Oral Communication (This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.)

- b. Public Hearing (*(The following items have been advertised and/or posted. The meeting will be opened to receive public testimony.)*)

- 1) Adoption of 2010-2015 Five Year Implementation Plan for its Creative Growth and Rancho San Dimas Redevelopment Project Areas. (Continued from June 8, 2010)

- a. **RESOLUTION NO. 191**, A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIMAS, CALIFORNIA, ADOPTING AN IMPLEMENTATION PLAN FOR ITS CREATIVE GROWTH AND RANCHO SAN DIMAS PROJECT AREAS.

- c. Approval of minutes for June 8, 2010 meeting.
- d. Executive Director
- e. Members of the Agency

## 9. ORAL COMMUNICATIONS

- a. Members of the Audience (Speakers are limited to five-minutes or as may be determined by the Chair.)
- b. City Manager
- c. City Attorney
- d. Members of the City Council
  - 1) Designate Voting Delegates for 2010 League Annual Conference.
  - 2) Appointments to Equestrian Commission
  - 3) Appointments to Senior Citizen Commission
  - 4) Councilmembers' report on meetings attended at the expense of the local agency.
  - 5) Individual Members' comments and updates.

## 10. ADJOURNMENT

The next meeting is July 13, 2010, 6:00 p.m. for a study session on the status of the NJD Development project.

**AGENDA STAFF REPORTS:** COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY. INFORMATION MAY BE OBTAINED BY CALLING (909) 394-6216. CITY COUNCIL MINUTES AND AGENDAS ARE ALSO AVAILABLE ON THE CITY'S HOME PAGE ON THE INTERNET: <http://cityofsandimas.com>

**SUPPLEMENTAL REPORTS:** AGENDA RELATED WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE SUBJECT BODY AFTER DISTRIBUTION OF THE AGENDA PACKET SHALL BE MADE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY CLERK'S OFFICE AT 245 EAST BONITA AVENUE DURING NORMAL BUSINESS HOURS. [PRIVILEGED AND CONFIDENTIAL DOCUMENTS EXEMPTED]

**HEARING ASSISTANCE SYSTEM:** HEARING ASSISTANCE IS AVAILABLE. PLEASE CONTACT THE CITY CLERK AT 909/394-6216 TO CHECK OUT A RECEIVER.

**POSTING STATEMENT:** ON JUNE 18, 2010, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 201 EAST BONITA AVENUE (SAN DIMAS SENIOR CITIZEN/COMMUNITY CENTER); 186 VILLAGE COURT (SAN DIMAS TEMPORARY CITY HALL); 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE); AND AS A COURTESY, AT THE VONS SHOPPING CENTER (PUENTE/VIA VERDE) AND THE CITY'S WEBSITE AT [WWW.CITYOFSANDIMAS.COM](http://WWW.CITYOFSANDIMAS.COM).

**RESOLUTION NO. 2010-35**

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA, APPROVING  
CERTAIN DEMANDS FOR THE MONTH OF  
JUNE 2010

WHEREAS, the following listed demands have been audited by the Director of Finance;  
and

WHEREAS, the Director of Finance has certified as to the availability of funds for  
payment thereto; and

WHEREAS, the register of audited demands have been submitted to the City Council for  
approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Dimas  
does hereby approve Warrant Register: 06/30/2010; 131558 through 131716; in the amount of  
\$1,654,950.39.

PASSED, APPROVED AND ADOPTED THIS 22nd DAY OF JUNE, 2010.

\_\_\_\_\_  
Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

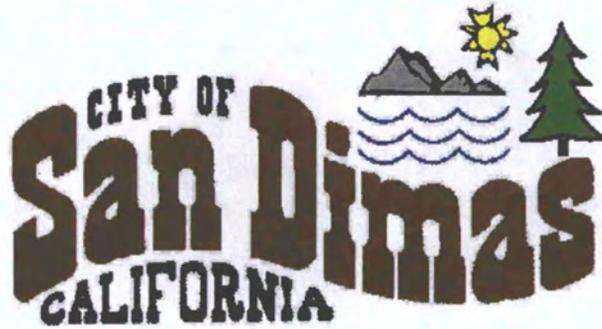
\_\_\_\_\_  
Ina Rios, CMC, City Clerk

I HEREBY CERTIFY that the foregoing Resolution was adopted by vote of the City  
Council of the City of San Dimas at its regular meeting of June 22, 2010, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Ina Rios, CMC, City Clerk

5201



***THE WARRANT DISBURSEMENT  
JOURNAL IS NOT AVAILABLE TO  
VIEW THROUGH LASERFICHE***

***A PAPER COPY IS AVAILABLE IN THE  
FINANCE DEPARTMENT***

***SORRY FOR ANY INCONVENIENCES.***

***DOCUMENT IMAGING DEPT.***



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the Meeting of June 22, 2010*

**From:** Blaine Michaelis, City Manager

**Initiated by:** Public Works Department

**Subject:** **APPROVAL OF RESOLUTION 2010-36 USED OIL PAYMENT PROGRAM APPLICATION**

## Summary

The California Integrated Waste Management Board has become the California Department of Resources Recycling and Recovery (CalRecycle). CalRecycle is the new administrator for the Used Oil Program. Resolution 2010-36 will allow staff to continue used oil recycling efforts, and apply for future payments through the program.

## BACKGROUND

The Used Oil Program funds are used to support a multitude of outreach materials and support for used oil recycling efforts and used oil filter recycling. Oil containers, recycled bags, oil funnels, and filter bags are just some of the materials purchased with these funds throughout the years of the City's participation in the program. Support for our two Certified Used Oil Collection Centers and outreach advertisements and events are also covered by these funds.

## DISCUSSION

As part of the administration of the grant (program), a signature authority must be assigned for contract documents. Additionally, this authority may be delegated to another staff member. As in previous years, the Signature Authority is the Assistant City Manager, with the delegation to the Director of Public Works. The Environmental Coordinator is responsible for work on the Used Oil Program. In order to apply for the newest cycle of funds, and to continue the City's participation in the program, the Resolution authorizing the program must be updated with the new program name, Used Oil Payment Program, and the new agency, CalRecycle. The resolution will allow staff to continue work on this program in perpetuity, until rescinded.

## RECOMMENDATION

Staff recommends that Council approve Resolution 2010-36 that authorizes the continued annual submittal of a Used Oil Payment Program to CalRecycle.

Respectfully submitted,

Lisa Monreal  
Environmental Services Coordinator  
Attachment: Resolution 2010-36

lm/06-10-16

59(2)

## RESOLUTION NO. 10-36

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AUTHORIZING THE APPLICATION FOR THE USED OIL PAYMENT PROGRAM ADMINISTERED BY THE DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY AS AUTHORIZED BY THE CALIFORNIA OIL RECYCLING ENHANCEMENT ACT

WHEREAS, pursuant to Public Resources Code §48690 the Department of Resources Recycling and Recovery (CalRecycle), formerly known as the California Integrated Waste Management Board, has established the Used Oil Payment Program (OPP) to make payments to qualifying jurisdictions for implementation of their used oil programs; and

WHEREAS, in furtherance of this authority CalRecycle is required to establish procedures governing the administration of the Used Oil Payment Program; and

WHEREAS, CalRecycle's procedures for administering the Used Oil Payment Program require an applicant's governing body to declare by resolution certain authorizations related to the administration of the Used Oil Payment Program; and

WHEREAS, if approved, the applicant will enter into an OPP Agreement with CalRecycle for implementation of a local used oil and filter collection program;

NOW, THEREFORE, the City Council does find, determine, and declare as follows:

SECTION 1. The City of San Dimas authorizes the continued annual submittal of a Used Oil Payment Program application to CalRecycle until rescinded.

SECTION 2. The Assistant City Manager as the Signature Authority, with delegation of said signature authority to the Director of Public Works, is hereby authorized and empowered to execute in the name of the City of San Dimas all documents, including but not limited to, applications, agreements, annual reports including expenditure reports and amendments necessary to secure said payments to support our Used Oil Collection Program.

SECTION 3. This resolution supersedes Resolution No 07-33.

APPROVED AND ADOPTED this 22<sup>nd</sup> day of June, 2010.

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Mayor of the City of San Dimas

ATTEST:

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City Clerk  
Lm/06-10-11



**MINUTES**  
**REGULAR CITY COUNCIL**  
**TUESDAY, JUNE 8, 2010, 7:00 P. M.**  
**SENIOR CITIZEN/COMMUNITY CENTER**  
**MULTI-PURPOSE ROOM, 201 EAST BONITA AVENUE**

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**PRESENT:**

Mayor Curtis W. Morris  
Mayor Pro Tem John Ebner  
Councilmember Emmett G. Badar  
Councilmember Denis Bertone  
Councilmember Jeff Templeman

City Manager Blaine Michaelis  
City Attorney J. Kenneth Brown  
City Clerk Ina Rios  
Assistant City Manager Ken Duran  
Director of Development Services Dan Coleman  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns  
Facilities Manager Karon DeLeon  
Administrative Aide Kevin Frey

**ABSENT:**

Assistant City Manager of Community Development Larry Stevens

**1. CALL TO ORDER AND FLAG SALUTE**

Mayor Morris called the meeting to order at 6:58 p.m. and led the flag salute.

**2. RECOGNITIONS**

➤ **RECOGNIZE DISTINGUISHED SERVICE TO YOUTH AWARD RECIPIENTS**

Mayor Morris welcomed and thanked the honorees selected to receive the 2010 Distinguished Service to Youth Award for rendering outstanding service to the youth of San Dimas. He congratulated and presented proclamations to recipients in the Volunteer Category (J. Michael Dutton Memorial) to **Rae Jean Caldarone, Leonard Hayes, Charles Warren, Salvador Rivera, and Susy Griffith**; in the Professional Category to **Edward Telarroja, Ron Sutton, Maria Rodriguez, Donna Heinemann and Janine Courville**; and in the Group Category to **San Dimas Senior Citizens Club, Costco Wholesale and San Dimas Rodeo, Inc.**

Parks and Recreation Director Bruns recognized Parks and Recreation Commission Vice Chair Susan Davis, Commissioners John Margis, Caryol Smith, Jose Martinez, Georgia Florentine, and provided a brief bio of each recipient being presented a proclamation in the Volunteer Service, the J. Michael Dutton Award.

Facilities Manager DeLeon provided a brief bio of each recipient being presented a proclamation in the Professional Category.

Parks and Recreation Director Bruns read bios on recipients in the Group Category and on behalf of the Parks and Recreation Commission, thanked everyone in attendance, particularly nominators who took the time to send in the nominations.

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### 3. ANNOUNCEMENTS

- 50th Anniversary Flashbacks

**Susan Davis**, Representative, San Dimas Historical Society, said she encountered some City literature that was distributed to the public 50 years ago as well as a red devil doll representing a San Diman. She said in June 1960, the City's incorporation passed with a vote of 807 to 699 and Stanley Plummer, who owned a local lumber company, made the first gavel for the City Council meeting held in August, 1960.

- Pui-Ching Ho, Librarian, San Dimas Library

**Pui-Ching Ho**, Library Manager, San Dimas Library, said the Summer Reading Program kicks off Saturday, June 19th and she is seeking volunteers ages 13-17, who must attend orientation on June 17th from 4:00-5:00 p.m. She invited the community to enjoy Wild Wonders and Walk on the Wild Side on Wednesday, June 23; Puppet Show; Board Games on Thursday, from 2:30-4:30 p.m. on June 24 through July 29th. She said for information on any program, contact the Library at (909) 599-6738 or access their website [www.co.la.publib.org](http://www.co.la.publib.org).

4. **ORAL COMMUNICATIONS** (Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time or asked to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

a. Members of the Audience

1) **LaToyia Ward**, Recreation Leader, said this is the last opportunity to participate in the 50th Anniversary by purchasing a Banner for \$225. She said the last round of Banners will be going up in July and orders are due June 14th, at Temporary City Hall. At the end of the year, Banners can be taken home.

2) **Margie Green**, Festival of Arts, said the first year of the 2nd Story Gallery is coming to an end with a spectacular free show, *Endless Visions*, on June 11, 12, 18, and 19, in the Walker House. She invited the community to hear Harpists play on Friday nights, June 11<sup>th</sup> and 18<sup>th</sup> and enjoy wine provided by the San Dimas festival of Arts and hors d'oeuvres by Saffron. She mentioned that next month the Gallery will feature Steel Art.

3) **Sid Maksoudian** reported that American flags were taken down from his Downtown properties.

### 5. CONSENT CALENDAR

(All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the City Council requests separate discussion.)

Councilmember Templeman stated he was absent at the last meeting and would abstain from approval of the May 25, 2010 Minutes.

It was moved by Councilmember Bertone, seconded by Councilmember Badar, and carried to accept, approve and act upon the consent calendar, as follows:

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:

- (1) **RESOLUTION NO. 2010-27**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTHS OF MAY AND JUNE, 2010.
  - (2) **RESOLUTION NO. 2010-28**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE CALHOME PROGRAM.
- b. Approval of minutes for regular City Council meeting of May 25, 2010 and Special City Council meeting of May 25, 2010. The motion for approval of Minutes carried 4.0.1; Councilmember Templeman abstained.

END OF CONSENT CALENDAR

## 6. PUBLIC HEARINGS

*(The following items have been advertised and/or posted. The meeting will be opened to receive public testimony.)*

- a. Recommending the Assessment Rate be confirmed for District 1 (Boulevard, Tract 32818) and District 1, Annexation No. 3 (Northwoods, Tract 32841), pursuant to the Landscape and Lighting Act of 1972 and subject to the procedures and approval process of Section 4 of Article XIID of the California Constitution.

- 1) **RESOLUTION NO. 2010-30**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2010-2011 FOR OPEN SPACE DISTRICT NO. 1 (TRACT 32818, BOULEVARD.)

Director of Parks and Recreation Bruns reported that at their April 27, 2010 meeting, the City Council approved the Engineer's Report with the scope of work to include general landscape maintenance, water, and electricity, with a 1.9% increase in the assessment rate for fiscal year 2010-11 for Open Space Maintenance District No. 1 (Tract 32818 - Boulevard). She said a notice of public hearing was published and mailed to each property owner within the District and recommended the City Council conduct the public hearing and consider adopting Resolution No. 2010-30 confirming the diagram and assessment for fiscal year 2010-2011, with a 1.9% increase in the assessment rate.

Mayor Morris opened the public hearing and invited testimony from residents of Open Space Maintenance District No. 1 (Tract 32818 - Boulevard). There being no one wishing to speak, the public hearing was closed.

After the title was read, it was moved by Mayor Pro Tem Ebiner, seconded by Councilmember Templeman, to waive further reading and adopt **RESOLUTION NO. 2010-30**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2010-2011 FOR OPEN SPACE MAINTENANCE DISTRICT NO. 1, (TRACT NO. 32818 - BOULEVARD). The motion carried by the following vote:

AYES: Councilmembers Badar, Bertone, Ebiner, Templeman, Morris  
NOES: None  
ABSENT: None  
ABSTAIN: None

**2) RESOLUTION NO. 2010-31, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2010-2011 FOR OPEN SPACE DISTRICT NO. 1, ANNEXATION NO. 3 (TRACT 32841, NORTHWOODS.)**

Director of Parks and Recreation Bruns reported that at their April 27, 2010 meeting, the City Council adopted Resolution No. 2010-18 approving the Engineer's Report with the scope of work to include general landscape maintenance, water, and electricity, with no increase in the assessment rate for fiscal year 2010-11 for Open Space Maintenance District No. 1, Annexation No. 3 (Tract 32841, Northwoods). She said a notice of public hearing was published and mailed to each property owner within the District and recommended the City Council conduct the public hearing and consider adopting Resolution No. 2010-31 confirming the diagram and assessment for fiscal year 2010-2011 for Open Space Maintenance District No. 1, Annexation No. 3 (Tract 32841, Northwoods).

Mayor Morris opened the public hearing and invited testimony from residents of Open Space Maintenance District No. 1, Annexation No. 3 (Tract 32841 - Northwoods,). There being no one wishing to speak, the public hearing was closed.

After the title was read, it was moved by Councilmember Badar, seconded by Councilmember Bertone, to waive further reading and adopt **RESOLUTION NO. 2010-31 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2010-2011 FOR OPEN SPACE MAINTENANCE DISTRICT NO. 1, ANNEXATION NO. 3 (TRACT NO. 32841 - NORTHWOODS).** The motion carried by the following vote:

AYES: Councilmembers Badar, Bertone, Ebner, Templeman, Morris  
NOES: None  
ABSENT: None  
ABSTAIN: None

**7. OTHER MATTERS**

a. 2010-2011 Annual City Budget

1) Adoption of 2010-2011 Annual Capital and Operating Budget.

Assistant City Manager Duran presented an overview of the budget process, summarized the recommended changes, and provided a general background of the 2010-11 City Budget including highlights of the General Fund revenues and expenditures, and reserves including Fund 4 for the Civic Center renovation. He said the budget was crafted very cautiously and conservatively due to the general state of the economy and reductions in some revenue sources. Staff recommended approval of the 2010-11 Annual Capital and Operating Budget and adoption of associated Resolution Number 2010-32.

At the request of Mayor Pro Tem Ebner, Mr. Duran explained that staff anticipated a two-year set-aside accumulation for the entire expenditure and set aside \$250,000 in 2009-10 and \$250,000 in 2010-11, for a total of \$500,000 for fixtures and equipment for the City Hall, Stanley Plummer Building and Plaza renovation project.

Mayor Pro Tem Ebner expressed a conflict of interest and stated he would abstain from voting on the budgeted amount of \$92,000 for the Cataract and Bonita Landscape Improvement project.

1) It was moved by Mayor Pro Tem Ebner to contribute \$50,000 to the Chamber of Commerce. The motion was seconded by Councilmember Badar, and carried 4.0.1; Councilmember Bertone abstained as he serves as a member on the Chamber of Commerce Board.

2) It was moved by Councilmember Templeman, seconded by Councilmember Badar, to approve the funds for landscape improvement to the Agency owned property at Bonita Avenue and Cataract Street. The motion carried 3.1.1; Councilmember Bertone opposed; Mayor Pro Tem Ebner abstained.

3) It was moved by Councilmember Bertone, seconded by Councilmember Templeman, to adopt the 2010-11 Annual Capital and Operating Budget as set forth, excluding the contributions to the Chamber of Commerce and the Bonita/Cataract landscape improvement project. The motion carried unanimously.

2) **RESOLUTION NO. 2010-32, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ADOPTING APPROPRIATIONS LIMIT FOR FY 2010-2011.**

City Manager Michaelis explained that under provisions of State legislation, the City of San Dimas is required to limit expenditures and stated that for fiscal year 2011-11 the appropriations limit is \$55.6 million.

After the title was read, it was moved by Councilmember Badar, seconded by Mayor Pro Tem Ebner, to waive further reading and adopt **RESOLUTION NO. 2010-32, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2010-11 AND APPROPRIATE EXCESS REVENUES.** The motion carried unanimously.

b. Consider increase of Planning and Building and Engineering fees, and similar matters.

1) **RESOLUTION NO. 2010-33, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING AN INCREASE IN ENGINEERING AND PLANNING FEES.**

Assistant City Manager Duran reported that at their May 11, 2010, the City Council agreed to consider a cost of living increase to Planning and Engineering fees based on the Consumer Price Index of 1.9%. Staff recommended adoption of Resolution No. 2010-33.

After the title was read, it was moved by Councilmember Bertone, seconded by Mayor Pro Tem Ebner, to waive further reading and adopt **RESOLUTION NO. 2010-33, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING AN INCREASE IN ENGINEERING AND PLANNING FEES.** The motion carried unanimously.

c. Approve request to advertise the Cataract and Bonita Landscape Improvement Project for public bid.

Mayor Pro Tem Ebner stated he owns property within the vicinity of the project and will abstain from discussion. He left the room at 7:56 p.m.

Director of Parks and Recreation Bruns reported that the Cataract and Bonita Landscape Improvement Project addresses the installation of landscaping along the perimeter of the City's undeveloped property at that location. She said of 35 trees, two are scheduled for removal, leaving 33 trees and adding 36 trees. The plant palette was designed to meet the City's water efficient landscape requirements and includes drought tolerant plants and trees. She stated that this project is budgeted in the fiscal year 2010-11 budget

and recommended approval of the Cataract and Bonita Landscape Improvement project to be advertised for public bid.

City Manager Michaelis provided a brief update on the proposal for an ice hockey facility at the site. He said the Developer is still working to secure financing and hoping for additional allocation of Small Business Administration loan proceeds for the project. Mr. Michaelis said approximately four months remain on the Exclusive Negotiating Agreement with the Developer.

In response to Councilmember Bertone, City Manager Michaelis stated that the proposed improvements would add value to the property and staff would negotiate any recovery of funds.

In response to Councilmember Templeman, Director Bruns replied that this project does not include irrigating turf and does not warrant the additional expense of a Calsense Controller.

It was moved by Councilmember Templeman, seconded by Councilmember Badar, to approve advertisement for public bid for the Cataract and Bonita Landscape Improvement project.

Councilmember Bertone disagreed with the expenditure of \$92,000 and stated he would vote against the project. He said he would support a motion to build a park or BMX Bicycle Facility.

The motion carried by the following vote:

AYES:	Councilmembers Badar, Templeman, Morris
NOES:	Councilmembers Bertone
ABSTAIN:	Mayor Pro Tem Ebiner
ABSENT:	None

Mr. Ebiner returned to the meeting at 8:06 p.m.

- d. Approve Concessionaire Agreement for Agency owned property at 121 North San Dimas Avenue with Marsteller Investments LLC dba Saffron.

Assistant City Manager Duran provided background on the 2008 Request for Proposal for a food service operator for the Walker House and award in 2009 of the Concessionaire Agreement to Saffron. He reviewed key components of the original agreement and stated that Marsteller Investments, LLC, who was a financial investor in Saffron, assumed ownership of Saffron and its assets and has submitted a revised proposal. Mr. Duran stated that in spite of obstacles, Saffron has continued to open for business and provides a quality product. He said the City Council can renew the Agreement with the proposed terms and conditions or terminate the Agreement and direct staff to solicit proposals with a new food service concessionaire. Staff recommended approval of an Agreement renewal with Marstellar Investment LLC dba Saffron for 12 months under the terms and conditions described in the report and Agreement. He said Reggie King and Arlene Anaya are present to answer any questions.

In response to Councilmember Badar, Mr. Duran said the intent was to waive the fee for the two-user groups and if it is the desire of the City Council to expand the waiver to other user groups, the Agreement can be further defined.

Councilmember Badar thought all nonprofit organizations should have the opportunity to have the fee waived.

**Reggie King**, Owner of Marstellar Investments, LLC, stated he is comfortable with the City Council's decision regarding the \$250 user fee. He explained that Avaneil Finance was the investor in Saffron and when assets were seized they were assigned to Marstellar Investments, LLC. He said his sole interest would be the restaurant at the Walker House and would appreciate the opportunity to operate the restaurant for twelve months. He would welcome any input from the City Council, staff and the community.

Mayor Morris suggested a list be created by the City of qualifying not-for-profit organizations that would be exempt from paying the rental fee. Mr. Duran replied that to establish the list, guidelines can be used from existing nonprofit waiver rates for the use of other facilities.

Councilmember Bertone said if a list is formed, every nonprofit organization located in San Dimas should be on the list.

It was moved by Councilmember Templeman, seconded by Councilmember Bertone, to approve the Agreement renewal with Marstellar Investment LLC dba Saffron for 12 months under the terms and conditions as described in the staff report and Concessionaire Agreement. The motion carried unanimously.

- e. Update on San Dimas Canyon Golf Course regarding water rate increase issues.

Director of Parks and Recreation Bruns said staff is working with American Golf Corporation to explore options to address water rate increases by Golden State Water Company. She recommended the City Council appoint a Sub-Committee to meet with staff to review the complete proposal from American Golf and prepare a City response; to meet with the Golf Course Advisory Committee; and to return to the City Council with a recommended lease proposal.

It was moved by Councilmember Bertone, seconded by Councilmember Templeman, to appoint existing members of the Golf Course Advisory Committee to the Golf Course Sub-Committee to review the proposal from American Golf and prepare a City response and recommend a lease proposal to the City Council. The motion carried unanimously.

- f. Safe Routes to School Funds for the Amelia Avenue from 5th Street to Gladstone Street Project.

- 1) **RESOLUTION NO. 2010-29, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, AUTHORIZING THE EXECUTION OF THE AUTHORIZATION/AGREEMENT SUMMARY BETWEEN THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION AND THE CITY OF SAN DIMAS THE APPROVED SAFE ROUTES TO SCHOOL FUNDS FOR THE AMELIA PROJECT FUNDS.**

Director of Public Works Patel provided a Powerpoint presentation of the proposed street improvements and reported that the City received approvals and an Agreement from CalTrans and the Federal Highway Administration to proceed with the Amelia Avenue Safe Route to School Project. Staff recommended adoption of Resolution No. 2010-29 and authorization to close Amelia Avenue to all through traffic for six weeks and partial closure for the remainder of the project construction schedule and to proceed with the construction of the improvements as proposed.

Councilmember Templeman expressed concern about the length of time for the street closure and asked whether the street could be open on weekends.

Director Patel replied it will be difficult to open the 22-foot wide street on weekends as the constrained project area also serves as staging for equipment and workers. He requested closure for seven weeks to

expedite the street improvements. He added that a community outreach meeting is planned for July 1, 2010 at the Walker House to apprise residents of the project.

Councilmember Templeman stated he is supportive of the project, however, he expressed concerns about using a substantial retaining wall instead of metal decking material to cantilever.

Mayor Pro Tem Ebiner praised the project and staff for securing grant funds and bridging around the oak trees. He asked if there was a way to put in drought tolerant plants in front of the retaining wall. Mr. Patel replied that approximately five-feet would have a planter area and Deltalok is installing irrigation.

After the title was read, it was moved by Councilmember Bertone, seconded by Councilmember Badar, to waive further reading and adopt **RESOLUTION NO. 2010-29**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, AUTHORIZING THE EXECUTION OF THE AUTHORIZATION/AGREEMENT SUMMARY BETWEEN THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION AND THE CITY OF SAN DIMAS THE APPROVED SAFE ROUTES TO SCHOOL FUNDS FOR THE AMELIA PROJECT FUNDS. The motion carried unanimously.

g. AB 811 Energy Efficient Loan Program

- 1) **RESOLUTION NO. 2010-34**, A RESOLUTION OF THE CITY COUNCIL OF SAN DIMAS, CALIFORNIA CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE INCORPORATED AREA OF THE CITY IN THE LOS ANGELES COUNTY ENERGY PROGRAM TO FINANCE DISTRIBUTED GENERATION RENEWABLE ENERGY SOURCES AND ENERGY AND WATER EFFICIENCY IMPROVEMENTS, APPROVING THE REPORT SETTING FORTH THE PARAMETERS OF THE REFERENCED PROGRAM AND CERTAIN MATTERS IN CONNECTION THEREWITH.

Administrative Aide Frey provided a Powerpoint presentation and reported that under Assembly Bill 811, the County of Los Angeles is implementing a program where property owners in Los Angeles County can borrow money from the County to pay for energy efficient projects and repay the loan through their property tax bill. Staff recommended the City Council adopt Resolution No. 2010-34 authorizing the City of San Dimas to participate in the Los Angeles County Energy program.

In response to Councilmember Templeman, Mr. Frey replied that Los Angeles County Energy Program establishes a loan program attached to the property and allows for a repayment schedule twice annually through property taxes.

After the title was read, it was moved by Councilmember Bertone, seconded by Mayor Pro Tem Ebiner, to waive further reading and adopt **RESOLUTION NO. 2010-34**, A RESOLUTION OF THE CITY COUNCIL OF SAN DIMAS, CALIFORNIA CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE INCORPORATED AREA OF THE CITY IN THE LOS ANGELES COUNTY ENERGY PROGRAM TO FINANCE DISTRIBUTED GENERATION RENEWABLE ENERGY SOURCES AND ENERGY AND WATER EFFICIENCY IMPROVEMENTS, APPROVING THE REPORT SETTING FORTH THE PARAMETERS OF THE REFERENCED PROGRAM AND CERTAIN MATTERS IN CONNECTION THEREWITH. The motion carried unanimously.

## 8. SAN DIMAS REDEVELOPMENT AGENCY

Mayor Morris recessed the regular meeting at 9:11 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular meeting reconvened at 9:15 p.m..

## 9. SAN DIMAS PUBLIC FACILITIES FINANCING CORPORATION

Mayor Morris recessed the regular meeting at 9:15 p.m. to convene a meeting of the San Dimas Public Facilities Financing Authority Board of Directors. The regular meeting reconvened at 9:16 p.m..

## 10. ORAL COMMUNICATIONS

- a. Members of the Audience (Speakers are limited to five-minutes or as may be determined by the Chair.)

1) **Sid Maksoudian** urged the City Council to instruct Directors to be more diligent on the use of water.

- b. City Manager

- 1) Update on City Hall, Civic Center, and Stanley Plummer expansion and renovation project.

Director of Development Services Coleman provided a slide presentation illustrating the number of code challenges for the City Hall and Stanley Plummer Community Building constructed in 1969, such as office and meeting room shortages, inadequate furniture, inaccessible restrooms, outdated sewers, heating, cooling, electrical and plumbing, as well as lack of ADA compliance. He said the Plaza hardscape had severe uplifting and cracking throughout, the Fountain leaked, and the accessibility ADA path was too long. He reported that construction progress continues with the west wing backfill and rough plumbing; double forming concrete walls; steel stud framing of the City Hall interior; interior drywall; HVAC; rough electrical; and completed concrete slab pour of the City Council conference room. Mr. Coleman stated that progress can be followed on the City's website at [www.cityofsandimas.com](http://www.cityofsandimas.com).

2) City Manager Michaelis was pleased to report that all documents were signed and the City was able to obtain an AA rating for the Lease Revenue Bonds, which sold at the Marketplace with an interest rate of 3.9876%, and resulted in nearly \$400,000 savings since December 2009.

3) City Manager Michaelis reported that a building permit was issued for the Fresh & Easy store at the corner of Bonita Avenue and San Dimas Canyon Road.

- c. City Attorney

There were no comments.

- d. Members of the City Council

- 1) Councilmembers' report on meetings attended at the expense of the local agency.

Councilmember Templeman reported that he attended the California Contract Cities Association 51st Annual Municipal Seminar on May 13-16, 2010 in Indian Wells. He stated he received his Ethics Certification for 2010 and highly rated the training at the Seminar.

- 2) Individual Members' comments and updates.

- a) Councilmember Templeman expressed his sincere thanks to the City Council and the community for the condolences on the loss of his father. He squashed the rumor that he was dying of a terminal disease.

- b) Mayor Pro Tem Ebner announced the Memorial Celebration for Glendora Police Officer Louis Pompei at Via Verde Park, at 6:00 p.m. on June 9, 2010.

- c) Councilmember Bertone commended the Sheriff's Boosters event to recognize volunteers on Friday, June 4 and praised Emcee Emmett Badar. He mentioned that the volunteers' contributions save the City thousands of dollars.
- d) Councilmember Badar said Councilmember Templeman will resume as Emcee next year. He praised the volunteers' contribution to the community and said 142 volunteers come from the Boosters Association, ranging in age from 19 to 91.
- e) Councilmember Badar praised Gary Enderle and Glendora residents for organizing the Louis Pompei Memorial, to allow the community to pay tribute to an Officer who served our community well.

## **11. ADJOURNMENT**

Mayor Morris adjourned the meeting at 9:36 p.m. in memory of Glendora Police Officer Louis Pompei. The next meeting is on June 22, 2010, 7:00 p.m.

Respectfully submitted,

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Ina Rios, CMC, City Clerk



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of June 22, 2010*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Theresa Bruns, Director of Parks and Recreation *tb*

**SUBJECT:** Award of Cash Contract 2010-05, Downtown Parking Lots 2 & 3  
Landscape Improvements

## SUMMARY

A request for the City Council to award Cash Contract 2010-05, Downtown Parking Lots 2 & 3 Landscape Improvements in the amount of \$66,400.00.

## BACKGROUND

Sealed bids were received by the City Clerk's office and publicly opened on Tuesday, June 15, 2010 at 11:00 a.m., for Cash Contract 2010-05, Downtown Parking Lots 2 & 3 Landscape Improvements.

The bid results were as follows:

1.	D.H. Maintenance Services	\$66,400.00
2.	Southern California Landscape, Inc.	\$68,700.00
3.	Belaire-West Landscape, Inc.	\$72,000.00
4.	Siapin Horticulture, Inc.	\$72,000.00
5.	Nature Tech Landscaping, Inc.	\$80,000.00
6.	L. Barrios & Associates, Inc.	\$91,461.02

## ANALYSIS

The scope of work for this project includes landscape clearing, soil and site preparation, irrigation and landscape installation. The project specifications provide for the contract documents to be returned to the City within 15 calendar days of the award of contract, for work to commence within 10 calendar days of the execution of the contract, and work to be completed within 90 calendar days of commencement of work. The project also includes a ninety (90) day maintenance and establishment period following the completion of installation.

50

Staff has reviewed the bid proposal, bid bond and references provided by the low bidder, D.H. Maintenance Services, and verified that the contractor's bid bond is assured by certified check, as required by Public Contract Code 20170. It was confirmed through the State Contractor's License Board that the contractor's license #688512 is current and active.

A total of \$85,500.00 was allocated in the 2009-10 fiscal year Community Redevelopment Agency Fund budget for this project. This project completes the parking lot improvement project for the downtown parking lots at Exchange Place, Monte Vista and First Street.

#### RECOMMENDATION

Staff recommends award of Cash Contract 2010-05, Downtown Parking Lots 2 & 3 Landscape Improvements to D.H. Maintenance Services, for the total contract price of \$66,400.00.



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of June 22, 2010*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Marco A. Espinoza, Associate Planner

**SUBJECT:** **Classification of Use 09-04**  
A request to allow the following uses as permitted within Specific Plan No. 9, Area 4 "Restaurant" & "Research Facilities, General"  
343 - 433 E. Foothill Blvd., (APN: 8665-008-013 & -033)  
Associated Cases: Conditional Use Permit 10-01 (Shared Parking)

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## **SUMMARY**

*The subject property is zoned Specific Plan 9, Area 4 (Highway Retail) which requires all proposed uses to be approved by the Planning Commission and the City Council.*

*The site was developed in 2009 as an office complex; hence, the only approved use is office. The applicant would like to expand the permitted uses and is proposing following uses:*

- *Restaurant (no drive-in, drive-through services or alcohol sales permitted); and*
- *Research Facilities, General.*

*Staff and the Planning Commission recommend approval of the proposed permitted uses to the City Council.*

## **BACKGROUND**

On May 19, 2010, the Planning Commission reviewed the proposed uses for Specific Plan No. 9, Area 4, Highway Retail:

6a

- Restaurant (no drive-in, drive-through services or alcohol sales permitted);  
and
- Research Facility, General.

The Planning Commission voted 5-0-0 to recommend approval of the uses to the City Council.

Associated with this case is a conditional use permit for a shared parking agreement, which was approved at the May 19, 2010, Planning Commission meeting. The shared parking agreement is for the restaurant use and the agreement is with an underutilized tenant space within the site.

**ANALYSIS** - See attached Planning Commission report.

### **RECOMMENDATION**

Staff and the Planning Commission recommend the City Council approve of the following uses as permitted by right within Specific Plan No. 9, Area 4 Highway Retail, known as Canyon Trail Plaza located at 343 – 433 E. Foothill Boulevard:

- Restaurant (no drive-in, drive-through services or alcohol sales permitted);  
and
- Research Facility, General.

Respectfully Submitted,

Marco A. Espinoza  
Associate Planner

Attachments:	Exhibit A -	Permitted and conditionally permitted land uses in AP and CH zones
	Exhibit B -	Letter from applicant PC Resolution
	Exhibit C -	PC Staff Report
	Exhibit D -	Resolution PC - 1415
		C.C. Resolution No. 2010 - 37

**Chapter 18.92**

**C-H COMMERCIAL-HIGHWAY ZONE\***

**Sections:**

- 18.92.010 Intent.**
- 18.92.020 Permitted uses.**
- 18.92.030 Conditional uses.**
- 18.92.040 Prohibited uses.**
- 18.92.050 Property development standards.**
- 18.92.060 Development plan approval.**
- 18.92.070 Modification of development standards.**

\* **Editor's Note:** The ordinances from which this chapter is derived also include Ordinances 186, 303, 307, 323, 358, 397, 460, 549 and 645.

**18.92.010 Intent.**

The C-H commercial-highway zone is intended to accommodate general commercial, office and other highway-oriented businesses and transportation-related service facilities which serve city-wide and transportation corridor-related needs. (Ord. 785 § 4 (part), 1983; Ord. 260 § 2 (part), 1969; Ord. 37 § 246.1, 1961)

**18.92.020 Permitted uses.**

A. Generally. Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare, in accordance with the findings set forth in Section 18.192.040 of this title. The determination of the director may be appealed to the development plan review board and, thereafter, the city council pursuant to Chapter 18.212 of this title. All uses shall be subject to the property development standards in Section 18.92.050. All uses and storage shall be conducted within a totally enclosed building with the exception of nursery stock, automobile display, commercial

recreational facilities and those uses permitted by conditional use permit.

**B. Specifically.**

1. Those permitted uses in the A-P and C-N zones.

2. Retail businesses other than automobile, boat and recreational vehicle sales and services.

3. Restaurants, provided that they not contain drive-in or drive-through service. Restaurants may have a cocktail lounge and/or dancing provided that such cocktail lounge and/or dancing is secondary and incidental to the restaurant use.

4. Fortunetelling, including similar operations which practice the business of, or art of, fortunetelling in exchange for a fee, reward, donation, loan or receipt of anything of value by means of any occult or psychic power, faculty or force, clairvoyance, mediumship, seership, prophecy, astrology, palmistry, necromancy, mind reading, telepathy or other practice. Fortunetelling does not include forecasting based on historical trends or patterns, an analysis of contemporary events, nor any of the previously listed arts when presented in an assembly of people who purchase tickets or meals in exchange for the presentation at a site licensed for entertainment land uses.

5. Accessory billiard use, up to a maximum of four tables, which is secondary and incidental to a use permitted or permitted with a conditional use permit, in this zone which is also defined by Section 10.08.007 of this title.

6. Accessory massage permitted with the following primary businesses: barbershop, beauty shop, athletic club, day spa, medical doctor's office and similar uses. (Ord. 1185 § 4, 2008; Ord. 1072 § 2, 1997; Ord. 847 § 1, 1986; Ord. 785 § 4 (part), 1983; Ord. 260 § 2 (part), 1969; Ord. 37 § 246.2, 1961)

**18.92.030 Conditional uses.**

The following uses shall be permitted subject to a conditional use permit pursuant to Chapter 18.200:

A. Those uses listed as conditional uses in the A-P zone; and

## Chapter 18.136

### A-P ADMINISTRATIVE PROFESSIONAL ZONE

#### Sections:

- 18.136.010 Intent.**
- 18.136.020 Uses permitted.**
- 18.136.030 Conditional uses.**
- 18.136.040 Prohibited uses.**
- 18.136.050 Property development standards.**
- 18.136.060 Development plan approval.**

#### **18.136.010 Intent.**

The A-P administrative professional zone is intended to provide for development of suburban (low-intensity) administrative and professional offices and related uses. (Ord. 549 § 2, 1976; Ord. 253 § 1 (part), 1969; Ord. 37 § 270, 1961)

#### **18.136.020 Uses permitted.**

A. Generally. Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare, in accordance with the findings set forth in Section 18.192.040. The determination of the director may be appealed to the development plan review board and thereafter the city council pursuant to Chapter 18.212 of this title. All uses shall be subject to the property development standards in Section 18.136.050. All uses and storage shall be conducted within a totally enclosed building with the exception of public utilities substations.

#### B. Specifically.

1. Administrative, financial, professional and sales offices.
2. Medical and health services, including dental labs.

3. Public uses, including government agency libraries, post offices, utility company offices, museums, art galleries and similar uses.

4. Special service agencies, including travel agencies, telephone exchanges, employment agencies and similar uses.

5. General research facilities, provided that such facilities shall not include the testing or use of materials, chemicals, products or technologies which are primarily found in industrial or "high-tech" facilities.

6. Accessory game arcades up to a maximum of six machines, provided that such machines are secondary and incidental to a permitted use in this zone which is also defined by Section 18.08.012.

7. Accessory massage permitted with the following primary businesses: medical doctor's office, hospital, athletic club and similar uses. (Ord. 1185 § 10, 2008; Ord. 1085 § 11 (part), 1998; Ord. 963 § 3 (A), 1992; Ord. 911 § 7 (A), 1990; Ord. 785 § 3 (part), 1983; Ord. 37 § 271, 1961)

#### **18.136.030 Conditional uses.**

The following uses may be permitted subject to a conditional use permit pursuant to Chapter 18.200 of this title:

- A. Child care centers;
- B. Church and related facilities;
- C. Educational institutions;
- D. Hospitals;
- E. Mortuaries;
- F. Performing arts studios;
- G. Athletic clubs;
- H. Private clubs, lodges and meeting halls;
- I. Animal hospitals and veterinary facilities, provided that such uses shall be limited to the treatment of small animals;
- J. Vocational schools;
- K. Theaters, provided that they shall be walk-in, indoor theaters only;
- L. Utility structures, substations and distribution facilities;
- M. Eating places, provided that they shall not include drive-through or drive-in services;



## Sea West Enterprises, Inc.

373 E. Foothill Blvd, Suite 200  
San Dimas CA 91773  
Office 909-592-7120  
Fax: 909-592-1790  
[www.seawestinc.com](http://www.seawestinc.com)

May 5, 2010

City of San Dimas  
Planning Dept.  
245 E. Bonita Ave.  
San Dimas, CA 91773  
Attention: Marco Espinoza

Regarding: Sea West Enterprises, Inc. Operations.

Marco,

In response to your inquiry about our facilities operations, here on Foothill Blvd., I thought a letter might help clarify our business basis and utilization of space. Our State of California licenses are in the field of Engineering and General building contracting. We conduct business mostly in the areas of commercial and industrial construction with a substantial percentage of our work consisting of design/build type projects. Our corporate offices occupy the second floor of the building located at 373 E. Foothill Blvd (~4,500 square feet) and we also occupy a first floor suite in the same building (~2,400 square feet). Our project administration, contract management and corporate personnel occupy the second floor suite and the first floor area is utilized as a research space for our "high-tech" clients.

As you are aware, Sea West Enterprises, for the past twenty six years we have been in San Dimas, has occupied a niche market in the astronomical and telecommunication facilities industries. We are currently working on an observatory for the State of California and the CSUSB campus and have multiple ongoing projects for broadcast firms (KNBC, ATC, KBEH, FOX to name a few). These companies are on the forefront of technological advances in their respective fields and as a prerequisite they desire to see that their prime contractors and vendors also have "capabilities" and focus in this direction. To that end Sea West participates in the research and occasionally the prototyping of new hardware and systems that serve our clients needs. Much of our work is computer design, for which we employ CAD operators and design staff. Some of the tasks come down to first generation or "beta" testing of a design and for that reason we keep a research space available. It is obvious that this type of work is occasional and has given rise to our shared parking request, however, without the "available" research

Design

Build

Project Management

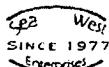


EXHIBIT B

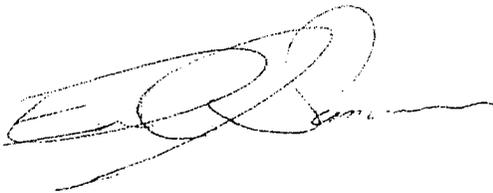
space Sea West would find itself disadvantaged in the competition for the projects in these somewhat exclusive arenas. Over the past years we have assisted in the design/research for new components of interferometric and single aperture telescopes. We hold a U. S. patent for a new generation telescope enclosure and this summer we will be working on the integration of two astronomical domes into the observatory now under construction. These and other such project tasks require both computer graphics and actual hands on capabilities that Sea West possesses. Our research space provides us with a footprint dedicated to this type of work, which represents a testament to our clientele of our project commitment.

Our ability to "share parking" with a new Plaza tenant is a result of the very low utilization of this research space. We do no manufacturing and produce no products from this location (as those are outsourced to fabrication and manufacturing firms) so although from a marketing and contract perspective, the space is necessary it is quite underutilized.

As a side note the first floor space that we have dedicated to research is parked at 1:250 albeit in the two years we have occupied the building we have had no more than two persons working within this 2,400 square foot space at any one time.

I hope this answers your question, please let me know if you need any additional information.

Best regards,

A handwritten signature in black ink, appearing to read 'Eric Simison', with a long horizontal flourish extending to the right.

Eric Simison  
Sea West Enterprises, Inc.  
373 E. Foothill Blvd, Suite 200  
San Dimas CA 91773



## Planning Commission Staff Report

**DATE:** May 19, 2010

**TO:** Planning Commission

**FROM:** Marco A. Espinoza, Associate Planner dimensioned

**SUBJECT: Classification of Use 09-04**  
A request to allow the following uses as permitted within Specific Plan No. 9, Area 4 "Restaurant" & "Research Facilities, General" 343 - 433 E. Foothill Blvd., (APN: 8665-008-013 & -033)  
Associated Cases: Conditional Use Permit 10-01 (Shared Parking)

### **SUMMARY**

*The subject property is zoned Specific Plan 9, Area 4 (Highway Retail) which requires all proposed uses to be approved by the Planning Commission and the City Council.*

*The site was developed in 2009 as an office complex; hence, the only approved use is office. The applicant would like to expand the permitted uses and is proposing following uses:*

- *Restaurant (no drive-in, drive-through services or alcohol sales permitted); and*
- *Research Facilities, General.*

*Staff is recommending the Planning Commission recommend approval of the proposed permitted uses to the City Council.*

### **BACKGROUND**

In 2005 the subject site was approved for the development of an office complex. The site consists of four separate buildings designed to be used as office space. The complex (Canyon Trail Plaza) was parked at a ratio of one parking space per

250 sq. ft. of office floor area. The site currently meets all the development standards of the Code. The subject property is the only site within Area 4 of Specific Plan No. 9.

The subject property is an odd shaped lot that abuts a portion of the Los Angeles Department of Water and Power Easement (LADWP). Due to the many constraints of developing this property, land uses were not listed but were left up to the Planning Commission and the City Council to determine based on the development. Approval of the use(s) requires making the findings as called out in Code Section 18.514.080(B).

During the development process of the Canyon Trail Plaza, office use was the only use called out for the property: therefore, limiting the type of businesses that could occupy the complex. The following uses are considered allowable under the office uses: professional, administrative, financial and sales office. The property owner has had several inquiries by potential tenants for other uses. Therefore, the applicant/property owner is looking to expand the possible uses for the site with the following uses:

- Restaurant (no drive-in, drive-through services or alcohol sales permitted);  
and
- Research Facility, General.

### **ANALYSIS**

Foothill Boulevard is considered a major arterial road which is developed with mostly office complexes and abutting rear yards of single-family and multi-family developments. The non-residential properties are zoned Commercial Highway (CH) and Administrative Professional (AP); Staff has attached the permitted and conditionally permitted uses for these zones for your review (see Exhibit A).

As mentioned before, Canyon Trail Plaza was developed and approved as an office complex. The applicant would like to expand the proposed uses allowed at the site and is using the AP and CH zones, permitted uses as a guide for such uses. The applicant is proposing restaurant use (no drive-in, drive-through services or alcohol sales permitted) as a permitted use for the site, in addition to research facility, General.

Restaurant use can already be found along Foothill Boulevard, just south of the site. Staff feels that the proposed use will not conflict with Specific Plan No. 9, Area 4, which intended to provide suitable commercial use(s) on a free-standing irregularly shaped parcel. The use would not be any more intense than other existing and/or permitted uses along Foothill Boulevard. Restaurant uses tend to have peak hours when they are their busiest but after those hours they tend to not have much of an impact on the site. The intended restaurant tenant for this site is only proposing to be open to the general public from 6:00 a.m. to 7:00 p.m. decreasing the possible impacts to the site.

3

*Research Facility, General*

Research facilities are a permitted use in the AP and CH zones which many of the properties on the south side of Foothill Boulevard are zoned. This use is considered similar to office use which is permitted in the AP and Ch zones but the use is identified individually from office uses in the code. Staff feels that research facility use would be consistent with the existing development, zoning and intent of Specific Plan No. 9, area 4 and would not create a negative impact to the zone.

*Parking*

The Canyon Trail Plaza was parked at one space for every 250 sq. ft. of office floor area and currently meets the parking requirements of 70 spaces. During the development of the complex three additional parking spaces were created providing the site with a total of 73 parking spaces.

Research Facility has the same parking ratio requirement as office use avoiding any conflict in the parking demand.

The proposed restaurant use is considered a more intense use requiring a greater parking requirement. Restaurant use requires one space for every 75 square feet of use. The site currently does not meet the parking demand for a restaurant use but the requirement could be satisfied with a shared parking agreement and/or providing the additional spaces.

Approving the restaurant use does not automatically permit the use on the site; the applicant would still need to comply with the parking requirements of the use. Associated with this classification of use request is a shared parking agreement with the site itself that would satisfy the parking requirements for a potential restaurant use.

USES	PARKING REQUIREMENTS
Professional, administrative, financial and sales office.	1 Parking space per 250 sq. ft. of floor area.
Research Facility, General	1 Parking space per 250 sq. ft. of floor area.

Eating Places: including those having take-out service facilities (no drive-in or drive-through service	1 Parking space per 75 sq. ft. of floor area.
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**CONCLUSIONS**

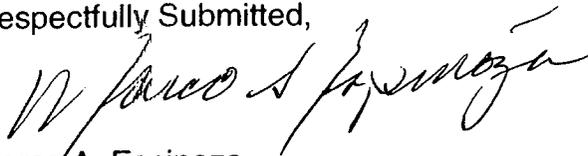
The subject site is an odd shaped lot which had many difficulties when developing, but the applicant was able to develop a high quality project. The initial intent of the applicant was to develop the site as an office complex, but due to the downturn in the economy, many of the spaces are still vacant. Therefore, the applicant is looking to expand the permitted uses for the site. The proposed restaurant and research facility uses would be compatible with existing uses in the area and with the permitted land uses within the AP and CH zones, which many of the surrounding properties are designated. The proposed restaurant use would provide service to the administrative/professional uses along Foothill Boulevard enhancing the cohesiveness of professional and services business along the Corridor as per the City's General Plan Land Use Element.

**RECOMMENDATION**

Staff recommends that the Planning Commission recommend approval of the following uses as permitted by right within Specific Plan No. 9, Area 4, known as Canyon Trail Plaza located at 343 – 433 E. Foothill Boulevard to the City Council:

- Restaurant (no drive-in, drive-through services or alcohol sales permitted); and
- Research Facility, General.

Respectfully Submitted,



Marco A. Espinoza  
Associate Planner

- Attachments:
- Appendix A - General Information
  - Exhibit A - Permitted and conditionally permitted land uses in AP and CH zones
  - Exhibit B - Letter from applicant
  - PC Resolution

## APPENDIX A

### GENERAL INFORMATION

Applicant: Eric Simison

Owner: Eric Simison, Canyon Trail Plaza LLC

Location: 343 – 433 E. Foothill Boulevard

General Plan: Commercial

Surrounding  
Land Use and Zoning North: Use – Flood control wash; horse stables & City  
Park, zone – Open Space (OS)  
South: Use – Office and commercial uses, Zone –  
Commercial Highway (CH)  
East: Use – LADWP utility corridor, Zone – Specific  
Plan No. 9  
West: Use – Horse stables, Zone – Open Space (OS)

Legal Notice: A legal notice was posted at Temporary City Hall, the  
Library, Post Office, Community/Senior Center and  
Via Verde Shopping Center, advertised in the Inland  
Valley Daily Bulletin; and was mailed to property  
owners within 300 feet of the project on May 7, 2010.

Environmental: Categorical Exemption, 15301 Existing Facilities

## RESOLUTION PC-1415

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF CLASSIFICATION OF USE CASE NO. 09-04, A REQUEST TO ALLOW THE FOLLOWING USES AS PERMITTED BY RIGHT WITHIN SPECIFIC PLAN NO. 9, AREA 4: "RESTAURANT" AND "RESEARCH FACILITY, GENERAL"

WHEREAS, an application was filed for Classification of Use No. 09-04 by:

Eric Simison  
373 E. Foothill Boulevard  
San Dimas, CA 91773

WHEREAS, the Classification of Use No. 09-04 is described as:

A request to allow Restaurant (no drive-in, drive-through services or alcohol sales permitted) and Research Facility, General as permitted uses within Specific Plan No. 9, Area 4 (343 – 433 E. Foothill Boulevard) which are similar to other uses permitted along the Foothill Boulevard corridor:

WHEREAS, Classification of Use No. 09-04 would only affect Specific Plan No. 9, Area 4;

WHEREAS, the Planning Commission has received the report and recommendation of such agencies as have submitted information, including the written report and recommendation of Staff; and

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

A. The uses are compatible with retail uses established in the general plan.

The existing development was originally planned for small office spaces, with tenant spaces ranging in the area of 2,000 to 3,000 sq. ft. This is consistent with the Land Use Element of the General Plan which encourages having smaller commercial/service spaces, and that can be purchased and/or leased.

B. The proposed use will further promote the purpose and intent of the specific plan.

The proposed uses will further help establish the Foothill Boulevard corridor as an administrative/professional district providing the employees of such business a close place to eat, enhancing the scenic highway environment with an aesthetic cohesiveness of professional and service businesses. In addition to providing alternative office uses such as research facilities. Restaurants, in particular, support the intended highway retail purpose of Specific Plan No. 9, Area 4.

C. The proposed use is the highest and best use of the parcel.

The proposed uses are similar to other uses on nearby properties such as the restaurant on the south side of Foothill Boulevard that is used by many of the businesses and local residents; allowing the proposed uses would further encourage growth of these types of business.

D. The proposed use is not detrimental to surrounding property and uses and will promote the public health, safety and welfare.

The proposed uses will comply with all zoning regulations and any modification to the proposed site will also comply with all development and building standards in order to protect the health, safety and general welfare of the public.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission determines that Restaurant (no drive-in, drive-through services or alcohol sales permitted) and Research Facility, General uses are compatible with other uses permitted within Specific Plan No. 9 and CH zone and should be allowed by right in Specific Plan No. 9, Area 4, and recommends to the City Council approval of Classification of Use 09-04.

PASSED, APPROVED and ADOPTED, the 19<sup>th</sup> day of May 2010, by the following vote:

AYES: Bratt, Davis, Ensberg, Rahi, Schoonover.

NOES: None

ABSENT: None

ABSTAIN: None

  
\_\_\_\_\_  
Jim Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

  
\_\_\_\_\_  
Daniel Coleman, Director of Development Services

JUNE 16, 2010

Call received from:

ANNE W. MEREDITH  
EQUESTRIAN CENTER  
909/599-2494

SHE SUPPORTS SIMISON PROJECT AT 343-433 E. FOOTHILL BLVD.

## RESOLUTION NO. 2010-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CLASSIFICATION OF USE 09-04, A REQUEST TO ALLOW THE FOLLOWING USES AS PERMITTED WITHIN SPECIFIC PLAN NO. 9, AREA 4 HIGHWAY RETAIL, "RESTAURANT" & "RESEARCH FACILITIES, GENERAL" 343 – 433 E. FOOTHILL BLVD., (APN: 8665-008-013 & -033)

WHEREAS, an application for a Classification of Use has been duly filed by:

Eric Simison  
373 E. Foothill Boulevard  
San Dimas, CA 91773

WHEREAS, the applicant is requesting a classification of use to allow by right the following uses within Specific Plan No. 9, Area 4 Highway retail:

- Restaurant (no drive-in, drive-through services or alcohol sales permitted); and
- Research Facility, General.

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on June 22, 2010, at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Council at the hearing, including written and oral staff reports, together with public testimony, the City Council now finds as follows:

A. The uses are compatible with retail uses established in the general plan.

The existing development was originally planned for small office spaces, with tenant spaces ranging in the area of 2,000 to 3,000 sq. ft. This is consistent with the Land Use Element of the General Plan which encourages having smaller commercial/service spaces, and that can be purchased and/or leased.

B. The proposed use will further promote the purpose and intent of the specific plan.

The proposed uses will further help establish the Foothill Boulevard corridor as an administrative/professional district providing the employees of such business a close place to eat, enhancing the scenic highway environment with an aesthetic cohesiveness of professional and service businesses. In addition to providing alternative office uses such as research facilities. Restaurants, in particular, support the indented highway retail purpose of Specific Plan No. 9, Area 4.

C. The proposed use is the highest and best use of the parcel.

The proposed uses are similar to other uses on nearby properties such as the restaurant on the south side of Foothill Boulevard that is used by many of the businesses and local residents; allowing the proposed uses would further encourage growth of these types of business.

D. The proposed use is not detrimental to surrounding property and uses and will promote the public health, safety and welfare.

The proposed uses will comply with all zoning regulations and any modification to the proposed site will also comply with all development and building standards in order to protect the health, safety and general welfare of the public.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Classification of Use 09-04, a request to allow by right the following uses "Restaurant" (no drive-in, drive-through services or alcohol sales permitted) and "Research Facility, General" within Specific Plan No. 9, Area 4 Highway Retail. A copy of this Resolution shall be mailed to the applicant.

The City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED THIS 22<sup>nd</sup> DAY OF JUNE 2010.**

---

Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

---

Ina Rios, CMC, City Clerk

I, INA RIOS, CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 2010-37 was passed and adopted at the regular meeting of the City Council held on the 22<sup>nd</sup> day of June 2010, by the following vote-to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Ina Rios, CMC, City Clerk



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of June 22, 2010*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Community Development

**SUBJECT:** Consideration to approve City Energy Efficiency & Conservation Strategy and receive and file the Greenhouse Gas Emissions Inventory

---

## **BACKGROUND**

### **Department of Energy (DOE):**

#### *Energy Efficiency and Conservation Block Grant (EECBG) Program:*

The City of San Dimas was allocated \$150,200. Of this allocation, \$52,345 was used to directly fund the study and development of a city-wide Energy Strategy, including a greenhouse gas emissions inventory. The City contracted with CTG, an energy consultant, to assist in facilitating and developing the energy strategy and inventory.

The City of San Dimas has established a list of the top five goals for Energy Efficiency and Conservation based on short-term and long-term objectives. These five goals are the drivers for the City to develop an Energy Efficiency and Conservation Strategy (EECS). The EECS is intended to assist the city in applying for future stimulus funds under the EECBG program as well as to guide on-going City action to save energy and reduce emissions. The EECS is also a requirement of the DOE Grant that was awarded on September 30, 2009 for \$150,200.

The top 5 City Goals identified were:

1. Engage, support and educate of residents and the business community in their efforts to be more sustainable in the use of nature resources.
2. Identify and commit to reducing energy and water use in all City Operations.
3. Conduct energy audits and collect key data and information in order to develop and implement a prioritized set of targets and strategies.

72<sup>(1)</sup>

4. Promote energy efficiency and water conservation in City housing programs
5. Develop strategies for the reduction of greenhouse gas emissions from transportation by reviewing land use, fleet conversions, and other potential cost effective strategies.

In order to help the City understand its major sources of greenhouse gas emissions and to help prioritize strategies, a comprehensive energy and GHG inventory was conducted by CTG. The inventory findings were presented to the City staff participating in the EECS development.

A list of potential projects will be created based on the highest GHG emitting areas, such as Transportation, Residential and Non-Residential sectors. An assessment of these potential projects to weight against implementation factors will also be created to illustrate which projects may have the greatest level of impact. The Assessment of these measures will provide a range of benefits to the City, including:

- Increased homeowner knowledge and awareness of conservation measures
- Increased ability for homeowners to implement measures
- On-going cost savings for City residents
- Reduction of greenhouse gas emissions within the City
- Stimulation of economy through demand for energy related services

These measures meet DOE goals of reducing GHG emissions and conserving energy.

### **RECOMMENDATION**

Staff recommends adopting the attached Resolution approving the Energy Efficiency & Conservation Strategy and recommends to receive and file the attached Greenhouse Gas Emissions Inventory.

Respectfully Submitted,



Larry Stevens,  
Assistant City Manager for Community Development

### Attachments:

1. Resolution adopting Energy Efficiency & Conservation Strategy
2. Greenhouse Gas Emissions Inventory

**RESOLUTION NO. 2010-39**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS  
ADOPTING THE CITY-WIDE ENERGY EFFICIENCY &  
CONSERVATION STRATEGY**

WHEREAS, local government actions to increase energy efficiency provide multiple local benefits including reduced energy cost, open space preservation, air and water quality improvements, reduced traffic congestion, economic development, energy conservation and job creation through new energy technologies; and

WHEREAS, the City recognizes the economic opportunities and quality of life benefits from taking leadership in the area of energy responsibility; and

WHEREAS, the City established a team of department leaders to investigate options to help the City move toward compliance with environmentally-related goals by evaluating existing sustainability measures and opportunities; and

WHEREAS, the City completed a comprehensive greenhouse gas (GHG) inventory to determine both municipal and community-wide emissions; and

NOW, THEREFORE BE IT RESOLVED THE CITY COUNCIL OF THE CITY OF SAN DIMAS HEREBY:

Approves the Energy Efficiency & Conservation Strategy, as set forth in attached Exhibit A, and is committed to the long-range goal of reducing its greenhouse gas emissions as follows:

1. Engage, support and educate of residents and the business community in their efforts to be more sustainable in the use of nature resources.
2. Identify and commit to reducing energy and water use in all City Operations.
3. Conduct energy audits and collect key data and information in order to develop and implement a prioritized set of targets and strategies.
4. Promote energy efficiency and water conservation in City housing programs
5. Develop strategies for the reduction of greenhouse gas emissions from transportation by reviewing land use, fleet conversions, and other potential cost effective strategies.
6. These goals were identified by City staff as being in alignment with current practices, consistent with City policy and achievable within City operations.

PASSED, APPROVED and ADOPTED, the 22<sup>nd</sup> day of June, 2010

---

Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

---

Ina Rios, CMC, City Clerk

I HEREBY CERTIFY that the foregoing Resolution was adopted by vote of the City Council of the City of San Dimas at its regular meeting of June 22, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Ina Rios, CMC, City Clerk

# **CITY OF SAN DIMAS**

## **ENERGY EFFICIENCY & CONSERVATION STRATEGY**

Prepared for:

**City of San Dimas**

245 East Bonita Avenue

San Dimas, CA 91773

Prepared by:

**CTG Energetics, Inc.**



June 4, 2010

## **INTRODUCTION**

The City of San Dimas has engaged in the process of developing an Energy Efficiency Conservation Strategy (EECS). This effort was initiated in order to meet funding requirements for the Department of Energy's *Energy Efficiency and Conservation Block Grant* (EECBG) program. The EECS is intended to both assist in the application for stimulus funds under the EECBG program as well as to guide on-going City action to save energy and reduce emissions.

The EECS development process includes several components:

- A kick-off workshop with City staff to set goals and evaluate current existing sustainability measures and opportunities
- A comprehensive greenhouse gas (GHG) inventory to determine both municipal and community-wide emissions
- Evaluation, selection and implementation of projects to be funded directly with EECBG funds.

All of the planning activities, GHG inventory, and implementation of retrofit projects will be funded through the EECBG program.

### **The top 5 City Goals:**

- Engage, support and educate of residents and the business community in their efforts to be more sustainable in the use of nature resources.
- Identify and commit to reducing energy and water use in all City Operations.
- Conduct energy audits and collect key data and information in order to develop and implement a prioritized set of targets and strategies.
- Promote energy efficiency and water conservation in City housing programs
- Develop strategies for the reduction of greenhouse gas emissions from transportation by reviewing land use, fleet conversions, and other potential cost effective strategies.

These goals were identified by City staff as being in alignment with current practices, consistent with City policy and achievable within City operations.

## **POLICY BACKGROUND**

With the passage of AB-32 and other related climate legislation by the State, local governments in California are now facing new regulatory challenges related to climate change. While the specific requirements for cities are still emerging, it is clear that all projects requiring EIRs under CEQA must consider climate change and, that cities will be responsible for understanding and evaluating

these applications. In addition, cities will be on the front line of regional planning efforts related to SB-375, which links transportation, housing and employment at a regional scale.

In order to proactively address this context and prepare for impending requirements, many cities are conducting GHG inventories. These inventories allow individual cities to understand the sources and quantities of emissions from various sectors in order to appropriately target action and create policy that will result in emissions reductions in line with AB-32 targets.

### **SUMMARY OF GHG INVENTORY FINDINGS**

A greenhouse gas (GHG) emissions inventory has been performed for the City of San Dimas. A GHG inventory provides information on the activities that cause emissions and removals, as well as background on the methods used to make the calculations. Policy makers use greenhouse gas inventories to track emission trends, develop strategies and policies and assess progress. The distinct inventories have been presented below. These include a 2006 "baseline", 2020 "business-as-usual", and 2020 "business-as-usual" with State Actions.

Table 1 summarizes estimated City-wide GHG emissions for the 2006 baseline, 2020 business-as-usual (BAU), and 2020 business-as-usual with State action inventories. Emissions are reported in metric tons of carbon dioxide equivalents (MTCO<sub>2e</sub>). The 2020 emissions estimated in the BAU inventory including state actions reflect full implementation of the Renewable Portfolio Standards, Corporate Average Fuel Economy Standards, Low Carbon Fuel Standards, and Title 24 Code cycle updates.

Table 2 summarizes the estimated upstream and downstream emissions reduction benefits associated with San Dimas' diverted solid waste. These values include the emissions reductions associated with decreases in raw materials acquisition and manufacturing emissions and increases in forest and soil carbon sequestration associated with diverting solid waste.

Table 1: Historical and projected City-wide greenhouse gas emissions by sector (MTCO<sub>2</sub>e)<sup>1</sup>

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2</sub> e)	% of Total	2020 Business-As-Usual (MTCO <sub>2</sub> e)	% of Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2</sub> e)	% of Total
Residential	57,536	19%	59,447	19%	45,257	18%
Non-residential	54,815	18%	57,894	18%	43,433	17%
Water	4,195	1%	4,975	2%	4,229	2%
Transportation	159,007	52%	162,426	51%	128,317	51%
Infrastructure <sup>2</sup>	5,611	2%	6,198	2%	5,268	2%
Landfilled Solid Waste <sup>3</sup>	24,728	8%	26,334	8%	26,334	10%
<b>Total Emissions</b>	<b>305,893</b>		<b>317,274</b>		<b>252,838</b>	
<b>Total Emissions per Capita</b>	<b>8.55</b>		<b>8.21</b>		<b>6.54</b>	

Table 2: Lifecycle emissions reductions associated with solid waste diversion (MTCO<sub>2</sub>e)<sup>4</sup>

City of San Dimas Emission Reduction Sectors	2006 Baseline (MTCO <sub>2</sub> e)	2020 Business-As-Usual (MTCO <sub>2</sub> e)	2020 Business-As-Usual with Statewide Action (MTCO <sub>2</sub> e)
<b>Diverted Solid Waste Lifecycle Benefits</b>	<b>(168,351)</b>	<b>(179,280)</b>	<b>(179,280)</b>

<sup>1</sup> Numbers vary slightly due to rounding.

<sup>2</sup> Infrastructure includes emissions due to street lighting, traffic lighting, and agricultural and pumping energy use.

<sup>3</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.

<sup>4</sup> Diversion includes recycled materials, green waste, source reduction, and other diversion.

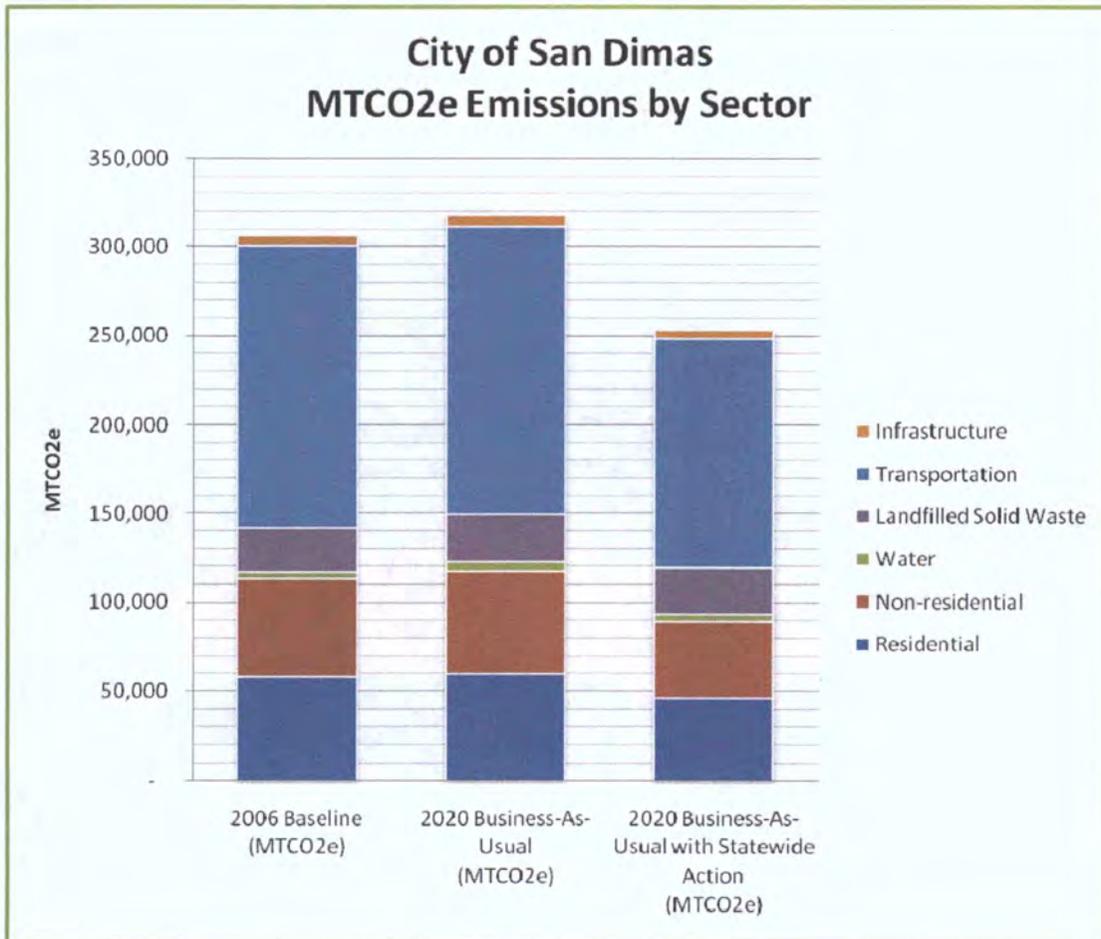


Figure 1: Historical and projected City-wide greenhouse gas emissions (MTCO<sub>2</sub>e)

There are a number of relevant observations and notes on the City-wide greenhouse gas emission data:

- Transportation is clearly the largest contributor to the City's GHG footprint.
  - Reducing the City's transportation greenhouse gas emissions will be an important element of reducing overall greenhouse gas emissions. Measures that promote bicycling, walking and other alternative transportation may facilitate in bringing this source of GHG emissions down.
- Residential and non-residential building energy use is the next largest greenhouse gas emitter. Policies and actions that promote building energy efficiency for home and

business improvements will play an important role in reducing the City's greenhouse gas footprint.

- The City's solid waste practices result in both GHG emissions and reductions. While the City's landfilled solid waste is a significant contributor to citywide emissions, the lifecycle impacts of solid waste diversion indirectly reduce emissions. These solid waste diversion greenhouse gas reductions are mainly due to source reductions which decrease the amount of materials or products generated before they become municipal solid waste, thus impacting the reduced energy required to mine and process materials.
- The relative percent contribution of emissions from different sectors remains consistent throughout the 2006 and 2020 estimates. This means that even with anticipated state actions, San Dimas' 2020 emissions profile is expected to remain comparable in the future.

#### **EXISTING CITY PROGRAMS**

The City of San Dimas is already implementing a number of programs that will conserve energy and reduce GHGs; here is a partial list:

- Green building is promoted via the City's website, which provides links to Remodeling Guides for homeowners.
- The City's website includes a section on Residential Energy Savings that informs cost-effective ways to increase the energy efficiency of homes and ways in which Southern CA Edison can be a useful resource.
- The Environmental Services page on the City's website provides valuable resources such as a carbon footprint calculator, water conservation information, smart gardening workshops, and recycling tips.
- The City has a Tree Preservation Ordinance which has been in effect since 1990.
- The City participates biannually in the County Smart Gardening program, offering free workshops on composting, worm composting, and grass recycling.
- The City's Environmental Coordinator provides outreach to city elementary schools several times a year on energy and water conservation, alternative transportation and pollution prevention.

#### PLANNED CITY PROGRAMS OR PROJECTS

- Several relevant efforts are underway with the City's Community Development Long-Range Planning division such as: Walnut Creek Preserve Master Plan, climate action plan opportunities, mixed use re-zoning, and a comprehensive review of non-motorized transportation routes.
- The City Public Works Department is updating its Bikeway Systems Master Plan in order to become eligible for funding bike and alternative transportation infrastructure projects. The City Public Works Department successfully obtained a grant from the South Coast Air Quality Management District to construct a CNG Facility at the School District Yard. The matching funds were not awarded to the School District by the EPA so alternative options are being considered.
- The City Public Works Department is anticipating award of an EPA Climate Showcase Grant (Round 2) in 2010 to re-use 40,000-60,000 gallons of water/day for landscaping and building operational water needs.

#### EECBG PROGRAM

As part of the EECBG requirement, the City was required to complete an EECS specifically for the DOE, referred to as "Attachment D," along with "Activity Sheets" which outline each of the projects to be pursued. After completing the GHG inventory, which was the first project funded by the EECBG program in San Dimas, a number of projects were evaluated to determine which would be the best fit for this program. The selected project included in the DOE package are:

- Development of the City-focused EECS
- Development of the GHG Inventory
- Retrofit of irrigation controllers in street medians to conserve water
- Retrofit of lighting in the San Dimas Senior Center to conserve energy

As these projects are implemented by the Community Development Department, they will be monitored and progress will be reported quarterly to the DOE. The results of the City's efforts will be shared with information networks and databases, to contribute to the body of collective knowledge among local and state agency officials regarding the embodied energy efficiency efforts implemented with EECBG funds. Program results and best practices will be shared with SCAG regional databases. The measures prescribed in the City's proposed project will provide energy and water savings and are intended to contribute to the region's reduction targets.

## POTENTIAL FUTURE PROJECTS

In addition to the projects selected for EECBG funding, other projects were identified that will help the City save energy and reduce GHGs. A summary of these projects is provided below to serve as a springboard for identifying potential future projects that may help the City reach its goals. These ideas correspond with major sources of emissions within the City, particularly transportation, solid waste and residential energy usage.

- **Transportation:** Promote access to and usage of alternative transportation options throughout the City, such as:
  - Creating and providing access to maps of local bike paths and public transportation (e.g. on the City's website or for distribution in hard copy)
  - Encouraging carpools, vanpools, bike commuting, telecommuting by local businesses through education and assistance in developing alternative transportation programs
  - Encouraging bike or walk to school/work days
  - Explore increasing bike lanes in the city and provide more secure locations to lock a bicycle.
  - Explore constructing a Bike Station at the future Gold Line Metrolink Station to encourage bike/transit commuting.
  - Consider providing electric bicycles for city employees to use for in town lunch trip and errands.
- **Solid Waste:** Improve solid waste recycling rates by:
  - Continue working with contracted waste hauler to increase commercial and multi-family residential recycling
  - Working with waste hauler to increase recycling rates throughout the City
  - Encourage backyard composting by making available compost bins to reduce solid waste loads.
- **Residential Energy:** Promote residential energy conservation by:
  - Explore providing educational resources via the City's website, public workshops, and other venues on homeowner retrofit measures, including information on potential strategies, energy cost savings and utility rebate programs

- Consider requiring more stringent energy conservation strategies in new development than required by code
  - Consider incentivizing residents by waiving/reducing permit fees, or expediting the permit process for energy efficiency or renewable energy projects.
  - Evaluate creating a rebate program that provides subsidies for some portion of energy efficiency measures that are implemented, or establish a reasonable flat fee per measure.
  - Consider providing direct grants to qualifying homes for implementing energy efficiency retrofits.
  - Consider utilizing the free Southern California Edison residential energy surveys as a prerequisite to eligibility for residents who apply for retrofit permits. This is recommended to ensure that participants have thought carefully about which projects make sense for them and have selected appropriate projects. Free utility audit programs are listed on SCE's website:  
<http://www.sce.com/Tools/Residential/HomeEnergySurvey.htm?from=redirect>. This audit process will help residents to prioritize energy measures that make long-term economic sense for their homes and will help validate applications.
  - Explore sponsoring 1-2 representative energy audit pilot projects. In this option, selected homes would undergo more detailed energy audits (e.g. through a SoCal Edison program or conducted by a Certified HERS Contractor). The recommended retrofits will then be implemented up to the budget allocated.
  - Utilize the HUD retrofit program to implement energy efficiency upgrades for qualifying homes.
  - Consider the types of housing energy efficiency upgrades that are most common for the residential vintage housing stock in the area and focus the implementation on select measures (for example installation of insulation). By analyzing what energy efficiency measures provide the greatest impact and expected paybacks. This may also allow the City to partner with a local green jobs training program (e.g. with a local community college).
- The city will monitor the development of regional cost effective programs that address the upfront cost of residential energy projects such as a PACE program. This program and potentially others like it may be explored
  - **Education and Outreach:** Provide educational resources to the community on sustainability by:

- Consider holding free public workshops in a central location to explain the benefits of energy efficiency, why and how to conduct audits, how to select appropriate projects and funding. (This could be presented by a public utility service representative and/or other qualified consultant).
- Broadcasting educational workshops on the local public channel.
- Promoting sustainability through the City's Website, street signage, local newspapers, flyers in local businesses, phone tree, etc.

Projects such as these will help the City and its residents save money, reduce energy usage, reduce greenhouse gas emissions, improve air quality and boost the economy.



# CITY OF SAN DIMAS

## GREENHOUSE GAS INVENTORY AND TECHNICAL SUPPORTING DATA

Prepared for:

City of San Dimas  
245 East Bonita Avenue  
San Dimas, CA 91773

Prepared by:

CTG Energetics, Inc.

06/01/2010

California

Colorado

Nevada

Rhode Island

Washington DC



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## NOMENCLATURE

<b>Abbreviation</b>	<b>Description</b>
CARB	California Air Resources Board
CEUS	California Commercial End-Use Survey
CO <sub>2</sub> e	carbon dioxide (CO <sub>2</sub> ) equivalents
GHG	greenhouse gas
GWP	global warming potential
IPCC	Intergovernmental Panel on Climate Change
MTCO <sub>2</sub> e	metric tons of carbon dioxide (CO <sub>2</sub> ) equivalents
RPS	Renewable Portfolio Standard
SCE	Southern California Edison
SCG	Southern California Gas Company



## EXECUTIVE SUMMARY

### Overview

A greenhouse gas (GHG) emissions inventory has been performed for the City of San Dimas. A GHG inventory provides information on the activities that cause emissions and removals, as well as background on the methods used to make the calculations. Policy makers use greenhouse gas inventories to track emission trends, develop strategies and policies and assess progress. The distinct inventories have been presented below. These include a 2006 "baseline", 2020 "business-as-usual", and 2020 "business-as-usual" with State Actions.

The "baseline" inventory represents the City's calculated 2006 emissions generated by activities associated with the City of San Dimas. The 2020 "business-as-usual" inventory assumes that any projected growth would occur at the same carbon intensities as is typical practice in 2006. In other words, each new dwelling unit or square foot of commercial space would be accompanied by the same amount of new emissions as is the case today. This approach mirrors the California Air Resources Board Scoping Plan's definition and use of the business-as-usual concept. The 2020 "business-as-usual" inventory with State Actions applies specific State policies designed to reduce GHG emissions economy-wide moving forward.

For the purposes of this analysis, city-wide emissions have been defined as the summation of municipal/public emissions and community emissions. Community emissions are those associated with the operation of buildings, land, or other such items not owned and operated by the City of San Dimas. Community emissions were calculated using estimated residential energy use, commercial building energy use, water use, solid waste, and community-wide transportation. Municipal/public emissions are those associated with the operation of office buildings, public land, infrastructure, or other such items operated by the City of San Dimas. Municipal emissions have been broken out of the City-wide emission profile for reference. The goal of this inventory is to help the City of San Dimas understand its greenhouse gas emissions profile to help inform policy and achieve the most effective greenhouse gas emission reductions. This inventory has been compiled using data provided by City staff. Where data is missing, estimates have been made using the best available data and methodologies.

### City-Wide Emissions

Table 1 summarizes estimated City-wide GHG emissions for the 2006 baseline, 2020 business-as-usual (BAU), and 2020 business-as-usual with State action inventories. Emissions are reported in metric tons of carbon dioxide equivalents (MTCO<sub>2e</sub>). The 2020 emissions estimated in the BAU inventory including state actions reflect full implementation of the Renewable Portfolio Standards, Corporate Average Fuel Economy Standards, Low Carbon Fuel Standards, and Title 24 Code cycle updates.

Table 2 summarizes the estimated upstream and downstream emissions reduction benefits associated with San Dimas' diverted solid waste. These values include the emissions reductions associated with decreases in raw materials acquisition and manufacturing emissions and increases in forest and soil carbon sequestration associated with diverting solid waste. For more discussion of San Dimas solid waste emissions, see Section 2.4.



Table 1: Historical and projected City-wide greenhouse gas emissions by sector (MTCO<sub>2e</sub>)<sup>1</sup>

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2e</sub> )	% of Total	2020 Business-As-Usual (MTCO <sub>2e</sub> )	% of Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )	% of Total
Residential	57,536	19%	59,447	19%	45,257	18%
Non-residential	54,815	18%	57,894	18%	43,433	17%
Water	4,195	1%	4,975	2%	4,229	2%
Transportation	159,007	52%	162,426	51%	128,317	51%
Infrastructure <sup>2</sup>	5,611	2%	6,198	2%	5,268	2%
Landfilled Solid Waste <sup>3</sup>	24,728	8%	26,334	8%	26,334	10%
<b>Total Emissions</b>	<b>305,893</b>		<b>317,274</b>		<b>252,838</b>	
<b>Total Emissions per Capita</b>	<b>8.55</b>		<b>8.21</b>		<b>6.54</b>	

Table 2: Lifecycle emissions reductions associated with solid waste diversion (MTCO<sub>2e</sub>)<sup>4</sup>

City of San Dimas Emission Reduction Sectors	2006 Baseline (MTCO <sub>2e</sub> )	2020 Business-As-Usual (MTCO <sub>2e</sub> )	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )
<i>Diverted Solid Waste Lifecycle Benefits</i>	(168,351)	(179,280)	(179,280)

<sup>1</sup> Numbers vary slightly due to rounding.

<sup>2</sup> Infrastructure includes emissions due to street lighting, traffic lighting, and agricultural and pumping energy use.

<sup>3</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.

<sup>4</sup> Diversion includes recycled materials, green waste, source reduction, and other diversion.

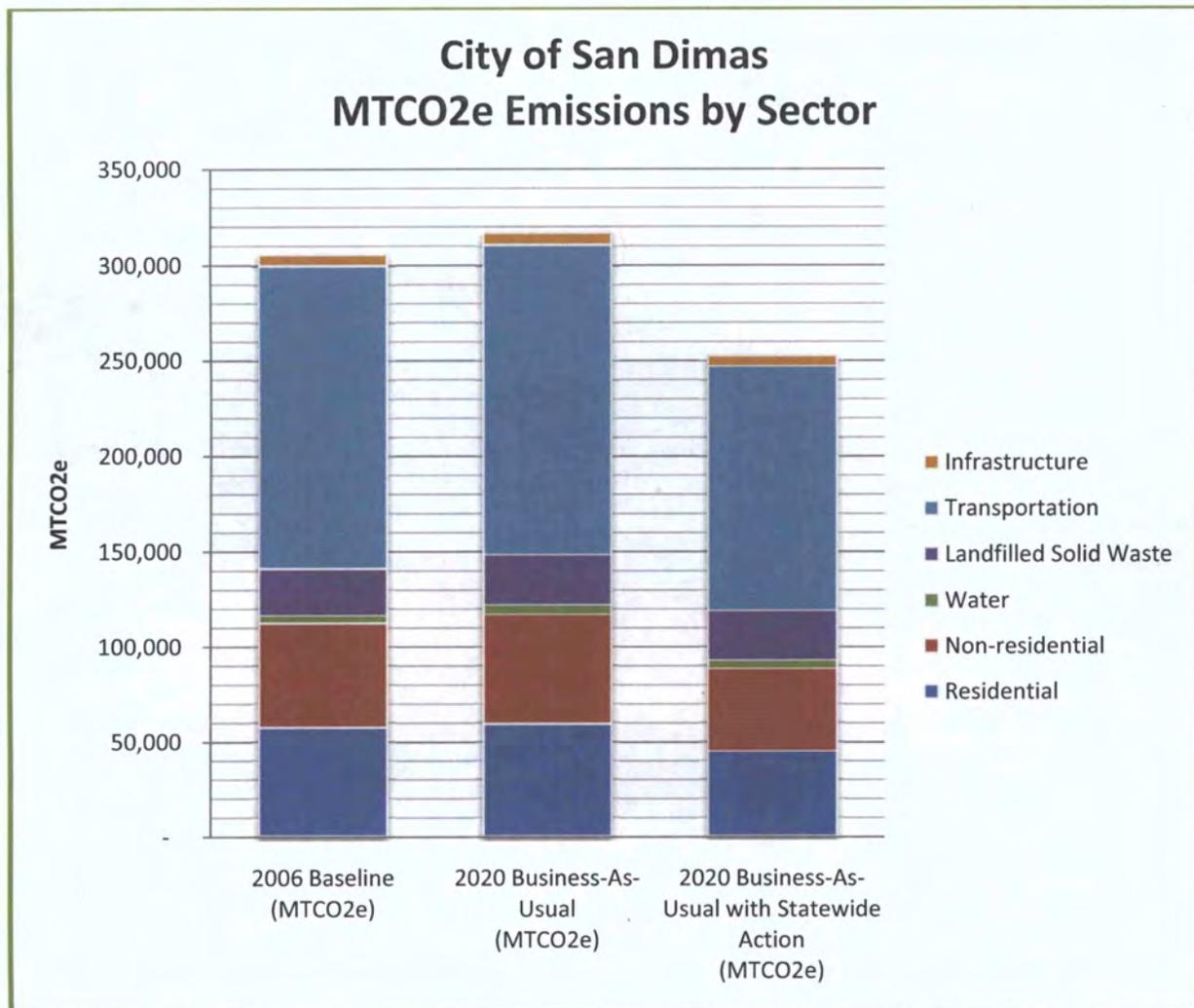


Figure 1: Historical and projected City-wide greenhouse gas emissions (MTCO<sub>2</sub>e)

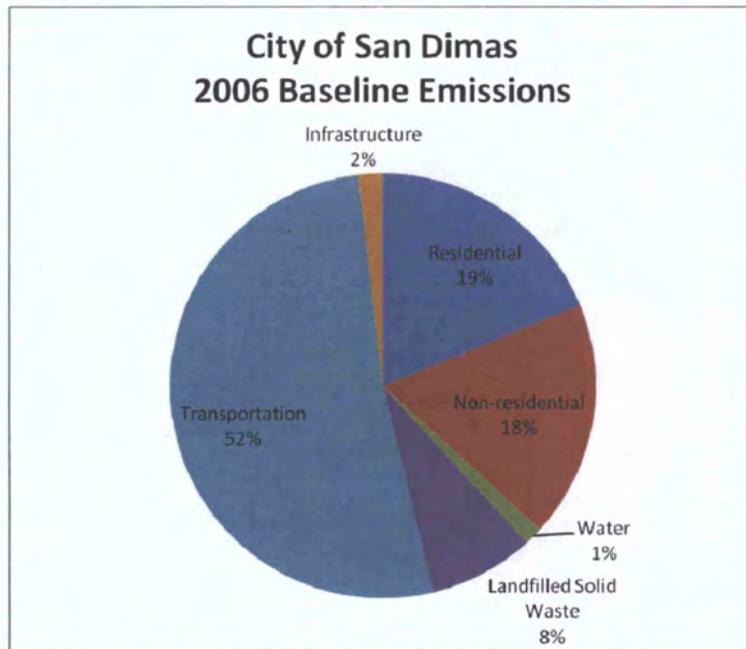


Figure 2: 2006 City-wide baseline emissions by emissions sector

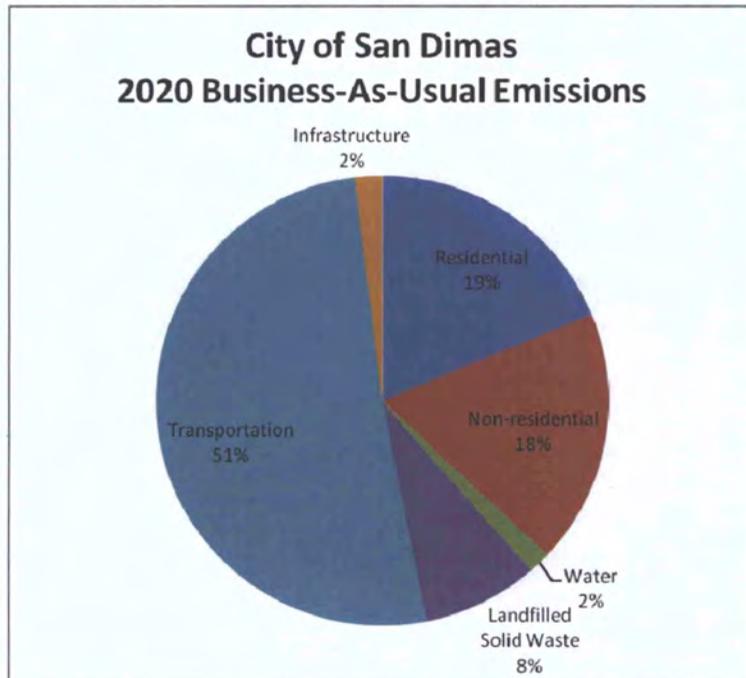


Figure 3: Projected City-wide 2020 business-as-usual emissions by emissions sector

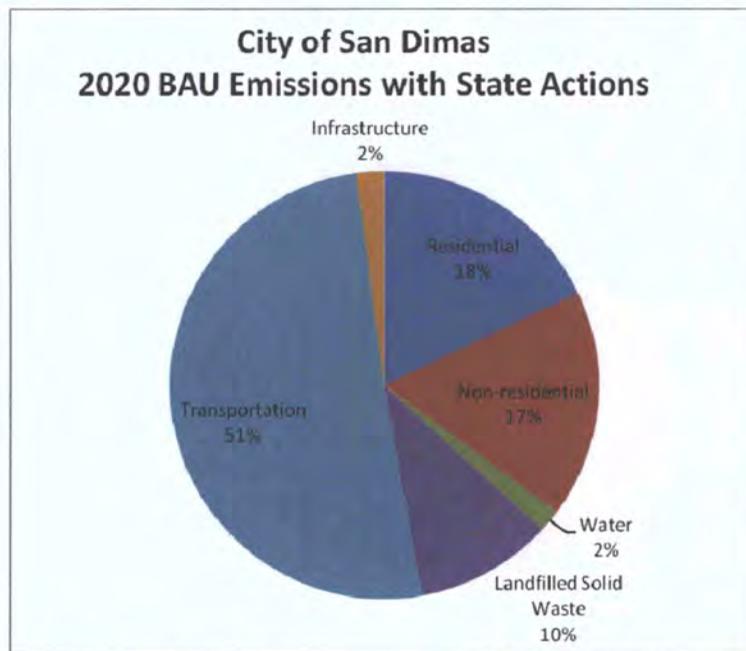


Figure 4: Projected City-wide 2020 business-as-usual emissions considering State actions

There are a number of relevant observations and notes on the City-wide greenhouse gas emission data:

- Transportation is clearly the largest contributor to the City's GHG footprint.
  - Reducing the City's transportation greenhouse gas emissions will be an important element of reducing overall greenhouse gas emissions. Measures that promote bicycling, walking and other alternative transportation may facilitate in bringing this source of GHG emissions down.
- Residential and non-residential building energy use is the next largest greenhouse gas emitter. Policies and actions that promote building energy efficiency for home and business improvements will play an important role in reducing the City's greenhouse gas footprint.
- The City's solid waste practices result in both GHG emissions and reductions. While the City's landfilled solid waste is a significant contributor to citywide emissions, the lifecycle impacts of solid waste diversion indirectly reduce emissions. These solid waste diversion greenhouse gas reductions are mainly due to source reductions which decrease the amount of materials or products generated before they become municipal solid waste, thus impacting the reduced energy required to mine and process materials.
- The relative percent contribution of emissions from different sectors remains consistent throughout the 2006 and 2020 estimates. This means that even with anticipated state actions, San Dimas' 2020 emissions profile is expected to remain comparable in the future.



### Municipal Emissions

A sub-section of City-wide emissions has been broken out below to represent those emissions directly related to municipal operations, municipally-owned office buildings, and other emissions associated with municipal operations. Table 3 summarizes municipal GHG emissions in the 2006 baseline inventory. Emissions are reported in metric tons of carbon dioxide equivalents (MTCO<sub>2e</sub>). As shown, the City of San Dimas' municipal emissions represent only a small fraction of absolute emissions, equal to only 0.45% of total City emissions.

Table 3: City of San Dimas Municipal GHG Emission Data Summary

Sector	2006 CO <sub>2e</sub>	Percentage of Municipal	Percentage of Total
Public Buildings	485	36%	0.16%
Vehicle Fleet	220	16%	0.07%
Employee Commute	290	21%	0.09%
Street Lighting	262	19%	0.09%
Traffic Lights	79	6%	0.03%
Landfilled Solid Waste <sup>5</sup>	29	2%	0.01%
<b>Total</b>	<b>1,365</b>	<b>100%</b>	<b>0.45%</b>

Table 4: Historical and projected Municipal greenhouse gas emissions by sector (MTCO<sub>2e</sub>)<sup>6</sup>

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2e</sub> )	% of Municipal Total	2020 Business-As-Usual (MTCO <sub>2e</sub> )	% of Municipal Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )	% of Municipal Total
Public Buildings	485	36%	485	34%	412	35%
Vehicle Fleet	220	16%	220	16%	174	15%
Employee Commute	290	21%	290	21%	229	20%
Street Lighting	262	19%	314	22%	267	23%
Traffic Lights	79	6%	96	7%	82	7%
Landfilled Solid Waste <sup>7</sup>	29	2%	29	2%	29	2%
<b>Total</b>	<b>1,365</b>	<b>100%</b>	<b>1,433</b>	<b>100%</b>	<b>1,192</b>	<b>100%</b>

<sup>5</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.

<sup>6</sup> Numbers vary slightly due to rounding.

<sup>7</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.

Table 5: Lifecycle emissions reductions associated Municipal solid waste diversion (MTCO<sub>2e</sub>)<sup>8</sup>

City of San Dimas Emission Reduction Sectors	2006 Baseline (MTCO <sub>2e</sub> )	2020 Business-As-Usual (MTCO <sub>2e</sub> )	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )
<i>Diverted Solid Waste Lifecycle Benefits</i>	(0.67)	(0.67)	(0.67)

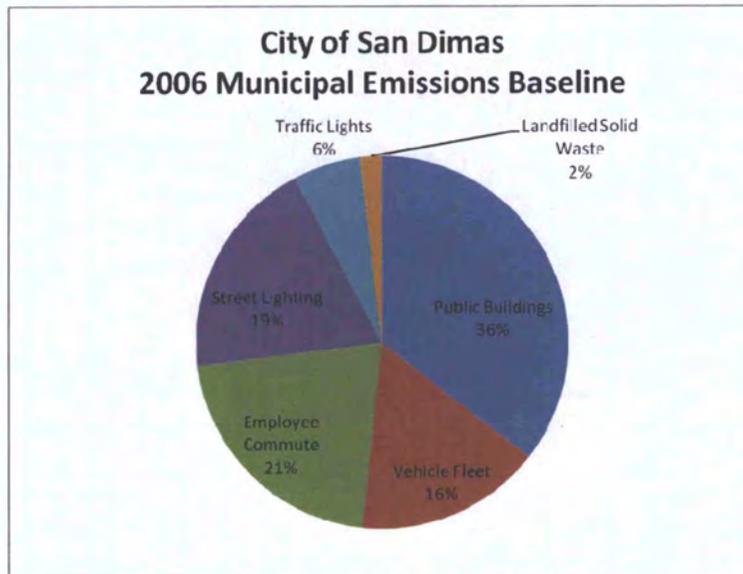


Figure 5: 2006 Municipal baseline emissions by emissions sector<sup>9</sup>

<sup>8</sup> Diversion includes recycled materials, green waste, source reduction, and other diversion.

<sup>9</sup> Numbers vary slightly due to rounding.

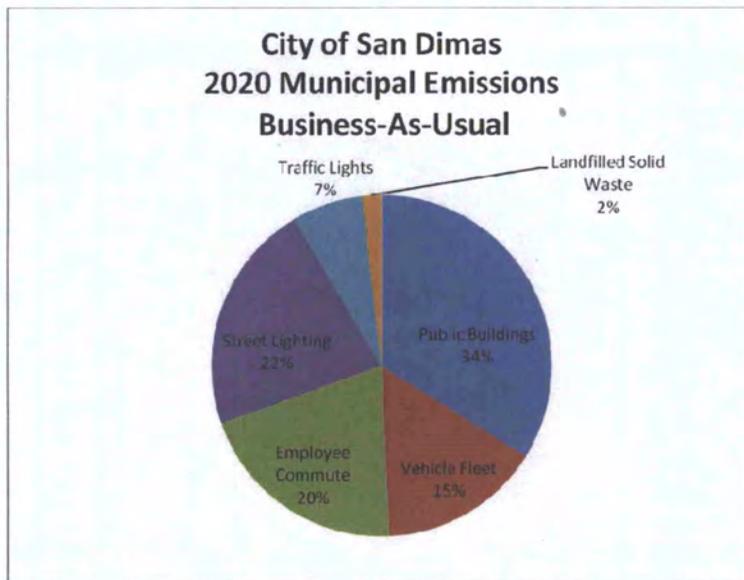


Figure 6: Projected Municipal 2020 business-as-usual emissions by emissions sector<sup>10</sup>

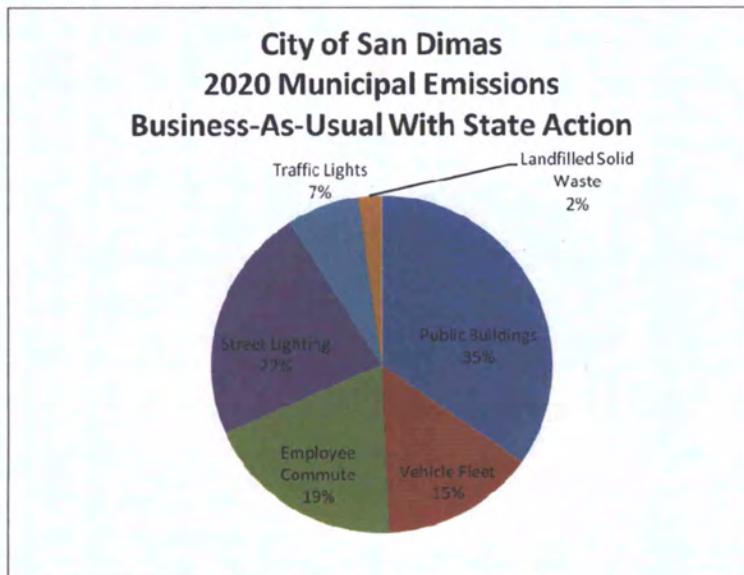


Figure 7: Projected Municipal 2020 business-as-usual emissions considering State Actions<sup>11</sup>

<sup>10</sup> Numbers vary slightly due to rounding.

<sup>11</sup> Numbers vary slightly due to rounding.



## 1. EMISSIONS INVENTORY METHODOLOGY AND BOUNDARIES

### 1.1. Reporting Time Period

The baseline greenhouse gas inventory reporting year for the City of San Dimas was 2006. Business-as-usual emissions were projected annually through 2020.

### 1.2. Organizational Boundary

Two organizational boundaries were considered throughout this GHG inventory. The first boundary includes the entire City's greenhouse gas emissions, including emissions from all municipal and community sectors (all residential, commercial, and municipally-owned buildings; solid waste; water use; infrastructure; and transportation). This boundary is defined by the geographic boundary of the City.

The second boundary includes emissions directly related to municipal operations, municipally-owned buildings, and other emissions associated with municipal operations. In other words, the boundary includes those sectors the City of San Dimas has direct operational and financial control over (excluding any municipally-owned residential dwelling units). This does not include emissions associated with the wider San Dimas community (i.e., it does not include GHG emissions from residential buildings, commercial buildings, general transportation, school buildings, etc.).

#### 1.2.1. Population

In order to analyze GHG emissions, City-wide population data was required. City of San Dimas 2006 population data and 2020 projections were provided by the City of San Dimas as shown in Table 6. Population estimates between 2006 and 2020 were linearly interpolated on an annual basis.

Table 6: San Dimas population data

Year	Population
2006	35,774
2007	35,980
2008	36,186
2009	36,393
2010	36,599
2011	36,805
2012	37,011
2013	37,218
2014	37,424
2015	37,630
2016	37,836
2017	38,042
2018	38,249
2019	38,455
2020	38,661



### 1.3. Emissions Calculation Tools

A variety of data sources and analysis methodologies have been used to determine the various greenhouse gas emissions. Sections 2 and 3 provide detail into how the calculations were performed.

### 1.4. Emission Coefficients Used

#### 1.4.1. Electricity Emission Factors

Greenhouse gas (GHG) emissions from electricity use are estimated by multiplying annual electricity use (kWh/year) by an appropriate GHG emission factor (e.g., lb CO<sub>2</sub>/kWh). Electricity GHG emission factors are based on the methodology outlined in the "Local Government Operations Protocol for the Quantification and Reporting of Greenhouse Gas Emissions Inventories"<sup>12</sup>. This analysis uses SCE's verified 2006 electricity CO<sub>2</sub> emissions shown in Table 7. Emissions for CH<sub>4</sub> and N<sub>2</sub>O are based on statewide grid-average reported data from Table 6. CH<sub>4</sub> and N<sub>2</sub>O are converted to CO<sub>2</sub>-equivalents (CO<sub>2</sub>e) by multiplying by their global warming potentials (GWP's) of 21 and 310, respectively<sup>13</sup>; CH<sub>4</sub> and N<sub>2</sub>O emission factors for historical and future use are extrapolated from this data.

Table 7: Utility-specific electricity CO<sub>2</sub> emission factors<sup>14</sup>

**Table G.5 Utility-Specific Verified Electricity CO<sub>2</sub> Emission Factors (2000-2006)**

Utility	CO <sub>2</sub> (lbs/MWh)						
	2000	2001	2002	2003	2004	2005	2006
Anaheim Public Utilities						1,399.80	1,416.74
Austin Energy						1,127.37	1,077.97
City and County of San Francisco						76.28	
City of Palo Alto Public Utilities						320.94	39.02
East Bay Municipal Utility District						239.16	
Glendale Water & Power						1,065.00	
Los Angeles Department of Water & Power	1,407.44	1,403.39	1,348.48	1,360.07	1,360.60	1,303.58	1,238.52
Northern California Power Agency						55.38	
Pacific Gas & Electric Company					566.20	489.16	455.81
PacifiCorp					1,811.00	1,812.22	1,747.3
Pasadena Water & Power						1,409.65	
Platte River Power Authority						1,970.93	1,955.66
Riverside Public Utilities						1,333.45	1,346.15
Roseville Electric							565.52
Sacramento Municipal Utility District					769.00	616.07	555.26
Salt River Project							1,546.28
San Diego Gas & Electric					613.75	546.46	780.79
Southern California Edison					678.88	665.72	641.26
Turlock Irrigation District							682.48

Source: California Climate Action Registry Power/Utility Protocol Public Reports (as of June 2008).  
<http://www.climateregistry.org/CARROT/publicreports.aspx>

<sup>12</sup> California Air Resources Board, California Climate Action Registry, ICLEI - Local Governments for Sustainability, and the Climate Registry, "Local Government Operations Protocol for the Quantification and Reporting of Greenhouse Gas Emissions Inventories, Version 1.0." September 25, 2008.

<sup>13</sup> GWP's from the IPCC's Second Assessment Report are used here.

<sup>14</sup> California Air Resources Board, California Climate Action Registry, ICLEI - Local Governments for Sustainability, and the Climate Registry, "Local Government Operations Protocol for the Quantification and Reporting of Greenhouse Gas Emissions Inventories, Version 1.0." September 25, 2008.



Table 8: California grid average electricity emission factors (1990-2004)<sup>15</sup>

**Table G.6 California Grid Average Electricity Emission Factors (1990-2004)**

Year	CO <sub>2</sub> (lbs/MWh)	CH <sub>4</sub> (lbs/MWh)	N <sub>2</sub> O (lbs/MWh)
1990	1,031.14	0.040	0.014
1991	994.03	0.037	0.013
1992	984.42	0.040	0.012
1993	1,007.26	0.037	0.013
1994	1,071.19	0.040	0.013
1995	929.77	0.031	0.012
1996	827.65	0.029	0.011
1997	874.96	0.029	0.011
1998	941.54	0.029	0.011
1999	917.60	0.031	0.011
2000	829.50	0.029	0.009
2001	1,009.75	0.033	0.011
2002	865.28	0.031	0.010
2003	888.41	0.031	0.011
2004	958.49	0.029	0.011

Source: Calculated from total in-state and imported electricity emissions divided by total consumption in MWh. Emissions from California Air Resources Board, Greenhouse Gas Inventory, 1990 – 2004 (November 17, 2007 version), available on line at <http://www.arb.ca.gov/cc/inventory/data/data.htm>. Consumption data from California Energy Commission. <http://www.energyc.ca.gov>

**1.4.2. Natural Gas, Diesel and Onsite Combustion Emission Factors**

Onsite combustion GHG emission factors do not change significantly over time. This analysis uses GHG emission factors for onsite combustion found in Table G.1, "Default Factors for Calculating CO<sub>2</sub> Emissions from Fossil Fuel Combustion" from the "Local Government Operations Protocol for the Quantification and Reporting of Greenhouse Gas Emissions Inventories"<sup>16</sup>.

**1.5. Global Warming Potentials Used**

Global warming potentials (GWPs) are the "equivalent" warming potential different gasses have compared to carbon dioxide. For example, 1 ton of methane (CH<sub>4</sub>) released into the atmosphere has the same "equivalent" global warming potential as 23 tons of CO<sub>2</sub><sup>17</sup>. All of the various GHG's emitted from the campus are multiplied by their respective GWP's to get a common unit for GHG emissions impact of carbon dioxide equivalent (CO<sub>2</sub>e). Research has refined the values of GWPs over time. The Intergovernmental Panel on Climate Change (IPCC) releases updated GWP's in its periodic assessment reports. This GHG inventory uses GWPs from the IPCC's Second Assessment Report.

**1.6. Parties Responsible for Conducting the Emissions Inventory**

The City of San Dimas is the primary party responsible for providing all inventory data. CTG Energetics, Inc. provided guidance on the data collection, integrated and analyzed the gathered data, and prepared this inventory report.

<sup>15</sup> California Air Resources Board, California Climate Action Registry, ICLEI - Local Governments for Sustainability, and the Climate Registry, "Local Government Operations Protocol for the Quantification and Reporting of Greenhouse Gas Emissions Inventories, Version 1.0." September 25, 2008.

<sup>16</sup> California Air Resources Board, California Climate Action Registry, ICLEI - Local Governments for Sustainability, and the Climate Registry, "Local Government Operations Protocol for the Quantification and Reporting of Greenhouse Gas Emissions Inventories, Version 1.0." September 25, 2008.

<sup>17</sup> Intergovernmental Panel on Climate Change (IPCC)'s Third Assessment Report.



### **1.7. State Action Assumptions**

It is useful to consider the 2020 inventory projections with respect to both current and anticipated future regulatory conditions. Consideration of the business-as-usual growth under regulatory conditions anticipated for 2020 provides a more realistic measure of actual emissions. California has established a number of mandates that will help reduce GHG emissions by 2020. The state actions considered in this inventory include California's state-wide Renewable Portfolio Standard (RPS), California's Low Carbon Fuel Standard (LCFS), the Federal CAFE fuel economy standards, and Title 24 Code Cycles.

#### **1.7.1. California Renewable Portfolio Standard**

The California Air Resources Board's (CARB) Adopted Scoping Plan makes it clear that implementation of the Renewable Portfolio Standard (RPS) is a foundational element of the State's emissions reduction plan. In 2002, Senate Bill 1078 established the California RPS program, requiring 20% renewable energy by 2017. In 2006, Senate Bill 107 advanced the 20% deadline to 2010, a goal which was expanded to 33% by 2020 in the 2005 Energy Action Plan II. On September 15, 2009, Governor Arnold Schwarzenegger signed Executive Order S-21-09 directing the California Air Resources Board (CARB) to adopt regulations increasing California's Renewable Portfolio Standard (RPS) to 33 percent by 2020. These mandates apply directly to investor-owned utilities, in this case Southern California Edison (SCE).<sup>18</sup> Consequently, the scenario with 2020 State mandates considered in this analysis assumes that utilities will reduce the carbon intensity of delivered electricity equivalent to meeting the 33% RPS goal by 2020:

#### **1.7.2. California Low Carbon Fuel Standard**

On January 18, 2007, Governor Arnold Schwarzenegger issued Executive Order S-1-07 requiring the establishment of a Low Carbon Fuel Standard (LCFS) for transportation fuels. This statewide goal requires that California's transportation fuels reduce their carbon intensity by at least 10 percent by 2020.<sup>19</sup> Regulatory proceedings and implementation of the LCFS have been directed to CARB. The LCFS has been identified by CARB as a discrete early action item in the Adopted Scoping Plan. CARB expects the LCFS to achieve the minimum 10 percent reduction goal; however, many of the early action items outlined in the Scoping Plan work in tandem with one another. To avoid the potential for double-counting emission reductions associated with AB 1493 (Pavley), the Scoping Plan has modified the aggregate transportation sector reduction expected from the LCFS to 6.7 percent from 2020 BAU.<sup>20</sup> In accordance with the Scoping Plan, this analysis incorporates the modified reduction potential for the LCFS.

#### **1.7.3. Federal Corporate Average Fuel Economy (CAFE) Standards**

On April 1, 2010, the EPA and the Department of Transportation's National Highway Traffic Safety Administration announced new light-duty vehicle greenhouse gas emissions standards and corporate average fuel economy standards. The new Federal standards create new requirements for increases in fleet-wide fuel economy for passenger vehicles and light trucks in model years 2012 through 2016. The standards require these vehicles to meet an average emissions level of 250 grams of carbon dioxide per mile in model year 2016, which is approximately equivalent to 35.5 miles per

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<sup>18</sup> SCE Renewable Energy (source: [Hhttp://www.sce.com/PowerandEnvironment/renewables/H](http://www.sce.com/PowerandEnvironment/renewables/H))

<sup>19</sup> California Low Carbon Fuel Standard (source [Hhttp://www.arb.ca.gov/fuels/lcfs/lcfs.htm](http://www.arb.ca.gov/fuels/lcfs/lcfs.htm)) (last visited 6/8/2009).

<sup>20</sup> Available at <http://www.arb.ca.gov/cc/scopingplan/document/scopingplandocument.htm> (last visited 5/12/2009).



gallon. The EPA forecasts that these standards will reduce GHG emissions from the U.S. light-duty fleet by approximately 21 percent from 2030 business-as-usual.<sup>21</sup>

#### **1.7.4. Title 24 Code Cycles**

California's Title 24 Building Energy Code is updated every three years. Due to the implementation of new Title 24 Codes, there will be a reduction in new residential and non-residential building emissions. Based on the growth projections provided by San Dimas, the City can expect about 3.5% reduction from total city-wide baseline 2020 emissions due to increasing Title 24 Code updates for residential and nonresidential buildings.

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<sup>21</sup> U.S. Environmental Protection Agency. "EPA and NHTSA Finalize Historic National Program to Reduce Greenhouse Gases and Improve Fuel Economy for Cars and Trucks"  
[Hhttp://www.epa.gov/otaq/climate/regulations/420f10014.htm](http://www.epa.gov/otaq/climate/regulations/420f10014.htm)H.



## 2. SAN DIMAS CITY-WIDE GREENHOUSE GAS EMISSIONS AND MODELING ASSUMPTIONS

A greenhouse gas inventory has been conducted to determine total greenhouse gas (GHG) emissions associated with activities supporting the operation of the City of San Dimas. This section presents the greenhouse gas emissions for the wider San Dimas community (i.e., including emissions from municipal operation, residential buildings, commercial buildings, general transportation, etc.).

Table 9 summarizes the estimated city-wide GHG emissions for 2006 through 2020. Emissions are reported in metric tons of carbon dioxide equivalents (MTCO<sub>2e</sub>). The 2020 emissions are estimated for a business-as-usual (BAU) case as well as a BAU case including state actions. The BAU inventory estimates reductions associated with full implementation of the following state actions: Renewable Portfolio Standards, Corporate Average Fuel Economy Standards, Low Carbon Fuel Standards, and Title 24 Code Updates. For more information about the state actions considered in this report, see Section 1.7.

Table 10 summarizes the estimated upstream and downstream emissions reduction benefits associated with San Dimas' diverted solid waste. These values include the emissions reductions associated with decreases in raw materials acquisition and manufacturing emissions and increases in forest and soil carbon sequestration associated with diverting solid waste. For more discussion of San Dimas solid waste emissions, see Section 2.4.

Table 9: Historical and projected City-wide greenhouse gas emissions by sector (MTCO<sub>2e</sub>)

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2e</sub> )	% of Total	2020 Business-As-Usual (MTCO <sub>2e</sub> )	% of Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )	% of Total
Residential	57,536	19%	59,447	19%	45,257	18%
Non-residential	54,815	18%	57,894	18%	43,433	17%
Water	4,195	1%	4,975	2%	4,229	2%
Transportation	159,007	52%	162,426	51%	128,317	51%
Infrastructure <sup>22</sup>	5,611	2%	6,198	2%	5,268	2%
Landfilled Solid Waste <sup>23</sup>	24,728	8%	26,334	8%	26,334	10%
<b>Total Emissions</b>	<b>305,893</b>		<b>317,274</b>		<b>252,838</b>	
<b>Total Emissions per Capita</b>	<b>8.55</b>		<b>8.21</b>		<b>6.54</b>	

<sup>22</sup> Infrastructure includes emissions due to street lighting, traffic lighting, and agricultural and pumping energy use.

<sup>23</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.



Table 10: Lifecycle emissions reductions associated with solid waste diversion (MTCO<sub>2e</sub>)<sup>24</sup>

City of San Dimas Emission Reduction Sectors	2006 Baseline (MTCO <sub>2e</sub> )	2020 Business-As-Usual (MTCO <sub>2e</sub> )	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )
<i>Diverted Solid Waste Lifecycle Benefits</i>	(168,351)	(179,280)	(179,280)

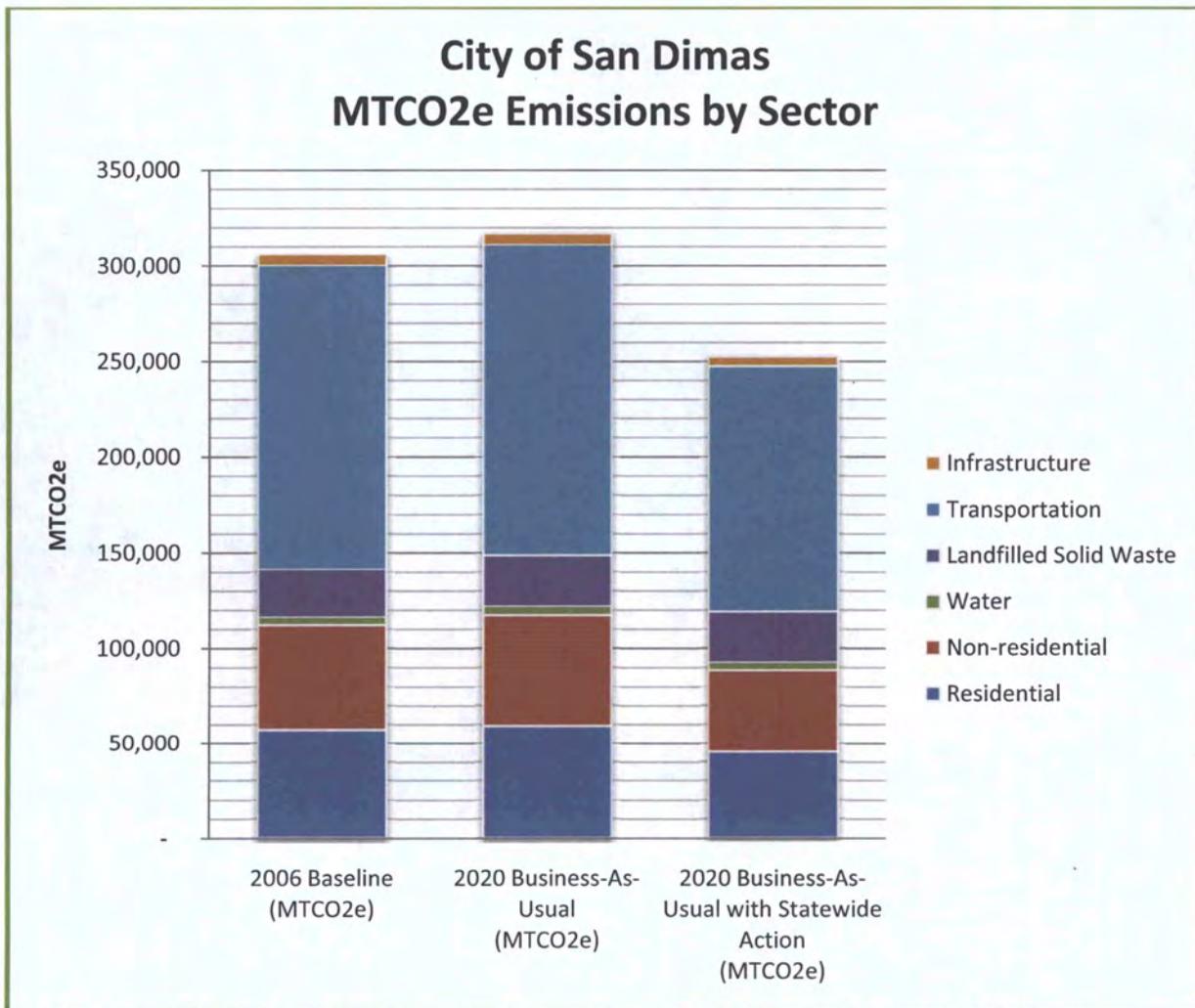


Figure 8: Historical and projected City-wide greenhouse gas emissions (MTCO<sub>2e</sub>)

<sup>24</sup> Diversion includes recycled materials, green waste, source reduction, and other diversion.

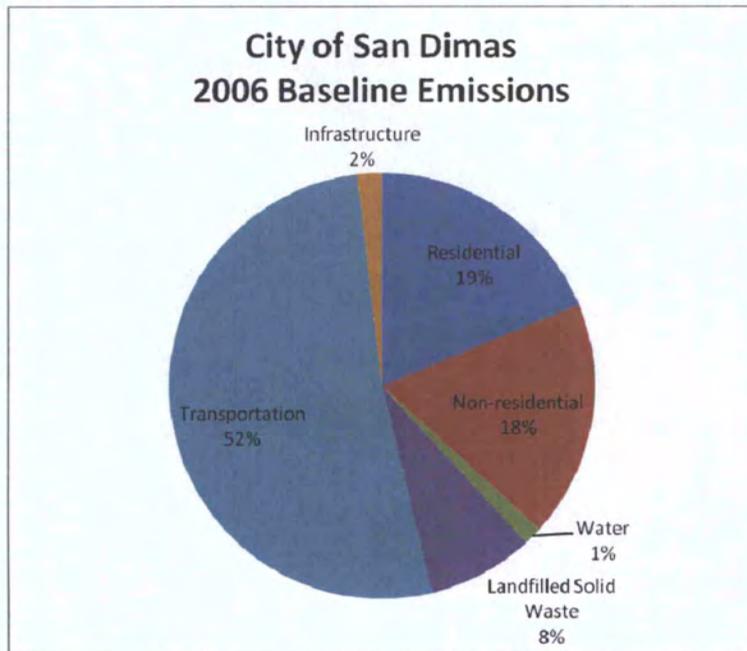


Figure 9: 2006 City-wide baseline emissions by emissions sector

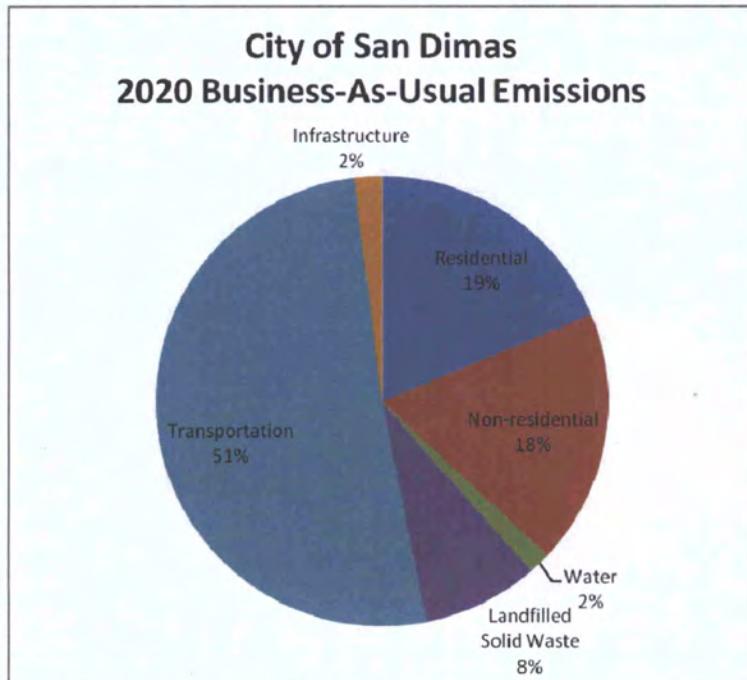


Figure 10: Projected City-wide 2020 business-as-usual emissions by emissions sector

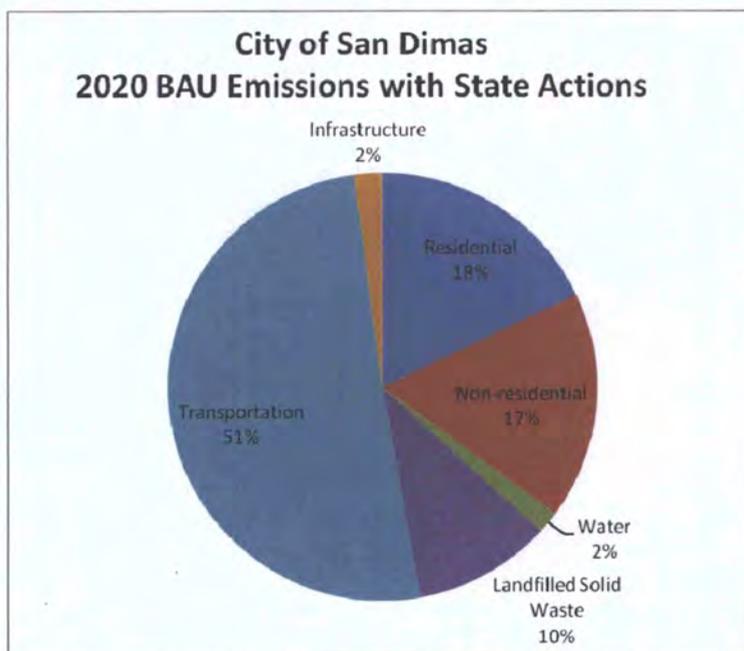


Figure 11: Projected City-wide 2020 business-as-usual emissions considering State actions

There are a number of relevant observations and notes on the city-wide greenhouse gas emission data:

- Transportation is clearly the largest contributor to the City GHG footprint.
  - Reducing the City's transportation greenhouse gas emissions will be an important element of reducing overall greenhouse gas emissions. Measures such as promoting bicycling, walking and other alternative transportation will significantly impact GHG emission levels.
- Residential and non-residential building energy use is the next largest greenhouse gas emission sectors. Policies and actions that promote building energy efficiency will play an important role in reducing the City's greenhouse gas footprint.
- The City's solid waste practices result in both GHG emissions and reductions. While the City's landfilled solid waste is a significant contributor to citywide emissions, the lifecycle impacts of solid waste diversion indirectly reduce emissions. These solid waste diversion greenhouse gas reductions are mainly due to source reductions which decrease the amount of materials or products generated before they become municipal solid waste, thus impacting the reduced energy required to mine and process materials.
- The relative percent contribution of emissions from different sectors remains consistent throughout the 2006 and 2020 estimates. This means that even with anticipated state actions, San Dimas' 2020 emissions profile is expected to remain comparable in the future.



## 2.1. City-Wide Transportation

### 2.1.1. Emissions Summary

Table 11: Transportation emissions relative to City-wide emissions (MTCO<sub>2e</sub>)

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2e</sub> )	% of Total	2020 Business-As-Usual (MTCO <sub>2e</sub> )	% of Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )	% of Total
Residential	57,536	19%	59,447	19%	45,257	18%
Non-residential	54,815	18%	57,894	18%	43,433	17%
Water	4,195	1%	4,975	2%	4,229	2%
<b>Transportation</b>	<b>159,007</b>	<b>52%</b>	<b>162,426</b>	<b>51%</b>	<b>128,317</b>	<b>51%</b>
Infrastructure <sup>25</sup>	5,611	2%	6,198	2%	5,268	2%
Landfilled Solid Waste <sup>26</sup>	24,728	8%	26,334	8%	26,334	10%
<b>Total Emissions</b>	<b>305,893</b>		<b>317,274</b>		<b>252,838</b>	
<b>Total Emissions per Capita</b>	<b>8.55</b>		<b>8.21</b>		<b>6.54</b>	

### 2.1.2. Inventory Assumptions

A variety of data sources were explored to obtain City-wide transportation statistics:

- The City of San Dimas does not have a local traffic model nor specific City-wide transportation statistics and projects available for this audit.
- The Southern California Association of Governments (SCAG) maintains a 6-county Regional Transportation Model (RTP)<sup>27</sup>. This is a high-level model that projects regional transportation statistics. They can provide data on a county basis, but are unable to provide any more geographically specific data. Their primary outputs include vehicle miles traveled (VMT), vehicle hours traveled (VHT), delay (hours), average speed, and other data. The base year for their data is 2003, and they provide projections to 2035.<sup>28</sup>
- SCAG is working on the development of community scale models to facilitate SB 375. However, these are not available at this time.
- LA County Metro maintains an LA County Model, which has a different set of assumptions. This model is not run for air quality compliance purposes, and does not have the same level of detail for some of the modeling assumptions. However, it may provide more regionally

<sup>25</sup> Infrastructure includes emissions due to street lighting, traffic lighting, and agricultural and pumping energy use.

<sup>26</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.

<sup>27</sup> The primary data for the RTP can be found at <http://www.scag.ca.gov/rtp2008/pdfs/finalrtp/reports/fHighwaysandArterials.pdf>

<sup>28</sup> Data provided by Ryan Kuo, (213) 236-1873. Additional data on SCAG's model may be obtained from Jonathon Nadler, who manages SCAG's transportation modeling and air quality compliance, (213) 236-1884.



specific information. This model was not able to be obtained for this study, and it is unclear if this has the necessary data.

- The California Air Resources Board (CARB) maintains a variety of relevant models and data. Its EMFAC model provides mobile emissions and fuel consumption data and projections<sup>29</sup>.
- Results from CARB's EMFAC model (including historical data and CARB projections) are available through the California EPA's "2009 Almanac – Population and Vehicle Trends Tool."<sup>30</sup> This provides data down to the county level on population, vehicle miles traveled, vehicle population, and vehicle fuel use (both gasoline & diesel). Data and projections are available for 1980 through 2020 for the following types of vehicles:

- Passenger Cars
- Light-Duty Trucks 1 (<3,750 lbs)
- Light-Duty Trucks 2 (3,751-5,750 lbs)
- Medium-Duty Trucks (5,751-8,500 lbs)
- Light Heavy-Duty Trucks 1 (8,501-10,000 lbs)
- Light Heavy-Duty Trucks 2 (10,001-14,000 lbs)
- Medium Heavy-Duty Trucks (14,001-33,000 lbs)
- Heavy Heavy-Duty Trucks (>33,000lbs)
- Urban Buses
- School Buses
- Other Buses
- Motorcycles
- Motor Homes

The California EPA's "2009 Almanac – Population and Vehicle Trends Tool" was used to estimate city-wide transportation emissions for San Dimas. The Trends Tool was used to determine average per capita vehicle miles traveled (VMT) and fuel use for each vehicle type for Los Angeles County for 1980 – 2020. This data was multiplied by the City's historical and projected population to estimate average transportation statistics, including transportation fuel use. Fuel use was then multiplied by appropriate greenhouse gas emission factors.

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<sup>29</sup> EMFAC2007 ver2.3

<sup>30</sup> California EPA, "CEPAM: 2009 Almanac - Population and Vehicle Trends Tool"  
[Hhttp://www.arb.ca.gov/app/emsinv/trends/ems\\_trends.phpH](http://www.arb.ca.gov/app/emsinv/trends/ems_trends.phpH)



Table 12: Average daily vehicle miles traveled (VMT) for San Dimas<sup>31</sup>

	All Vehicles	Passenger Cars	Light-Duty Trucks 1 (<3,750 lbs)	Light-Duty Trucks 2 (3,751-5,750 lbs)	Medium-Duty Trucks (5,751-8,500 lbs)	Light Heavy-Duty Trucks 1 (8,501-10,000 lbs)	Medium Heavy-Duty Trucks (14,001-33,000 lbs)	Light Heavy-Duty Trucks 2 (10,001-14,000 lbs)	Heavy Heavy-Duty Trucks (>33,000lbs)	Urban Buses	Motorcycles	School Buses
2006	794,220.09	416,392.25	55,163.82	180,809.71	81,237.65	15,953.59	12,480.11	4,894.30	18,617.18	1,605.83	3,536.32	663.28
2007	760,915.05	401,598.03	52,811.95	173,611.87	77,431.90	14,316.20	11,268.41	4,393.42	16,829.22	1,618.26	3,460.21	671.07
2008	763,895.46	404,025.56	52,801.12	173,736.19	77,002.79	14,568.47	11,420.23	4,439.65	17,172.23	1,629.97	3,497.27	677.12
2009	765,311.21	405,204.95	52,812.05	173,611.96	76,509.86	14,757.54	11,533.47	4,482.33	17,598.21	1,641.66	3,523.82	683.15
2010	765,923.94	405,593.77	52,935.16	173,330.64	75,988.14	14,904.55	11,650.05	4,528.45	18,134.68	1,649.87	3,546.88	692.67
2011	770,733.09	407,686.83	53,382.30	174,459.16	76,203.31	15,080.71	11,763.44	4,565.59	18,613.57	1,662.11	3,605.88	698.92
2012	776,430.68	410,412.57	53,874.31	175,497.08	76,596.08	15,287.95	11,883.68	4,613.13	19,175.07	1,677.82	3,668.27	708.64
2013	783,437.18	413,598.92	54,414.52	176,992.94	77,217.95	15,508.83	12,007.29	4,657.16	19,825.90	1,696.98	3,730.59	718.35
2014	788,053.20	415,254.59	54,749.70	177,641.85	77,544.75	15,864.66	12,248.65	4,767.02	20,683.68	1,712.66	3,772.02	724.59
2015	793,984.86	417,486.45	55,136.78	178,655.08	78,065.70	16,233.81	12,507.00	4,883.65	21,612.76	1,728.33	3,820.33	734.28
2016	795,823.57	417,818.79	55,281.48	178,948.54	78,261.22	16,356.76	12,598.89	4,930.90	22,166.57	1,743.98	3,837.45	743.96
2017	798,918.31	418,932.57	55,502.53	179,550.93	78,623.10	16,472.72	12,676.91	4,971.20	22,640.05	1,756.17	3,861.50	753.63
2018	802,916.81	420,583.86	55,747.89	180,392.33	79,112.90	16,623.17	12,768.72	5,025.29	23,047.25	1,768.35	3,888.99	766.75
2019	807,564.79	422,650.44	55,962.32	181,382.38	79,719.91	16,808.02	12,863.95	5,082.78	23,398.72	1,787.43	3,916.47	772.94
2020	812,694.69	425,013.79	56,194.13	182,513.71	80,402.42	16,996.14	12,962.57	5,140.21	23,691.17	1,799.59	3,947.38	782.58

<sup>31</sup> Derived from: California EPA, "CEPAM: 2009 Almanac - Population and Vehicle Trends Tool"  
[Hhttp://www.arb.ca.gov/app/emsinv/trends/ems\\_trends.php](http://www.arb.ca.gov/app/emsinv/trends/ems_trends.php)



Table 13 shows the estimated city-wide transportation fuel use for San Dimas. This is based on a population weighted average of Los Angeles County transportation fuel use.

Table 13: Estimated San Dimas community-wide transportation fuel use

Year	All Vehicles		Passenger Cars		Light-Duty Trucks 1 (<3,750 lbs)		Light-Duty Trucks 2 (3,751-5,750 lbs)	
	Gas	Diesel	Gas	Diesel	Gas	Diesel	Gas	Diesel
2006	15,610,136	2,116,434	7,381,399	14,016	1,174,806	20,387	3,906,675	3,823
2007	14,901,866	1,939,118	7,072,677	11,482	1,123,923	17,860	3,748,111	3,827
2008	14,808,465	1,970,810	7,034,785	10,192	1,114,712	16,561	3,726,321	2,548
2009	14,774,078	2,010,079	7,022,553	8,905	1,115,721	15,266	3,722,462	2,544
2010	14,728,580	2,058,164	7,001,570	7,623	1,116,745	13,975	3,714,860	2,541
2011	14,890,088	2,103,041	7,066,827	6,346	1,133,383	12,692	3,766,944	2,538
2012	14,956,349	2,152,923	7,088,924	5,072	1,142,393	11,411	3,787,268	2,536
2013	15,050,507	2,205,263	7,122,454	5,067	1,152,665	11,400	3,818,993	1,267
2014	15,128,194	2,279,036	7,148,404	3,796	1,161,663	10,123	3,840,575	1,265
2015	15,198,306	2,357,748	7,166,794	3,793	1,169,392	8,849	3,860,891	1,264
2016	15,303,811	2,399,706	7,201,645	2,526	1,179,645	8,841	3,890,050	1,263
2017	15,334,824	2,437,824	7,204,957	2,524	1,182,320	7,571	3,902,790	1,262
2018	15,383,583	2,470,853	7,215,900	2,521	1,186,262	7,564	3,919,328	1,261
2019	15,447,522	2,500,068	7,235,713	1,259	1,190,209	6,297	3,939,654	1,259
2020	15,524,077	2,527,995	7,260,592	1,258	1,194,160	6,292	3,962,496	1,258

Table 10: Estimated San Dimas community-wide transportation fuel use (continued)

Year	Medium-Duty Trucks (5,751-8,500 lbs)		Light Heavy-Duty Trucks 1 (8,501-10,000 lbs)		Medium Heavy-Duty Trucks (14,001-33,000 lbs)		Light Heavy-Duty Trucks 2 (10,001-14,000 lbs)	
	Gas	Diesel	Gas	Diesel	Gas	Diesel	Gas	Diesel
2006	2,400,579	3,823	421,758	47,145	75,177	564,467	90,468	564,467
2007	2,286,118	2,551	376,342	44,651	67,614	509,018	81,647	509,018
2008	2,257,450	2,548	378,365	44,588	67,520	517,226	81,533	517,226
2009	2,240,347	2,544	380,388	45,799	67,427	522,875	81,421	522,875
2010	2,223,326	2,541	382,412	47,007	66,065	527,246	82,581	527,246
2011	2,245,190	2,538	388,371	49,498	67,267	533,058	82,497	533,058
2012	2,254,356	2,536	390,518	50,717	67,200	537,597	83,683	537,597
2013	2,272,396	1,267	395,199	51,933	67,133	543,399	83,600	543,399
2014	2,285,363	1,265	402,406	53,148	68,333	554,258	84,784	554,258
2015	2,299,594	1,264	409,603	55,625	69,531	565,101	87,230	565,101
2016	2,318,874	1,263	416,791	55,572	70,728	569,614	88,410	569,614
2017	2,329,308	1,262	420,184	56,782	70,662	572,863	89,589	572,863
2018	2,341,007	1,261	422,314	57,989	70,596	576,112	90,766	576,112
2019	2,357,747	1,259	425,704	57,936	70,531	580,620	91,942	580,620
2020	2,376,994	1,258	430,351	59,142	71,725	585,126	93,117	585,126



Table 10: Estimated San Dimas community-wide transportation fuel use (continued)

Year	Heavy Heavy-Duty Trucks (>33,000lbs)		Urban Buses		Motorcycles	School Buses	
	Gas	Diesel	Gas	Diesel	Gas	Gas	Diesel
2006	42,048	1,223,225	11,468	129,968	33,129	3,823	31,855
2007	35,721	1,112,441	11,482	130,125	33,169	3,827	33,169
2008	31,849	1,136,369	12,740	128,670	33,123	2,548	33,123
2009	29,261	1,170,426	12,722	128,492	34,349	2,544	33,077
2010	27,950	1,210,760	12,705	128,318	35,573	2,541	33,032
2011	25,384	1,250,148	12,692	128,188	35,537	2,538	34,268
2012	22,823	1,292,007	13,947	128,060	35,502	2,536	35,502
2013	21,533	1,341,398	13,933	125,400	36,733	2,533	35,467
2014	18,981	1,402,094	15,185	125,277	36,697	2,531	36,697
2015	17,699	1,469,009	15,170	123,892	36,662	2,528	36,662
2016	16,419	1,508,026	16,419	122,511	37,890	2,526	36,627
2017	15,142	1,543,198	16,404	122,396	37,854	2,524	37,854
2018	13,867	1,573,278	17,649	119,761	37,819	2,521	37,819
2019	13,854	1,599,540	17,633	118,391	37,784	2,519	37,784
2020	12,583	1,621,994	18,875	115,767	37,750	2,517	39,008

Table 14: Estimated San Dimas community-wide transportation greenhouse gas emissions (MTCO<sub>2e</sub>)

	All Vehicles	Passenger Cars	Light-Duty Trucks 1	Light-Duty Trucks 2	Medium-Duty Trucks	Light Heavy-Duty Trucks 1	Medium Heavy-Duty Trucks	Light Heavy-Duty Trucks 2	Heavy Heavy-Duty Trucks	Urban Buses	Motorcycles	School Buses
2006	159,007	65,172	10,557	34,457	21,188	4,194	6,392	6,526	12,786	1,420	292	357
2007	150,967	62,427	10,083	33,060	20,167	3,769	5,762	5,886	11,606	1,422	292	370
2008	150,466	62,080	9,989	32,855	19,914	3,786	5,845	5,968	11,815	1,418	292	359
2009	150,562	61,959	9,984	32,821	19,763	3,816	5,901	6,024	12,138	1,416	303	358
2010	150,649	61,761	9,980	32,754	19,613	3,846	5,934	6,079	12,535	1,414	313	358
2011	152,528	62,323	10,114	33,213	19,806	3,924	6,003	6,137	12,913	1,413	313	370
2012	153,618	62,505	10,180	33,392	19,887	3,955	6,049	6,194	13,315	1,423	313	383
2013	154,978	62,800	10,271	33,658	20,033	4,009	6,107	6,252	13,805	1,396	324	382
2014	156,412	63,016	10,337	33,848	20,147	4,085	6,228	6,373	14,398	1,405	323	395
2015	157,828	63,178	10,392	34,027	20,272	4,173	6,348	6,504	15,066	1,391	323	394
2016	159,184	63,472	10,482	34,284	20,442	4,236	6,405	6,560	15,451	1,388	334	394
2017	159,844	63,501	10,493	34,396	20,534	4,278	6,437	6,604	15,797	1,387	333	406
2018	160,609	63,598	10,528	34,542	20,637	4,309	6,469	6,647	16,091	1,371	333	406
2019	161,468	63,759	10,550	34,721	20,785	4,339	6,515	6,703	16,357	1,357	333	406
2020	162,426	63,979	10,584	34,922	20,954	4,392	6,571	6,759	16,574	1,341	333	418



### City of San Dimas Transportation Emissions

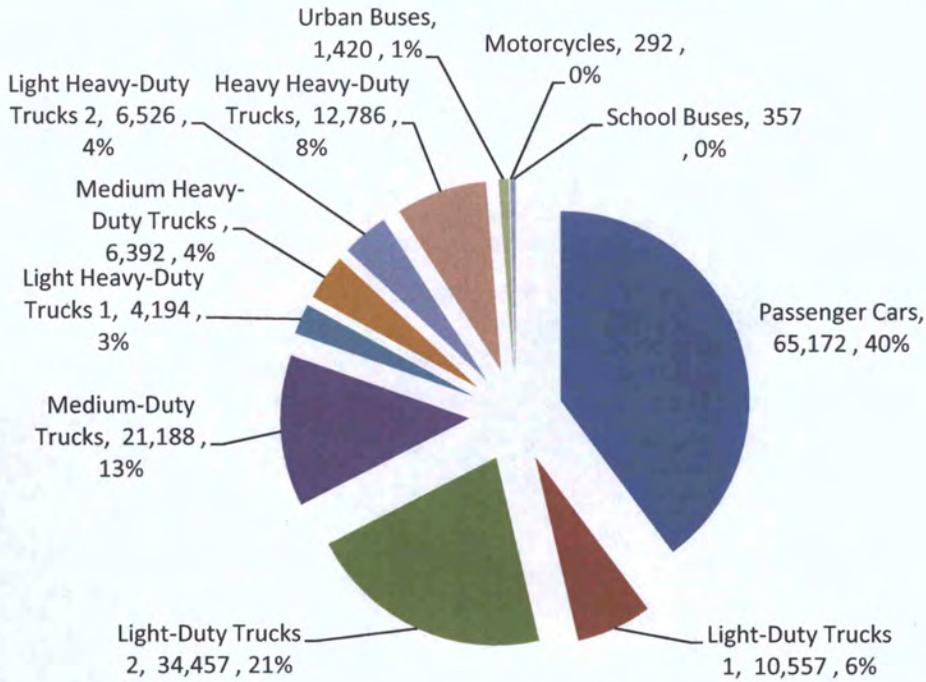


Figure 12: City-wide transportation-related GHG emissions (MTCO2e/year), 2006

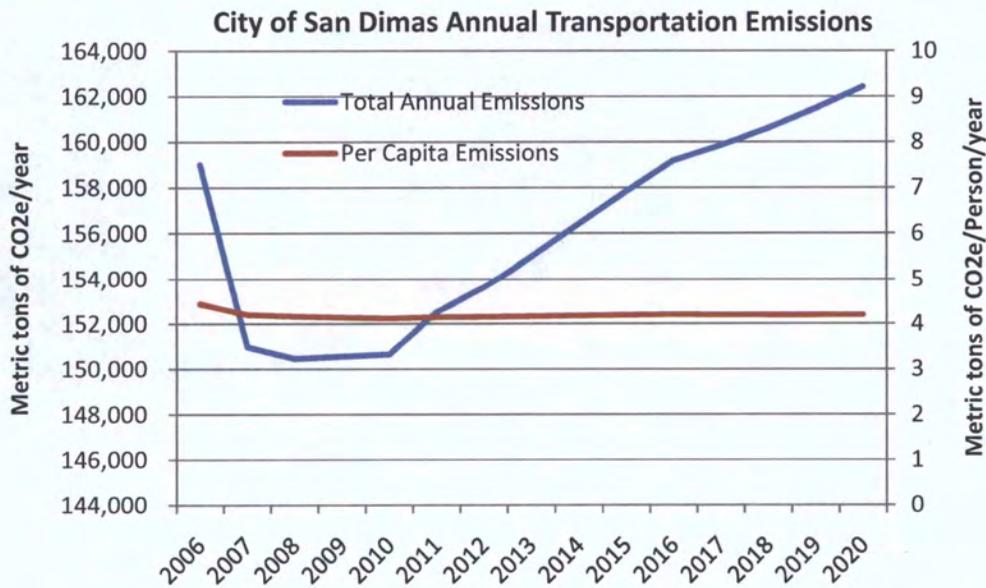


Figure 13: Historical and projected community-wide transportation emissions



## 2.2. Residential Energy Use

### 2.2.1. Emissions Summary

Table 15: Residential building emissions relative to total City-wide emissions (MTCO<sub>2e</sub>)

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2e</sub> )	% of Total	2020 Business-As-Usual (MTCO <sub>2e</sub> )	% of Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )	% of Total
<b>Residential</b>	<b>57,536</b>	<b>19%</b>	<b>59,447</b>	<b>19%</b>	<b>45,257</b>	<b>18%</b>
Non-residential	54,815	18%	57,894	18%	43,433	17%
Water	4,195	1%	4,975	2%	4,229	2%
Transportation	159,007	52%	162,426	51%	128,317	51%
Infrastructure <sup>32</sup>	5,611	2%	6,198	2%	5,268	2%
Landfilled Solid Waste <sup>33</sup>	24,728	8%	26,334	8%	26,334	10%
<b>Total Emissions</b>	<b>305,893</b>		<b>317,274</b>		<b>252,838</b>	
<b>Total Emissions per Capita</b>	<b>8.55</b>		<b>8.21</b>		<b>6.54</b>	

### 2.2.2. Inventory Assumptions

Data for city-wide residential electricity use was obtained from Southern California Edison's "Electricity Use Report for City of San Dimas, Year 2006" report Version 5.0. This report provided total annual kWh by rate group. The account summary for San Dimas is shown in Table 16. Emissions due to residential building energy use used SCE's "Domestic" annual kWh. Emissions were calculated using the 2006 Southern California Edison utility-specific emissions factor provided in the Local Government Operations Protocol.<sup>34</sup>

<sup>32</sup> Infrastructure includes emissions due to street lighting, traffic lighting, and agricultural and pumping energy use.

<sup>33</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.

<sup>34</sup> California Air Resources Board's Local Government Operations Protocol, Version1, September 2008. Appendix Table G.5 provides lbs CO<sub>2</sub> per MWh (megawatt hour) by utility, while Table G.6 provides statewide average CH<sub>4</sub> and N<sub>2</sub>O electric emissions factors.



Table 16: Total of Account Summary Data for Bundled and Direct Access Customers<sup>35</sup>

RATE GROUP	ANNUAL KWH	% of TOTAL	NONCOINCIDENT PEAK	CALCULATED COINCIDENT PEAK	NUMBER OF ACCOUNTS	% OF TOTAL
AG TOU	5,421,040	2.1%	2,060	1,277	29	0.2%
DOMESTIC	99,731,038	38.5%	-	-	11,049	83.2%
GS-1	16,237,842	6.3%	-	-	1,664	12.5%
GS-2	52,883,457	20.4%	17,888	12,700	389	2.9%
STREET LIGHTING	13,478,720	5.2%	-	-	66	0.5%
TC-1	271,102	0.1%	-	-	52	0.4%
TOU-8	70,761,939	27.3%	16,180	11,326	37	0.3%
<b>Grand Total</b>	<b>258,785,138</b>				<b>13,286</b>	
<b>DA % of kWh</b>		<b>6.1%</b>				

Application of 15/16 Rule (Section VIII, Release of Aggregated Customer Information, p. 8)  
 The PA-1, PA-2, TOU-PA-5 rate groups were combined into the AG TOU rate group.  
 The TOU-GS rate group was combined into TOU-8 rate group.

Actual natural gas consumption data for 2006 was provided by Southern California Gas Company (SCG). The natural gas consumption for residential buildings includes both the residential individual metered and residential master metered data provided in this table. Natural gas consumption was then multiplied by a weighted US average emissions factor provided in the Local Government Operations Protocol.<sup>36</sup>

Table 17: Historical City-wide residential natural gas consumption data from SCG.

Year 2006 Use (therm) by Rates														
Residential individual metered														
Rates	LJ_DESC	Total use	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
G-NGVR	CITY OF SAN DIMAS	757	118	-	3	-	-	83	62	110	102	77	84	118
GO-SSA	CITY OF SAN DIMAS	25,354	3,694	2,963	3,284	2,588	1,965	1,770	1,320	1,065	1,096	1,222	1,539	2,848
GO-SSB	CITY OF SAN DIMAS	60,446	8,406	6,796	8,181	5,978	4,268	3,401	3,091	3,087	3,232	3,061	3,950	6,995
GR	CITY OF SAN DIMAS	3,939,470	614,046	503,731	523,053	440,193	281,390	188,816	153,992	165,283	155,557	185,806	251,935	475,668
GRL	CITY OF SAN DIMAS	393,125	58,822	52,426	48,891	43,048	30,609	20,321	16,220	17,084	15,125	19,291	25,883	45,405
GT-R	CITY OF SAN DIMAS	28,117	4,495	3,542	3,234	3,181	2,194	1,585	1,296	1,346	1,250	1,392	1,686	2,916
GT-RL	CITY OF SAN DIMAS	2,735	413	400	310	319	187	114	120	142	122	148	153	307
GTO-SSA	CITY OF SAN DIMAS	644	67	52	67	35	23	51	64	24	13	16	-	232
GTO-SSB	CITY OF SAN DIMAS	1,001	114	72	126	96	80	69	69	50	58	58	69	140
Residential master metered														
GM-C	CITY OF SAN DIMAS	74,471	7,941	6,813	6,037	6,042	6,590	7,084	4,574	3,394	5,603	7,691	6,565	6,137
GME	CITY OF SAN DIMAS	350,253	49,004	29,867	27,997	38,181	36,470	22,095	22,648	21,160	23,729	23,092	25,400	30,610
GS	CITY OF SAN DIMAS	94,528	10,737	7,914	8,285	9,361	9,088	6,962	7,051	6,738	6,226	6,566	7,408	8,192
GSL	CITY OF SAN DIMAS	357,517	52,084	31,324	60,050	38,785	24,032	16,490	14,408	14,089	12,318	21,862	26,401	45,674
Comercial & Industrial G-10 rates														
GN-10	CITY OF SAN DIMAS	2,438,775	285,852	286,372	158,803	242,581	221,652	182,540	161,802	170,024	167,875	154,944	192,912	213,418
GN-10L	CITY OF SAN DIMAS	24,648	3,319	2,593	3,246	3,055	2,032	1,167	1,044	888	1,287	1,513	1,515	2,989
GT-10	CITY OF SAN DIMAS	144,322	15,130	13,083	14,449	12,919	11,746	11,060	6,246	11,941	6,609	20,432	13,026	7,681

Further resolution regarding the relative square footages of residential building types was provided by the City of San Dimas. This square footage data was used to estimate the emissions due to different types of residential buildings in San Dimas, as shown in Table 18. It is important to note

<sup>35</sup> Southern California Edison's "Electricity Use Report for City of San Dimas, Year 2006" report Version 5.0, Table C.

<sup>36</sup> California Air Resources Board's Local Government Operations Protocol. Version 1. September 2008. Table G.1



that this estimate is primarily for illustrative purposes. Because residential building energy use differs due to the type of residential building as well as the age of the building, allocating emissions due to square footage is not fully accurate. It does, however, give a good indication of the relative contribution of residential building emissions by type.

Table 18: 2006 Residential buildings' square footage by type.

Residential Building Type	Square Footage	% of Total
SF Condominiums	3,187,646	17%
SF SFR	13,259,772	72%
SF Duplex	288,776	2%
SF Mobile Homes	23,483	0.1%
SF Motel	263,138	1%
SF Multifamily	1,195,351	7%
SF Quadruplex	57,110	0.3%
SF Triplex	50,215	0.3%
<b>Total SF Res</b>	<b>18,325,491</b>	<b>100%</b>

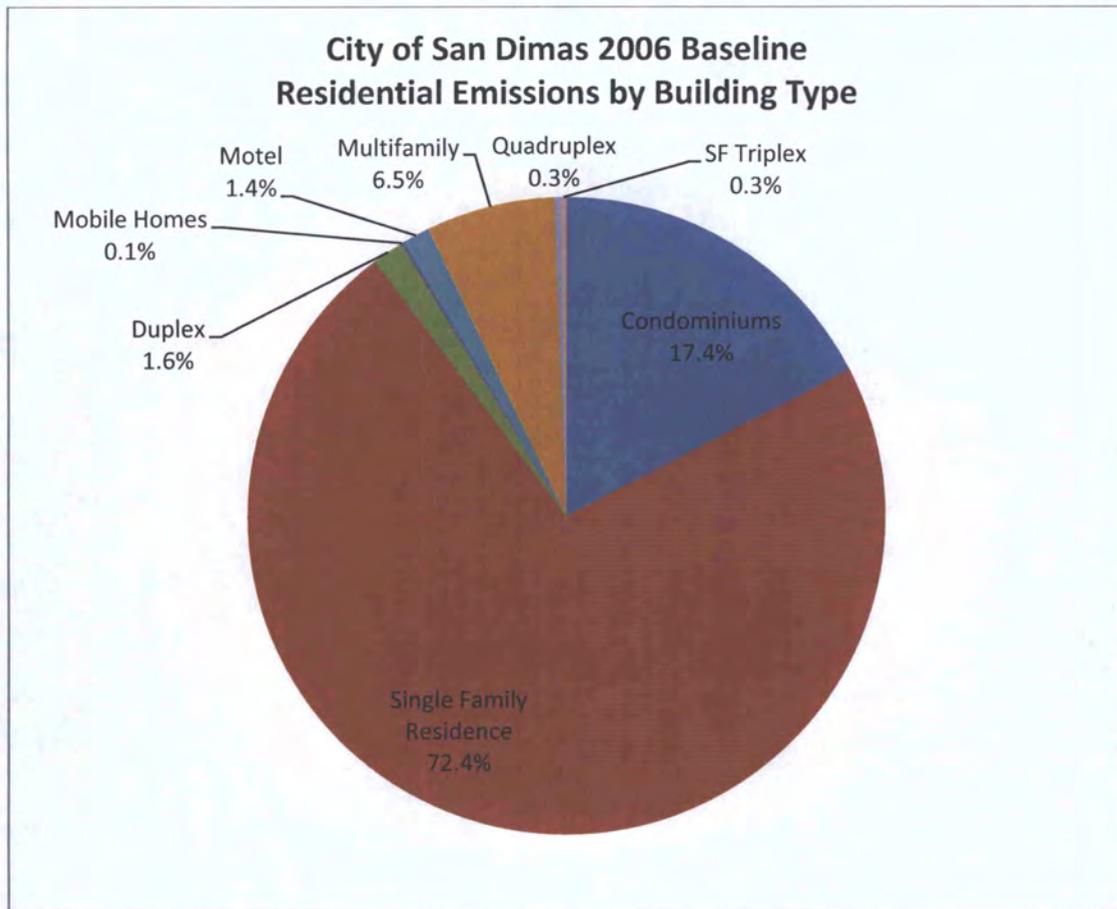


Figure 14: City-wide San Dimas residential emissions by building type

In order to predict the emissions in 2020 due to residential buildings, the residential building energy use was grown according to the dwelling unit growth forecast provided by the City of San Dimas. The growth forecast numbers provided are a data set proposed by the City of San Dimas to the Southern California Association of Governments (SCAG) as adjustments to the projections provided in the RTP 2008 Growth Forecast<sup>37</sup>.

<sup>37</sup>SCAG Adopted 2008 RTP Growth Forecast available at <http://www.scag.ca.gov/forecast/index.htm>.



### 2.3. Non-Residential Energy Use

#### 2.3.1. Emissions Summary

Table 19: Historical and projected City-wide greenhouse gas emissions by sector (MTCO<sub>2e</sub>)

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2e</sub> )	% of Total	2020 Business-As-Usual (MTCO <sub>2e</sub> )	% of Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )	% of Total
Residential	57,536	19%	59,447	19%	45,257	18%
<b>Non-residential</b>	<b>54,815</b>	<b>18%</b>	<b>57,894</b>	<b>18%</b>	<b>43,433</b>	<b>17%</b>
Water	4,195	1%	4,975	2%	4,229	2%
Transportation	159,007	52%	162,426	51%	128,317	51%
Infrastructure <sup>38</sup>	5,611	2%	6,198	2%	5,268	2%
Landfilled Solid Waste <sup>39</sup>	24,728	8%	26,334	8%	26,334	10%
<b>Total Emissions</b>	<b>305,893</b>		<b>317,274</b>		<b>252,838</b>	
<b>Total Emissions per Capita</b>	<b>8.55</b>		<b>8.21</b>		<b>6.54</b>	

#### 2.3.2. Inventory Assumptions

The data for city-wide non-residential electricity use was obtained from Southern California Edison's "Electricity Use Report for City of San Dimas, Year 2006" report Version 5.0. Emissions due to non-residential building energy use used the sum of SCE's "GS-1, GS-2, and TOU-8" annual kWh, shown in Table 16. Emissions were calculated using the 2006 Southern California Edison utility-specific emissions factor provided in the Local Government Operations Protocol.<sup>40</sup>

SCG has provided actual natural gas consumption data for the commercial and industrial building sector, as shown in Table 17. Natural gas consumption was then multiplied by a weighted US average emissions factor provided in the Local Government Operations Protocol.<sup>41</sup>

The City of San Dimas' parcel data was used to estimate energy use and greenhouse gas emissions for non-residential buildings by building type. The parcel data provides building area (square feet) and general land use information. Because, however, non-residential buildings' energy use varies significantly by building type, allocating non-residential emissions by square footage is not accurate.

<sup>38</sup> Infrastructure includes emissions due to street lighting, traffic lighting, and agricultural and pumping energy use.

<sup>39</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.

<sup>40</sup> California Air Resources Board's Local Government Operations Protocol, Version 1, September 2008. Appendix Table G.5 provides lbs CO<sub>2</sub> per MWh (megawatt hour) by utility, while Table G.6 provides statewide average CH<sub>4</sub> and N<sub>2</sub>O electric emissions factors.

<sup>41</sup> California Air Resources Board's Local Government Operations Protocol, Version 1, September 2008. Table G.1



Therefore, electricity use from the California Commercial End-Use Survey (CEUS) was used to estimate non-residential building energy use by building type:<sup>42</sup>

*“The CEUS is a comprehensive study of commercial sector energy use, primarily designed to support the state's energy demand forecasting activities. A stratified random sample of 2,790 commercial facilities was collected from the service areas of Pacific Gas and Electric, San Diego Gas & Electric, Southern California Edison, Southern California Gas Company, and the Sacramento Municipal Utility District. The sample was stratified by utility service area, climate region, building type, and energy consumption level.”*

The CalArch database tool (which is based on the CEUS study data) was used to obtain typical energy consumption data for non-residential building types appropriate for San Dimas, as shown in Table 20. As shown in Table 21 parcel categories provided by the City of San Dimas were grouped into the building types provided by the CalArch database tool. The summary of building square footages grouped by CalArch building type is presented in Table 22.

Table 20: CEUS/CalArch non-residential energy use data set<sup>43</sup>

Percentile	Whole Bldg kBTU/ft2-yr			Elec kWhr/ft2-yr		
	25%	50%	70%	25%	50%	70%
Office/Professional	22	72	125	7	16	36
Other/Unknown	36	89	270	7	18	38
Public Assembly	8	42	49	8	16	26
Religious Worship				1	2	5
Warehouse (refrigerated)	34	92	177	10	27	41
Warehouse (non-refrigerated)	3	6	12	1	5	8
All Building Types	25	53	114	7	16	34
Agricultural	0	0	0	0	3	3
Education	4	19	28	3	9	25
Education: K-12	0	0	0	3	8	18
Enclosed Shopping Center/Ma	46	61	77	13	17	23
Food Sales	99	176	437	33	50	77
Food Services (restaurants)	0	13	140	30	50	70
Health Care (inpatient)				10	21	36
Health Care (outpatient)	18	33	46	5	11	16
Industrial/Manufacturing	4	19	22	3	8	17
Lodging (hotel, motel, dorm)				4	9	17
Nursing Home				7	13	19

<sup>42</sup> [Hhttp://www.energy.ca.gov/ceus/H](http://www.energy.ca.gov/ceus/H)

<sup>43</sup> CalArch data for natural gas use is not robust for this climate zone. Thus, average natural gas use for City of Claremont (.673 therms/SF) was assumed for all nonresidential buildings for this analysis.



Table 21: Parcel data categories mapping to CalArch building types.

CalArch Category	San Dimas Parcel Category
Office/Professional	FINANCIAL BUILDING OFFICE BUILDING STORES & OFFICES
Other/Unknown	RECREATION FACILITIES
Warehouse (non-refrigerated)	WAREHOUSE MINI WAREHOUSE
Enclosed Shopping Center/Mall	COMMERCIAL (NEC) SHOPPING CENTER STORE BUILDING AUTO SALES DEPARTMENT STORE
Food Sales	SERVICE STATION/MARKET FOOD STORES
Food Services (restaurants)	RESTAURANT BUILDING
Health Care (inpatient)	HOSPITAL ANIMAL HOSPITAL/VET MEDICAL BUILDING
Industrial/Manufacturing	FOOD PROCESSING HEAVY INDUSTRIAL LIGHT INDUSTRIAL LUMBER YARD INDUSTRIAL (NEC)

Table 22: Non-residential building square footages by building type.

Building Type	SF	% of Total
Office/Professional	1,360,371	19%
Warehouse (non-refrigerated)	1,563,047	22%
Enclosed Shopping Center/Mall	1,827,222	25%
Food Sales	144,620	2%
Food Services (restaurants)	78,765	1%
Health Care (inpatient)	728,597	10%
Industrial/Manufacturing	1,439,978	20%
Other	95,694	1%
<b>TOTAL</b>	<b>7,238,294</b>	<b>100%</b>

### 2006 San Dimas Baseline Non-Residential Emissions by Building Type

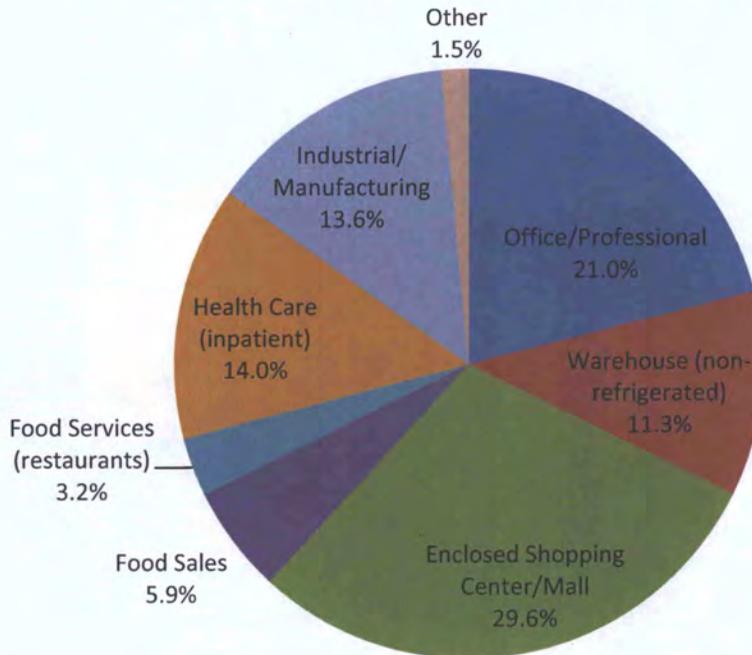


Figure 15: San Dimas total non-residential emissions by building type.

Non-residential growth forecasts were neither available from the City nor SCAG. Thus, in order to predict the emissions in 2020 due to non-residential buildings, the non-residential building energy use was increased according to the employment projections provided by the provided by the City of San Dimas. The growth forecast numbers provided are a data set proposed by the City of San Dimas to the Southern California Association of Governments (SCAG) as adjustments to the projections provided in the RTP 2008 Growth Forecast<sup>44</sup>.

<sup>44</sup>SCAG Adopted 2008 RTP Growth Forecast available at <http://www.scag.ca.gov/forecast/index.htm>.



## 2.4. Solid Waste Emissions

### 2.4.1. Emissions Summary

Table 23: Solid waste emissions relative to total City-wide emissions (MTCO<sub>2</sub>e)

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2</sub> e)	% of Total	2020 Business-As-Usual (MTCO <sub>2</sub> e)	% of Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2</sub> e)	% of Total
Residential	57,536	19%	59,447	19%	45,257	18%
Non-residential	54,815	18%	57,894	18%	43,433	17%
Water	4,195	1%	4,975	2%	4,229	2%
Transportation	159,007	52%	162,426	51%	128,317	51%
Infrastructure <sup>45</sup>	5,611	2%	6,198	2%	5,268	2%
<b>Landfilled Solid Waste<sup>46</sup></b>	<b>24,728</b>	<b>8%</b>	<b>26,334</b>	<b>8%</b>	<b>26,334</b>	<b>10%</b>
<b>Total Emissions</b>	<b>305,893</b>		<b>317,274</b>		<b>252,838</b>	
<b>Total Emissions per Capita</b>	<b>8.55</b>		<b>8.21</b>		<b>6.54</b>	

Table 24: Lifecycle emissions reductions associated with solid waste diversion (MTCO<sub>2</sub>e)<sup>47</sup>

City of San Dimas Emission Reduction Sectors	2006 Baseline (MTCO <sub>2</sub> e)	2020 Business-As-Usual (MTCO <sub>2</sub> e)	2020 Business-As-Usual with Statewide Action (MTCO <sub>2</sub> e)
<i>Diverted Solid Waste Lifecycle Benefits</i>	(168,351)	(179,280)	(179,280)

### 2.4.2. Inventory Assumptions

Solid waste generation and disposal is a large contributor to greenhouse gas emissions and the source reduction and diversion of solid waste can cause significant emissions reductions. Thus, solid waste reduction and recycling measures are an important part of the state's AB 32 scoping plan. The scoping plan's recommended measures are shown in Table 25. The measures listed in RW-3 apply to city-wide operations.

<sup>45</sup> Infrastructure includes emissions due to street lighting, traffic lighting, and agricultural and pumping energy use.

<sup>46</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.

<sup>47</sup> Diversion includes recycled materials, green waste, source reduction, and other diversion.



Table 25: AB 32 Scoping Plan's recycling and waste sector recommendations<sup>48</sup>  
 (MMTCO<sub>2</sub>E in 2020)

Measure No.	Measure Description	Reductions
RW-1	Landfill Methane Control (Discrete Early Action)	1
RW-2	Additional Reductions in Landfill Methane <ul style="list-style-type: none"> <li>Increase the Efficiency of Landfill Methane Capture</li> </ul>	TBD
RW-3	High Recycling/Zero Waste	5
	<ul style="list-style-type: none"> <li>Mandatory Commercial Recycling</li> </ul>	2
	<ul style="list-style-type: none"> <li>Increase Production and Markets for Organics Products</li> </ul>	2
	<ul style="list-style-type: none"> <li>Anaerobic Digestion</li> </ul>	TBD
	<ul style="list-style-type: none"> <li>Extended Producer Responsibility</li> </ul>	TBD
	<ul style="list-style-type: none"> <li>Environmentally Preferable Purchasing</li> </ul>	TBD
<b>Total</b>		<b>10<sup>(44)</sup></b>

San Dimas provided two reports summarizing the City's 2006 solid waste profile. The first document was the "City of San Dimas Tonnage Report 2006," provided by Waste Management San Gabriel/Pomona Valley. Table 26 summarizes the solid waste data provided.

Table 26: San Dimas waste generation statistics.

CITY OF SAN DIMAS TONNAGE REPORT 2006													
Tonnage Collected By Service	Jan-06 Tonnage	Feb-06 Tonnage	Mar-06 Tonnage	Apr-06 Tonnage	May-06 Tonnage	Jun-06 Tonnage	Jul-06 Tonnage	Aug-06 Tonnage	Sep-06 Tonnage	Oct-06 Tonnage	Nov-06 Tonnage	Dec-06 Tonnage	Yearly Totals
<b>Commercial / Multi Family</b>													
Landfilled	1,668.89	1,465.81	1,865.29	1,651.92	1,878.22	1,721.90	1,830.17	1,687.77	1,519.78	1,570.15	1,438.97	1,523.77	19,822.64
Recycled	7.08	7.18	9.29	8.68	5.90	8.99	8.33	6.28	9.31	7.00	4.59	12.56	95.19
Green Waste								7.88					7.88
Waste-to-Energy							16.32		8.46				24.78
Puente Hills MRF				5.44		11.53	3.65	3.36	2.62			7.50	34.10
<b>Total Tonnage Collected</b>	<b>1,675.97</b>	<b>1,472.99</b>	<b>1,874.58</b>	<b>1,666.04</b>	<b>1,884.12</b>	<b>1,742.42</b>	<b>1,858.47</b>	<b>1,705.29</b>	<b>1,540.17</b>	<b>1,577.15</b>	<b>1,443.56</b>	<b>1,543.83</b>	<b>19,984.59</b>
<b>Commercial Diversion %</b>	<b>0.4%</b>	<b>0.5%</b>	<b>0.5%</b>	<b>0.8%</b>	<b>0.3%</b>	<b>1.2%</b>	<b>1.5%</b>	<b>1.0%</b>	<b>1.3%</b>	<b>0.4%</b>	<b>0.3%</b>	<b>1.3%</b>	<b>0.8%</b>
<b>Residential</b>													
Landfilled	1,167.14	896.17	906.26	879.43	1,239.18	956.48	784.44	1,241.63	885.39	1,043.09	951.94	957.39	11,908.54
Recycling	281.69	238.57	255.42	231.19	301.70	257.31	222.97	284.30	238.67	272.78	260.78	286.11	3,111.49
Green Waste	523.49	388.16	396.09	554.14	812.49	567.48	483.30	798.17	522.62	584.36	353.56	376.75	6,360.61
Waste-to-Energy													-
Other Diversion													-
<b>Total Tonnage Collected</b>	<b>1,972.32</b>	<b>1,522.90</b>	<b>1,557.77</b>	<b>1,664.76</b>	<b>2,353.37</b>	<b>1,781.27</b>	<b>1,490.71</b>	<b>2,324.10</b>	<b>1,646.68</b>	<b>1,900.23</b>	<b>1,566.28</b>	<b>1,600.25</b>	<b>21,380.64</b>
<b>Residential Diversion %</b>	<b>40.8%</b>	<b>41.2%</b>	<b>41.8%</b>	<b>47.2%</b>	<b>47.3%</b>	<b>46.3%</b>	<b>47.4%</b>	<b>46.6%</b>	<b>46.2%</b>	<b>45.1%</b>	<b>39.2%</b>	<b>40.2%</b>	<b>44.3%</b>
<b>Roll-off Service</b>													
Landfilled	637.55	563.64	508.85	546.06	717.29	643.93	645.49	757.60	335.08	582.08	472.06	456.65	6,866.28
Downtown Diversion residual	5.74	8.31	4.46	-	1.51	5.28	2.14				1.71		29.15
Downtown Diversion recycled	18.96	27.46	14.76	-	5.00	17.44	7.09				5.66		96.37
Green Waste	23.99	14.89	8.10	13.25	14.86	19.30	4.66	12.27	4.89	22.03	13.17	9.09	160.50
Waste-to-Energy													-
Other Diversion	90.88	30.32	9.20	32.00	67.10	120.00	80.00	96.00	58.62	82.81	93.06	64.00	823.99
<b>Total Tonnage Collected</b>	<b>777.12</b>	<b>644.62</b>	<b>545.37</b>	<b>591.31</b>	<b>805.76</b>	<b>805.95</b>	<b>739.38</b>	<b>865.87</b>	<b>398.59</b>	<b>686.92</b>	<b>585.66</b>	<b>529.74</b>	<b>7,976.29</b>
<b>Roll-off Diversion %</b>	<b>17.2%</b>	<b>11.3%</b>	<b>5.9%</b>	<b>7.7%</b>	<b>10.8%</b>	<b>19.4%</b>	<b>12.4%</b>	<b>12.5%</b>	<b>15.9%</b>	<b>15.3%</b>	<b>19.1%</b>	<b>13.8%</b>	<b>13.6%</b>
<b>Total Tonnage Collected (All Services)</b>													
Landfilled	3,479.32	2,933.93	3,284.86	3,077.41	3,836.20	3,327.59	3,262.24	3,687.00	2,740.25	3,195.32	2,864.68	2,937.81	38,826.61
Recycled	307.73	273.21	279.47	239.87	312.60	283.74	238.39	290.58	247.98	279.78	271.03	278.67	3,303.05
Green Waste	547.48	403.05	404.19	567.39	827.35	586.78	487.96	818.32	527.51	606.39	366.73	385.84	6,528.99
Waste-to-Energy	-	-	-	-	-	-	16.32	-	8.46	-	-	-	24.78
Other Diversion	90.88	30.32	9.20	37.44	67.10	131.53	83.65	99.36	61.24	82.81	93.06	71.50	858.09
<b>Total Tons Collected</b>	<b>4,425.41</b>	<b>3,640.51</b>	<b>3,977.72</b>	<b>3,922.11</b>	<b>5,043.25</b>	<b>4,329.64</b>	<b>4,088.56</b>	<b>4,895.26</b>	<b>3,585.44</b>	<b>4,164.30</b>	<b>3,595.50</b>	<b>3,673.82</b>	<b>49,341.52</b>
<b>Total Tons Diverted</b>	<b>946.09</b>	<b>706.58</b>	<b>692.86</b>	<b>844.70</b>	<b>1,207.05</b>	<b>1,002.05</b>	<b>826.32</b>	<b>1,208.26</b>	<b>845.19</b>	<b>968.98</b>	<b>730.82</b>	<b>736.01</b>	<b>10,714.91</b>
<b>Total Diversion % All Services</b>	<b>21.4%</b>	<b>19.4%</b>	<b>17.4%</b>	<b>21.5%</b>	<b>23.9%</b>	<b>23.1%</b>	<b>20.2%</b>	<b>24.7%</b>	<b>23.6%</b>	<b>23.3%</b>	<b>20.3%</b>	<b>20.0%</b>	<b>21.7%</b>
<b>Total Waste-to-Energy Diversion</b>	<b>0%</b>	<b>0%</b>											

<sup>48</sup> California Air Resources Board, "AB 32 Climate Change Scoping Plan." 2008.  
[Hwww.arb.ca.gov/cc/scopingplan/document/adopted\\_scoping\\_plan.pdf](http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf). Page 66H.



This report, however, does not include diversion programs that are not run by Waste Management. The report also does not consider designs or policies that reduce the amount of materials or products generated before they become municipal solid waste, called "source reduction".

The second report provided by the City was the California Integrated Waste Management Board (CIWMB) Annual Report Summary. This report, which is completed by all California jurisdictions, helps document statewide diversion rates from year to year. Each year, this report estimates current year generation and disposal rates. The estimates are based on 1998 generation and disposal information and inflated by the Board-approved "Adjustment Method (AM)" to estimate current year waste generation. The AM uses change in population, employment, and inflation-adjusted taxable sales to estimate waste generation in the current year.

The report provides an overall "generation tonnage" for the City of San Dimas. The "generation tonnage" includes all waste created within a jurisdiction, including the waste disposed and the waste diverted. In the case of this report, the diversion also includes an assumed amount of source reduction. The report also lists all Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE) programs. This list of programs includes those run by Waste Management as well as any independent diversion programs. A summary of the CIWMB Annual Report for San Dimas is shown below.

Table 27: Summary of Base Year and Reporting Year data provided in CIWMB Annual Report Summary for San Dimas.

<b>Base Year</b>	<b>1998</b>
Base Year Generation Amount (tons)	123,144
<b>Reporting Year</b>	<b>2006</b>
Estimated Reporting Year Generation Amount (tons)	159,073
Reporting Year Diversion Rate	73%



Table 28: SSRE and HHWE programs reported in the CIWMB Annual Report Summary for San Dimas.

Existing SSRE and HHWE Programs	Program Tons
Xeriscaping/Grasscycling	N/A
Backyard and On-Site Composting/Mulching	N/A
Business Waste Reduction Program	N/A
Procurement	N/A
Government Source Reduction Programs	N/A
Material Exchange, Thrift Shops	N/A
Residential Curbside	3,112
Residential Drop-Off	N/A
Residential Buy-Back	241
Commercial On-Site Pickup	96
Government Recycling Programs	1
Special Collection Seasonal	100
Special Collection Events	3
Residential Curbside Greenwaste Collection	6,361
Commercial On-Site Greenwaste Pick-up	169
Commercial Self-Haul Greenwaste	500
Tires	N/A
White Goods	N/A
Scrap Metal	N/A
Concrete/Asphalt/Rubble	97
Electronic (radio, TV, web, hotlines)	N/A
Print (brochures, flyers, guides, news articles)	N/A
Outreach (tech assistance, presentations, awards, fairs, field trips)	N/A
Schools (education and curriculum)	N/A
Economic Incentives	N/A
Ordinances	N/A
MRF	67
Alternative Daily Cover	5,731
Permanent Facility	N/A
Mobile or Periodic Collection	N/A
Curbside Collection	N/A
Education Programs	N/A
<b>TOTAL</b>	<b>16,478</b>

It is important to note that while the City of San Dimas elected to use the CIWMB Report for their inventory, the report does not reflect actual measured waste streams from 2006. Furthermore, it is probable that the generation rate in this report is over-inflated. For example, growth in big-box developments since 1998, such as Costco, generates major taxable sales but not proportional solid waste generation. This inventory includes the numbers from the CIWMB Report, but recognizes that it is not an actual measured representation of waste disposal in San Dimas.

Because the CIWMB report gives only a total number for diversion, a hybrid between the Waste Management Report and CIWMB report was used to calculate solid waste emissions from the City. This inventory applied the total 2006 estimated generation amount from the CIWMB report. From this overall number, this inventory used all landfilled and diverted tonnage reported in the Waste Management report. In addition, however, the inventory added in diversion tonnages listed in the SSRE and HHWE programs reported in the CIWMB report that are independent of Waste Management such as buy-back centers. Finally, this inventory assumes that the remainder of diverted material listed in the CIWMB report can be attributed to source reduction.



The next step is to determine the GHG emissions for various disposal options. The US EPA has developed a detailed set of GHG emission data for various waste components in its "Waste Reduction Model" (WARM). A GHG emission factor table from WARM's Version 10 Emissions Factors is provided in Table 29.<sup>49</sup> These GHG emission factors are multiplied by the appropriate waste/recycling generation statistics, with results summarized in Table 30.

The greenhouse gases emissions factors reported in WARM include different greenhouse gas sources and sinks in the methods used to calculate diverted and landfilled emissions factors. For example, the emissions factors associated with combustion and landfilling include activities that occur only in the waste management phase, such as direct methane emissions from the landfill and transportation to the landfill. On the other hand, the emissions factors for source reduction, recycling, and composting, include activities that occur in multiple phases of the lifecycle, from raw material acquisition through end of life. These emissions occur at various times throughout a materials lifecycle and are indirectly related to the actual waste management practice. For example, the emissions factors for source reduction and recycling include the decrease in GHG emissions in the raw materials acquisition and manufacturing of products relative to "baseline" emissions. In addition, the emissions factors for source reduction, recycling, and composting incorporate the increase in forest carbon sequestration as a result of those waste management practices.<sup>50</sup> Thus, the emissions reported for diversion using the WARM method are more indirectly related than those reported for landfilled solid waste.

Because WARM includes these particularly indirect, upstream and downstream effects in its emissions factors for source reduction, recycling, and composting, the emissions calculated for diverted solid waste are not directly comparable to the other emissions sources reported in this inventory, which do not include lifecycle emissions. In order to display this distinct difference in the type of emissions being reported, the emissions for source reduction, recycling, and composting are reported separately from the other emissions sources, including those for landfilled solid waste.

As shown in Table 30, due to the high diversion rate reported in the CIWMB Report, San Dimas reports significant greenhouse gas lifecycle reductions for their solid waste diversion efforts. The impact of solid waste diversion on lifecycle emissions is an important aspect of San Dimas' overall GHG mitigation efforts.

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<sup>49</sup> Source: EPA WARM Model, [Hhttp://www.epa.gov/climatechange/wycd/waste/calculators/Warm\\_home.html](http://www.epa.gov/climatechange/wycd/waste/calculators/Warm_home.html)

<sup>50</sup> United States Environmental Protection Agency. 2006. *Solid Waste Management and Greenhouse Gases: A Life-Cycle Assessment of Emissions and Sinks*.  
[Hhttp://www.epa.gov/climatechange/wycd/waste/downloads/fullreport.pdf](http://www.epa.gov/climatechange/wycd/waste/downloads/fullreport.pdf)



Table 29: GHG emission factors for various solid waste management options

MTCO2E per short ton	Source Reduction	Recycling	Landfilling, National Average	Landfilling, No recovery	Landfilling, Flaring	Landfilling, Energy Recovery	Combustion	Composting
Aluminum Cans	-8.27	-13.63	0.04	0.04	0.04	0.04	0.06	N/A
Steel Cans	-3.19	-1.8	0.04	0.04	0.04	0.04	-1.54	N/A
Copper Wire	-7.39	-4.96	0.04	0.04	0.04	0.04	0.05	N/A
Glass	-0.53	-0.28	0.04	0.04	0.04	0.04	0.05	N/A
HDPE	-1.81	-1.4	0.04	0.04	0.04	0.04	1.04	N/A
LDPE	-2.29	-1.71	0.04	0.04	0.04	0.04	1.04	N/A
PET	-2.12	-1.55	0.04	0.04	0.04	0.04	1.14	N/A
Corrugated Box	-5.6	-3.1	0.38	1.49	-0.22	-0.45	-0.61	N/A
Magazines	-8.66	-3.07	-0.31	0.14	-0.55	-0.64	-0.44	N/A
Newspaper	-4.89	-2.8	-0.87	-0.48	-1.09	-1.17	-0.69	N/A
Office Paper	-8	-2.85	1.85	3.71	0.84	0.44	-0.58	N/A
Phonebook	-6.3	-2.66	-0.87	-0.48	-1.09	-1.17	-0.69	N/A
Textbook	-9.15	-3.11	1.85	3.71	0.84	0.44	-0.58	N/A
Dimensional Lumber	-2.02	-2.46	-0.5	0.07	-0.81	-0.93	-0.73	N/A
Fiberboard	-2.23	-2.47	-0.5	0.07	-0.81	-0.93	-0.73	N/A
Food Waste	0	N/A	0.71	1.43	0.33	0.17	-0.16	-0.2
Yard Waste	0	N/A	-0.18	0.2	-0.39	-0.47	-0.2	-0.2
Grass	0	N/A	0.17	0.51	-0.02	-0.1	-0.2	-0.2
Leaves	0	N/A	-0.57	-0.3	-0.72	-0.78	-0.2	-0.2
Branches	0	N/A	-0.5	0.07	-0.81	-0.93	-0.2	-0.2
Mixed Paper Board	N/A	-3.51	0.32	1.35	-0.24	-0.46	-0.61	N/A
Mixed Paper residential	N/A	-3.51	0.23	1.21	-0.3	-0.51	-0.61	N/A
Mixed Paper office	N/A	-3.42	0.43	1.43	-0.12	-0.33	-0.55	N/A
Mixed metals	N/A	-5.41	0.04	0.04	0.04	0.04	-1.05	N/A
Mixed plastics	N/A	-1.53	0.04	0.04	0.04	0.04	1.09	N/A
Mixed recyclables	N/A	-2.87	0.18	1	-0.25	-0.42	-0.53	N/A
Mixed organics	N/A	N/A	0.26	0.7	-0.14	-0.26	-0.18	-0.2
Mixed MSW	N/A	N/A	1.51	3.1	0.64	0.3	-0.14	N/A
Carpets	-4.02	-7.22	0.04	0.04	0.04	0.04	0.47	N/A
PCs	55.76	-2.27	0.04	0.04	0.04	0.04	-0.19	N/A
Claybricks	-0.29	N/A	0.04	0.04	0.04	0.04	N/A	N/A
Aggregate	N/A	-0.01	0.04	0.04	0.04	0.04	N/A	N/A
FlyAsh	N/A	-0.87	0.04	0.04	0.04	0.04	N/A	N/A
Tires	-4.01	-1.84	0.04	0.04	0.04	0.04	0.09	N/A



Table 30: San Dimas city-wide solid waste generation statistics with GHG emissions

**2006**

<b>Total Annual Solid Waste Generation (tons)</b>
159,073

Solid Waste Content	Tons Generated	% Breakdown	Emission factors (MTCO <sub>2</sub> e)	MTCO <sub>2</sub> e
<i>LANDFILLED WASTE</i>				
Landfilled	38,627	24.3%	0.64	24,721
Waste-to-Energy	25	0.0%	0.3	7
<b>TOTAL</b>	<b>38,651</b>	<b>24.3%</b>		<b>24,728</b>
<i>DIVERTED WASTE</i>				
Recycled	3,644	2.3%	-2.87	-10,458
Green Waste	7,129	4.5%	-0.2	-1,426
ADC	5,731	3.6%	-0.18	-1,032
Other Diversion	955	0.6%	0.04	38
Source reduction	102,962	64.7%	-1.51	-155,473
<b>TOTAL</b>	<b>120,422</b>	<b>75.7%</b>		<b>-168,351</b>

The solid waste generation for the city was projected to 2020 based on typical generation rates for the particular breakdown of building types in San Dimas. Solid waste generation rates were obtained from CalRecycle's website for commercial, industrial, institutional, service, and residential building types. These rates were adjusted to match the generation provided by the CIWMB annual report, and then projected to 2020 based on SCAG projections of building stock.<sup>51</sup> A summary of the solid waste projections is shown below.

<sup>51</sup> Source: CalRecycle's "Estimated Solid Waste Generation Rates" available at <http://www.calrecycle.ca.gov/wastechar/wastegenrates/Commercial.htm>.



Table 31: 2020 Solid waste projections for the City of San Dimas

	2006						2020	
	Generation Rate		Total (tons)	% of Total	Adjusted Total (tons)	Adjustment Factor	Total (tons)	Adjusted Total (tons)
Residential	12.23	lb/DU/day	28,592	43%	68,519	2.40	29,527	70,760
Office/Professional	0.006	lb/sf/day	1,490	2%	3,570	2.40	1,556	3,730
Warehouse (non-refrigerated)	0.0108	ton/yr	16,881	25%	40,454	2.40	17,638	42,269
Enclosed Shopping Center/Mall	0.025	lb/sf/day	8,337	13%	19,979	2.40	8,711	20,875
Food Sales	0.0108	ton/yr	1,562	2%	3,743	2.40	1,632	3,911
Food Services (restaurants)	0.005	lb/sf/day	72	0%	172	2.40	75	180
Health Care	0.0108	ton/yr	7,869	12%	18,857	2.40	8,222	19,703
Industrial/Manufacturing	0.006	lb/sf/day	1,577	2%	3,779	2.40	1,648	3,948
Other	0.046	lb/sf/day	803	1%	1,925	2.40	1,679	4,023
<b>TOTAL</b>			<b>66,378</b>	<b>100%</b>	<b>159,073</b>		<b>70,687</b>	<b>169,399</b>

## 2.5. Water

### 2.5.1. Emissions Summary

Table 32: Water emissions relative to total City-wide emissions (MTCO<sub>2e</sub>)

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2e</sub> )	% of Total	2020 Business-As-Usual (MTCO <sub>2e</sub> )	% of Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )	% of Total
Residential	57,536	19%	59,447	19%	45,257	18%
Non-residential	54,815	18%	57,894	18%	43,433	17%
<b>Water</b>	<b>4,195</b>	<b>1%</b>	<b>4,975</b>	<b>2%</b>	<b>4,229</b>	<b>2%</b>
Transportation	159,007	52%	162,426	51%	128,317	51%
Infrastructure <sup>52</sup>	5,611	2%	6,198	2%	5,268	2%
Landfilled Solid Waste <sup>53</sup>	24,728	8%	26,334	8%	26,334	10%
<b>Total Emissions</b>	<b>305,893</b>		<b>317,274</b>		<b>252,838</b>	
<b>Total Emissions per Capita</b>	<b>8.55</b>		<b>8.21</b>		<b>6.54</b>	

<sup>52</sup> Infrastructure includes emissions due to street lighting, traffic lighting, and agricultural and pumping energy use.

<sup>53</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.



**2.5.2. Inventory Assumptions**

Water consumption data for the City of San Dimas provided by Golden State Water Company is shown below.

Table 33: San Dimas 2006 water consumption.

<b>Golden State Water Company</b>		
<b>San Dimas System</b>		
<b>Water Sales Consumption</b>		
<b>Actual 2006</b>		
Object Account Level	CCF	Gallons
Metered - Residential	5,257,548	3,932,645,904
Metered - Public Auth	399,505	298,829,740
Governmental Agencies	277,631	207,667,988
Metered - Irrigation	97,217	72,718,316
Other Sales or Service	2,195	1,641,860
Private Fire Protection	1,059	792,132
Metered - Industrial	5	3,740
<b>CONS</b>	<b>6,035,160</b>	<b>4,514,299,680</b>
Notes:		
1 ccf = 748 gallons		
Metered Residential includes residential, multi-family and commercial		

Water pumping, conveyance, distribution, treatment, and wastewater treatment is a major energy end-use in California. The California Energy Commission (CEC) estimates that statewide water-related energy consumption accounts for approximately 48,013 GWH of electricity per year, or 19.2% of the state's total electricity use. Of this, approximately 78% is related to urban (i.e., non-agricultural) water uses<sup>54</sup>. Furthermore, approximately 30% of the state's natural gas consumption and 88 billion gallons of diesel fuel per year are used for water heating, the operation of diesel-powered agricultural pumps, and other water-related uses<sup>55</sup>. Water efficiency and related energy/carbon- reduction measures is an important part of the state's AB 32 scoping plan, with the recommended measures shown in Table 34. Measures W-1 and W-2 apply directly to buildings, and are influenced by building design (water fixture flow rate specifications, installation of recycled water piping, etc.).

<sup>54</sup> Navigant Consulting, Inc. "Refining Estimates of Water-Related Energy Use in California," December 2006. California Energy Commission document number CEC-500-2006-118.

<sup>55</sup> California Energy Commission, "California's Water-Energy Relationship," November, 2005. CEC document number CEC-700-2005-011. <http://www.energy.ca.gov/2005publications/CEC-700-2005-011/CEC-700-2005-011-SF.PDFH>



Table 34: AB 32 Scoping Plan's water recommendations<sup>56</sup>  
 (MMTCO<sub>2</sub>E in 2020)

Measure No.	Measure Description	Reductions
W-1	Water Use Efficiency	1.4
W-2	Water Recycling	0.3
W-3	Water System Energy Efficiency	2.0
W-4	Reuse Urban Runoff	0.2
W-5	Increase Renewable Energy Production	0.9
W-6	Public Goods Charge	TBD
<b>Total</b>		<b>4.8<sup>(45)</sup></b>

**2.5.2.1. Local Water Supplies**

There is a series of six interconnected groundwater basins in the San Dimas area, the "Six Basins". These basins include the Canyon, Upper San Dimas Heights, Lower San Dimas Heights, Pomona, Live Oak and Ganessa, as shown in Figure 16. The Six Basins are fed from runoff from the San Gabriel Mountains, primarily the San Antonio Creek watershed.

The Six Basins Watermaster is a group of nine local agencies that administer the groundwater basins, and is governed per a legal judgment from 1999<sup>57</sup>. The Six Basins Watermaster is administered by the Three Valleys Municipal Water District<sup>58</sup>, and consists of the following members:

- City of La Verne
- City of Pomona
- City of San Dimas
- San Antonio Water Co.
- Pomona College
- Pomona Valley Protective Association (PVPA)
- Southern California Water Co. (SCWC)
- Three Valleys Municipal Water District
- City of Upland

<sup>56</sup> California Air Resources Board, "AB 32 Climate Change Scoping Plan." 2008.  
[Hwww.arb.ca.gov/cc/scopingplan/document/adopted\\_scoping\\_plan.pdf](http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf). Page 66H.

<sup>57</sup> Three Valleys Municipal Water District. Six Basins Water Master. [Hwww.threevalleys.com/SixBasins/index.aspx](http://www.threevalleys.com/SixBasins/index.aspx)H

<sup>58</sup> [Hwww.threevalleys.com](http://www.threevalleys.com)H

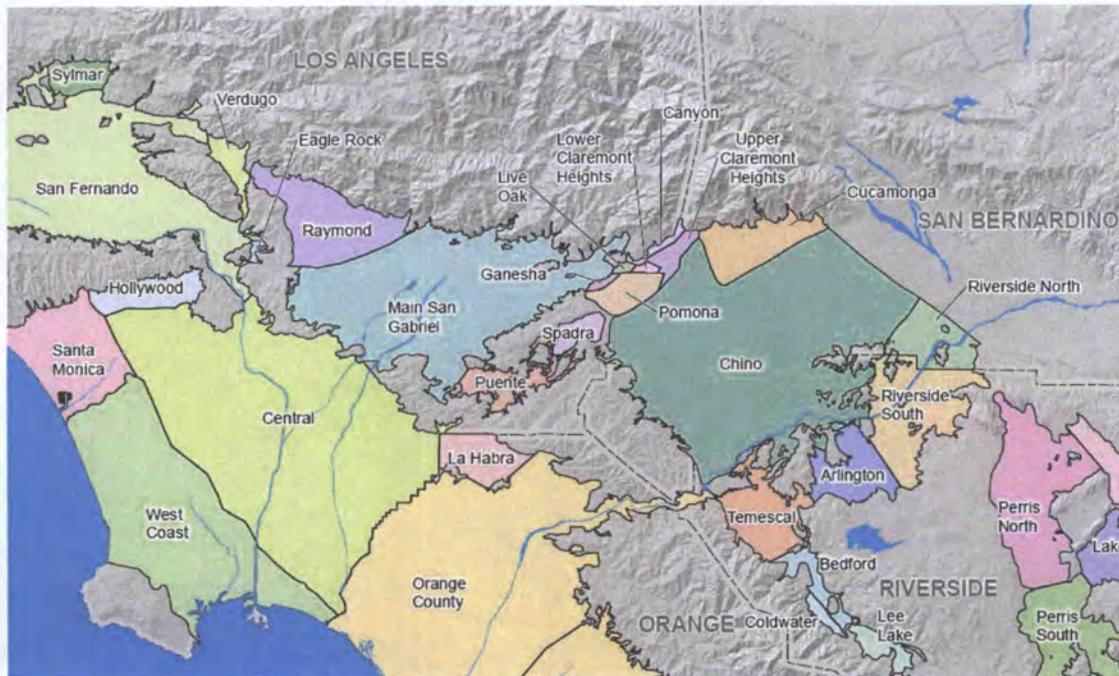


Figure 16: Regional groundwater basins, including the "Six Basins"<sup>59</sup>

#### 2.5.2.2. Imported Water Sources

San Dimas and the rest of Southern California is highly water constrained. The City of San Dimas purchases water from the Golden State Water Company (GSWC). GSWC mixes local water resources with water from other sources, treats the water, and delivers it to the city. For this report, it was assumed that San Dimas receives percentages of local and imported water similar to the City of Claremont.<sup>60</sup>

Water is very energy intensive. Statewide, water is the single biggest consumer of electricity. It is estimated that water consumes 19% of all the state's electricity, consuming 250,494 GWh/year<sup>61, 62</sup>. CTG has assembled a variety of different energy use factors from various sources into CTG's Sustainable Communities Model (SCM)<sup>®</sup>. Using this model, it is estimated that San Dimas's Water Supply (as purchased from GSWC) has 0.006575 kWh/gallon of water used (2,142 kWh/ AF). These are composed of the following energy components:

<sup>59</sup> Metropolitan Water District of Southern California, September 2007

<sup>60</sup> In 2006, Claremont received 58% of its water from local groundwater and remaining 42% is imported from Northern California down the State Water Project. Source: The League of Women Voters of the San Dimas Area. 2005 (revised March 2006). Water Issues in the City of Claremont. <http://claremont.ca.lwvnet.org/Water.html>

<sup>61</sup> Navigant Consulting, Inc. December 2006. "Refining Estimates of Water Related Energy Use in California." California Energy Commission, CEC-500-2006-118.

<sup>62</sup> Pacific Institute. February 2005. "Quantifying the Potential Air Quality Impacts From Electric Demand Embedded in Water Management Choices." California Energy Commission, CEC-500-2005-031



Table 35: Typical embodied energy in San Dimas's potable water supply

Component	Description	kWh/gal (gross)	Source	Pct of Water Use	kWh/gal (net)
Conveyance	State Water Project (CA), delivered to LA Basin	0.008325	(Navigant Consulting, Inc., December 2006) <sup>63</sup>	50%	0.0041625
Supply	Groundwater Pumping (500')	0.002225		50%	0.0011125
Treatment	Typical Water Treatment (EPRI Typical)	0.0001		100%	0.0001
Distribution	Typical Water Distribution (EPRI Typical)	0.0012		100%	0.0012
Total					0.006575

<sup>63</sup> Navigant Consulting, Inc. "Refining Estimates of Water-Related Energy Use in California," December 2006. California Energy Commission document number CEC-500-2006-118.



### 3. CITY OF SAN DIMAS MUNICIPAL GREENHOUSE GAS EMISSIONS AND MODELING ASSUMPTIONS

In addition to understanding the City's collective greenhouse gas emissions, it is important to understand the greenhouse gas emissions specifically associated with municipal operations. This section presents the emissions directly related to municipal operations, municipally-owned office buildings, and other emissions associated with the municipal operation. This does not include emissions associated with the wider San Dimas community (i.e., it does not include GHG emissions from residential buildings, commercial buildings, general transportation, etc.)

Table 36 summarizes the GHG emissions for 2006. Emissions are reported in metric tons of carbon dioxide equivalents (MTCO<sub>2</sub>e). As shown, the City of San Dimas' municipal emissions represent only a small fraction of absolute emissions, equal to only 0.45% of total City-wide emissions. Detailed assumptions and data used for estimating these emissions are presented below.

Table 36: City of San Dimas GHG emission summary (2006)

Sector	2006 CO <sub>2</sub> e	Percentage of Municipal	Percentage of Total
Public Buildings	485	36%	0.16%
Vehicle Fleet	220	16%	0.07%
Employee Commute	290	21%	0.09%
Street Lighting	262	19%	0.09%
Traffic Lights	79	6%	0.03%
Landfilled Solid Waste <sup>64</sup>	29	2%	0.01%
<b>Total</b>	<b>1,365</b>	<b>100%</b>	<b>0.45%</b>

<sup>64</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.



Table 37: Historical and projected Municipal greenhouse gas emissions by sector (MTCO<sub>2e</sub>)<sup>65</sup>

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2e</sub> )	% of Municipal Total	2020 Business-As-Usual (MTCO <sub>2e</sub> )	% of Municipal Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )	% of Municipal Total
Public Buildings	485	36%	485	34%	412	35%
Vehicle Fleet	220	16%	220	16%	174	15%
Employee Commute	290	21%	290	21%	229	20%
Street Lighting	262	19%	314	22%	267	23%
Traffic Lights	79	6%	96	7%	82	7%
Landfilled Solid Waste <sup>66</sup>	29	2%	29	2%	29	2%
<b>Total</b>	<b>1,365</b>	<b>100%</b>	<b>1,433</b>	<b>100%</b>	<b>1,192</b>	<b>100%</b>

Table 38: Lifecycle emissions reductions associated Municipal solid waste diversion (MTCO<sub>2e</sub>)<sup>67</sup>

City of San Dimas Emission Reduction Sectors	2006 Baseline (MTCO <sub>2e</sub> )	2020 Business-As-Usual (MTCO <sub>2e</sub> )	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )
<i>Diverted Solid Waste Lifecycle Benefits</i>	(0.67)	(0.67)	(0.67)

<sup>65</sup> Numbers vary slightly due to rounding.

<sup>66</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.

<sup>67</sup> Diversion includes recycled materials, green waste, source reduction, and other diversion.

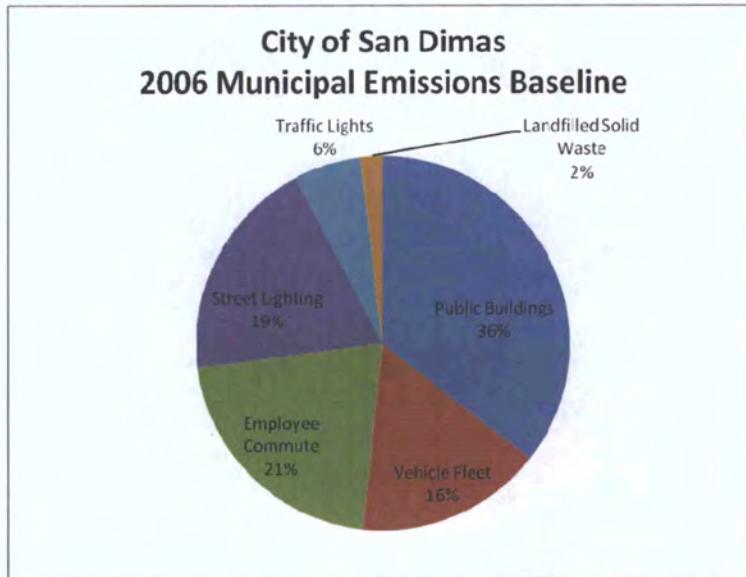


Figure 17: 2006 Municipal baseline emissions by emissions sector<sup>68</sup>

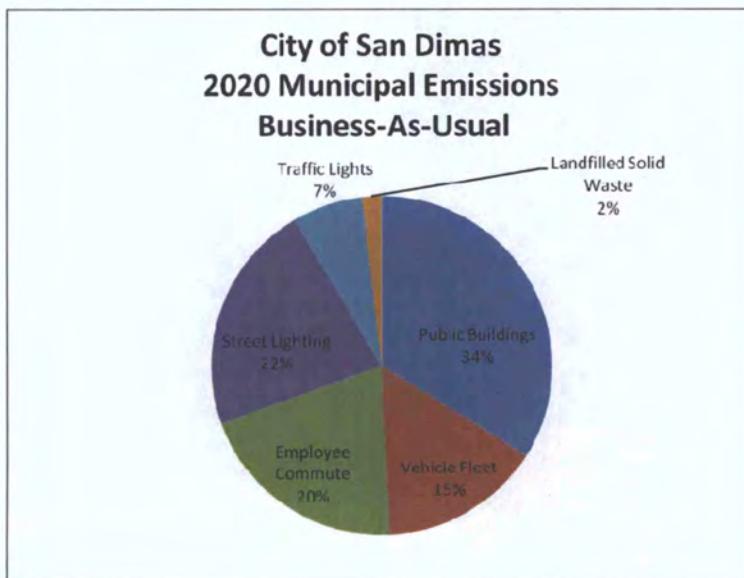


Figure 18: Projected Municipal 2020 business-as-usual emissions by emissions sector<sup>69</sup>

<sup>68</sup> Numbers vary slightly due to rounding.

<sup>69</sup> Numbers vary slightly due to rounding.

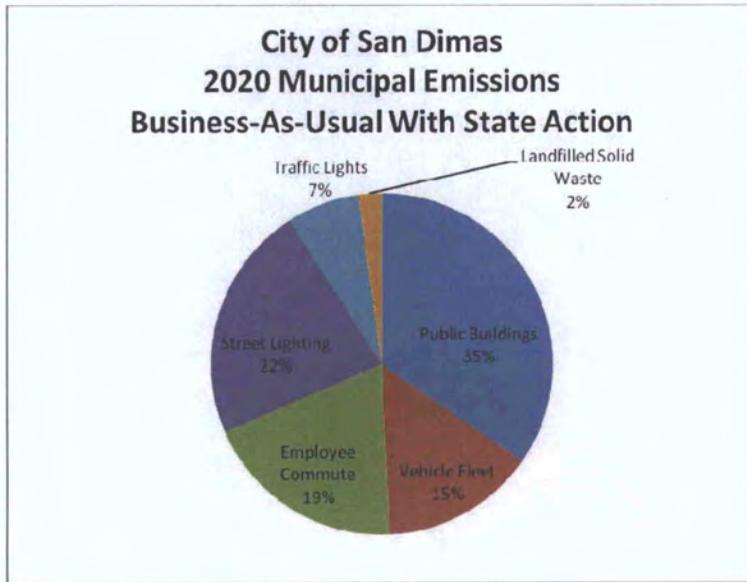


Figure 19: Projected Municipal 2020 business-as-usual emissions considering State Action<sup>70</sup>

<sup>70</sup> Numbers vary slightly due to rounding.



### 3.1. Municipally-Owned Office Building Energy Use

#### 3.1.1. Emissions Summary

Table 39: Municipally-owned building emissions relative to total Municipal emissions (MTCO<sub>2e</sub>)<sup>71</sup>

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2e</sub> )	% of Municipal Total	2020 Business-As-Usual (MTCO <sub>2e</sub> )	% of Municipal Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )	% of Municipal Total
Public Buildings	485	36%	485	34%	412	35%
Vehicle Fleet	220	16%	220	16%	174	15%
Employee Commute	290	21%	290	21%	229	20%
Street Lighting	262	19%	314	22%	267	23%
Traffic Lights	79	6%	96	7%	82	7%
Landfilled Solid Waste <sup>72</sup>	29	2%	29	2%	29	2%
<b>Total</b>	<b>1,365</b>	<b>100%</b>	<b>1,433</b>	<b>100%</b>	<b>1,192</b>	<b>100%</b>

#### 3.1.2. Inventory Assumptions

The City of San Dimas provided parcel data for all municipal-owned office building data. The City of San Dimas' parcel data was used to estimate energy use and greenhouse gas emissions for municipal-owned office buildings. The parcel data provides building area (square feet) and general land use information, shown below. For the purposes of this inventory, it was assumed that municipally-owned office building square footage will remain constant between 2006 and 2020.

Table 40: Parcel data provided for Municipal-owned office buildings

Property Address	Owner Name	Year Built	Building Square Feet
344 W BONITA AVE	SAN DIMAS CITY	1924	9,160
124 W RAILWAY ST.	SAN DIMAS CITY	1904	4,542
100 W RAILWAY ST	SAN DIMAS CITY	1960	3,144
	SAN DIMAS CITY	1915	1,744
301 S WALNUT AVE	SAN DIMAS CITY	1927	5,700
	SAN DIMAS CITY	1966	2,496
	SAN DIMAS CITY	1950	528
	SAN DIMAS CITY	1924	2,100
	SAN DIMAS CITY	1974	29,000
	SAN DIMAS CITY	1982	240

<sup>71</sup> Numbers vary slightly due to rounding.

<sup>72</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.



Average energy use data from the California Commercial End-Use Survey (CEUS) was used to estimate municipal-owned office building energy use:<sup>73</sup>

*"The CEUS is a comprehensive study of commercial sector energy use, primarily designed to support the state's energy demand forecasting activities. A stratified random sample of 2,790 commercial facilities was collected from the service areas of Pacific Gas and Electric, San Diego Gas & Electric, Southern California Edison, Southern California Gas Company, and the Sacramento Municipal Utility District. The sample was stratified by utility service area, climate region, building type, and energy consumption level."*

The CalArch database tool (which is based on the CEUS study data) was used to obtain typical "All Building Types" energy consumption data appropriate for San Dimas municipal office buildings, as shown in Table 41. This data was multiplied by building square footages and MTCO<sub>2e</sub> emissions factors to calculate the total emissions due to municipal-owned office buildings, as shown in Table 42 and Table 43.

Table 41: CEUS/CalArch non-residential energy use data for San Dimas<sup>74</sup>

Percentile	Whole Bldg kBTU/ft2-yr			Elec kWhr/ft2-yr		
	25%	50%	70%	25%	50%	70%
Office/Professional	22	72	125	7	16	36
Other/Unknown	36	89	270	7	18	38
Public Assembly	8	42	49	8	16	26
Religious Worship				1	2	5
Warehouse (refrigerated)	34	92	177	10	27	41
Warehouse (non-refrigerated)	3	6	12	1	5	8
All Building Types	25	53	114	7	16	34
Agricultural	0	0	0	0	3	3
Education	4	19	28	3	9	25
Education: K-12	0	0	0	3	8	18
Enclosed Shopping Center/Ma	46	61	77	13	17	23
Food Sales	99	176	437	33	50	77
Food Services (restaurants)	0	13	140	30	50	70
Health Care (inpatient)				10	21	36
Health Care (outpatient)	18	33	46	5	11	16
Industrial/Manufacturing	4	19	22	3	8	17
Lodging (hotel, motel, dorm)				4	9	17
Nursing Home				7	13	19

<sup>73</sup> <http://www.energy.ca.gov/ceus/H>

<sup>74</sup> CalArch data for natural gas use is not robust for San Dimas' climate zone. Thus, average natural gas use for City of Claremont (.673 therms/SF) was assumed for all nonresidential buildings for this analysis.



Table 42: Estimated electricity consumption and MTCO2e emissions for Municipal-owned office buildings.

2006 YEAR			Emission Factors						
City Facility	Electricity Use (kWh) [1]	Electricity Use (MWh)	lbs CO2 / MWh [2]	lbs CH4 / MWh [3]	lbs N2O / MWh [3]	CO2 (metric tons) [4]	CH4 (metric tons) [5]	N2O (metric tons) [6]	CO2e (metric tons) [7]
344 W BONITA AVE	146,560	146.6	641.26	0.029	0.011	43	0.001928	0.000731	42.90
124 W RAILWAY ST	72,672	72.7				21	0.000956	0.000363	21.27
100 W RAILWAY ST	50,304	50.3				15	0.000662	0.000251	14.72
	27,904	27.9				8	0.000367	0.000139	8.17
301 S WALNUT AVE	91,200	91.2				27	0.001200	0.000455	26.69
	39,936	39.9				12	0.000525	0.000199	11.69
	8,448	8.4				2	0.000111	0.000042	2.47
	33,600	33.6				10	0.000442	0.000168	9.83
	464,000	464.0				135	0.006103	0.002315	135.81
	3,840	3.8				1	0.000051	0.000019	1.12
		0.0				0	0.000000	0.000000	0.00
		0.0				0	0.000000	0.000000	0.00
		0.0				0	0.000000	0.000000	0.00
		0.0				0	0.000000	0.000000	0.00
		0.0				0	0.000000	0.000000	0.00
		0.0				0	0.000000	0.000000	0.00
		0.0				0	0.000000	0.000000	0.00
<b>TOTAL</b>	<b>938,464</b>	<b>938</b>				<b>272.97</b>	<b>0.01</b>	<b>0.005</b>	<b>274.68</b>

Table 43: Estimated natural gas consumption and MTCO2e emissions for Municipal-owned office buildings.

2006 YEAR			Emission Factors						
City Facility	Natural Gas Use (Therms) [1]	Natural Gas Use (million BTU) [2]	kg CO2 / million BTU [3]	g CH4 / million BTU [4]	g N2O / million BTU [4]	CO2 (Metric tons) [5]	CH4 (metric tons) [6]	N2O (metric tons) [7]	CO2e (metric tons) [8]
344 W BONITA AVE	6,161	616.1	53.06	5	0.1	32.7	0.00308	0.00006	32.77
124 W RAILWAY ST	3,055	305.5				16.2	0.00153	0.00003	16.25
100 W RAILWAY ST	2,115	211.5				11.2	0.00106	0.00002	11.25
	1,173	117.3				6.2	0.00059	0.00001	6.24
301 S WALNUT AVE	3,834	383.4				20.3	0.00192	0.00004	20.39
	1,679	167.9				8.9	0.00084	0.00002	8.93
	355	35.5				1.9	0.00018	0.00000	1.89
	1,412	141.2				7.5	0.00071	0.00001	7.51
	19,506	1,950.6				103.5	0.00975	0.00020	103.76
	161	16.1				0.9	0.00008	0.00000	0.86
		0.0				0.0	0.00000	0.00000	0.00
		0.0				0.0	0.00000	0.00000	0.00
		0.0				0.0	0.00000	0.00000	0.00
		0.0				0.0	0.00000	0.00000	0.00
		0.0				0.0	0.00000	0.00000	0.00
		0.0				0.0	0.00000	0.00000	0.00
		0.0				0.0	0.00000	0.00000	0.00
<b>TOTAL</b>	<b>39,451</b>	<b>3,945</b>				<b>209.33</b>	<b>0.02</b>	<b>0.000</b>	<b>209.86</b>



### 3.2. Street Lighting and Traffic Signals

#### 3.2.1. Emissions Summary

Table 44: Street lighting and traffic signals emissions relative to total Municipal emissions (MTCO<sub>2e</sub>)<sup>75</sup>

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2e</sub> )	% of Municipal Total	2020 Business-As-Usual (MTCO <sub>2e</sub> )	% of Municipal Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )	% of Municipal Total
Public Buildings	485	36%	485	34%	412	35%
Vehicle Fleet	220	16%	220	16%	174	15%
Employee Commute	290	21%	290	21%	229	20%
<b>Street Lighting</b>	<b>262</b>	<b>19%</b>	<b>314</b>	<b>22%</b>	<b>267</b>	<b>23%</b>
<b>Traffic Lights</b>	<b>79</b>	<b>6%</b>	<b>96</b>	<b>7%</b>	<b>82</b>	<b>7%</b>
Landfilled Solid Waste <sup>76</sup>	29	2%	29	2%	29	2%
<b>Total</b>	<b>1,365</b>	<b>100%</b>	<b>1,433</b>	<b>100%</b>	<b>1,192</b>	<b>100%</b>

#### 3.2.2. Inventory Assumptions

City street light counts and traffic signal counts for 2006 and estimates for 2020 are shown in Table 45 and Table 46. The 2020 estimates shown are based on data provided by the City. Electricity consumption associated with street lights and traffic lights was provided in Southern California Edison's "Electricity Use Report for City of San Dimas, Year 2006" report Version 5.0. This report provided total annual kWh by rate group. The account summary, shown in Table 47, details street lighting totals ("STREET LIGHTING") and traffic signals totals ("TC-1" traffic control service).

Table 45: San Dimas street light counts<sup>77</sup>

Year	2006	2020
Municipal Owned	245	297
Utility Owned	3,439	4,168
<b>Total</b>	<b>3,684</b>	<b>4,465</b>

<sup>75</sup> Numbers vary slightly due to rounding.

<sup>76</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.

<sup>77</sup> Data provided by the City of San Dimas



Table 46: San Dimas traffic light counts<sup>78</sup>

Year	2006	2020
Municipal Owned	33	40
Utility Owned	0	0
<b>Total</b>	<b>33</b>	<b>40</b>

Table 47: Total of Account Summary Data for Bundled and Direct Access Customers<sup>79</sup>

RATE GROUP	ANNUAL KWH	% of TOTAL	NONCOINCIDENT PEAK	CALCULATED COINCIDENT PEAK	NUMBER OF ACCOUNTS	% OF TOTAL
AG TOU	5,421,040	2.1%	2,060	1,277	29	0.2%
DOMESTIC	99,731,038	38.5%	-	-	11,049	83.2%
GS-1	16,237,842	6.3%	-	-	1,664	12.5%
GS-2	52,883,457	20.4%	17,888	12,700	389	2.9%
STREET LIGHTING	13,478,720	5.2%	-	-	66	0.5%
TC-1	271,102	0.1%	-	-	52	0.4%
TOU-8	70,761,939	27.3%	16,180	11,326	37	0.3%
<b>Grand Total</b>	<b>258,785,138</b>				<b>13,286</b>	
<b>DA % of kWh</b>		<b>6.1%</b>				

Application of 15/15 Rule (Section VIII, Release of Aggregated Customer Information, p. 8)  
 The PA-1, PA-2, TOU-PA-5 rate groups were combined into the AG TOU rate group.  
 The TOU-GS rate group was combined into TOU-8 rate group.

<sup>78</sup> Data provided by the City of San Dimas

<sup>79</sup> Southern California Edison's "Electricity Use Report for City of San Dimas, Year 2006" report Version 5.0, Table C.



### 3.3. Municipally-Owned vehicles

#### 3.3.1. Emissions Summary

Table 48: Municipally-owned vehicle emissions relative to total municipal emissions (MTCO<sub>2e</sub>)<sup>80</sup>

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2e</sub> )	% of Municipal Total	2020 Business-As-Usual (MTCO <sub>2e</sub> )	% of Municipal Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )	% of Municipal Total
Public Buildings	485	36%	485	34%	412	35%
<b>Vehicle Fleet</b>	<b>220</b>	<b>16%</b>	<b>220</b>	<b>16%</b>	<b>174</b>	<b>15%</b>
Employee Commute	290	21%	290	21%	229	20%
Street Lighting	262	19%	314	22%	267	23%
Traffic Lights	79	6%	96	7%	82	7%
Landfilled Solid Waste <sup>81</sup>	29	2%	29	2%	29	2%
<b>Total</b>	<b>1,365</b>	<b>100%</b>	<b>1,433</b>	<b>100%</b>	<b>1,192</b>	<b>100%</b>

#### 3.3.2. Inventory Assumptions

Fuel use data for the municipal vehicle fleet was provided by the City, and is summarized in Table 49. The calculations for the 4 RAV 4 electric vehicles assumed the vehicles are driven 12,000 miles per year at 0.235 kWh/mile.<sup>82</sup> Emissions factors were referenced from the Local Government Operations Protocol; the total fuel use values were multiplied by motor gasoline and diesel fuel emissions factors, while the electricity consumption was multiplied by an SCE specific electricity emissions factor.<sup>83</sup> For the purposes of this inventory, it was assumed that the municipal vehicle fleet will remain constant between 2006 and 2020.

<sup>80</sup> Numbers vary slightly due to rounding.

<sup>81</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.

<sup>82</sup> RAV 4 electric vehicle efficiency provided by RAV4 EV Vehicle Specifications at <http://avt.inel.gov/pdf/fsev/eva/toyrav96.pdf>

<sup>83</sup> California Air Resources Board, California Climate Action Registry, ICLEI - Local Governments for Sustainability, and the Climate Registry, "Local Government Operations Protocol for the Quantification and Reporting of Greenhouse Gas Emissions Inventories, Version 1.0." September 25, 2008.



Table 49: Fuel use for City-owned vehicles (2006)<sup>84</sup>

Fuel Type	Quantity	Units	Emission Factor (kg CO2/gallon)	MTCO2	% Breakdown
Gasoline	14,519	Gallons	8.81	128	58%
Diesel	8,987	Gallons	10.15	91	41%
Electric	2,820	kWh/yr		0.83	0%
<b>TOTAL</b>	<b>26,326</b>			<b>220</b>	<b>100%</b>

### 3.4. Commuting

#### 3.4.1. Emissions Summary

Table 50: Employee commuting emissions relative to total Municipal emissions (MTCO2e)<sup>85</sup>

City of San Dimas Emissions Sectors	2006 Baseline (MTCO2e)	% of Municipal Total	2020 Business-As-Usual (MTCO2e)	% of Municipal Total	2020 Business-As-Usual with Statewide Action (MTCO2e)	% of Municipal Total
Public Buildings	485	36%	485	34%	412	35%
Vehicle Fleet	220	16%	220	16%	174	15%
<b>Employee Commute</b>	<b>290</b>	<b>21%</b>	<b>290</b>	<b>21%</b>	<b>229</b>	<b>20%</b>
Street Lighting	262	19%	314	22%	267	23%
Traffic Lights	79	6%	96	7%	82	7%
Landfilled Solid Waste <sup>86</sup>	29	2%	29	2%	29	2%
<b>Total</b>	<b>1,365</b>	<b>100%</b>	<b>1,433</b>	<b>100%</b>	<b>1,192</b>	<b>100%</b>

#### 3.4.2. Inventory Assumptions

Table 51 summarizes municipal employee commuting data, provided by the City of San Dimas. Commuting data has been used to calculate total gallons of gasoline consumed, which was then multiplied by default motor gasoline emissions factor provided in the Local Government Operations Protocol.<sup>87</sup> This inventory assumes no growth in municipal employees between 2006 and 2020.

<sup>84</sup> Data provided by the City of San Dimas

<sup>85</sup> Numbers vary slightly due to rounding.

<sup>86</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.

<sup>87</sup> California Air Resources Board, California Climate Action Registry, ICLEI - Local Governments for Sustainability, and the Climate Registry, "Local Government Operations Protocol for the Quantification and Reporting of Greenhouse Gas Emissions Inventories, Version 1.0." September 25, 2008.



Table 51: Municipal employee commuting data<sup>88</sup>

	<b>2006 Year</b>
Total # of full-time City employees	77
Average miles per gallon	18.17
Average miles/day/employee	35.5
# of work days	209
Annual miles traveled by entire City staff	570,779
Total gallons of gasoline	31,410
kg CO <sub>2</sub> /gallon	8.81
g CH <sub>4</sub> / mile	0.0647
g N <sub>2</sub> O / mile	0.0704
<b>CO<sub>2</sub> Emissions (metric tons)</b>	<b>277</b>
<b>CH<sub>4</sub> Emissions (metric tons)</b>	<b>0.03693</b>
<b>N<sub>2</sub>O Emissions (metric tons)</b>	<b>0.04018</b>
<b>CO<sub>2</sub>e Emissions (metric tons)</b>	<b>289.95</b>

<sup>88</sup> Round trip miles and employee counts provided by City of San Dimas. Annual mileage estimates are based on 9 work days in 2 weeks, 15 vacation/sick days, and 10 holidays. Assumed that part time employees are half time, and travel only half the week.



### 3.5. Solid Waste

#### 3.5.1. Emissions Summary

Table 52: Municipal solid waste emissions relative to total municipal emissions (MTCO<sub>2e</sub>)<sup>89</sup>

City of San Dimas Emissions Sectors	2006 Baseline (MTCO <sub>2e</sub> )	% of Municipal Total	2020 Business-As-Usual (MTCO <sub>2e</sub> )	% of Municipal Total	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )	% of Municipal Total
Public Buildings	485	36%	485	34%	412	35%
Vehicle Fleet	220	16%	220	16%	174	15%
Employee Commute	290	21%	290	21%	229	20%
Street Lighting	262	19%	314	22%	267	23%
Traffic Lights	79	6%	96	7%	82	7%
Landfilled Solid Waste <sup>90</sup>	29	2%	29	2%	29	2%
<b>Total</b>	<b>1,365</b>	<b>100%</b>	<b>1,433</b>	<b>100%</b>	<b>1,192</b>	<b>100%</b>

Table 53: Lifecycle emissions reductions associated Municipal solid waste diversion (MTCO<sub>2e</sub>)<sup>91</sup>

City of San Dimas Emission Reduction Sectors	2006 Baseline (MTCO <sub>2e</sub> )	2020 Business-As-Usual (MTCO <sub>2e</sub> )	2020 Business-As-Usual with Statewide Action (MTCO <sub>2e</sub> )
<i>Diverted Solid Waste Lifecycle Benefits</i>	(0.67)	(0.67)	(0.67)

#### 3.5.2. Inventory Assumptions

Because municipal solid waste values were not available, this inventory assumed an average generation rate of 0.59 tons of solid waste per employee<sup>92</sup>. The municipal emissions calculations assume the average commercial/multi-family solid waste breakdown provided by Waste Management San Gabriel/Pomona Valley's "City of San Dimas Tonnage Report 2006". Projected 2020 municipal waste generation was increased according to number of municipal employees, which was assumed to be constant. A summary of municipal solid waste emissions is provided below.

<sup>89</sup> Numbers vary slightly due to rounding.

<sup>90</sup> Landfilled solid waste includes waste-to-energy municipal solid waste.

<sup>91</sup> Diversion includes recycled materials, green waste, source reduction, and other diversion.

<sup>92</sup> Value provided by the City of San Dimas



As was reported in the city-wide inventory for solid waste, municipal solid waste emissions for landfilled solid waste and diverted solid waste are reported separately. This is to account for the upstream and downstream emissions impacts that are incorporated in the emissions factors for diversion, but not included in the other emissions sources included in the inventory. For more information, see Section 2.4.

Table 54: Municipal solid waste emission summary

**2006 YEAR**

Solid waste generation rate (tons/employee/yr)	Total # of City Employees	Total Solid Waste Landfilled (tons)	Total Solid Waste Generated (tons)
0.59	77	45.12	45.43

Solid Waste Content	% Breakdown	Generation (tons)	Emission factors (MTCO <sub>2</sub> e)	MTCO <sub>2</sub> e
<i>LANDFILLED WASTE</i>				
Landfilled	99.2%	45.06	0.64	28.84
Waste-to-Energy	0.1%	0.06	0.3	0.02
<b>TOTAL</b>	<b>99.3%</b>	<b>45.12</b>		<b>28.86</b>
<i>DIVERTED WASTE</i>				
Recycled	0.5%	0.21	-2.87	-0.62
Green Waste	0.0%	0.02	-0.18	0.00
Other Diversion (Mixed Recyclables)	0.0%	0.02	-2.87	-0.04
Other Diversion –(Inerts)	0.1%	0.06	0	0.00
<b>TOTAL</b>	<b>.69%</b>	<b>.31</b>		<b>-.67</b>



#### 4. CONCLUSIONS

A number of factors have converged over the past few years to create new requirements for the consideration of climate change and greenhouse gas (GHG) emissions in the design of projects, particularly during the preparation of environmental documentation. Key issues include:

- State goals for greenhouse gas emissions reduction articulated in California's Global Warming Solutions Act (AB 32).
- Interpretations of these new goals with respect to existing environmental policy, most notably the California Environmental Quality Act (CEQA).
- Amendments to the State CEQA Guidelines published pursuant to SB 97 addressing analysis and mitigation of greenhouse gas emissions for project-level GHG analysis.
- Publication of the California Air Resources Board (ARB) Scoping Plan for the implementation of AB 32.
- Private legal action against individual projects, such as lawsuits by non-profit groups.

The City San Dimas Greenhouse Gas Inventory provides a roadmap to support California's transition to a clean, low-carbon economy and prepare for changing climatic conditions. The roadmap makes it clear that success will rely on a broad-base of participation – no single sector can achieve these goals on its own. This is a challenge that will be shared by the entire city.

The municipal government can lead the way through improvements its own activities and operations. It can also serve as a catalyst for the types of changes needed throughout the City's economy. However, municipal actions cannot do it alone. Everyone who lives, works, or plays in the City contributes to its greenhouse gas (GHG) footprint, and everyone will need to be part of the solution.



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of June 22, 2010*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Marco A. Espinoza, Associate Planner

**SUBJECT:** **DPRB Case No. 10-06**  
A request to construct a 65-foot high stealth wireless telecommunication facility resembling a water tower. The request also includes a block wall enclosure to house the mechanical equipment at 186 Village Court (APN: 8386-008-057).

---

## **SUMMARY**

*The City's Wireless Communication Facility Ordinance requires wireless antenna facilities designed as public art to be reviewed and approved by the Development Plan Review Board (DPRB) and the City Council.*

*The applicant is proposing a 65-foot high stealth wireless telecommunication facility resembling a water tower. The request also includes a block wall enclosure to house the mechanical equipment at 186 Village Court.*

*Staff and the DPRB recommend the City Council approve DPRB Case No. 10-06, request to construct a 65-foot high stealth wireless telecommunication facility resembling a water tower.*

## **BACKGROUND**

The property is zoned Creative Growth, Area 1.

The DPRB reviewed this request at its April 22, 2010, meeting and discussed the following issues of concern addressed by Staff:

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*Angle of Support Legs*

Staff discussed that the support legs should be angled more as seen on traditional water towers. The Board agreed and was able to come up with an alternative design to the support legs that the applicant agreed to. (see plans for new design, Exhibit "C")

*Diameter of Water Pipe*

Staff was concerned with the large size of the water pipe; the Board concurred and recommended the applicant reduce the size. The applicant complied by reducing it from 36" in diameter to 16".

*Graphic Design on Water Tower*

The applicant is proposing several identification logos on the water tower. The Board recommended graphics relating to passenger and transportation rail lines, with the final design coming back to them for approval. The applicant is currently exploring different options.

*Architectural Detail*

The Board recommended that the applicant add several horizontal metal bands to the water tank to reduce the visual scale of the tank. The applicant added two bands.

The Board unanimously approved DPRB Case No. 10-06.

The applicant has complied with the recommendations of the Board and has adjusted the plans accordingly.

**RECOMMENDATION**

Staff and the Board recommend the City Council approve DPRB Case No. 10-06, a request to construct a 65-foot high stealth wireless telecommunication facility resembling a water tower.

Respectfully Submitted,

Marco A. Espinoza  
Associate Planner

Attachments: Exhibit A - DPRB Staff Fact Sheet – April 22, 2010  
Exhibit B - DPRB Minutes from April 22, 2010 meeting  
Exhibit C - Plans  
C.C. Resolution No. 2010-38

# DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



**DATE:** April 22, 2010

**TO:** Development Plan Review Board

**FROM:** Marco A. Espinoza, Associate Planner

**SUBJECT:** **DPRB Case No. 10-06**  
A request to construct a 65-foot high stealth wireless telecommunication facility resembling a water tower. The request also includes a block wall enclosure to house the mechanical equipment at 186 Village Court (APN: 8386-008-057).

## **FACTS:**

- The applicant is proposing a 65-foot high co-locatable stealth water tower adjacent to the north property line of 186 Village Court.
- The mechanical equipment will be housed within a seven-foot high cmu block wall enclosure that will be stucco to match the texture and color of the building on site.
- The tower legs and horizontal structural supports will be steel beams painted a dark brown.
- The structure will also have steel cable braces in an X pattern.
- Down the center of the structure will be a faux 36" diameter water pipe, which will house the coax wires.
- The water pipe will have four flange features at different intervals along the pipe for added architectural detail.
- The water tank will be 17'-6" tall and will be seated on a one-foot high steel platform.
- The tank will be painted to simulate weathered wood.
- The applicant is proposing a City identification logo on the tower; the exact design has not been determined. The applicant is also agreeable to crate labels as an alternative to the City logo.

## **ISSUES:**

Staff has worked with the applicant on modifications to the overall size and mass of the water tower and feels that the proposed project meets the intent of the Design Standards section of the Code with the exception of the following items.

### *Angle of Support Legs*

The support legs should be angled more as seen on traditional water towers. The applicant did work with Staff on several other locations in order to increase the area for

the support legs to allow for a greater angle of the legs. Unfortunately due to several easements on the property, the alternative locations were not feasible.

*Diameter of Water Pipe*

The 36" diameter water pipe is disproportionate to the scale of the facility and much larger than would be seen on traditional water towers. By comparison, the water tower in Puddingstone Village (Albertson's Center) has a 14 inch diameter water pipe (see attached photo).

*City Identification Design*

The applicant is proposing a City identification logo on the water tower. Staff is not opposed to such a proposal but would prefer the Board to determine what would be more appropriate for this location, crate labels or a City logo.

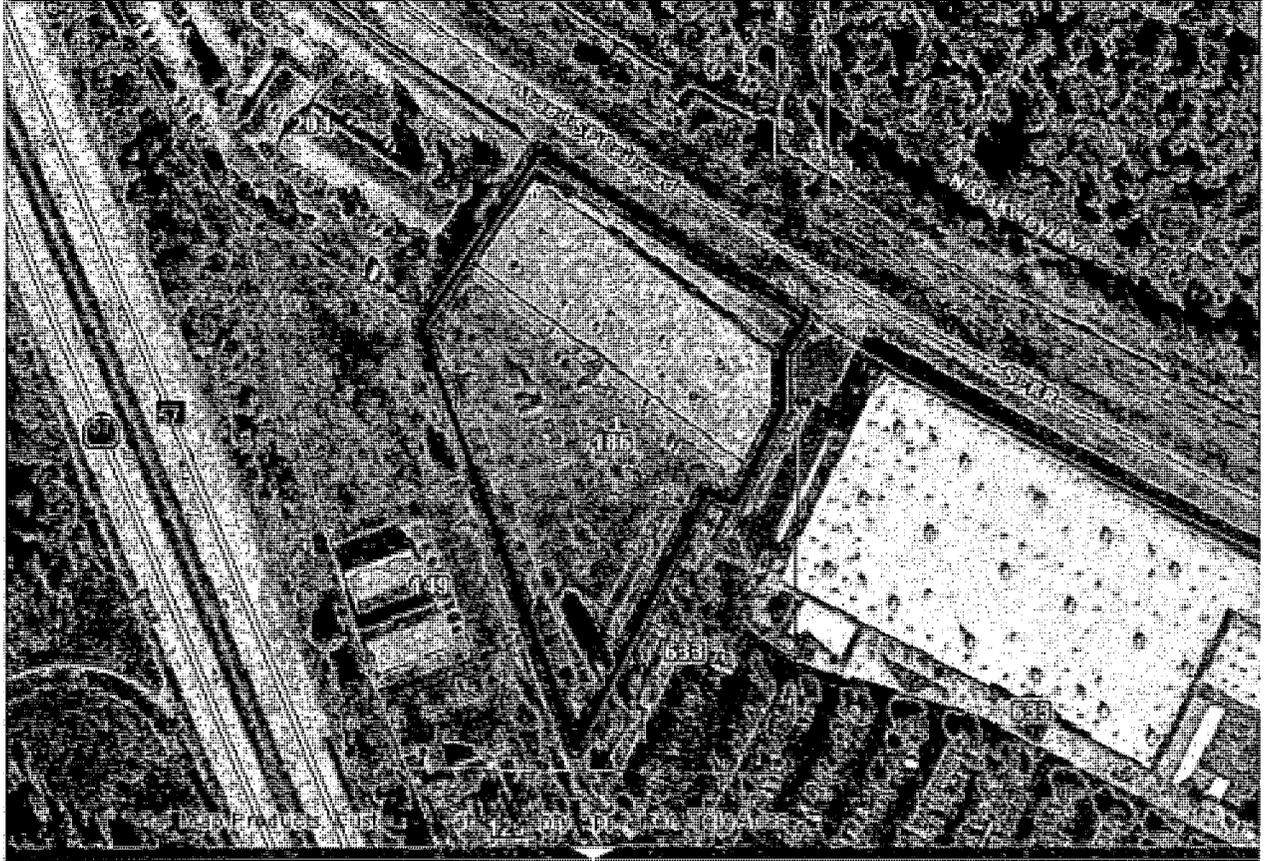
Based on the recommendation, Staff can work with the applicant on the specific City logo or crate label designs (three labels).

**RECOMMENDATION:** Approve with the following modification to the proposed plan:

**CONDITIONS:** Standard conditions as presented.

Attachments: Photo of the Sprit water tower at Puddingstone Village

### Aerial of the Site



## **EXHIBIT A**

### **Conditions of Approval for DPRB Case No. 10-06**

**PLANNING DIVISION - (909) 394-6250**

#### **GENERAL**

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. Copies of the Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
3. The developer shall comply with all requirements of the Creative Growth, Area No.1 zone.
4. The developer shall comply with the provisions of the San Dimas Zoning Code Chapter 18.150, Wireless Communication Facilities.
5. All Conditions are final unless appealed to the City Council within 14 days of the issuance of the Conditions in accordance with the.
6. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 E.
7. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.

8. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.

## **DESIGN**

11. The developer shall be required to work with Planning Staff to incorporate the Historic San Dimas Citrus Packing labels or a City identification logo on the faux water tower, to the satisfaction of the Director of Development Services.
12. The applicant shall work with Staff on increasing the angle of the support legs to the greatest extent possible, to the satisfaction of the Director of Development Services.
13. The applicant shall submit all final design features and color schemes to be reviewed and approved by the Director of Development Services prior to issuance of Building Permits.
14. A maintenance agreement shall be submitted to the City of San Dimas to the satisfaction of the City Attorney; prior to receiving building permits.
15. Location and type of any exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.
16. No commercial signs shall be allowed on the public art piece or the new structure at the base of the tower.
17. The wiring from the antenna in the water tank to the mechanical equipment shall be completely screened from view, to the satisfaction of the Director of Development Services.
18. Ground-mounted mechanical or electrical equipment installed by the developer shall be inconspicuously located and screened, as approved by the Planning Division.

## **BUILDING DIVISION – (909) 394-6260**

19. Comply with all applicable codes governing the project (California Building Code, California Electrical Code, California Mechanical Code)
20. Obtain all applicable permits for proposed construction.
21. All trenches, fills and footing bottoms shall be compacted to minimum 90% relative compaction.

22. The project will not be released for permanent use until all appropriate agencies and departments have made and approved final inspections.

**ENGINEERING DIVISION – (909) 394-6240**

23. Install all utilities underground.
24. For projects which disturb soil during wet season, applicant must submit a signed certification statement declaring that contractor will comply with Minimum Best Management Practices (BMPs) required by the National Pollutant Discharge Elimination System (NPDES), and also submit a Local Storm Water Pollution Prevention Plan/Wet Weather Erosion Control Plan.
25. The Developer shall be responsible for any repairs within the limits of the development, including streets, alleys and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer.
26. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Department.

**DPRB Case No. 10-06**

Request to construct a 65-foot high stealth wireless telecommunication facility resembling a water tower that includes a block wall enclosure to house the mechanical equipment located at 186 Village Court.

APN: 8386-008-057 Zone: Creative Growth, Area 1

Joe Spieler, Avila for T-Mobile West Corporation, was present.

Associate Planner Marco Espinoza presented proposal. He stated that the proposed project meets the intent of the design guidelines sections of the code with some issues to work out with Staff and the Board.

He explained that the angle of the support legs should be more angled, but due to existing easements on the property, alternative locations were not feasible. The diameter of the water pipe is out of scale and needs to be reviewed. The Board also needs to discuss appropriate city identification logo on the water tower.

Mr. Spieler addressed the Board. He stated that they have been working with Staff on possible sites, this this site ultimately meeting their requirements. In considering the Lowe's freeway sign, it was determined that they would not be able to transmit due to electrical interference. The current mass and height of proposed water tower is required to meet the needs of two carriers.

Mr. Espinoza handed out crate label art examples to the Board to consider for the water tower.

Mr. Patel encouraged the Board to consider something else than water tower design as the City already has three.

Mr. Sorcinelli suggested that the Board consider transportation logo/art. He also suggested that applicant consider adding horizontal bands on the tank to break up the visual scale. He suggested, via sketch, angling the tower legs by tapering the tower legs near the top and then widening to keep the water tank platform at its current size.

**Motion:** John Sorcinelli moved, second by Emmett Badar to approve with the following:

1. Minimize the diameter of the pipe, with option of two pipes if necessary;
2. Add horizontal bands to the water tank to reduce visual scale;
3. Applicant to work with Staff on design that incorporates splayed legs

- as suggested by the Board;
4. Graphic concept to come back to the Board for final review.

Motion Carried 7.0.0.0.

**DPRB Case No. 09-28**

Request to change equipment enclosure material located at 299 East Foothill Boulevard (San Dimas Equestrian Center.)

APN: 8665-008-017 Zone: Light Agricultural

Susan Chong, T-Mobile, was present.

Associate Planner, Laura Lockett, explained that during the plan check process, the approved material of high pressure foam could not be used as an all weather material for the equipment enclosure. The applicant is requesting to use a composite material called "Trex". Issues of Staff are that Trex can only be painted once it has faded. This would be an issue if enclosure was subject to graffiti as well. The long term viability of Trex is another issue based on 2004 Class Action Law Suit against Trex regarding warping, fading, mold and rot. This suit was settled out of court.

Mr. Beilstein stated that Trex was not consistent with the existing tower material and that wood would be the most appropriate to match existing legs of the tower.

Mr. Sorcinelli felt did not like the vinyl appearance of Trex and was concerned that it would not match existing.

**Motion:** Dan Coleman moved, second by Krishna Patel to approve change of material for the equipment enclosure to a 2" x 8" or greater wood board with appropriate staining and weathering to match legs of the existing water tower.

Motion carried 7.0.0.0.

**Town Core Design Guidelines**

Establishing new guidelines for Fences & Walls within the Town Core Design Guidelines.

Assistant Planner, Michael Concepcion explained that fencing and walls are significant contributors to the Town Core's streetscape. Currently there are many different kinds of fencing and walls ranging from chain link and wood fencing to river rock stone walls in the Town Core. Staff felt it necessary to introduce guidelines to specifically address fencing walls that are appropriate for the Town Core.

## **RESOLUTION NO. 2010-38**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 10-06, A REQUEST TO CONSTRUCT A 65-FOOT HIGH STEALTH WIRELESS TELECOMMUNICATION FACILITY RESEMBLING A WATER TOWER AT 186 VILLAGE COURT (APN: 8386-008-057 & -058).

WHEREAS, an application for a Development Plan Review Board Application has been duly filed by:

T-Mobile West Corporation dba T-Mobile IE24022  
Barbara Saito for Avila  
418 N. Cloverdale Lane  
Walnut, CA 91789

WHEREAS, the applicant is requesting a Development Plan Review Board Application to construct a:

65-foot high stealth wireless telecommunication facility resembling a water tower. The request also includes a block wall enclosure to house the mechanical equipment.

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on June 22, 2010, at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, The Planning Department Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies under the Class 32 exemption under State CEQA Guidelines Section 15303 because the proposal is infill development. In addition, there is no substantial evidence that the project may have a significant effect on the environment. The City Council has reviewed the Planning Department's determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Council at the hearing, including written and oral staff reports, together with public testimony, and subject to the Conditions attached as "Exhibit A", the City Council now finds as follows:

1. The development of the site in accordance with the development plan is suitable for the use or development intended.

The proposed stealth wireless facility designed as a water tower meets the intent of the Commercial General Plan, Land Use designation and Creative Growth, Area 1 (CG1) zoning standards, in addition to the City's Wireless Communication Facilities zoning regulations, Chapter 18.150.

2. The total development is so arranged as to avoid traffic congestion, ensure public health, safety, general welfare and prevent adverse effects on neighboring property.

The proposed stealth wireless facility designed as a Water Tower will not create additional traffic concerns or negatively effect the general welfare of the neighbors. After construction of the cell facility, the carrier will visit the site on a periodic basis for routine maintainece of the equipment and site.

3. The development is in general accord with all elements of the general plan, zoning ordinance and all other ordinances and regulations of the City.

The proposed stealth wireless facility designed as a water tower meets the intent of the General Plan and complies with all zoning standards of the Creative Growth, Area 1 (CG1) zoning and the Wireless Communication Facilities regulations.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Development Plan Review Board Case No. 10-06, a request to construct a 65-foot high stealth wireless telecommunication facility resembling a water tower. Approval of DPRB Case No. 10-06, is subject to the applicant's compliance with Conditions in "Exhibit A", attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

The City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED THIS 22<sup>nd</sup> DAY OF JUNE 2010.**

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Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

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Ina Rios, CMC, City Clerk

I, INA RIOS, CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 2010-38 was passed and adopted at the regular meeting of the City Council held on the 22<sup>nd</sup> day of June 2010, by the following vote-to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Ina Rios, CMC, City Clerk

## **EXHIBIT A**

### **Conditions of Approval for DPRB Case No. 10-06**

**PLANNING DIVISION - (909) 394-6250**

#### **GENERAL**

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. Copies of the Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
3. The developer shall comply with all requirements of the Creative Growth, Area No.1 zone.
4. The developer shall comply with the provisions of the San Dimas Zoning Code Chapter 18.150, Wireless Communication Facilities.
5. All Conditions are final unless appealed to the City Council within 14 days of the issuance of the Conditions in accordance with the.
6. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 E.
7. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.

8. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.

## **DESIGN**

9. The developer shall be required to work with Planning Staff to incorporate graphics relating to trains (i.e. Pacific Electric Railway, Goldline & Union or Southern Pacific Rail Line) on the water tower instead of the City logo. The final graphics shall be reviewed and approved by the Development Plan Review Board.
11. The applicant shall submit all final design features and color schemes to be reviewed and approved by the Director of Development Services prior to issuance of Building Permits.
12. A maintenance agreement shall be submitted to the City of San Dimas to the satisfaction of the City Attorney; prior to receiving building permits.
13. Location and type of any exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.
14. No commercial signs shall be allowed on the public art piece or the new structure at the base of the tower.
15. The wiring from the antenna in the water tank to the mechanical equipment shall be completely screened from view, to the satisfaction of the Director of Development Services.
16. Ground-mounted mechanical or electrical equipment installed by the developer shall be inconspicuously located and screened, as approved by the Planning Division.

## **BUILDING DIVISION – (909) 394-6260**

17. Comply with all applicable codes governing the project (California Building Code, California Electrical Code, California Mechanical Code)
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19. All trenches, fills and footing bottoms shall be compacted to minimum 90% relative compaction.

20. The project will not be released for permanent use until all appropriate agencies and departments have made and approved final inspections.

**ENGINEERING DIVISION – (909) 394-6240**

21. Install all utilities underground.
22. For projects which disturb soil during wet season, applicant must submit a signed certification statement declaring that contractor will comply with Minimum Best Management Practices (BMPs) required by the National Pollutant Discharge Elimination System (NPDES), and also submit a Local Storm Water Pollution Prevention Plan/Wet Weather Erosion Control Plan.
23. The Developer shall be responsible for any repairs within the limits of the development, including streets, alleys and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer.
24. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Department.

# T-Mobile

**SITE NUMBER: IE240221**  
**SITE NAME: SD LOWES**  
**SITE TYPE: RAWLAND**

**CITY: SAN DIMAS**  
**COUNTY: LOS ANGELES**  
**JURISDICTION: CITY OF SAN DIMAS**

**T-Mobile**  
**Stick Together®**

3257 E. GUASTI RD., SUITE 200  
 ONTARIO, CA 91761

PLANS PREPARED BY:

**CDG**  
**CONNELL DESIGN GROUP, LLC**  
 CONSULTING CIVIL ENGINEERS  
 4685 MACARTHUR COURT, SUITE 480, NEWPORT BEACH CA 92660  
 (949) 753-8807 OFFICE - (949) 753-8833 FAX  
 CDG#: 09-6809

CONSULTING GROUP:

**AVILA INC.**  
 6254 Avila Rd.  
 Yucca Valley, CA 92284  
 (760) 228-1556

**PROJECT SUMMARY:**

**SITE ADDRESS:**  
 186 VILLAGE COURT  
 SAN DIMAS, CA 91773

**PROPERTY OWNER:**  
 R & W SAN DIMAS LLC  
 PO BOX 2223  
 RANCHO SANTA FE, CA 92067  
 PHONE: (800) 782-4620

**APPLICANT:**  
 T-MOBILE USA  
 3257 E. GUASTI RD., SUITE 200  
 ONTARIO, CA 91761  
 PHONE:  
 T-MOBILE REPRESENTATIVES:  
 ZONING MANAGER: LINDA PAUL  
 CONSTRUCTION INSPECTOR: GREG DIXON (909) 308-5909  
 DEVELOPMENT MANAGER: JENNIFER CARNEY (909) 331-7344

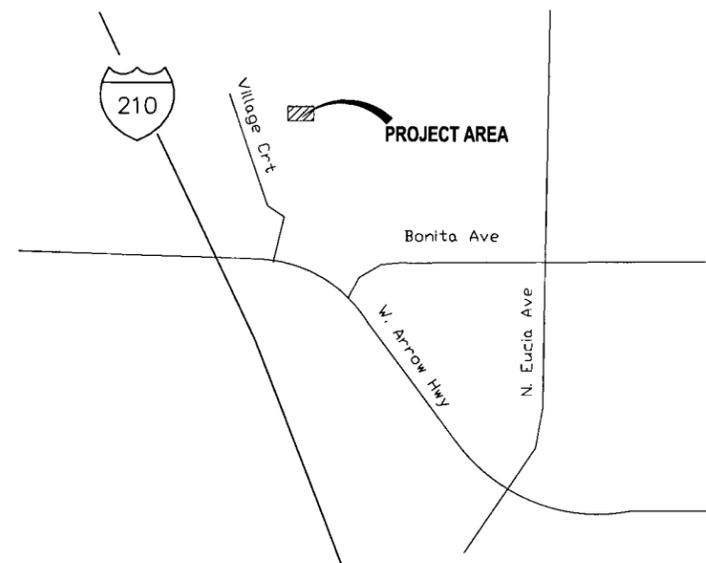
**PROJECT DESCRIPTION:**  
 INSTALLATION OF (5) EQUIPMENT CABINETS MOUNTED INSIDE A NEW 7'-0" TALL CMU LEASE AREA ENCLOSURE.  
 INSTALLATION OF AN 65'-0" TALL FAUX WATER TANK WITH (12) ANTENNAS AND ONE GPS ANTENNA AT EQUIPMENT AREA  
 COAX RUNS FROM EQUIPMENT TO ANTENNAS  
 200A ELECTRICAL & TELCO SERVICE TO EQUIPMENT

**BUILDING SUMMARY:**  
 OCCUPANCY CLASSIFICATION: B (TELEPHONE EXCHANGE)  
 TYPE OF CONSTRUCTION: V-B  
 ZONING: CG1-CREATIVE GROWTH-1 AREA COMMERCIAL  
 TOTAL LEASE AREA: 488 SQ FT  
 ASSESSORS PARCEL NUMBER: 8386-008-057, 58

**SHEET INDEX:**

SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN, ANTENNA LAYOUT
A-2.1	EQUIPMENT LAYOUT
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS
A-5	ARCHITECTURAL DETAILS

**VICINITY MAP:**



NO.	DATE:	DESCRIPTION:	BY:
1	03/04/10	90% ZD'S	JPC
2	03/12/10	100% ZD'S	JPC
3	03/23/10	100% ZD'S	JPC
4	03/29/10	100% ZD'S	JPC
5	05/12/10	100% ZD'S / REVISED TOWER DESIGN	JPC

**SITE INFORMATION:**

**SD LOWES**  
**IE240221**  
 186 VILLAGE COURT  
 SAN DIMAS, CA 91773

**CONSULTING TEAM:**

**SAC/ZONING/PERMITTING:**  
**AVILA INC.**  
 6254 AVILA ROAD  
 YUCCA VALLEY, CA 92284  
 CONTACT: JOE SPIELER  
 PHONE: (805) 689-6259  
 EMAIL: joespier@cox.net

**ARCHITECTURAL & ENGINEERING:**  
 CDG-CONNELL DESIGN GROUP, L.L.C.  
 4685 MACARTHUR COURT., STE 480  
 NEWPORT BEACH, CA 92660  
 CONTACT: JOE CONNELL  
 PHONE: (949) 306-4650

**SURVEY:**  
 FLOYD SURVEYING, INC.  
 513 W. UNION ST. STE 12  
 NEWARK, NY 14513  
 OFFICE/FAX 315-331-2612  
 Office (951) 738-0936  
 Fax (951) 738-0937  
 Mobile: (951) 310-0467  
 email: dfloyd@floydsurveying.com

**ELECTRICAL ENGINEER:**  
 CDG-CONNELL DESIGN GROUP, L.L.C.  
 4685 MACARTHUR COURT., STE 480  
 NEWPORT BEACH, CA 92660  
 CONTACT: CHAU TANG  
 PHONE: (714) 262-8811

**POWER UTILITY CONTACT INFO:**  
 SCE  
 JERRY CHAMBERLAINE  
 SCE, IMS GROUP 1st FLOOR  
 2885 FOOTHILL BLVD.  
 RIALTO, CA. 92376  
 (909) 820-5681

**TELCO UTILITY CONTACT INFO:**  
 VERIZON  
 MR. OSCAR ESCABAR  
 ENGINEER PLANNER  
 1400 E. PHILLIPS BLVD.  
 POMONA, CA. 91766  
 (909) 469-6340

**APPROVALS:**

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. MGR			
ZONING MGR			
RF ENGINEER			
OPERATIONS			
SAC REP.			
UTILITIES			

SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	0°	61'-5"	3	TMBXX-6516-R2M	8	7/8"	95' ±
B	80°	61'-5"	3	TMBXX-6516-R2M	8	7/8"	95' ±
C	160°	61'-5"	3	TMBXX-6516-R2M	8	7/8"	95' ±
D	260°	61'-5"	3	TMBXX-6516-R2M	8	7/8"	95' ±
N/A	N/A	N/A	1	GPS	1	1/2"	95' ±

NOTE: AZIMUTHS ARE FOR REFERENCE ONLY

**DIRECTIONS FROM T-MOBILE ONTARIO OFFICE:**  
 Start out going WEST on E GUASTI RD toward E CENTRELAKE DR. Turn RIGHT onto N ARCHIBALD AVE. Merge onto I-10 W via the ramp on the LEFT toward LOS ANGELES. Merge onto CA-57 N toward I-210. Take the ARROW HWY exit, EXIT 24B. Turn LEFT onto W ARROW HWY. Turn RIGHT onto VILLAGE CT. 186 VILLAGE CT is on the RIGHT.

THOMAS GUIDE  
 REGION: LOS ANGELES  
 PAGE: 600  
 GRID #: A2

**BUILDING CODE:** CALIFORNIA BUILDING CODE 2007  
 ALL WORK IS TO COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE (CBC)  
**APPLICABLE CODES**  
 TIA/EIA-222-1996-F LIFE SAFETY CODE NFPA-101, 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS  
 AISC - CONSTRUCTION MANUAL, 9TH EDITION OR LATER.

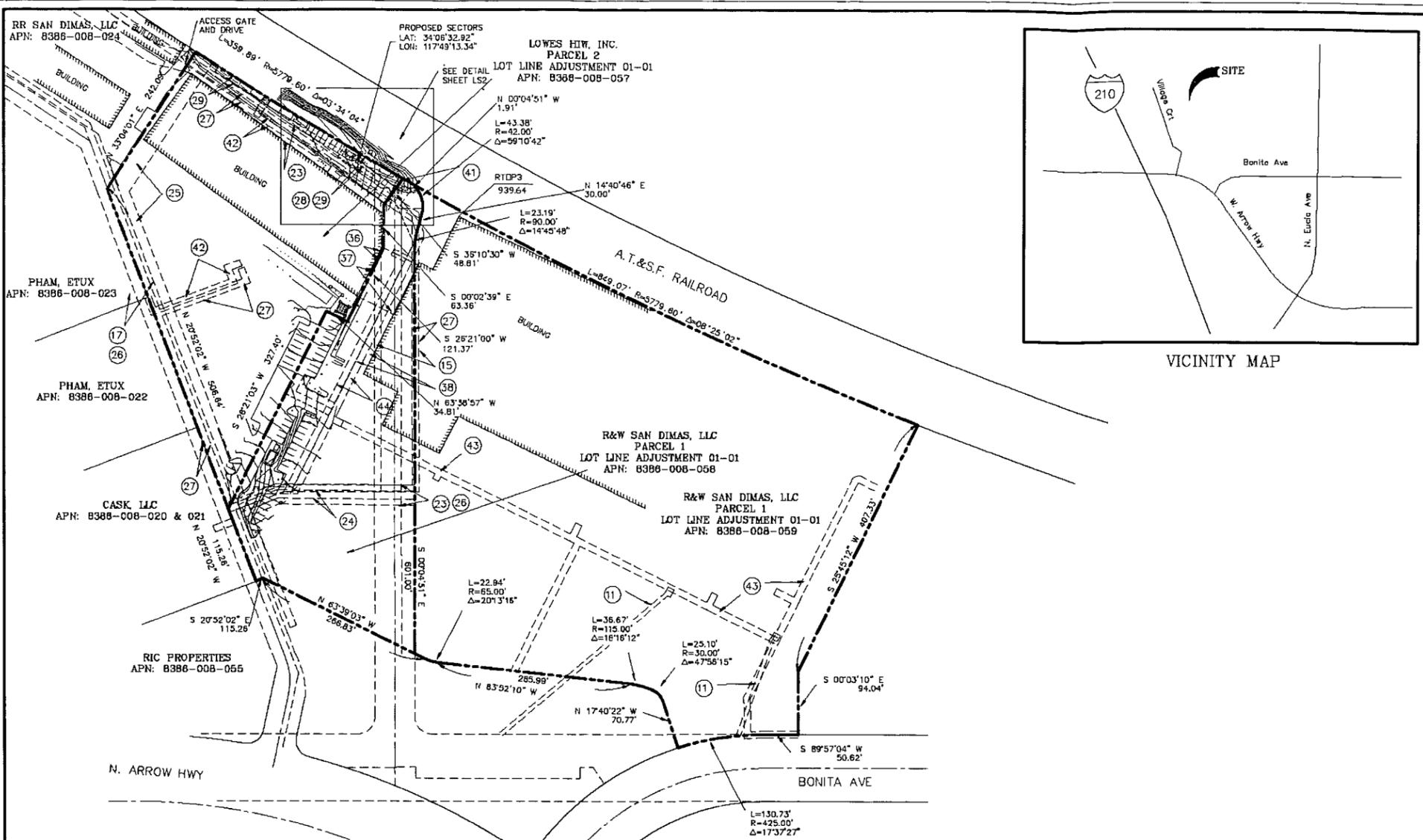
**SEAL:**

**SHEET TITLE:**

**TITLE SHEET**

**SHEET NUMBER:**

**T-1 EXHIBIT C**



OVERALL SITE PLAN

**PARCEL A:**  
THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING A PORTION OF PARCELS 6 AND 7 AS SHOWN ON PARCEL MAP S.D. 79-7 (LOS ANGELES COUNTY MAP NO. 12809) FILED IN BOOK 130, PAGES 6 THROUGH 9 INCLUSIVE OF PARCEL MAPS, TOGETHER WITH A PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP S.D. 83-2 (LOS ANGELES COUNTY PARCEL MAP NO. 15653) FILED IN BOOK 164, PAGES 57 THROUGH 59 INCLUSIVE OF PARCEL MAPS AND ALSO TOGETHER WITH A PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 2547 FILED IN BOOK 39, PAGE 29 OF PARCEL MAPS, ALL IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND A PORTION OF BONITA AVENUE VACATED BY CITY RESOLUTION NO. 01-41 RECORDED ON DECEMBER 10, 2001 AS INSTRUMENT NO. 01-2369709 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID PARCEL 7, HAVING A BEARING AND DISTANCE OF "NORTH 21°04'47" WEST 197.00 FEET. SAID POINT ALSO BEING THE MOST SOUTHEASTERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP S.D. 79-7; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE AND A PORTION OF THE WESTERLY LINE OF PARCEL 5 OF AFOREMENTIONED PARCEL MAP NORTH 21°04'14" WEST 115.26 FEET; THENCE DEPARTING SAID WESTERLY LINE NORTH 26°08'18" EAST 327.40 FEET; THENCE SOUTH 63°51'42" EAST 34.81 FEET; THENCE NORTH 26° 08' 15" EAST 121.37 FEET; THENCE NORTH 00°15'24" WEST 63.36 FEET; THENCE NORTH 35°57'45" EAST 48.81 FEET TO A POINT ON THE NORTHERLY LINE OF AFOREMENTIONED PARCEL 6, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE A. T. & S. F. RAILROAD (100.00 FEET IN WIDTH) AS SHOWN ON SAID PARCEL MAP S.D. 79-7 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5779.60 FEET THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 29°17'12" WEST; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINES OF PARCEL 6 OF AFOREMENTIONED PARCEL MAP S.D. 79-7

AND PARCEL 1 OF SAID PARCEL MAP NO. 2647 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 8°25'02" AN ARC DISTANCE OF 849.07 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 1 OF AFOREMENTIONED PARCEL MAP NO. 2647; THENCE ALONG THE EASTERLY LINES OF SAID PARCEL 1 THE FOLLOWING COURSES: SOUTH 25°32'27" WEST 407.33 FEET; THENCE SOUTH 00°15'55" EAST 94.04 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BONITA AVENUE (100.00 FEET IN WIDTH) AS SHOWN ON SAID PARCEL MAP NO. 2647, SAID RIGHT OF WAY LINE ALSO BEING THE SOUTH LINE OF SAID PARCEL 1; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'19" WEST 50.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°37'28" AN ARC DISTANCE OF 130.73 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 17°53'07" WEST 70.77 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°55' 45" AN ARC DISTANCE OF 25.10 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 115.00 FEET THROUGH WHICH POINT A RADIAL LINE BEARS NORTH 24°11'08" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°16'03" AN ARC DISTANCE OF 36.67 FEET; THENCE NORTH 84°04'55" WEST 285.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 65.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 201°3'07" AN ARC DISTANCE OF 22.94 FEET; THENCE NORTH 63°51'48" WEST 266.83 FEET; THENCE SOUTH 68°55'13" WEST 11.38 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO DESCRIBED AS PARCEL 1 OF THE CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 01-01 RECORDED ON APRIL 22, 2002 AS INSTRUMENT NO. 02-0935527, IN THE OFFICIAL RECORDS OF SAID COUNTY.

**PARCEL B:**  
BEING A PORTION OF PARCEL 6, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, AS SHOWN ON PARCEL MAP S.D. 79-7 LOS ANGELES COUNTY MAP NO. 12809 FILED IN BOOK 130, PAGES 6 THROUGH 9 INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS: BEGINNING AT A SOUTHWESTERLY CORNER OF SAID) PARCEL 6; THENCE ALONG THE NORTHWESTERLY LINE OF AFOREMENTIONED PARCEL 6, NORTH 32 DEGREES 51 MINUTES 16 SECONDS EAST 242.09 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE A. T. & S. F. RAILROAD (100.00 FEET IN WIDTH) AS SHOWN ON SAID PARCEL MAP S.D. 79-7 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5779.60 FEET THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 32 DEGREES 51 MINUTES 16 SECONDS WEST; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 34 MINUTES 04 SECONDS AN ARC DISTANCE OF 359.89 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 35 DEGREES 57 MINUTES 45 SECONDS WEST 48.81 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 24 SECONDS EAST 83.36 FEET; THENCE SOUTH 28 DEGREES 08 MINUTES 15 SECONDS WEST 121.37 FEET; THENCE NORTH 63 DEGREES 51 MINUTES 42 SECONDS WEST 34.81 FEET; THENCE SOUTH 26 DEGREES 08 MINUTES 18 SECONDS WEST 327.40 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 6 DISTANT 5.41 FEET NORTHWESTERLY FROM THE MOST SOUTHERLY CORNER OF SAID PARCEL 6; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE NORTH 21 DEGREES 04 MINUTES 47 SECONDS WEST 506.64 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO DESCRIBED AS PARCEL 2 OF THE CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 01-01 RECORDED ON APRIL 22, 2002 AS INSTRUMENT NO. 02-10935527, IN THE OFFICIAL RECORDS OF SAID COUNTY.

**OWNER'S NAME:** R & W SAN DIMAS, LLC  
**ASSESSOR'S PARCEL NUMBER(S):** 8386-008-057

**OWNER'S NAME:** LOWE'S HIW, INC.  
**ASSESSOR'S PARCEL NUMBER(S):** 8386-008-058 & 059

**BASIS OF BEARINGS:** (NAD 83; Epoch 2002)  
THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

**BASIS OF ELEVATIONS:** NAVD 1988  
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) TORP, ELEVATION = 103.51' AND 2) PINI, ELEVATION = 4233.46' WITH GEOD99 CORRECTIONS APPLIED.

**SITE TEMPORARY BENCHMARK:**  
BENCHMARK IS A PK NAIL LOCATED SW OF TRANSFORMER, AS SHOWN HEREON. ELEVATION = 899.75'.

**FEMA FLOOD ZONE DESIGNATION:** National Flood Insurance Program: County: LOS ANGELES Effective Date: 9/26/2008  
Panel: 1725-F Community-Panel Number: 06037C  
The Flood Zone Designation for this site is: ZONE: X

PROPERTY LEGAL DESCRIPTION

TITLE REPORT NOTES

SITE DATA

LEGEND

**ADD. LEGEND**

BC	BOTTOM OF CURB
EC	EDGE OF CONCRETE
ELTR	ELECTRICAL TRANSFORMER
FNCP	FENCE
GB	GRADE BREAK
LIP	LIP OF GUTTER
PS	PAINT STRIPING
RFOH	ROOF OVERHANG
RTOP	ROOF TOP
SDINL	STORMDRAIN INLET
SW	SIDEWALK
TC	TOP OF CURB
TRTP	TREE TOP DECIDUOUS
TRTP3	TREE TOP CONIFEROUS
TW	WALL TOP

---	BOUNDARY LINE
---	CENTERLINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	FENCE LINE

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.
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- 4) Field survey completed on JULY 9, 2009.

AC	AIR CONDITIONER	PM	PARCEL MAP
ASPH	ASPHALT	PK	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BLDG	BUILDING	ROS	RECORD OF SURVEY
BOLL	BOLLARD	RD	ROOF DRAIN
CONC	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
DR	DOOR	RV	ROOF VENT
EB	ELECTRIC BOX	SS	SANITARY SEWER MANHOLE
FENCE	FENCE	SC	SEWER CLEAN OUT
FHY	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SE	SPOT ELEVATION
GM	GAS METER	SR	SPRINKLER
GV	GAS VALVE	SD	STORM DRAIN MANHOLE
GPS	GPS POINT	TB	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
GA	GUY ANCHOR	TP	TELEPHONE PEDISTAL
HTR	HEATER	TB	TEMPORARY BENCHMARK
INLET	INLET	TR	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TC	TOP OF CURB
IV	IRRIGATION VALVE	TBS	TRAFFIC SIGNAL BOX
LB	LIGHT BUILDING	TP	TRAFFIC SIGNAL POLE
LG	LIGHT GROUND	TR	TREE
LS	LIGHT STREET	UP	UTILITY POLE
MD	MEASURED DISTANCE	WM	WATER METER
MW	MONITORING WELL		

**T-Mobile**

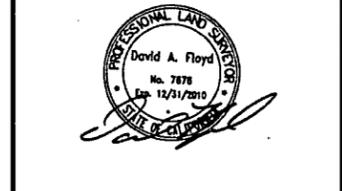
3257 E. GUASTI RD.  
SUITE 200  
ONTARIO, CA 91761

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PREPARED BY: DAF  
CHECKED BY: DAF  
APPROVED BY: DAF

#	DATE	REVISIONS
1.	7/14/09	80% ZONING
2.	7/27/09	ADDITIONAL NOTES
3.	8/19/09	LEASE AREA

**FLOYD SURVEYING, INC.**  
2553 WAGON WHEEL ROAD  
NORCO, CA 92860  
OFFICE/FAX (951) 739-7949  
EMAIL: fsi@floydsurveying.com



**SITE NAME**  
LOWES

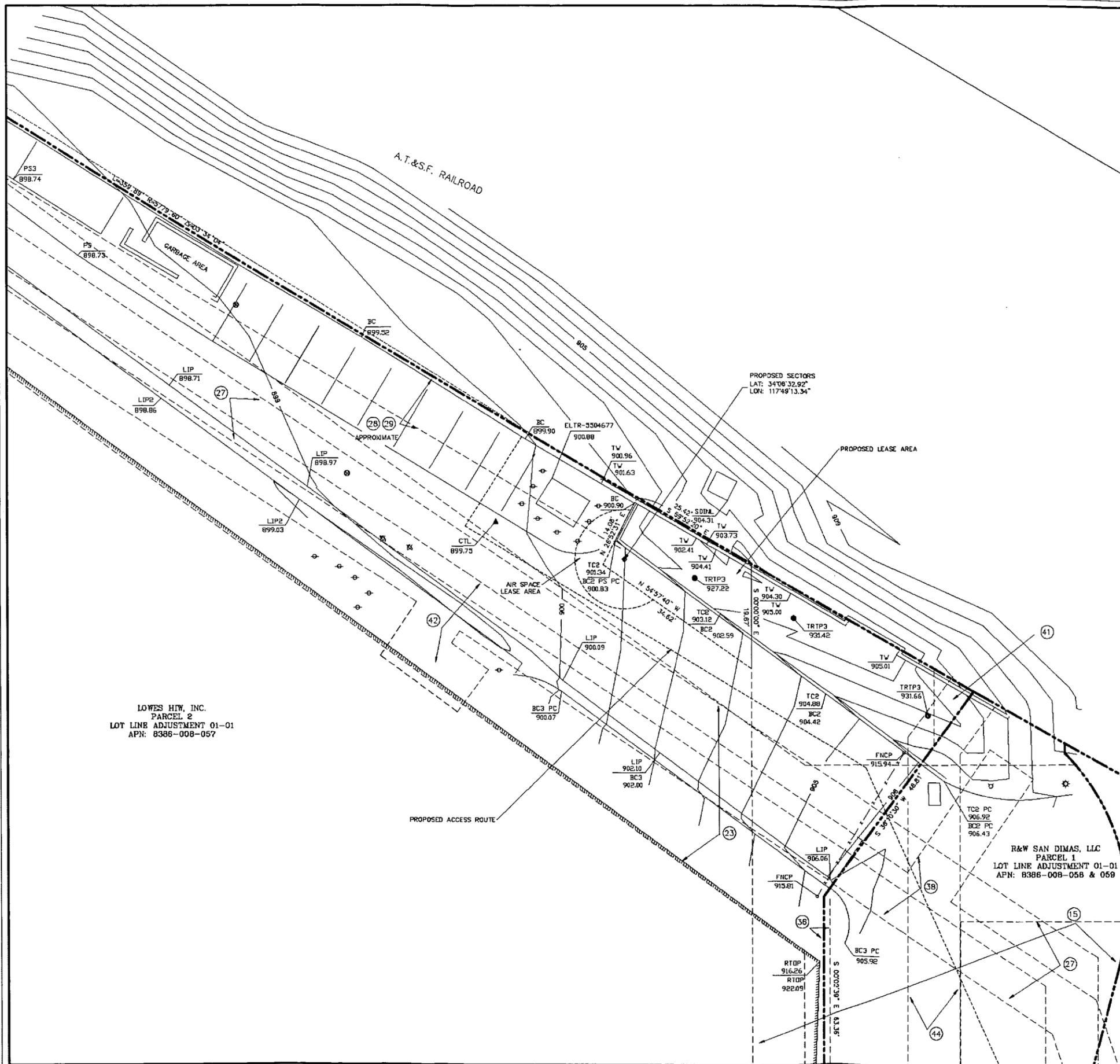
**SITE NUMBER**  
IE240221

**SITE ADDRESS**  
186 VILLAGE COURT  
SAN DIMAS, CA 91773

**SHEET TITLE**  
SITE SURVEY  
GENERAL INFORMATION

**SHEET NUMBER**  
**LS1**

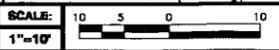
EXHIBIT C



LOWES HW. INC.  
PARCEL 2  
LOT LINE ADJUSTMENT 01-01  
APH: 8386-008-057

PROPOSED SECTORS  
LAT: 34°08'32.82"  
LON: 117°49'13.34"

R&W SAN DIMAS, LLC  
PARCEL 1  
LOT LINE ADJUSTMENT 01-01  
APH: 8386-008-058 & 059



DETAIL SITE PLAN



ADD. LEGEND

BC	BOTTOM OF CURB
EC	EDGE OF CONCRETE
ELTR	ELECTRICAL TRANSFORMER
FNCP	FENCE
GB	GRADE BREAK
LIP	LIP OF GUTTER
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GM	GAS METER	SPR	SPRINKLER
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GR	GUARD RAIL	TM	TELEPHONE MANHOLE
GA	GUY ANCHOR	TP	TELEPHONE PEDISTAL
H	HEATER	TBM	TEMPORARY BENCHMARK
I	INLET	TR	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TC	TOP OF CURB
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LG	LIGHT GROUND	T	TREE
LS	LIGHT STREET	UP	UTILITY POLE
M	MEASURED DISTANCE	WM	WATER METER
MW	MONITORING WELL		

LEGEND

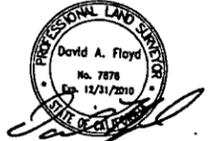
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PREPARED BY: DAF  
CHECKED BY: DAF  
APPROVED BY: DAF

#	DATE	REVISIONS
1.	7/14/09	80% ZONING
2.	7/27/09	ADDITIONAL NOTES
3.	8/19/09	LEASE AREA

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SITE NAME  
LOWES

SITE NUMBER  
IE240221

SITE ADDRESS  
186 VILLAGE COURT  
SAN DIMAS, CA 91773

SHEET TITLE  
SITE SURVEY  
GENERAL INFORMATION

SHEET NUMBER  
**LS2**  
EXHIBIT C

TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.09-725120500-SB PREPARED BY FIDELITY NATIONAL TITLE COMPANY AND DATED DECEMBER 26, 2008 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #10 - A right of way for pipe lines already laid and the right of conveying sufficient water through any pipe line now installed to irrigate sixty acres south of the main county road and the right to lay a domestic line from that certain hydrant as pointed out to W.B. Ames by Daniel Durkee diagonally across the property in front of the home of the public highway as provided in the deed recorded in Book 3749, Page 222 of Deeds. (EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #11 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; Purpose: Power lines Recorded: March 24, 1972, Instrument No. 3022, Book D5403, Page 549, of Official Records (AS SHOWN HEREON)

ITEM #15 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; Purpose: Sanitary sewer, storm drain and appurtenant structures, pipe lines, conduits, cables, wires, poles, gas, pipe lines, railroad lines and waste water line and other purposes Recorded: August 1, 1980, Instrument No. 80-740273, of Official Records (AS SHOWN HEREON)

ITEM #16 - Matters contained in the dedication statement or elsewhere on the tract or parcel map, Map of Parcel Map 12809; Provisions: We do hereby, and for our heirs, executors, administrators, successors and assigns, jointly and severally agree that all private and future streets shown on this map will accept drainage water discharged from any adjoining street, whether it be a public street, or a private and future street, and further agree that the City of San Dimas is hereby held free and clear of any claims or damages arising from said drainage. (AS SHOWN HEREON)

ITEM #17 - Matters contained in the dedication statement or elsewhere on the tract or parcel map, Map of Parcel Map 12809; Provisions: We hereby offer to the public use the private and future street shown on said map which shall have ceased to remain closed or posted and shall have opened to the public travel for a period of three months or more, or which the governing body shall determine to be necessary for public use. (AS SHOWN HEREON)

ITEM #18 - Non-exclusive easements for vehicle parking, pedestrian and vehicular ingress and egress, utilities and other related purposes and uses, all as more particularly described in that certain document entitled "Declaration of Covenants and Restrictions and Grant of Easements", executed by Commerce Development Associates, a California general partnership, recorded August 1, 1980 as Instrument No. 80-740497. (EXACT LOCATION IS NOT DISCLOSED OF RECORD-RECIPROCAL EASEMENTS OVER EXISTING DRIVEWAYS AND PARKING AREAS)

ITEM #22 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; Purpose: Vehicular ingress and egress to water well Recorded: August 1, 1980, Instrument No. 80-740502, of Official Records (EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #23 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; In favor of: Levmas Associates, a limited partnership, Levitz Furniture Corporation, a Pennsylvania corporation and Mellon Bank, N.A., formerly Mellon National Bank and Trust Company, a national banking association Purpose: A non-exclusive easement of ingress and egress Recorded: August 1, 1980, Instrument No. 80-740503, of Official Records (AS SHOWN HEREON)

ITEM #24 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; Purpose: Underground conduits, manholes and pedestals Recorded: October 22, 1980, Instrument No. 80-1052500, of Official Records (AS SHOWN HEREON)

ITEM #25 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; Purpose: Public utilities Recorded: February 4, 1981, Instrument No. 81-133040, of Official Records (AS SHOWN HEREON)

ITEM #26 - Easements over those portions of said land, and for the purposes described in deed from George Dunning, recorded March 12, 1981 as Instrument No. 81-254950, as follows:

- A) Driveway easement over portions of the "Private and Future Street", delineated on said Parcel Map, traversing said land. (SEE ITEM NO. 17 ABOVE)
  - B) Utility service, drainage channel and landscaping easements, over those portions of said land, lying within the land as more particularly described in said deed, recorded March 12, 1981 as Instrument No. 81-254950.
- As set forth in the deed executed by Harold Stone and Alberta Stone, recorded June 29, 1982 as Instrument No. 82-6531920. (EXACT LOCATION IS NOT DISCLOSED OF RECORD-SHOWN INPART AS ITEMS NO. 17 AND 23 ABOVE)

ITEM #27 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; Purpose: Pipelines Recorded: May 29, 1981, Instrument No. 81-537674, of Official Records (AS SHOWN HEREON)

ITEM #28 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; Purpose: Public utilities Recorded: June 26, 1981, Instrument No. 81-642510, of Official Records (EXACT LOCATION IS NOT DISCLOSED OF RECORD-SHOWN APPROXIMATE)

ITEM #29 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; Purpose: Underground conduits, vaults, including above-ground enclosures, markers and concrete pads Recorded: July 5, 1981, Instrument No. 81-673198, of Official Records (EXACT LOCATION IS NOT DISCLOSED OF RECORD-SHOWN APPROXIMATE)

ITEM #32 - An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document Entitled: Memorandum of Lease Lessor: Lowe's HIW, Inc., a Virginia corporation Lessee: Levitz Furniture Company of the Pacific Inc. Recorded: August 6, 2000, Instrument No. 00-1238083, of Official Records (EXACT LOCATION IS NOT DISCLOSED OF RECORD)

ITEM #36 - A document subject to all the terms, provisions and conditions therein contained, entitled NO BUILD EASEMENT AGREEMENT, recorded April 22, 2002 as Instrument No. 02-0935552, of official records. (AS SHOWN HEREON)

ITEM #37 - Matters contained in that certain document entitled "No Build Easement Agreement" dated January 28, 2002, executed by and between Lowe's HIW, Inc., a Washington corporation and Diamond Development, LLC, a California limited liability company recorded April 22, 2002, Instrument No. 020935553, of Official Records. (AS SHOWN HEREON)

ITEM #38 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document. Granted to: Southern California Water Company Purpose: Utility Recorded: June 11, 2002, Instrument No. 02-1335127, of Official Records (AS SHOWN HEREON)

ITEM #40 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; Purpose: Public utilities Recorded: July 29, 2002, Instrument No. 02-1769719, of Official Records (EXACT LOCATION CAN NOT BE DETERMINED FROM RECORD - ERROR IN DESCRIPTION)

ITEM #41 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; Purpose: Sewer Recorded: October 31, 2002, Instrument No. 02-2602531, of Official Records (AS SHOWN HEREON)

ITEM #42 - Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; Purpose: Water pipelines Recorded: November 8, 2002, Instrument No. 02-2678234, of Official Records (AS SHOWN HEREON)

ITEM #43 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document. Granted to: Southern California Water Company Purpose: Utility Recorded: November 8, 2002, Instrument No. 02-2678236, of Official Records (AS SHOWN HEREON)

ITEM #44 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document. Granted to: City of San Dimas Purpose: Sanitary sewer Recorded: November 21, 2002, Instrument No. 02-2825867, of Official Records (AS SHOWN HEREON)

END OF EASEMENTS

\*\*ALL PLOTTABLE EASEMENTS AS DESCRIBED IN SAID TITLE REPORT ARE SHOWN HEREON AND DO NOT EFFECT THE PROPOSED LEASE AREA.

PARCEL 1: (Lease Parcel Area)

BEING A PORTION OF PARCEL 6 AS SHOWN ON PARCEL MAP S.D. 79-7 (LOS ANGELES COUNTY MAP NO. 12809) FILED IN BOOK 130, PAGES 6 THROUGH 9 INCLUSIVE OF PARCEL MAPS, DESCRIBED AS FOLLOWS :

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 6, THE WESTERLY LINE OF SAID PARCEL 6 HAVING A BEARING OF NORTH 33°04'01" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE, SOUTH 58°16'40" EAST, A DISTANCE OF 285.56 FEET TO THE NORTHWEST CORNER OF THE LEASE PARCEL AREA (LPA), SAID POINT BEING THE POINT OF BEGINNING; THENCE, THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 59°52'20", A DISTANCE OF 25.42 FEET; THENCE,
- 2) SOUTH 00°00'00", A DISTANCE OF 19.67 FEET; THENCE,
- 3) NORTH 54°57'40" WEST, A DISTANCE OF 34.62 FEET; THENCE,
- 4) NORTH 26°52'31" EAST, A DISTANCE OF 14.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 457 SQUARE FEET, MORE OR LESS.

PARCEL 2: (Access Easements)

BEING A PORTION OF PARCELS 6 AND 7 AS SHOWN ON PARCEL MAP S.D. 79-7 (LOS ANGELES COUNTY MAP NO. 12809) FILED IN BOOK 130, PAGES 6 THROUGH 9 INCLUSIVE OF PARCEL MAPS, DESCRIBED AS FOLLOWS :

THOSE CERTAIN 12 FOOT WIDE VEHICULAR ACCESS EASEMENT, THE CENTERLINE OF WHICH ARE SHOWN HEREON.



ADD. LEGEND

BC	BOTTOM OF CURB
EC	EDGE OF CONCRETE
ELTR	ELECTRICAL TRANSFORMER
FNCP	FENCE
GB	GRADE BREAK
LIP	LIP OF GUTTER
PS	PAINT STRIPING
RFOH	ROOF OVERHANG
RTOP	ROOF TOP
SDINL	STORMDRAIN INLET
SNW	SIDEWALK
TC	TOP OF CURB
TRTP	TREE TOP DECIDUOUS
TRTP3	TREE TOP CONIFEROUS
TW	WALL TOP

-----	BOUNDARY LINE
-----	CENTERLINE
-----	MISC. PROPERTY LINE
-----	MISC. TIE LINE
-----	RIGHT-OF-WAY LINE
-----	EASEMENT LINE
-----	FENCE LINE

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on JULY 9, 2009.

AC	AIR CONDITIONER	PM	PARCEL MAP
ASPH	ASPHALT	PM	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BUDG	BUILDING	ROS	RECORD OF SURVEY
BOLL	BOLLARD	RD	ROOF DRAIN
CONC	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
DR	DOOR	RV	ROOF VENT
EB	ELECTRIC BOX	SSM	SANITARY SEWER MANHOLE
F	FENCE	SC	SEWER CLEAN OUT
FH	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SE	SPOT ELEVATION
GM	GAS METER	SPR	SPRINKLER
GV	GAS VALVE	SDM	STORM DRAIN MANHOLE
GPS	GPS POINT	TEB	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
GA	GUY ANCHOR	TP	TELEPHONE PEDISTAL
H	HEATER	TB	TEMPORARY BENCHMARK
I	INLET	TR	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TC	TOP OF CURB
IV	IRRIGATION VALVE	TSB	TRAFFIC SIGNAL BOX
LB	LIGHT BUILDING	TP	TRAFFIC SIGNAL POLE
LG	LIGHT GROUND	T	TREE
LS	LIGHT STREET	UP	UTILITY POLE
M	MEASURED DISTANCE	WM	WATER METER
MW	MONITORING WELL		

LEGEND



3257 E. GUASTI RD.  
SUITE 200  
ONTARIO, CA 91761

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PREPARED BY: DAF  
CHECKED BY: DAF  
APPROVED BY: DAF

#	DATE	REVISIONS
1.	7/14/09	80% ZONING
2.	7/27/09	ADDITIONAL NOTES
3.	8/19/09	LEASE AREA

FLOYD SURVEYING, INC.  
2553 WAGON WHEEL ROAD  
NORCO, CA 92860  
OFFICE/FAX (951) 739-7949  
EMAIL: fsf@floydsurveying.com



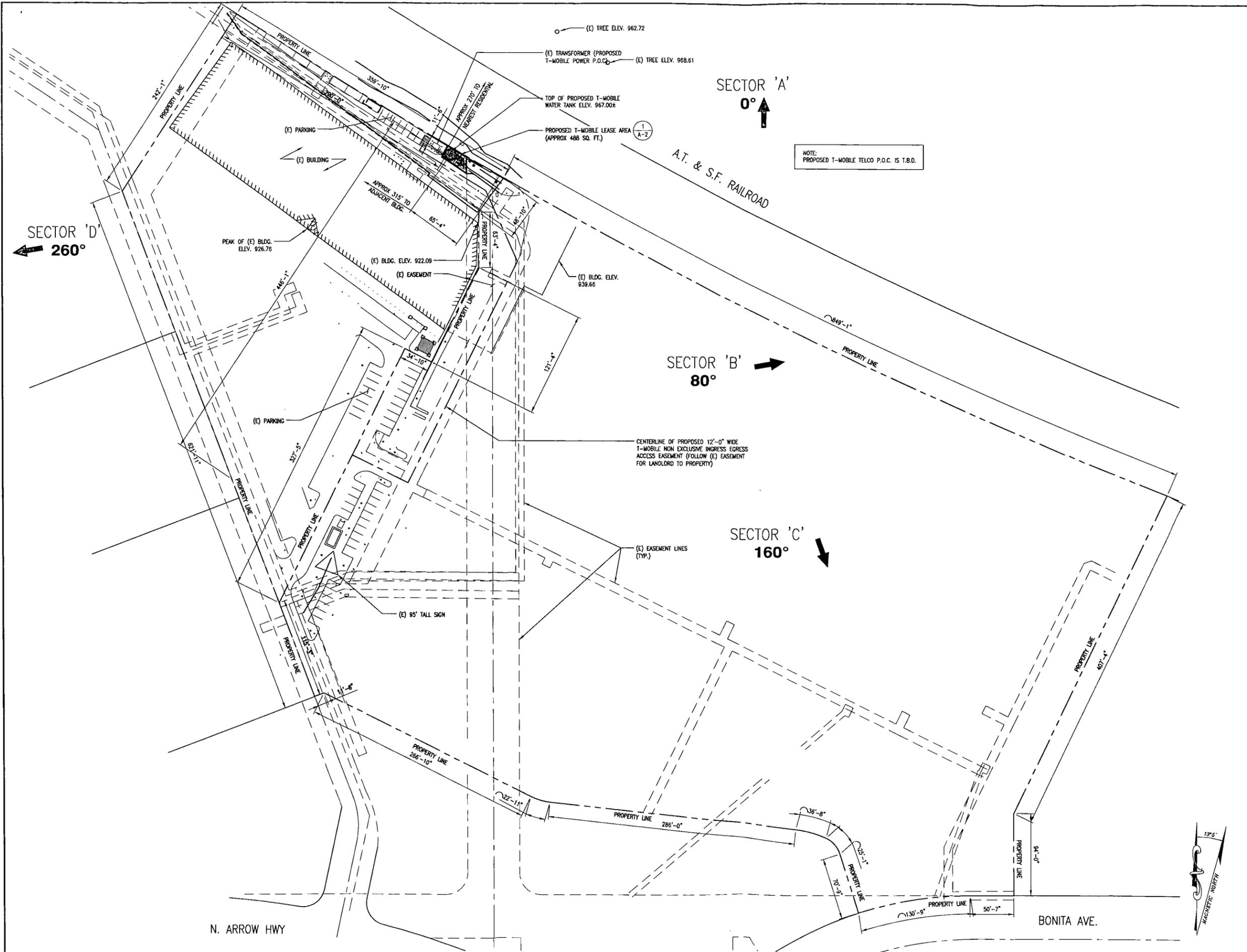
SITE NAME  
LOWES

SITE NUMBER  
IE240221

SITE ADDRESS  
186 VILLAGE COURT  
SAN DIMAS, CA 91773

SHEET TITLE  
SITE SURVEY  
GENERAL INFORMATION

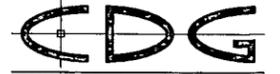
SHEET NUMBER  
LS3



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CONSULTING CIVIL ENGINEERS  
4683 MACARTHUR COURT, SUITE 480, NEWPORT BEACH CA 92660  
(949) 753-8807 OFFICE - (949) 753-8833 FAX

CDG#: 09-6809

CONSULTING GROUP:

**AVILA INC.**

6254 Avila Rd.  
Yucca Valley, CA 92284  
(760) 228-1556

NO.	DATE	DESCRIPTION	BY:
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2	03/12/10	100% ZD'S	JPC
3	03/23/10	100% ZD'S	JPC
4	03/29/10	100% ZD'S	JPC
5	05/12/10	100% ZD'S / REVISED TOWER DESIGN	JPC

SITE INFORMATION:

**SD LOWES**

**IE240221**

186 VILLAGE COURT  
SAN DIMAS, CA 91773

SEAL:

SHEET TITLE:

**SITE PLAN**

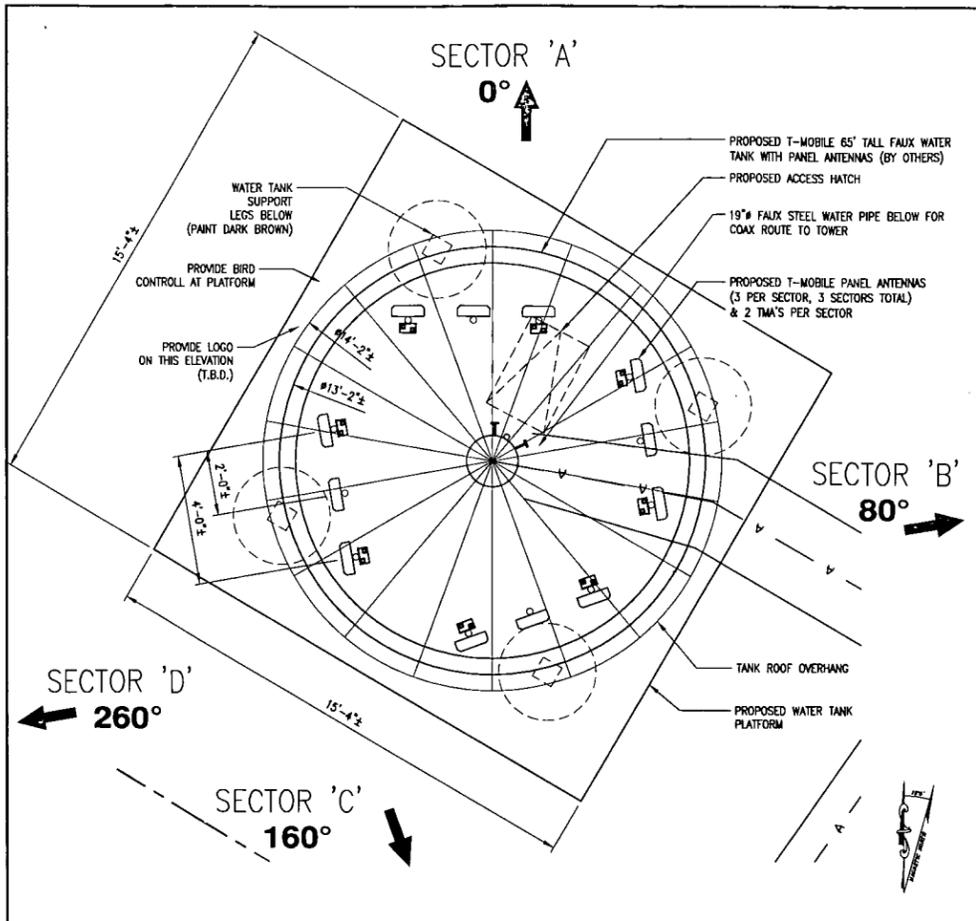
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**A-1**  
**EXHIBIT C**

**SITE PLAN**

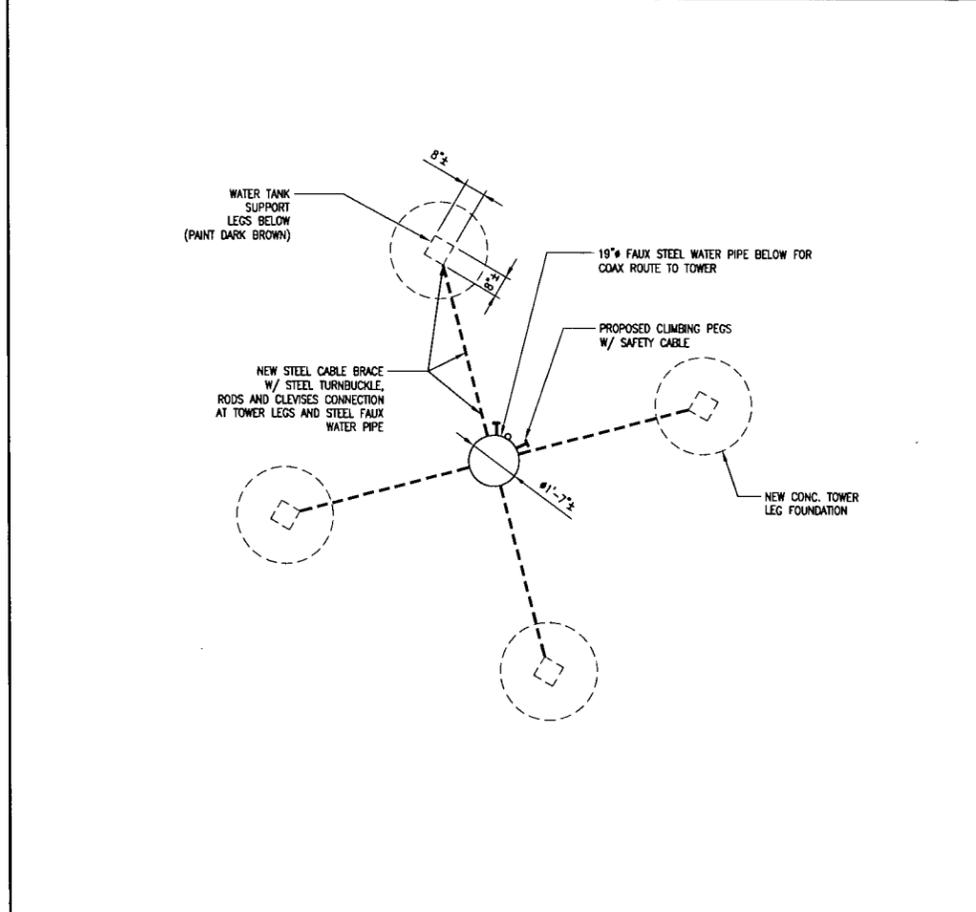
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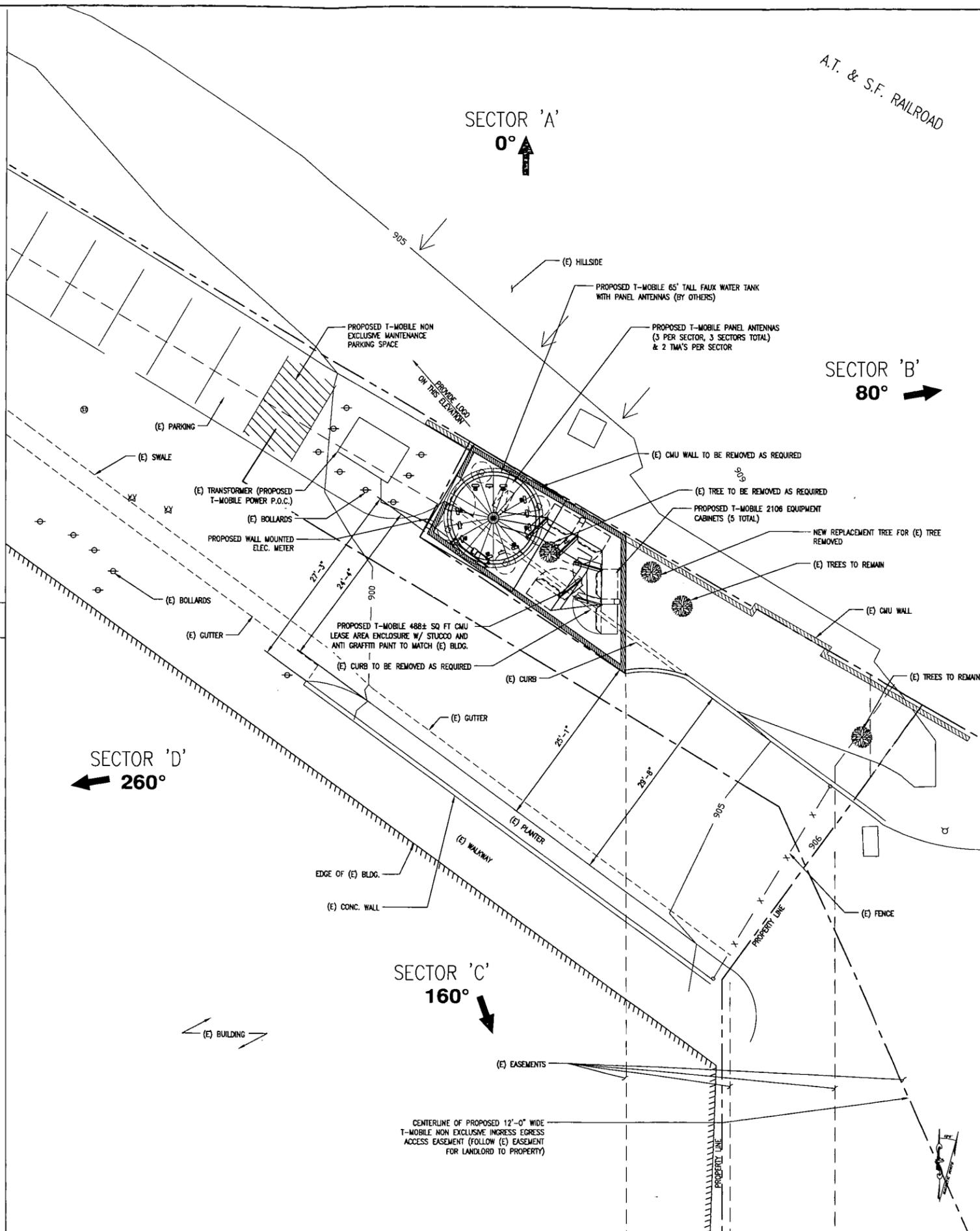
WATER TANK PLAN VIEW @ ANTENNA LEVEL

SCALE: 3/8"=1'-0" 0 1 2 3' 2



WATER TANK PLAN VIEW @ BASE LEVEL

SCALE: 3/8"=1'-0" 0 1 2 3' 3



ENLARGED SITE PLAN

SCALE: 1/8"=1'-0" 0 4 8' 1

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CDG#: 09-6809

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Yucca Valley, CA 92284  
(760) 228-1556

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1	03/04/10	90% ZD'S	JPC
2	03/12/10	100% ZD'S	JPC
3	03/23/10	100% ZD'S	JPC
4	03/29/10	100% ZD'S	JPC
5	05/12/10	100% ZD'S / REVISED TOWER DESIGN	JPC

SITE INFORMATION:

**SD LOWES**  
**IE240221**  
188 VILLAGE COURT  
SAN DIMAS, CA 91773

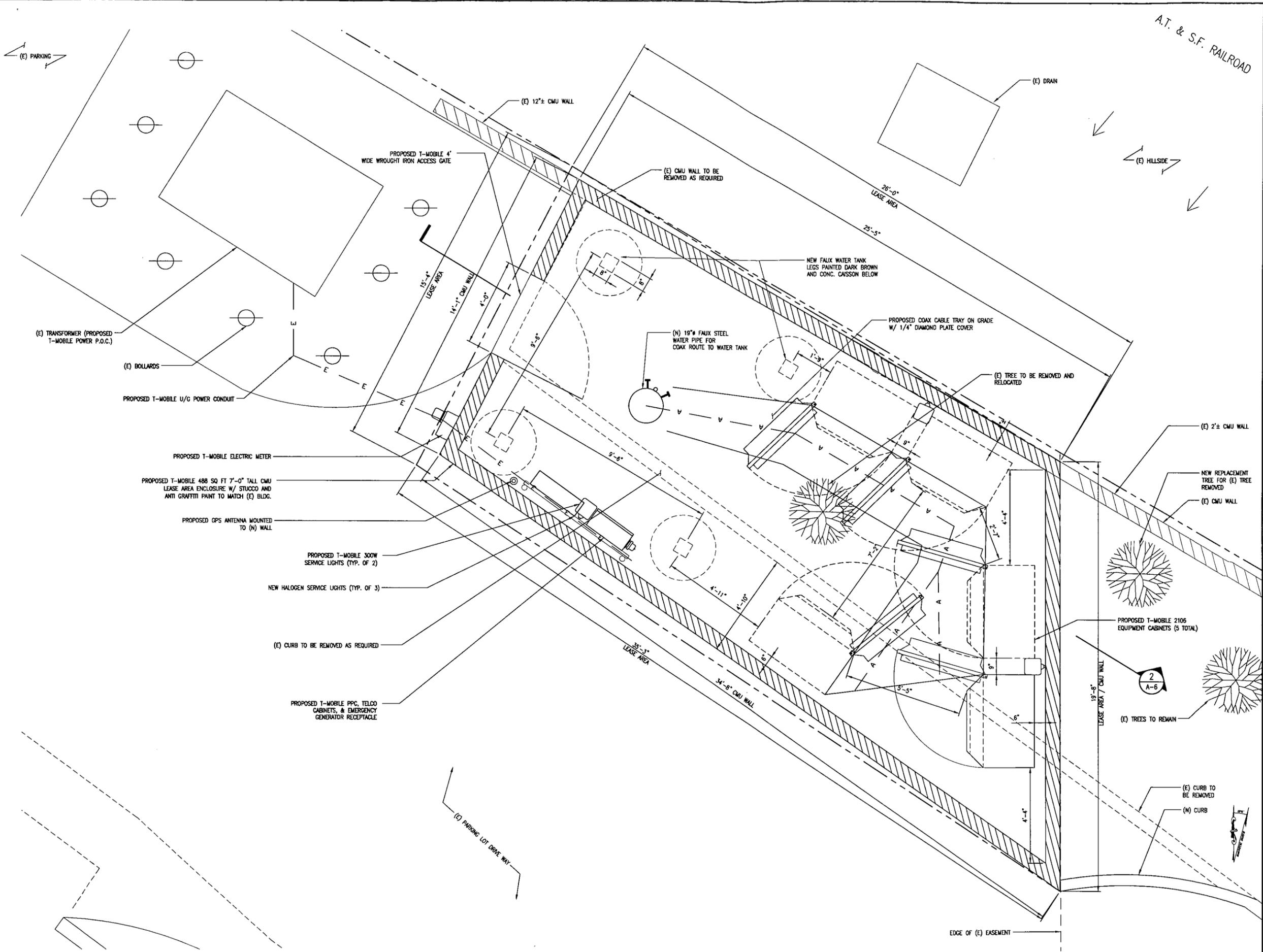
SEAL:

SHEET TITLE:

**ENLARGED SITE PLAN**

SHEET NUMBER:

**A-2**  
EXHIBIT C



A.T. & S.F. RAILROAD

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 Yucca Valley, CA 92284  
 (760) 228-1556

NO.	DATE	DESCRIPTION	BY
1	03/04/10	90% ZD'S	JPC
2	03/12/10	100% ZD'S	JPC
3	03/23/10	100% ZD'S	JPC
4	03/29/10	100% ZD'S	JPC
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SITE INFORMATION:  
**SD LOWES**  
**IE240221**  
 186 VILLAGE COURT  
 SAN DIMAS, CA 91773

SEAL:  
 [Seal Area]

SHEET TITLE:  
**ENLARGED SITE PLAN**

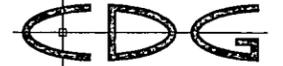
SHEET NUMBER:  
**A-2.1**  
**EXHIBIT C**

ENLARGED SITE PLAN

SCALE:  
 1/2" = 1'-0"  
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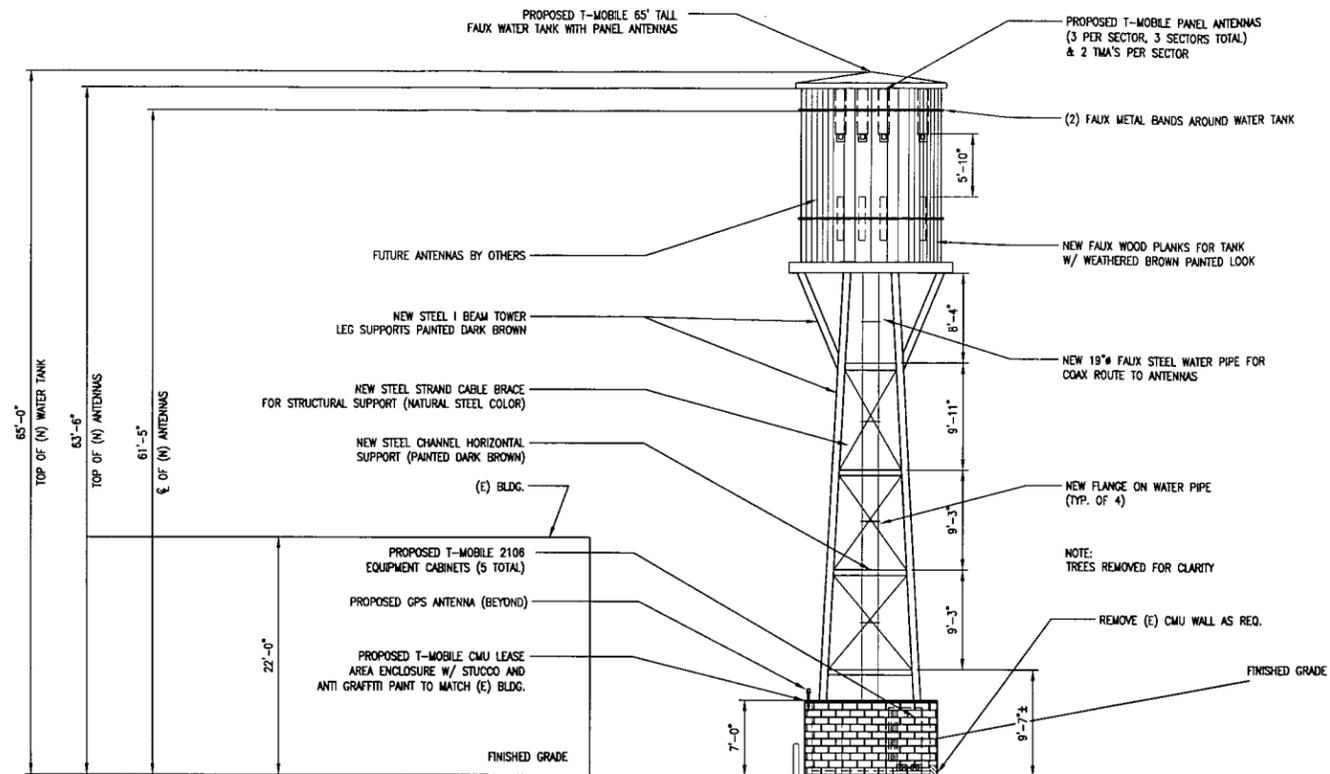
CONSULTING CIVIL ENGINEERS  
4883 MACARTHUR COURT, SUITE 480, NEWPORT BEACH CA 92660  
(949) 753-8807 OFFICE - (949) 753-8833 FAX

CDG#: 09-6809

CONSULTING GROUP:

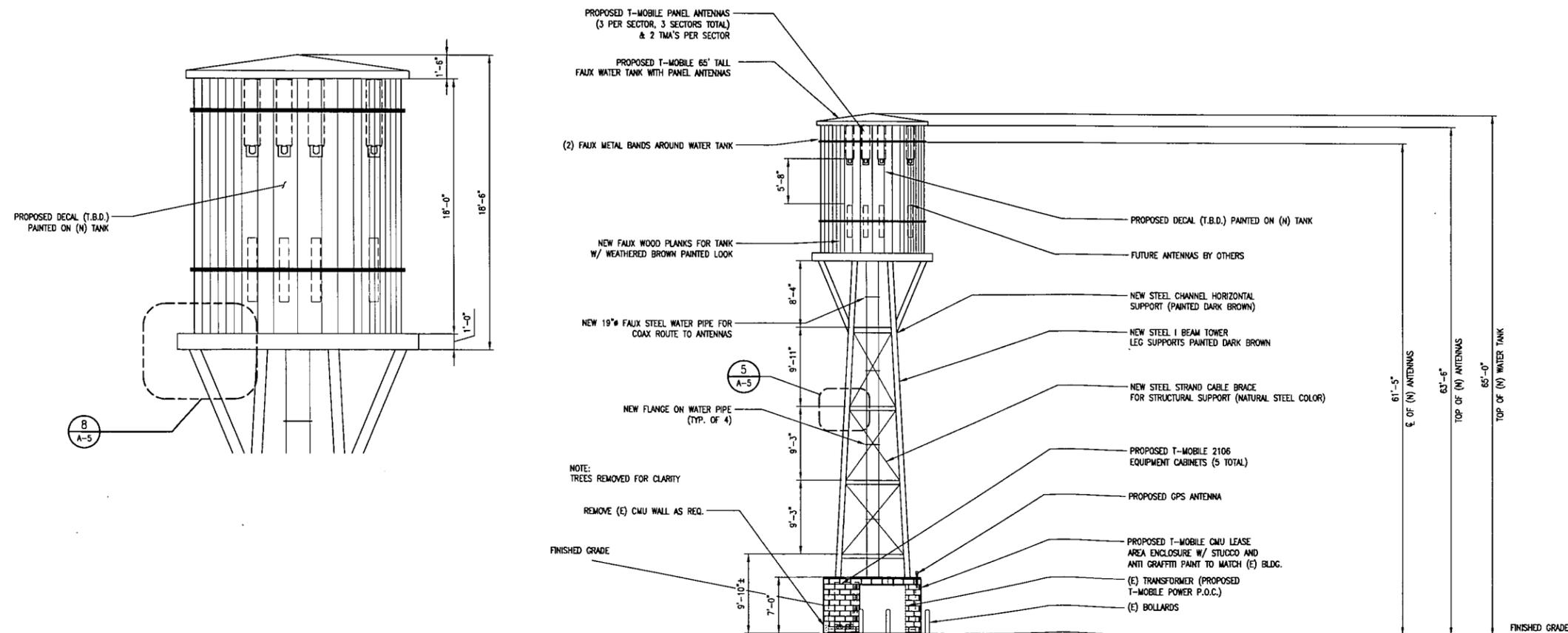
**AVILA INC.**

6254 Avila Rd.  
Yucca Valley, CA 92284  
(760) 228-1556



**EAST ELEVATION**

SCALE:  
1/8" = 1'-0" 0 4' 8" 1



**WEST ELEVATION**

SCALE:  
1/8" = 1'-0" 0 4' 8" 2

NO.	DATE	DESCRIPTION	BY:
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3	03/23/10	100% ZD'S	JPC
4	03/29/10	100% ZD'S	JPC
5	05/12/10	100% ZD'S / REVISED TOWER DESIGN	JPC

SITE INFORMATION:

**SD LOWES**

**IE240221**

186 VILLAGE COURT  
SAN DIMAS, CA 91773

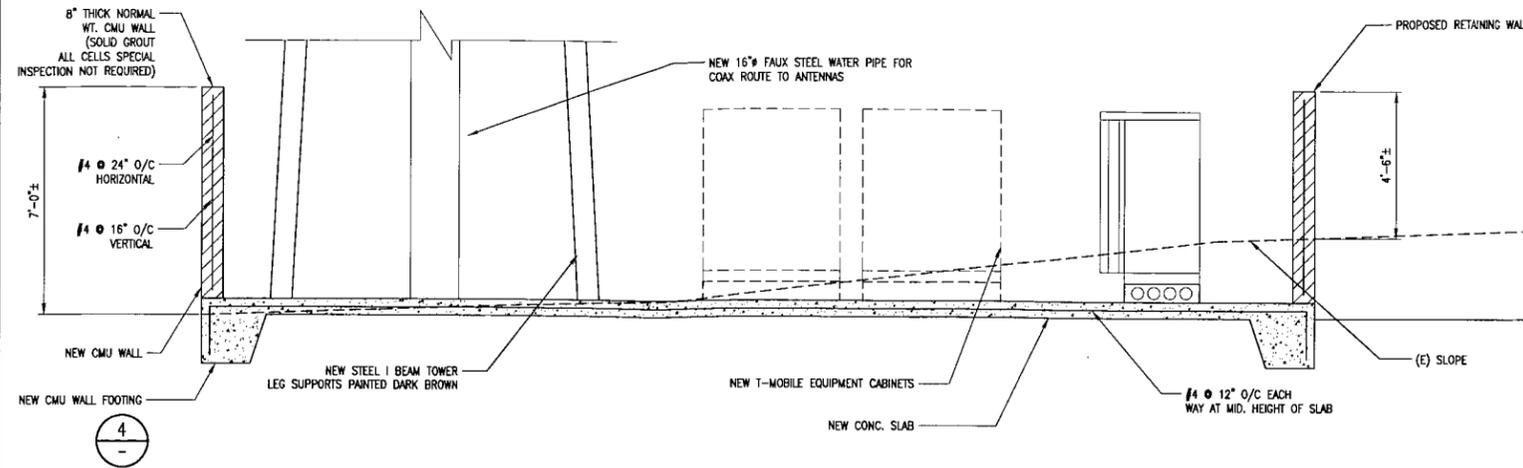
SEAL:

SHEET TITLE:

**ARCHITECTURAL  
ELEVATIONS**

SHEET NUMBER:

**A-4**



SCALE:  
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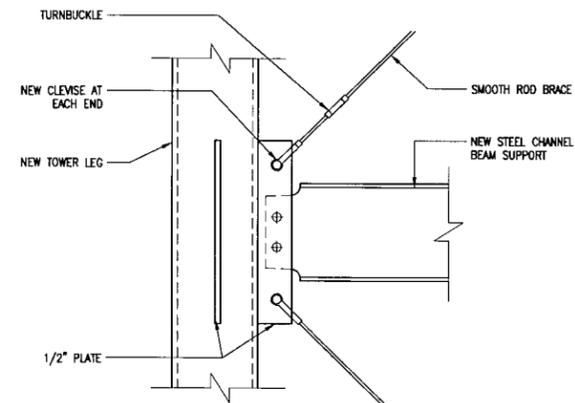
1

**EQUIPMENT ENCLOSURE SECTION**

SCALE:  
3/8"=1'-0"



2



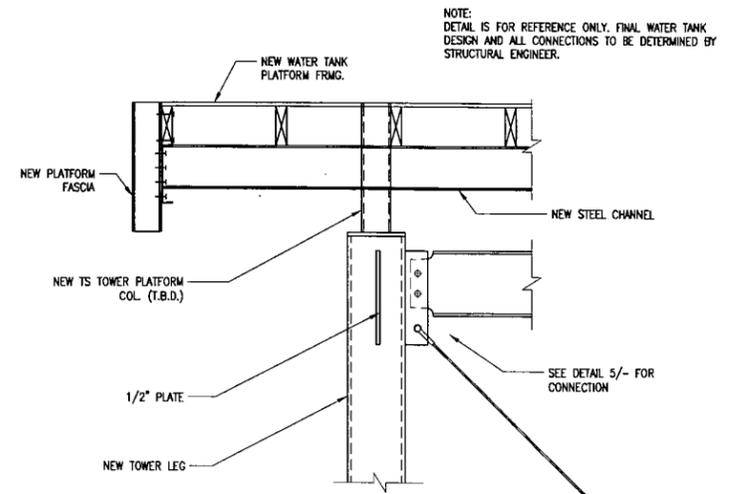
SCALE:  
N.T.S.

4

**BRACE CONNECTION DETAIL**

SCALE:  
N.T.S.

5



SCALE:  
N.T.S.

6

SCALE:  
N.T.S.

7

**PLATFORM DETAIL**

SCALE:  
N.T.S.

8

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3	03/23/10	100% ZD'S	JPC
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5	05/12/10	100% ZD'S / REVISED TOWER DESIGN	JPC

SITE INFORMATION:  
**SD LOWES**  
**IE240221**  
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SAN DIMAS, CA 91773

SEAL:

SHEET TITLE:  
**ARCHITECTURAL DETAILS**

SHEET NUMBER:  
**A-5**  
EXHIBIT C



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of June 22, 2010*

**FROM:** Dan Coleman, Director of Development Services

**SUBJECT:** **Request for extension of deferral of plan check fees for Loma Bonita Residences, an affordable housing project to be located on the northwest corner of East Bonita Avenue and San Dimas Canyon Road.**

---

**BACKGROUND:** The City Council approved the project on August 11, 2009. The project consists of 156 apartments, including between 24 and 32 affordable units.

In 2008, the City Council approved a request and deferred 60% of the plan check fees until issuance of building permits contingent upon the plan check submittal by December 12, 2009. The apartments were never submitted for plan check. In November 2009, the City Council approved a six month time extension request until June 30, 2010 subject to an agreement. The agreement was recorded in the form of a Covenant between the City and Developer. The last plan check for these apartments was submitted on January 27, 2010.

**ANALYSIS:** The developer, VCH San Dimas, LLC, is requesting a second time extension. If granted, 60% of their building plan check fees would be deferred until issuance of building permits or December 29, 2010, whichever occurs first. The City's Draft Housing Element policies encourage fee waiver or deferral for affordable housing projects. The continuing economic downturn has created a depressed housing market and dried up private financing for construction making it difficult for developers to build new housing.

**RECOMMENDATION:** Staff recommends approval.

Attachments: Exhibit A - Request from VCH



VALLEY COMMUNITY  
H O M E S

June 9, 2010

Mr. Blaine Michaelis, City Manager  
City of San Dimas  
245 E. Bonita Ave.  
San Dimas, CA 91773

Re: Loma Bonita residential plan check fee deferral

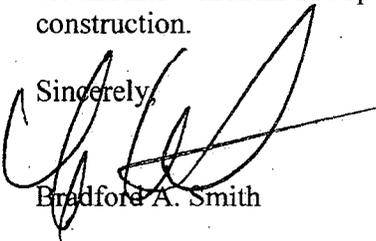
Dear Mr. Michaelis,

Last December the City of San Dimas approved our request to defer 60% of the plan check fee for the apartments.

We are currently under construction on the commercial off-site and on-site work and will to begin construction on the buildings next month. We still do not have financing for the residential portion of this development. We are hopeful that as the commercial site goes vertical in the next few months we will be able to secure financing for the apartments and will be able to pull permits and begin construction this year.

At this time we would respectfully request the 60% plan check fee deferral be extended for another 6 months in hopes the we will secure financing for this fee and the apartment construction.

Sincerely,



Bradford A. Smith

cc: Dan Coleman



# Agenda Item Staff Report

**DATE:** June 22, 2010

**TO:** Chairman and Board members

**FROM:** Blaine Michaelis, Executive Director

**INITIATED BY:** Ken Duran, Deputy Executive Director

**SUBJECT:** Adoption of the Agency's 2010 – 2015 Five Year Implementation Plan

---

## **SUMMARY**

*California Redevelopment Law requires that each redevelopment agency adopt a five-year implementation plan that provides documentation for the link between the elimination of blight and the proposed actions of the redevelopment agency. The last plan that the Agency adopted was in July 2007 for the period 2005 - 2010. Therefore, this proposed plan is for the period of 2010 - 2015.*

*The Plan includes a description of the Agency's past actions, identifies blighted conditions, and proposes Agency goals and objectives and actions. The Plan includes a description of the affordable housing programs, and proposed actions necessary to accomplish Agency affordable housing goals and objectives.*

*Staff recommends that at the conclusion of the public hearing that the Agency Board adopt Resolution No. 191 approving the five year implementation plan.*

86(1)

## **OVERVIEW**

California Redevelopment Law requires each Redevelopment Agency to adopt a five year implementation plan that provides documentation for the link between the elimination of blight and the proposed actions of the redevelopment agency. San Dimas first implementation plan was adopted in 2000 covering the five years from 2000 – 2005. The Agency was late in adopting the subsequent plan for the period 2005 – 2010, which was adopted in July 2007. Since the last plan was adopted only three years ago, the proposed plan includes only minor updates and revisions. In 2007 Agency staff retained the services of Ernie Glover, GRC Redevelopment Consultants, to provide oversight over the development of the Plan and Kathe Head, Keyser Marston, to prepare the affordable housing section of the Plan. The proposed plan uses the same framework as the Plan previously prepared by the consultants with minor updates.

The proposed Plan meets the requirements of the Redevelopment Law and notice of the public hearing was provided in compliance with Law. The Plan is divided into two sections. The first section is the general background and Plan detail and the second section is the affordable housing component

The Plan describes the statutory requirement for the Plan and the history of both the Creative Growth and Rancho San Dimas Project Areas. The next section describes the recently updated Plan time and financial limits. Next it identifies the significant previous activities for each project area. It then provides the legal definitions for blight and identifies the on-going conditions of blight that still exist within the Project Areas.

The Plan goes on to identify the Agency's Goals and Objections and proposed programs to eliminate blight conditions for the five year period that the plan covers. Since many of these have been long term, most are similar to those identified in the last Plan. Some of the Goals are Objections are general in nature and some are site or project specific. Some of the site or project specific goals include:

- Continue to assist with the rehabilitation of the Canyon Center.
- Promote development of the agency owned property on Bonita Ave. between Cataract and Acacia.
- Promote development of the irregularly shaped Agency owned property on Bonita Ave. and Eucla.
- Continue with the maintenance and management of the Walker House.

- Assist, where appropriate, with the preservation of the Machinery and Equipment building.
- Assist with the development of the vacant retail pads on the Costco site.
- Continue to preserve the Depot.
- Assist with the preservation, enhancements and upgrades to the Frontier Village.
- Facilitate a change of uses for some properties in the Frontier Village to be more consistent with the objectives of the Specific Plan.

The next area addresses the financial resources available to the Agency to expend funds to eliminate the blight conditions. In 2008 the Agency retained the services of Hdl consultants to conduct Fiscal Capacity Assessments for the project areas. The reports project the debt capacity for each project area, indicating the availability of funds for future expenditures. The reports are referenced in the plan and are incorporated as exhibits.

The second half of the Plan is the affordable housing component which addresses the Agency's compliance with California Redevelopment Law. The first three pages of this section give an overview of the current status and the proposed projects to ensure compliance. The plan outlines how the Agency will spend its 20% housing set-aside funds, how it will meet its inclusionary housing requirements and how it will address other statutory requirements.

### **RECOMMENDATION**

The proposed Plan updates recent activity by the Agency over the past three years, since the last adoption. For the most part the goals and objectives are the same. Per state law the Plan will be reviewed again mid way through the five year cycle.

Staff recommends that at the conclusion of the public hearing the Agency adopt Resolution 191 approving the 2010 – 2015 five year implementation plan.

**THE SAN DIMAS REDEVELOPMENT  
AGENCY'S FIVE YEAR  
IMPLEMENTATION PLAN  
2010-2015**

**ADOPTED JUNE 22, 2010**

**RESOLUTION No. 191**

## **INTRODUCTION**

The California Community Redevelopment Law requires that each redevelopment agency adopt a five-year implementation plan that provides documentation for the link between the elimination of blight and the proposed actions of the redevelopment agency. For redevelopment plans adopted on or after January 1, 1994, the agency is required to include an implementation plan in the report submitted by the agency to the legislative body prior to adoption of the redevelopment plan (Section 33352; Sec 12). Each agency that adopted a redevelopment plan prior to December 31, 1993, must adopt, after a public hearing, an implementation plan on or before December 31, 1994 (Section 33490(a); Sec 30). Thereafter, this implementation plan shall be revised and adopted every five years (Section 33490(b); Sec 30). In addition, at least once during the five-year period, a public hearing on the implementation plan is required to be held. Amendments to the plan may be made at this time.

The implementation plan must describe specific goals and objectives of the agency programs, including a program of actions and expenditures to be made within the next five years of the plan, and a description of how these goals, objectives, programs and expenditures will assist in the alleviation of blight. The implementation plan required of agencies with existing project areas must also describe how the agency will implement both the requirement to increase, improve and preserve low- and moderate-income housing and the inclusionary housing requirement. This section of the plan must contain an annual housing program and specific plans for the expenditures of monies from the Housing fund. If the implementation plan contains a project that will result in the destruction of the low- or moderate-income housing, the implementation plan must identify proposed locations suitable for the replacement dwelling units.

The San Dimas Redevelopment Agency has prepared the following five-year implementation plan. As allowed by Section 33490(c) of the Health and Safety Code, this plan addresses the Creative Growth and Rancho San Dimas Project areas together.

## **PROJECT AREA BACKGROUND**

In 1972, the San Dimas Redevelopment Agency was established to provide a tool to eliminate blighting conditions and this insure the City's economic base would grow and remain healthy through the provision of new public improvements, commercial development, and affordable housing.

In 1972, the Creative Growth project was adopted and covered the downtown core area and Frontier Village, including the intersection of Arrow Highway and Bonita Avenue. The original project area extends from Walnut on the east to the I-210 freeway on the west and includes land on both north and south sides of Bonita Avenue (See Attachment 1). In 1976, the Creative Growth project area was amended to include land south of Bonita Avenue, east of San Dimas Avenue, north of Arrow Highway, and west of Walnut Avenue. Also included in the 1976 amendment areas is land located generally east of the 210 freeway, north and south of Arrow Highway, and west of Acacia Street. Located in the 1976 amendment area are the Puddingstone

Shopping Center, Sunnyside Senior Citizen apartments, and the San Dimas Station retail complex.

In 1983, the Creative Growth project was amended a second time to include that area lying generally westerly of the I-210 Freeway, northerly of Arrow Highway, southerly of Gladstone Street and easterly of Lone H Avenue. This amended area contains portions of the Specific Plan 20 area and all of Specific Plan 24 (see Attachment 1). The 1983 amendment area also includes land located easterly of Walnut Avenue, southerly of Balboa Court, westerly of San Dimas Canyon Road and northerly of Arrow Highway. This easterly portion of the 1983 amendment area includes the Canyon Road Shopping Center, San Dimas Post Office, proposed Sheriff's Station and Fire Station.

The Creative Growth project area was amended a third time in 1997 adding approximately 382 acres throughout central and western San Dimas adjacent to the existing Creative Growth Project Area. The area is generally bounded by Foothill Blvd. on the north, Arrow Highway and Cienega Avenue on the south, Valley Center Avenue on the west, and San Dimas Canyon on the east. The project area is composed of a wide variety of land uses, including predominantly single family residential, commercial, industrial land uses, various public services, and utilities. The 1997 amendment also combined the tax increment limits for the 1972, 1976 and 1983 project areas. The territory added in 1997 has no tax increment limit, because none is required for redevelopment projects adopted after 1993.

In 1989, the Agency formed the Rancho San Dimas project area consisting of 9+ acres immediately north of Cienega Avenue and immediately west of the I-210 Freeway (see Attachment 1).

## **REDEVELOPMENT PLAN TIME AND FINANCIAL LIMITS**

### **CREATIVE GROWTH**

The Redevelopment Law has changed over the time of existence of the Project Area. Among the changes are the requirements of different limitations of the receipt of tax increment, the time to issue debt, and the life of redevelopment plans. In 1993 the legislature enacted a series of redevelopment reforms, commonly referred to as AB 1290 that applied some limitations to existing redevelopment plans and different limitations to redevelopment plans and plan amendments adopted beginning in 1994. In addition, redevelopment agencies were required to make deposits to the Educational Revenue Augmentation Fund for 1993, 1994, 1995 and 1996. These payments funded schools and reduced the State's contribution to fund education. Legislation enabled redevelopment agencies to extend the time of the effectiveness of their redevelopment plans and the time to collect tax increment by one to three years. The Agency has made three year extensions for the Original Area, the 1976 Amendment, and the 1984 Amendment, and a one year extension for the 1997 Amendment.

The 1997 Amendment is not eligible for the additional two years of extensions. In 2001 the legislature enacted SB 211 which allowed amendments of existing limitations under some circumstances for the pre-AB 1290 redevelopment project areas including the time allowed to incur indebtedness. For pre-AB 1290 plans, pursuant to AB 1290 the time limit to incur indebtedness is 20 years from the date of adoption of the redevelopment plan or January 1, 2004, whichever is later. Table below illustrates general information regarding the Project Area and its amendment areas.

### Project Area General Information

Project Name	Adoption Date	Plan Expiration	Last Date to Incur Debt	Last Date to Repay Debt	Tax Increment Limit	Limit on Outstanding Bond Debt
Original Area	27-Nov-72	27-Nov-15	n/a	27-Nov-25	\$205 million starting with 1986	\$30 Million
1976 Amendment	14-Dec-76	14-Dec-19	n/a	14-Dec-29		
1983 Amendment	22-Nov-83	22-Nov-26	n/a	22-Nov-36		
1997 Amendment	25-Nov-97	25-Nov-32	25-Nov-17	25-Nov-42	n/a	n/a

The tax increment limit of \$205 million applies collectively to tax increment received since 1986 from the Original Area, the 1976 Amendment, and the 1983 Amendment. To date, \$44.7 million has been collected from the three Areas per the Los Angeles County Auditor-Controller. The 1997 Amendment is a post AB 1290 area and has no tax increment limit. The last date to incur debt for the 1997 Amendment is November 25, 2017.

### TAX SHARING OBLIGATIONS

#### Statutory Tax Sharing

- AB 1290** The 1998 Amendment was adopted after January 1, 1994 and is obligated to make statutory tax sharing payments pursuant to Section 33607.5 of the Redevelopment Law. The statutory tax sharing occurs in three tiers. The first tier of tax sharing begins in the first fiscal year that the Merger Annex receives tax revenue and is 25% of Gross Revenue net of the Housing Set-Aside Requirement. This amount is paid on a prorated basis to all taxing agencies within the project area including the City if it makes the election to receive its share. This first tier of statutory tax sharing continues for as long as the Merger Annex may receive tax revenue for the repayment of indebtedness.

Beginning in the eleventh fiscal year after the project area receives tax revenue (fiscal year 2014-15) of the project's life and using the project area assessed value of fiscal year 2013-14 as an adjusted base value for calculation of the second tier of incremental value, 21% of the revenue derived from the incremental difference between the current year assessed value and the adjusted base value less 20% for housing set-aside is passed through to the taxing agencies, except the City, in addition to the initial pass through amount. The City may not elect to receive its prorated share of the second tier of statutory tax sharing.

Beginning in the thirty first fiscal year after the project area receives tax revenue (fiscal year 2034-35) of the project's life and using the project area assessed value of fiscal year 2033-34 as a second adjusted base value for calculation of the third tier of incremental value, 14% of the revenue derived from the incremental difference between the current year assessed value and the second adjusted base value less 20% for housing set-aside is passed through to the taxing agencies, except the City, in addition to the first and second tier pass through amounts. The City may not elect to receive its prorated share of the third tier of statutory tax sharing.

The AB 1290 payments may be subordinated to debt service by the taxing entities upon request of the Agency. In order to gain the subordination the Agency must demonstrate that it reasonably anticipates there will be sufficient funds to pay debt service that the tax-sharing payments.

- **SB 211** Until April 2005, the Original Area, the 1976 and 1984 Amendment Areas were not authorized to incur new indebtedness after January 1, 2004. In 2001 the Legislature enacted SB 211 which, among other things, allowed pre-AB 1290 project areas to eliminate the time limit on incurring indebtedness. The City Council adopted Ordinance 1152 to eliminate the January 1, 2004 time limit. As a consequence of the three pre-AB 1290 Areas are subject to statutory tax-sharing beginning the year after the former time limit expired.

The statutory tax-sharing under SB 211 is similar to the provisions of AB 1290 described above except that the first adjusted base year is the year in which the former limit expired. Also, SB 211 tax-sharing payments only continue through the life of the redevelopment plan, not the full period that an agency can receive tax increment.

The SB 211 payments may be subordinated to debt service by the taxing entities upon request of the Agency. In order to gain the subordination the Agency must demonstrate that it reasonably anticipates there will be sufficient funds to pay debt service that the tax-sharing payments.

- **Negotiated Agreements** Prior to the enactment of AB 1290 redevelopment agencies were authorized under Section 33401 to negotiate tax-sharing agreements with taxing entities impacted by a proposed redevelopment project area to alleviate the fiscal burden the redevelopment project area may impose on the taxing entity. The Agency entered a Section 33401 agreement with Los Angeles County and the Los Angeles County Fire Protection District. Pursuant to the agreement the Agency is to pay the County 53 percent of the general levy tax increments less the County's proportionate contribution to the Low and Moderate Income Housing Fund. After June 30, 2019, the Low and Moderate Income Housing proportion is no longer deducted from the County payments.
- **Developer Obligations** The Agency has entered into agreements to assist the development of Costco and Lowes. An additional agreement is anticipated to be entered to provide assistance for Walker House.

- **City Obligations** The Agency has a 30 year payment schedule to repay loans advance by the City. Additionally, the Agency annually pays the City for administrative expenses.

**RANCHO SAN DIMAS**

The Redevelopment Law has changed over the time of existence of the Project Area. Among the changes are the requirements of different limitations of the receipt of tax increment, the time to issue debt, and the life of redevelopment plans. In 1993 the legislature enacted a series of redevelopment reforms, commonly referred to as AB 1290, that applied some limitations to existing redevelopment plans and different limitations to redevelopment plans and plan amendments adopted beginning in 1994. In addition, redevelopment agencies were required to make deposits to the Educational Revenue Augmentation Fund (ERAF) for 1992-93 through 1994-95 and again for 2002-03 through 2005-06. These payments funded schools and reduced the State’s contribution to education funding. Legislation enabled redevelopment agencies that made ERAF payments to extend the time of the effectiveness of their redevelopment plans and the time to collect tax increment by one to three years. The Agency has made a three year extension for the Project Area.

In 2001 the legislature enacted SB 211 which allowed amendments of existing limitations under some circumstances for the pre-AB 1290 redevelopment project areas including the time allowed to incur indebtedness. For pre-AB 1290 plans, pursuant to AB 1290 the time limit to incur indebtedness is 20 years from the date of adoption of the redevelopment plan or January 1, 2004, whichever is later. Under the provisions of SB 211 the Agency has eliminated the time limit to incur indebtedness. The elimination of the time limit to incur debt triggers a tax-sharing obligation to taxing agencies in the Project Area that do not have an existing tax-sharing agreement. The SB 211 tax-sharing (see Tax Sharing Obligations below) begins upon expiration of the original tax increment limit. Under AB 1290 that limit would have been 20 years from the adoption of the tax increment provision which we have assumed for our tax increment projections.

Pre-AB 1290 redevelopment plans were required to include a limit on tax increment and a limitation on the amount of tax allocation bonds that can be outstanding at one time. Post-AB 1290 redevelopment plans do not have these limitations. We are unaware that such limits have been established for the Project Area. The County is treating the Project Area as an AB 1290 project area without a limit on tax increment revenue.

The table below illustrates general information regarding the Project Area and its amendment areas.

<b>Project Area General Information Adoption Date</b>	<b>Plan Expiration</b>	<b>Last Date to Incur Debt</b>	<b>Last Date to Repay Debt</b>	<b>Tax Increment Limit</b>	<b>Limit on Outstanding Bond Debt</b>
25-April 95 (1)	25 June 23	n/a	25 June 33	Unavailable	Unavailable

## **Tax Sharing Obligations**

The City Council adopted an SB 211 Ordinance eliminating the time limit for incurring debt for the Project Area. As a consequence of the Project Area is subject to statutory tax-sharing beginning the year after the former time limit expired. We are assuming that the existing time limit will expire on June 25, 2015 (20 years from the adoption of the tax increment provisions).

The statutory tax-sharing under SB 211 is similar to the provisions of AB 1290. The statutory tax sharing occurs in three tiers. The first tier of tax sharing begins in the first fiscal year after the previous limitation expires. The year the previous limitation expires in the adjusted base year. The tax agencies in the Project Area receives tax revenue are paid 25% of Gross Revenue net of the Housing Set-Aside Requirement from the growth of incremental assessed value above the adjusted base year. Taxing entities with pre-existing tax sharing agreements continue to receive their payments in accordance with the pre-existing agreement. The remaining amount is paid on a prorated basis to all taxing agencies within the project area including the City if it makes the election to receive its share. This first tier of statutory tax sharing continues through the life of the Plan.

Beginning in the eleventh fiscal year after the old limit expires a new adjusted base value (the tenth year) is established for calculation of the second tier of payments. The payments to tax agencies consist of 21% of the revenue derived from the incremental difference between the current year assessed value and the second adjusted base value less 20% for housing set-aside, except the City, in addition to the initial pass through amount. The City may not elect to receive its prorated share of the second tier of statutory tax sharing.

A similar process takes place for the 31st year. For the Project Area the Plan will expire prior to the 31st year.

The SB 211 payments may be subordinated to debt service by the taxing entities upon request of the Agency. In order to gain the subordination the Agency must demonstrate that it reasonably anticipates there will be sufficient funds to pay debt service that the tax-sharing payments. SB 211 payments stop with the termination of the Plan even though the Agency has ten more years to collect tax increment.

Prior to the enactment of AB 1290 redevelopment agencies were authorized under Section 33401 to negotiate tax-sharing agreements with taxing entities impacted by a proposed redevelopment project area to alleviate the fiscal burden the redevelopment project area may impose on the taxing entity. The Agency entered a Section 33401 agreement with Los Angeles County and the County Fire Protection District. Pursuant to the agreement the Agency annually is to pay the County 29.47% and the County Fire Protections District 15.45% of the general levy tax increments. The County agreed to defer the first \$300,000 of its payment providing the Agency funded flood control or other projects of benefit to the County. To the extent the Agency and/or the city funded projects of benefit to the County the Agency's outstanding balance is to be reduced. According to the Agency the debt to the County has been extinguished due to the Agency's contributions to projects of benefit to the County.

The Agency also entered an agreement with the Bonita Unified School District. Since the agreement only calls for statutory SB 211 pass-through payments we have treated the District as part of SB 211.

The Agency has a 30 year payment schedule to repay loans advance by the City. Additionally, the Agency annually pays the City for administrative expenses.

## **RECENT AGENCY ACTIVITIES**

Since the adoption of these project areas, the San Dimas Redevelopment Agency has, in cooperation with the private sector, successfully completed several important projects, both public and private, including San Dimas Station, Ralph's Center, the San Dimas Business Park, Ride and Show Engineering, the Bonita Car Wash and Comfort Suites Motel, Extended Stay America, Target Commercial Center Puddingstone Shopping Center renovations, San Dimas Hardware Store historical renovation and creation of affordable apartments, the Lowes and Levitz Center, Costco and the Walker House renovation.. . The Agency has assisted in the development of several important housing projects including the Villa San Dimas Apartments, Sunnyside Senior Apartments, and Monte Vista Senior Apartments.

The results of these project areas have been the creation of over 5,000 permanent jobs. These project areas have generated additional tax revenues to the City of San Dimas, which is partially responsible for the City's ability to continue to deliver a high level of services to its residents.

The above referenced redevelopment projects accounts for roughly 68%, of its total retail sales tax and nearly all of its \$675,000 in annual transient occupancy taxes.

Public improvements and facilities that have been assisted by the Agency's action include street improvements, sewer and storm drain improvements, sidewalk improvements and street lighting improvements.

The Agency's assistance in the completion of major infrastructure improvements has stimulated substantial investments by private and semi-private industry as evidenced by the selection of San Dimas as the site for Louis Vuitton, Kaiser Permanente, Gilead Sciences, Wescorp, Nextar Corporation, K.T.I. Engineering, ADP Systems, Golden State Water Company, and offices of Southern California Edison and the Gas Company. The Agency recognized the importance of these infrastructure improvements in recycling blighted property and enhancing the economic strength of the project areas and thus, the entire City of San Dimas.

The San Dimas Redevelopment Agency has been responsible for stimulating the provision of high quality affordable housing not only through construction of new housing units, but also via the rehabilitation of the existing housing stock.

### Identification of Key Blighting Conditions

The definition of blight has changed significantly since the Creative Growth Redevelopment Project and the Rancho San Dimas Redevelopment Project were adopted. Although the San

Dimas Redevelopment Agency's project areas were adopted under previous definitions, the most recent definition was primarily relied upon to identify blighting conditions existing in the project areas for purposes of this plan. Following is an excerpt from the Health and Safety Code (Section 33030 and 33031) which contains the most recent blight definitions. Because a primary purpose of the implementation plan is to link the actions of the agency to the elimination of blight, these sections are being presented in their entirety, rather than being incorporated by reference.

According to CRL Section 33031(a), the following conditions are the physical characteristics that cause blight:

- Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.
- Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.
- Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.
- The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.

Chapter 8.0 will show how the proposed Amendment Area is predominately affected by negative physical conditions.

In addition to having conditions of physical blight, redevelopment areas must also exhibit at least one condition of economic blight. According to CRL Section 33031(b), the following conditions are the economic characteristics that cause blight:

- Depreciated or stagnant property values.
- Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).
- Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.
- A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.

- Serious residential overcrowding that has resulted in significant public health or safety problems.<sup>1</sup>
- An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant in public health, safety, or welfare problems.
- A high crime rate that constitutes a serious threat to the public safety and welfare.

## **ON-GOING CONDITIONS OF BLIGHT**

The following conditions have been identified in the project areas.

### Unsafe and Unsightly Buildings

Both project areas contain numerous buildings, both commercial and residential, which do not meet current public safety codes due to lack of fire sprinklering and other obsolete and unsafe construction methods. In addition, properties exist within the project areas which contain poorly maintained structures necessitating a large amount of code enforcement oversight. Other buildings are in need of seismic safety reinforcement such as those with unreinforced masonry construction. Some commercial centers are in need of facade and common area renovations.

### Physically Obsolete Building/Lots

Throughout the project areas small and/or irregularly sloped building lots under multiple ownership militates against optimum land use development absent agency intervention.

There exist within the project areas several instances of residential uses adjacent to industrial or commercial uses without sufficient buffering to serve as a transition area to adjacent uses.

### Economically Obsolete Building/Lots

There are several examples of these, particularly in the Creative Growth second amendment area and the downtown core area.

### Inadequate Public Improvements

The project areas have major infrastructure deficiencies, which have been identified and include the need for major street reconstructions, storm drain and sewer improvements, water capacity improvements, underground utility projects, and public parking improvements.

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<sup>1</sup> Overcrowding means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of Regulations.

## **PROPOSED AGENCY FIVE YEAR GOAL AND OBJECTIVES**

Section 33490 (a) (1) states that the implementation plan shall contain the specific goals and objectives of the Agency for the project area.

The goals and objectives of the Creative Growth Redevelopment project are as follows:

- The Agency will assist in the preservation and enhancement of the economic health and stability of the community.
- The Agency will promote the new residential development at a variety of sites and costs, to preserve the availability of existing housing units now affordable to persons and families of low and moderate income, and to encourage the rehabilitation of existing residential units as necessary.
- The Agency had identified the vacant Canyon Shopping Center as obsolete and the site in need of rehabilitation. The Agency has assisted the property owner's to begin with new development of the site.
- The Agency will promote development of property located on the south side of Bonita Avenue between Cataract Avenue and Acacia Street with a commercial use that is compatible with the downtown.
- The Agency will assist with the development of the irregularly shaped Agency owned property on Bonita Avenue and Eucla Street adjacent to the bowling alley.
- The Agency acquired and restored the Historic Walker House building and will continue with its maintenance and preservation. Redevelopment of the property will create a need for additional parking, possibly involving acquiring the property immediately adjacent to the property.
- The Agency will provide guidance and or assistance in the preservation of the Machinery and Equipment building on the corner of Bonita Avenue and Cataract Street and conversion to a more appropriate commercial use.
- The Agency will provide guidance and or assistance with the development of the designated retail pads on the parameter of the Costco site.
- The Agency will identify underutilized property throughout the project area and will encourage redevelopment and reuse of the properties.
- The Agency will continue to preserve of the San Dimas Depot as a historically significant and/or cultural attraction.

The Agency will assist the Frontier Village through:

- The evaluation and possible creation of additional off-street parking facilities.
- Assistance in retrofitting unreinforced masonry buildings in the downtown core. This could be done via a combination of commercial loan guarantees and housing production.
- Promotion and assistance in modifying building facades in a manner conforming to the historic early California theme via a rehabilitation loan program.
- Providing assistance to the City of San Dimas in providing hardscape and landscape improvements in the Frontier Village area.
- Assistance to the City of San Dimas in the modernization of the Bonita/Cataract Intersection.
- Facilitate a change of uses towards activities and development that is consistent with the objectives and the Specific Plan for the Village. Activity that encourages a complementary mix of retail uses, support for historical resources and projects that improve the appearance and appeal of the downtown area.

It is a goal of the San Dimas Redevelopment Agency to promote an increase in and quality of affordable housing in the community. The San Dimas Redevelopment Agency will accomplish this goal through a number of programs including:

- Housing rehabilitation loans and grants.
- Provisions of no or low interest loans to assist low- and moderate-income persons in meeting down payment requirements.
- Agency assistance to the San Dimas Housing Authority in constructing single- and multi-family low- and moderate-income housing.
- Participation in Federal, State and County programs designed to increase and improve the City's supply of low- and moderate-income housing.

It is the goal of the San Dimas Redevelopment Agency to provide for a balanced business community through the implementation of a comprehensive economic development strategy by:

- Developing and conducting programs aimed at the attraction of new business and industry to the community.
- Developing and conducting programs aimed at retaining and strengthening businesses already located in the City of San Dimas.

It is the goal of the San Dimas Redevelopment Agency to assist the City of San Dimas in improving public safety by:

- Various programs to rehabilitate residential and commercial structures.
- Programs to assist in seismically retrofit substandard but historically significant structures.
- Assisting in remediating toxic contaminated properties within the project areas.
- Assisting in the installation and or improvement of public infrastructures within the project areas.
- Implementing affordable housing programs within and outside of the project areas to eliminate residential overcrowding.

## **PROPOSED AGENCY PROGRAMS TO ELIMINATE BLIGHTING CONDITIONS**

Below is a general description of each of the general categories of programs proposed to alleviate the blighting conditions identified.

### Downtown Revitalization

This program, which has been underway for a number of years, provides for the revitalization of the City's historic downtown core and, in so doing, the alleviation of a number of blighting conditions. This is a multi-dimensional program that will invigorate the downtown by bringing people to the area to live, work, shop and recreate in a pleasant environment which truly reflects San Dimas' identity as an innovative, yet historically sensitive community. The City will develop a comprehensive master plan for revitalization and future development of the downtown core and the Agency will assist with the implementation of the plan. The components of this comprehensive revitalization strategy include stimulation of commercial/retail infill projects on Bonita Ave; construction of second-story low- and moderate-income senior citizen apartments in the Frontier Village; reuse of the historic Walker House, creation of additional public parking, and provide off site directional signage to downtown; enhancement of street lighting; and landscaping and hardscape improvements in the Frontier Village area pursuant to the downtown design guidelines. The San Dimas Redevelopments Agency, along with the Edison Company and GTE, has installed underground utility lines along Bonita Avenue between Arrow Highway and Cataract.

### Commercial Rehabilitation Programs

This program, which has been in place for many years, will be enhanced to provide financial assistance to businesses to help them modify buildings facades to conform to the City's adopted downtown design guidelines.

Continued Specific Rehabilitation guidance will be directed at the Canyon Shopping Center.

The City may continue its program of loan guarantees to assist downtown businesses in seismically retrofitting unreinforced masonry buildings.

#### Capital Improvement Programs

The City's 10-year capital improvement budget identifies a number of infrastructure projects within the project areas, which include street improvements, storm drain improvements, underground utility projects, and public parking improvements.

#### Commercial/Industrial Economic Enhancement Programs

The Agency's efforts to enhance the commercial industrial sector of the City consist of a variety of programs designed to address the needs of San Dimas' existing businesses and to attract new businesses. These programs have included the development and adoption of a comprehensive economic development strategy. Specific programs include efforts to market the City, an ongoing survey of business needs, and regular site visits by the City Manager/Executive Director. Future efforts at business retention/attraction will be focused in the financing, training and educational areas.

Redevelopment of the 25 acre Costco site located at the southeast corner of Lone ill Avenue and Gladstone Street, has replaced a mixture of substandard and obsolete residential uses and undesirable industrial uses with a comprehensively planned retail development. The Agency assembled the multiple properties that were in private ownership, relocated existing residents to better housing and installed needed infrastructure enhancements.

#### Affordable Housing Programs

As previously mentioned, programs to increase the City's supply of affordable housing will be continued. Please refer to the section below entitled "Implementation of Affordable Housing Programs" for a more detailed description.

### **PROPOSED PROGRAM EXPENDITURES TO ELIMINATE BLIGHTING CONDITIONS**

The Health and Safety Code further specifies in its discussion of implementation plan requirements that agency expenditures be linked to the alleviation of the blighting conditions identified in order to better demonstrate the linkage.

In 2008 the Agency retained the services of Hdl consultants to conduct Fiscal Impact Assessments for both project areas through the remainder of their existence. These reports project the debt capacity for each project area, indicating the availability of funds for future expenditures. Both reports are referenced and attached as exhibits to the implementation plan.

## **IMPLEMENTATION OF AFFORDABLE HOUSING PROGRAM**

In addition to the programs described above, the implementation plan must also describe how the requirements of Sections 33334.2, 33334.4, 33334.6, and 33413 will be implemented. These sections of the Health and Safety Code refer to the agency's responsibility to increase, improve and preserve the community's supply of low- and moderate-income housing at an affordable housing cost as defined in Section 50093, and very low income households as defined in Section 50105.

As described in Section 33490(2), the implementation plan shall contain, for each of the five years, an annual housing program with sufficient detail to measure performance pursuant to the implementation plan; and the number of housing units developed, rehabilitated, price-restricted, otherwise assisted, or destroyed. If the implementation plan does not describe a project in which units will be destroyed, the plan shall identify proposed locations suitable for the replacement of those dwelling units.

The implementation plan must also contain a ten-year housing program for various lower-income groups, including very low-, low-, and moderate-income groups. The Affordable Housing Component of the Plan describes in detail the required elements.

### Single Family Residential Rehabilitation Program

Housing rehabilitation loan and grant programs are offered and will continue to be offered through the Redevelopment Agency's Housing Set-aside funds

### New Residential Construction Programs

The Agency has participated, and continues to participate, with the private sector to develop a mix of ownership and rental affordable and market-rate housing in the Agency's project areas as well as citywide.

The Agency enforces the inclusionary requirements under the California Redevelopment law. In Redevelopment project areas where residential construction takes place, the City, as part of its zoning entitlement, is required to set aside units for very low-, low-, and moderate-income individuals and families or is required to place a dollar contribution in the Agency's housing fund, used for the provision of an equivalent number of low- and moderate income housing units offsite.

### Mobile Home Parks

Five mobile home parks currently operate in San Dimas. Many of the residents of these parks, generally those who purchased their coaches many years ago, benefit from the relatively low housing cost which their low or no mortgage and affordable space rent provide. In the past years, however, the economic structure, which once made mobile homes a source of affordable

housing, has changed, causing escalating space rents and a situation of economic eviction for some residents.

The City of San Dimas has mediated a dispute between park owners and residents concerned about escalating rents. Through these efforts, a Mobile Home Accord has been developed and adopted by all parties. The Accord was renewed for another five year term in 2010. This Accord should moderate future Mobile Home Park rental increases.

Owners and renters of mobile homes are eligible for the rehabilitation assistance offered to others under the Community Development Block Grant program described above.

In 1998, the Agency purchased a 186-unit mobile home park (Charter Oak Mobile Home Estates) to maintain the affordability of the rental spaces for seniors. The Agency continues to explore opportunities for expansion of this park. In addition, in 2008 a space rent assistance program was created to assist eligible residents with temporary credit toward their monthly space rents.

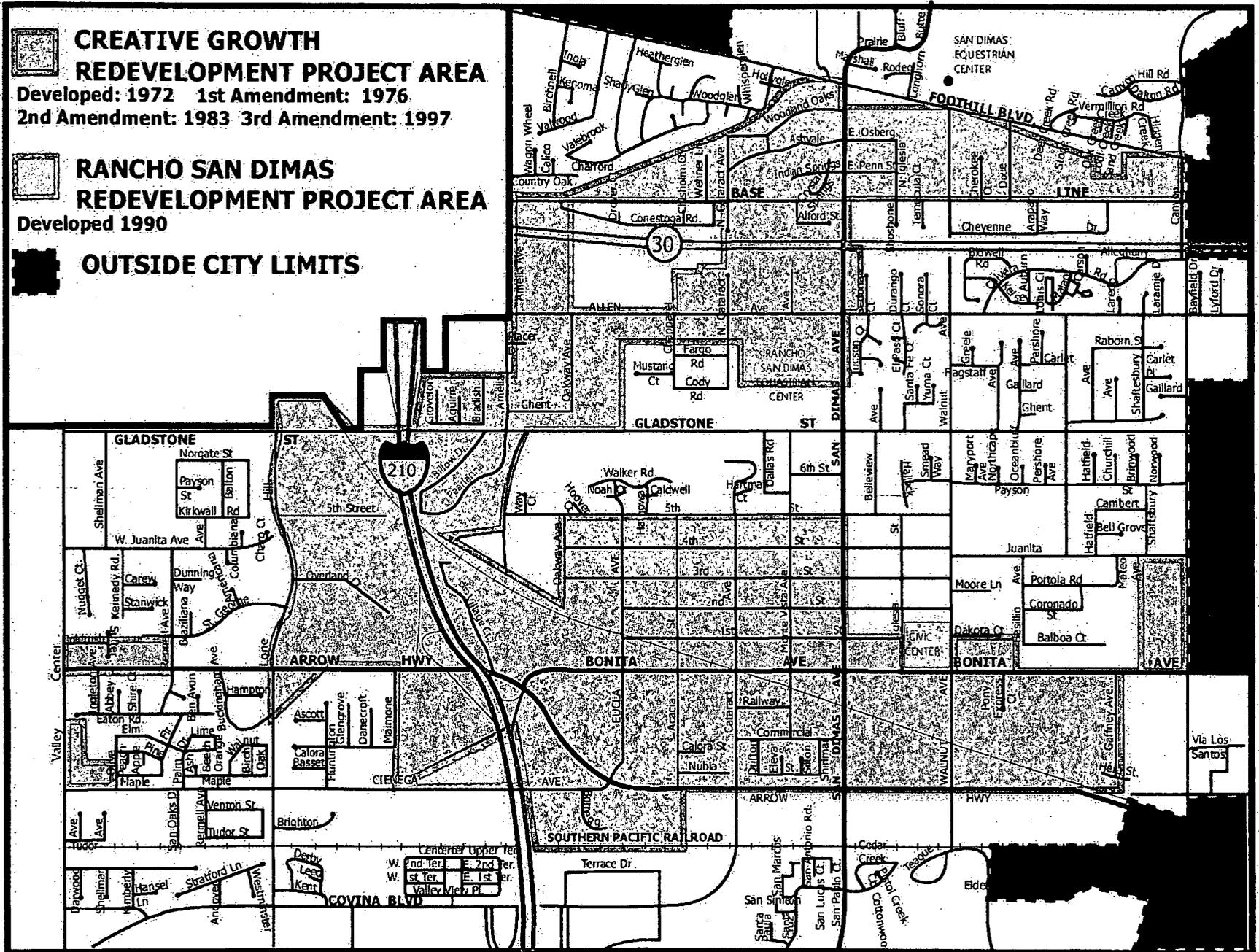
## **CONCLUSION**

The implementation Plan for the San Dimas Redevelopment Agency, detailed above, describes the programs which are proposed to be undertaken during the next five years in order to assist in the alleviation of blighting conditions existing in the project areas and to increase the community's supply of affordable housing. Redevelopment is however, a very fluid process subject to a myriad of changing issues and the forces of market dynamics. For these reasons a provision for review and amendment to the implementation plan is included in the requirements of Section 33490. The law requires that the plan be the subject of periodic public review. This review must be held in noticed public hearing at least once during the five year period, no earlier than two years and no later than three years after adoption of the plan. In addition, to the mandated review, the Agency may review and amend the plan, goals, objectives and programs, and expenditures (following a noticed public hearing) at any time conditions require such an amendment.

### Attachments

1. Map showing Creative Growth and Rancho San Dimas Project Area Boundaries
2. Creative Growth and Rancho San Dimas Fiscal Capacity Assessment Reports

# City of San Dimas Redevelopment Area Map



\*Map not to scale:

## AFFORDABLE HOUSING COMPONENT OF THE IMPLEMENTATION PLAN EXECUTIVE SUMMARY

### AFFORDABLE HOUSING REQUIREMENTS

The California Redevelopment Law (CRL) requires the San Dimas Redevelopment Agency (Agency) to spend 20% of its gross property tax increment on affordable housing activities. The CRL also requires the Agency to fulfill the following requirements:<sup>1</sup>

1. The replacement housing requirements imposed by Section 33413(a)
2. The inclusionary housing production obligations imposed by Section 33413(b);
3. The monetary set-aside requirements imposed by Section 33334.6;
4. The expenditures proportionality requirements imposed by Section 33334.4;
5. The infrastructure/public improvements limitations imposed by Section 33334.2;
6. The leveraging requirements imposed by Section 33334.3; and
7. The excess surplus limits defined in Section 33334.12.

The Affordable Housing Plan presented in this report adheres to the requirements identified above.

### AFFORDABLE HOUSING PROJECTS FOR THE NEXT 5-YEAR PERIOD

The projects that are proposed to fulfill the CRL requirements are:

1. **San Dimas Grove Station** - The Agency used property tax increment housing set-aside (Set-Aside) funds to acquire a 2.28-acre site on San Dimas Avenue. This site was originally approved to be developed with 100 market rate ownership units, 10 moderate income ownership units and 9,900 square feet of commercial space. The property was purchased by Grove Station, LLC. The commercial space and 24 of the residential units began construction in 2008. Prior to completion the developer filed for bankruptcy. The bank committed to complete the current construction, which should be completed in 2010 or 2011. The balance of the residential project is on hold..

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<sup>1</sup> Throughout the Affordable Housing Section of this report, the CRL requirements will be identified by their "Section" numbers.

2. **Villa San Dimas Apartments** – The Villa San Dimas apartment project is located within a redevelopment project area. The tenants currently receive rental assistance through the Section 8 Rental Housing Assistance Program administered by the United States Department of Housing and Urban Development (HUD). However, the contract with HUD is scheduled to expire in November 2012.. The Agency has identified the 50 unit complex as a potential Agency sponsored affordable housing project.
3. **Future Affordable Housing Sites** – The Agency has identified the property on the southwest corner of San Dimas Avenue and Commercial Street as a potential site for the development of a mixed-use project, which could include a high-density senior citizen apartment project or a multi-family ownership component. The site is approximately 1.8-acres. The development of this site may be pursued if the Agency is unable to implement the proposed Villa San Dimas Apartments project.
4. **Inclusionary Housing Ordinance** – To facilitate opportunities for the development of affordable housing within the Creative Growth and Rancho San Dimas Project Areas, the Agency may consider increasing the minimum obligations imposed under California Health and Safety Code Section 33413(b).

#### **AGENCY ACCOMPLISHMENTS IN THE PRIOR PLAN PERIOD**

The Agency undertook the following affordable housing programs between fiscal year 2000 and 2005:

1. **San Dimas Grove Station** – In 2005, the Agency used \$1.08 million in Set-Aside funds to acquire 2.28-acres within the Creative Growth Project Area for the development of a residential and commercial mixed-use project. The property was purchased by Grove Station, LLC in 2006. Grove Station, LLC has proposed to construct a project which will include 100 market-rate and 10 moderate-income restricted for-sale units.
2. **Community Development Block Grant (CDBG) Rehabilitation Program** – In addition to the City of San Dimas' (City) annual CDBG allocation, the Agency used Set-Aside funds to purchase excess CDBG allocations from other cities to increase the amount of funds available for rehabilitation loans and grants. Since 2005, the Agency has funded approximately five rehabilitation loans and provided an estimated 98 rehabilitation grants to very low, low and moderate income households for home repairs. The loans are offered at a zero or low

interest rate, with interest payments deferred until the property is sold or refinanced.

3. **San Dimas CRA Housing Rehabilitation Loan and Grant Program** – Over the past five years the Agency has funded low interest loans and grants to households with incomes at or below 120% of the Los Angeles County area median income (Median). From 2005 to 2010 the Agency funded 98 grants using Set-Aside funds.
4. **Mortgage Assistance Program** – A Mortgage Assistance Program has been offered by the Agency using Set-Aside funds. The program has been temporarily suspended until market conditions stabilize. The program is sustained through the use of revolving funds which are generated through the repayment of prior loans.
5. **Section 8 Rental Assistance** – The Section 8 program provides financial assistance to eligible very-low and low income households who spend more than 30% of their income on housing costs. Currently, the Villa San Dimas apartments receive assistance under this program under a contract with HUD. The contract is scheduled to expire in November 2012.. In the current Affordable Housing Plan, the Agency is considering the potential for providing financial assistance in return for the imposition of long-term income and affordability covenants on the project.
6. **Mobile Home Accord** – The Mobile Home Accord represents an agreement between the City and mobile home park owners that establishes the maximum amount of rent that can be charged to coach owners. The Accord was renewed in 2010 for an additional 5 years.
7. **Space Rent Assistance Program** – The Agency implemented a space rent assistance program within the Agency owned mobile home park in 2008. The program provides eligible households space rent credit while waiting to be processed through the Los Angeles County Section 8 rental assistance program. Thirteen households have been assisted by the program through June 2010.

# **AFFORDABLE HOUSING COMPONENT OF THE IMPLEMENTATION PLAN**

## **INTRODUCTION**

The Affordable Housing Component of the Implementation Plan (Affordable Housing Plan) explains how the Agency will fulfill the various CRL requirements pertaining to low and moderate income housing. Specifically, the Affordable Housing Plan demonstrates how the Agency will meet the statutory requirements for the set-aside and expenditure of property tax increment for affordable housing purposes.

## **IMPLEMENTATION PLAN REQUIREMENTS**

The Affordable Housing Plan presents the Agency's intended funding plans and activities related to the production of affordable housing for persons and families of low and moderate income. The CRL definition of moderate income is provided in Section 50093, and the definitions of low income and very-low income are presented in Sections 50079.5 and 50105, respectively.

The CRL provides that the fundamental purpose of redevelopment is to expand the supply of low and moderate income housing (Section 33071). To accomplish this purpose, the CRL contains numerous provisions to guide redevelopment agency activities with regard to low and moderate income housing. These provisions divide a redevelopment agency's housing responsibilities into the following three major categories:

1. The production and/or replacement of low and moderate income housing;
2. The set-aside and expenditure of specified amounts of property tax increment revenue for the express and exclusive purpose of increasing, improving and preserving a community's supply of low and moderate income housing; and
3. Preparing reports on how the Agency has met, or how the Agency plans to meet, its responsibilities with regard to the first two items.

This Affordable Housing Plan is one of the Agency's responsibilities under the third major category. Its contents address how the Agency's plans for the Creative Growth Redevelopment Project Area and the Rancho San Dimas Redevelopment Project Area (Project Areas) will achieve the affordable housing requirements imposed by the CRL. The Affordable Housing Plan must address the following items:

1. Production of Affordable Housing Based on Activities in the Project Areas:
  - a. If a project identified in the Implementation Plan results in the removal of units occupied by low or moderate income households, the Affordable Housing Plan must identify suitable locations for the replacement housing units to be developed or substantially rehabilitated (Section 33490(a)(3) and Section 33413(a)).
  - b. At least 30% of all new and substantially rehabilitated dwelling units developed by the redevelopment agency shall be provided at affordable housing costs to low and moderate income households (Section 33413(b)(1)).
  - c. Inclusionary housing production requirements are imposed on residential development occurring in the Project Areas adopted after January 1, 1976 (Section 33413(b)(2)). These requirements apply to the amended areas of the Creative Growth Redevelopment Project Area and the entire Rancho San Dimas Project Area. The applicable production requirements are:
    - i. At least 15% of all new residential units developed in a redevelopment project area, by public or private entities other than the redevelopment agency, shall be provided at affordable housing costs to low and moderate income households.
    - ii. At least 15% of all substantially rehabilitated units that have received agency assistance shall be provided at affordable housing cost to persons and families of low or moderate income.
2. Set-Aside and Expenditure of Property Tax Increment of Housing Purposes:
  - a. Twenty-percent (20%) of the gross property tax increment must be placed in a separate Affordable Housing Fund to be used solely to increase, improve and preserve the community's supply of low and moderate income housing (Section 33334.2).
  - b. Set-Aside funds must be spent on very-low, low and moderate income housing in proportion to the unmet need for housing as defined in Government Code Section 65584. The unmet need for housing is identified in the City's Regional Housing Needs Assessment (RHNA) which is prepared by the Southern California Association of Governments (SCAG) (Section 33334.4).

- c. A cap is applied to the amount of Set-Aside funds that can be spent on housing that is subject to age restrictions. The limit is equal to the percentage that very-low and low income households over the age of 65 represents of the total very-low and low income population in San Dimas, based on the United States Census data (Section 33334.4).
- d. Set-Aside funds can only be used to construct infrastructure and public improvements if the improvements are an integral part of the new construction or rehabilitation of housing units that are subject to long-term income and affordability covenants, and are directly benefited by the improvements (Section 33334.2).
- e. Set-Aside funds can only be used to fill the gap between the amount of external financing that can be supported by a project, and the total project costs. If more than 50% of the project costs are funded by the redevelopment agency, a finding must be made that no other commercial funding sources can be reasonably obtained (Section 33334.3).

Article 16.5 additionally requires the Implementation Plan to include the following information:

1. An estimate of the balances and deposits into the Affordable Housing Fund created to hold the Set-Aside funds;
2. A housing program identifying expenditures from the Affordable Housing Fund;
3. A description of the housing activity that has occurred in the Project Areas; and
4. An estimate of the housing units that will be produced in the Project Areas for each of the various income categories.

All of this information is provided in this Affordable Housing Plan.

## **APPLICABLE AFFORDABLE HOUSING REQUIREMENTS**

### **Applicable Housing Production Requirements**

The affordable housing production requirements imposed on the Project Areas are discussed in the following sections of the Affordable Housing Plan.

### ***Replacement Housing Obligation***

The Agency must fulfill the replacement housing obligations imposed by Section 33413(a). The Agency must replace, on a one-for-one basis, all units removed from the low and moderate income housing stock as a result of Agency actions.

1. **Past Removal of Low and Moderate Income Units** - The Implementation Plan for 2000 – 2005 indicated that the planned construction of a commercial center anchored by Costco would lead to the demolition of 19 units occupied by low or moderate income households. In compliance with the Article 16.5 requirements, the Agency prepared a replacement housing plan within the mandated time frame.<sup>2</sup> By September 2009, all 19 units had been demolished.
2. **Future Removal of Low and Moderate Income Units** - This Implementation Plan does not include projects or programs that would result in the removal of housing units from the low and moderate income housing stock. Therefore, there is no requirement to identify locations for replacement housing units.

### ***Agency Developed Housing Production Obligation/Fulfillment***

Section 33413(b)(1) requires at least 30% of all housing units developed by the Agency to be set aside for low and moderate income households. In 1996, the Agency developed the 12-unit Monte Vista senior citizen apartment project. This resulted in the requirement to provide four income restricted units, of which at least two units must be provided to very-low income households. The Agency fulfilled the requirement in the following manner:

1. The project includes two very-low income units, two low income units and eight moderate income units.
2. The project is subject to covenants that run for 50 years with an option to extend the affordability restrictions for successive 10 year periods indefinitely
3. Until January 1, 2002, Section 33413(b) required the minimum covenant period to be set at the life of land use controls imposed by the redevelopment plan. The 50-year covenant period satisfied that requirement.

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<sup>2</sup> Replacement Housing Plan: Costco San Dimas Center Project, prepared by Overland, Pacific & Cutler, Inc.; November 18, 2005.

The project provides the Agency with credit for eight inclusionary housing production units, which can be used to fulfill the obligations created by any units developed by the Agency in the future. However, the Agency does not have any plans to develop units in the future. As such, the Agency has already fulfilled the requirements imposed by Section 33413(b)(1) over the life of the Project Areas.

### ***Privately Developed Housing Production Obligation/Fulfillment***

Section 33413(b)(2) requires at least 15% of all privately developed housing in post-1976 redevelopment project areas to be provided to low and moderate income households.<sup>3</sup> This requirement is imposed in rolling 10-year cycles, rather than on a project-by-project basis.

The residential development that has occurred within the post-1976 portions of the Creative Growth Redevelopment Project Area and all of the Rancho San Dimas Project Area is detailed in Housing Table 1. The resulting inclusionary housing production obligations are quantified in Housing Table 2. The following sections of the Affordable Housing Plan identify the manner in which the Agency plans to fulfill the defined inclusionary housing production obligations between January 1, 2010 and December 31, 2014; ; and throughout the remaining life of the Project Areas.

#### Housing Development 1976 - 1999

According to City records, private parties constructed 259 residential units within the Project Areas between the Project Areas' inception and the end of fiscal year 1999. These developments triggered the requirement to produce 40 low and moderate income units, of which at least 17 units must be set-aside for very-low income households.

#### Housing Development January 1, 2000 Through December 31, 2004

Between 2000 and 2004, 19 units were developed in the Project Areas. These units generated an inclusionary housing production obligation for three units, of which at least two units must be provided to very-low income households.

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<sup>3</sup> Privately developed housing includes housing developed by private entities with Agency assistance.

### Housing Development January 1, 2005 through December 31, 2009

Between 2005 and 2009, 12 units were developed in the project areas. These units generated an inclusionary housing production obligation for 2 units, of which at least 1 unit must be provided to a very low income household.

### Projected Housing Development January 1, 2010 Through December 31, 2014

1. One new unit was constructed by private parties with no Agency assistance in 2010.
2. Twenty Four of the 110 unit San Dimas Grove Station project is anticipated to be completed in 2010 – 2011. The balance of the project is on hold..
3. The Section 8 Housing assistance contract for the 50 unit Villa San Dimas project terminates in November 2012. The Agency has identified this “At-Risk” project as a potential substantial rehabilitation project to be undertaken during this Affordable Housing Plan period.

The projected 161 units of new development and Agency assisted substantial rehabilitation projects generates an inclusionary housing production requirement for 25 income restricted units. Of this total, at least 10 units must be allocated to very-low income households.

### Projected Housing Development Through the Project Areas' Termination

The City's Planning Department has indicated that 15.8 acres of residentially zoned land will remain in the Project Areas after the San Dimas Grove Station project is completed. The City's General Plan allows for a maximum of 81 residential units to be developed on these parcels. If 83 units are developed, the Agency will incur an obligation for 13 income restricted units, of which at least six units must be provided to very-low income households.

### Inclusionary Housing Production Obligation

The current outstanding inclusionary housing obligation and the anticipated future obligations total 81 units. The time frame under which these obligations must be fulfilled is detailed in Housing Table 2, and can be summarized as follows:

Timing	Production Obligation		
	Very-Low Income	Low/Mod Income	Total
By December 31, 2004	17	23	40
January 2005 – December 2014	12	16	28
January 2015 – Project Areas Termination	7	8	15
<b>Total</b>	<b>36</b>	<b>47</b>	<b>83</b>

### Inclusionary Housing Production

Housing Table 3 identifies the inclusionary housing units that have been produced to date, as well as the units projected to be produced in the future. Housing Table 4 illustrates the current deficit in inclusionary housing production units and the projected future surplus in inclusionary housing production units. The results of these analyses are summarized in the following table:

Timing	Production Obligation Surplus/(Deficit)		
	Very-Low Income	Low/Mod Income	Total
Current Deficit	(1)	(6)	(7)
Cumulative Surplus as of December 31, 2009	19	31	50
Cumulative Surplus - Project Areas Termination	2	8	10

The San Dimas Grove Station project will provide 10 moderate income units to reduce the current inclusionary housing production deficit. The balance of the deficit is proposed to be eliminated with the substantial rehabilitation of the Villa San Dimas project. It is further assumed that given the "At Risk" status of the Villa San Dimas project, the transaction can be structured in a manner to allow the project to fulfill the City's current RHNA goals for 370 low and moderate income units.

## **APPLICABLE DEPOSIT AND EXPENDITURE PROVISIONS**

### **Set-Aside of Gross Property Tax Increment**

The Project Areas are subject to the Section 33334.2 requirement to allocate 20% of the gross property tax increment to affordable housing activities. The projections of the required deposits into the Affordable Housing Fund are discussed in the following sections of the Affordable Housing Plan.

## Resolution No. 99

In August 1986, the Agency adopted and filed a resolution with the California Department of Housing and Community Development (HCD) establishing a statement of existing programs and statement of existing obligations. The resolution determined that setting aside 20% of the Agency's property tax increment would interfere with the Agency's ability to meet existing debt obligations and the Agency's ability to complete the projects and programs approved prior to January 1, 1986. The Agency was not required to set-aside 20% housing funds from 1986 through 1996.

Housing Table 5 presents a detailed reconciliation between the actual Set-Aside contributions per Resolution No. 99 and the Agency's Set-Aside obligation based on the Section 33334.4 requirements. The results of this analysis are summarized below:

	Creative Growth	Rancho San Dimas
Actual Set-Aside Contributions	\$9,618,000	\$239,000
20% Set-Aside Obligation	8,884,000	266,000
Set-Aside Surplus/(Deficit) By Project Areas	\$734,000	(\$26,000)
Total Set-Aside Surplus		\$708,000

## Proportional Expenditures of Affordable Housing Fund Monies

The Project Areas are subject to the Section 33334.4 requirement that the Agency expend Affordable Housing Fund monies in accordance with an income proportionality test and an age restriction proportionality test. These proportionality tests must be met between January 1, 2002 and December 31, 2014, and then again through the termination of the Project Areas. The results of the proportionality tests are presented in Housing Table 6, and described in the following sections of the Affordable Housing Plan.

### *Income Proportionality Test*

The income proportionality test requires the Agency to expend Affordable Housing Fund monies in proportion to the unmet housing needs that have been identified for the community pursuant to Government Code Section 65584. The proportionality test used in this Affordable Housing Plan is based on the 2000 RHNA figures prepared by SCAG. The RHNA established the following unmet need for affordable housing in San Dimas:

Category	Total Units	% of Total
Very-Low Income:	162	44%
Low Income:	101	27%
Moderate Income:	107	29%
Total	370	100%

To comply with the Section 33334.4 requirements, the Agency must spend at least 44% of its Affordable Housing Fund monies on projects and programs dedicated to very-low income households, and no more than 29% of the Affordable Housing Fund monies on projects and programs dedicated to moderate income households. Section 33334.4 provides the Agency with the flexibility to allocate Affordable Housing Fund monies in any way that complies with the defined minimum for very-low income expenditures and the defined cap for moderate income expenditures.

As shown in Housing Table 6, this Affordable Housing Plan allocates 41% of the Affordable Housing Fund's project and program expenditures to very-low income households, 38% of the funds to low income households and 21% of the funds to moderate income households. These expenditures comply with the income targeting standards imposed by Section 33334.4.

#### ***Age Restricted Housing Expenditures***

Section 33334.4 also requires that the Agency cap assistance to age restricted housing based on the percentage of which the very-low and low income households over the age of 65 represent of the total very-low and low income population in San Dimas. Based on 2000 United State Census data, the very-low and low income senior citizen population represents 49.7% of the very-low and low income population in San Dimas.

The Affordable Housing Plan allocates 25% of the Affordable Housing Fund monies to senior citizen housing projects. Thus the Agency is anticipated to fulfill the age restricted expenditure test imposed by Section 33334.4.

#### **Excess Surplus Calculation**

The Project Areas are subject to the "excess surplus" requirements imposed by Section 33334.12. Excess surplus is defined as any unexpended and unencumbered funds in the Affordable Housing Fund that exceeds the aggregate amount deposited into the Affordable Housing Fund during the preceding four fiscal years. Section 33334.12 provides the Agency with three years to encumber any excess surplus funds.

As illustrated in Housing Table 7, based on the beginning balance and projected deposits into the Affordable Housing Fund, the Agency does not currently have an excess surplus balance. Moreover, given the activities proposed in this Affordable Housing Plan, the Agency is not anticipated to incur an excess surplus balance at any point through December 31, 2014.

## **AFFORDABLE HOUSING PLAN GOALS AND OBJECTIVES**

The CRL requires that certain housing requirements be fulfilled during five- and 10-year increments; and over the remaining Project Areas life. Specifically, the inclusionary housing production requirement must be met every ten years, and over the life of the Project Areas. Comparatively, the proportionality tests must be achieved between January 1, 2002 and December 31, 2014, and then again in 10-year increments throughout the Project Areas life.

The Agency's primary goal is to comply with the affordable housing requirements imposed by the CRL in a responsible manner. The affordable housing activities identified in the Affordable Housing Plan will be undertaken over the duration of the Redevelopment Plan for the Project Areas, and will explicitly assist in accomplishing the intent of the CRL in regards to the provision of low and moderate income housing.

### **Affordable Housing Fund Resources and the Housing Program**

This section of the Affordable Housing Plan discusses the Agency's affordable housing activities planned for the Implementation Plan period, and throughout the remaining Project Areas life. Housing Table 7 projects the Affordable Housing Fund deposits and expenditures anticipated to occur during each year of the Implementation Plan period, through fiscal year 2014/15. These expenditures are then tied to estimates of the number of affordable housing units projected to be assisted by the Agency.

### ***Affordable Housing Fund Revenues***

Housing Table 7 presents the estimated beginning balance in the Affordable Housing Fund, and the projected future deposits into the Fund. The deposits for fiscal years 2007/08 through 2011/12 were projected by HdL Companies; projections for fiscal years 2012/13 and 2014/15 assume a 2% annual increase in the Creative Growth Project Area and a 4% annual increase in the Rancho San Dimas Project Area.

The Affordable Housing Fund revenues shown in Housing Table 7 include the following:

1. Property Tax Increment - Twenty percent (20%) of the estimated gross property tax increment generated within the Project Areas will be deposited into the Affordable Housing Fund throughout the projection period.
2. Land Sales – In fiscal years 2005/06 and 2006/07, the Agency received proceeds from the sale of land that had been purchased with Affordable Housing Fund monies.
3. Loan Repayments – As part of an Owner Participation Agreement (OPA), the Agency provided a loan to the owner of property located at 201 West Bonita Avenue. The final debt service payment on the loan was made in fiscal year 2006/07.
4. Rental Property - Proceeds are generated from the Monte Vista Senior Apartment project, which is owned and operated by the Agency.
5. Other - Proceeds are derived from the Sunnyside Trustee Fees and the Charter Oak Mobile Home Park project improvement reimbursements.
6. ERAF Loan Repayment -

The projected revenue streams for the Affordable Housing Fund can be summarized as follows:

Beginning Balance Fiscal Year 2005/06	\$141,000
Projected Revenues Fiscal Years 2006/07 – 2014/15	14,482,000
Total Revenues	\$14,623,000

***The Housing Program and Affordable Housing Fund Expenditures***

The Agency is projected to incur the following costs throughout the projection period:

1. Administrative Expenses – This category includes costs such as salaries; overhead; consultant and legal fees; and supplies costs incurred to implement the Affordable Housing Program. The expenditures amounts necessary to implement the Affordable Housing Program will be determined each year. This Affordable Housing Affordable Housing Plan includes expenditures projections through fiscal year 2014/15.
2. Rental Property – The Agency incurs costs to operate and maintain the Monte Vista Senior Citizen project.

3. Projects – The actual cost for San Dimas Grove Station and an order of magnitude cost estimate for the Villa San Dimas are included in the cash flow projections.
4. Rehabilitation Loans/Grants – The Agency provides rehabilitation loans and grants to very-low and low income home owners. These loans are funded with Affordable Housing Fund monies.
5. Bond Debt Service – The Agency is obligated to make debt service payments on existing bonds through fiscal year 2010/11. The share of the debt service attributable to affordable housing activities is included in the cash flow projection.

As shown in Housing Table 7, the Affordable Housing Fund expenditures are projected to total \$11.3 million between fiscal years 2005/06 and 2014/15. The projected expenditures can be broken down as follows:

	Projected Cost	% of Total Cost
Projects and Programs	\$8,426,000	75%
Administration	1,639,000	14%
Bond Debt Service	1,237,000	11%
<b>Total Costs</b>	<b>\$11,302,000</b>	<b>100%</b>

**Revenue and Cost Reconciliation**

The projected cash flow generated by the Affordable Housing Fund is detailed in Housing Table 7, and summarized in the following table:

Total Revenues	\$14,623,000
Total Costs	11,302,000
Remaining Revenue	\$3,321,000

This Affordable Housing Plan provides an illustrative example of how the Affordable Housing Program could be financed on an annual basis until fiscal year 2014/15. However, the timing and specific amounts of the expenditures may be adjusted over time. Specific decisions on each of these items will be made as part of the Agency's annual budget process.

**Summary of Planned Affordable Housing Activity**

Given the successful implementation of the proposed housing program, the Agency will have accomplished the following:

1. The Agency will have fulfilled the replacement housing obligations imposed by Section 33413(a).
2. The Agency will have fulfilled the Project Areas' Section 33413(b) inclusionary housing production obligations throughout the remaining life of the Project Areas.
3. The Agency expenditures of Affordable Housing Fund monies will have complied with the proportionality tests imposed by Section 33334.4.
4. The Affordable Housing Fund will not experience excess surplus in any fiscal year between 2006/07 and 2014/15.

HOUSING – TABLE 1

HOUSING DEVELOPMENT ANALYSIS THROUGH END OF THE PROJECT AREA LIFE  
 IMPLEMENTATION PLAN – CREATIVE GROWTH AND RANCHO SAN DIMAS PROJECT AREAS  
 SAN DIMAS, CALIFORNIA

	Construction Type	Units Built in Project Area	Completion Year
<b>I. Housing Developed 1976 – 1994<sup>1</sup></b>			
Sunnyside	New Construction	164	1984
Villa San Dimas	New Construction	50	1976 - 1993
<b>Total Housing Units Developed</b>		<b>214</b>	
<b>II. Housing Developed 1995 – 1999<sup>1</sup></b>			
Habitat	New Construction	1	1998
Paladin	New Construction	44	1994-1999
Monte Vista	Agency Developed	12	1998
<b>Total Housing Units Developed</b>		<b>57</b>	
<b>III. Housing Developed 2000 - 2004<sup>1</sup></b>			
West Baseline Road	New Construction	7	2000
West Baseline Road	New Construction	1	2001
West Baseline Road	New Construction	4	2002
West First Street	New Construction	1	2002
West Second Street	New Construction	1	2002
West Second Street	New Construction	1	2003
Railway Street	New Construction	1	2004
West First Street	New Construction	1	2004
West Second Street	New Construction	2	2004
<b>Total Housing Units Developed</b>		<b>19</b>	
<b>IV. Housing Developed 2005 – 2009</b>			
Railway Street	New Construction	1	2005
Railway Street	New Construction	1	2007
Railway Street	New Construction	1	2006
Railway Street	New Construction	1	2007
Railway Street	New Construction	1	2006
Iglesia Street	New Construction	1	2006
Commercial Street	New Construction	1	2007
Iglesia Street	New Construction	1	2007
Ashvale Drive	New Construction	1	2008
Allen Avenue	New Construction	1	2010 (2 <sup>nd</sup> Unit)
Baseline Road	New Construction	1	2009
Ghent Street	New Construction	1	2009
<b>Total Housing Units Developed</b>		<b>12</b>	

<sup>1</sup> Based on data provided by the City Planning Department; the 1994-1999 Implementation Plan, Resolution #137, adopted January 24, 1995; and the 2000-2005 Implementation Plan, Resolution #167, adopted June 13, 2000 and 2005 – 2010 Implementation Plan, Resolution #186, adopted July 7, 2007.

	Construction Type	Units Built in Project Area	Completion Year
V. Housing Projected to Be Developed 2010 – 2015			
Grove Station	New Construction	110	?
Villa San Dimas	Agency Assisted Sub Rehab	50	2013
<b>Total Housing Units Projected to be Developed</b>		<b>165</b>	
VI. <b>Housing Projected to Be Developed Through the Project Areas Termination<sup>2</sup></b>	<b>New Construction</b>	<b>81</b>	<b>Unknown</b>

<sup>2</sup> Based on the assumption that private development reaches the residential buildout allowed by the General Plan.

HOUSING – TABLE 2

INCLUSIONARY HOUSING OBLIGATION  
 IMPLEMENTATION PLAN – CREATIVE GROWTH & RANCHO SAN DIMAS PROJECT AREAS  
 SAN DIMAS, CALIFORNIA<sup>1</sup>

	Total Obligation	Very-Low Income Units	Low/Moderate Income Units
I. Privately Developed and Agency Assisted Units <sup>2</sup>			
2004	33	14	19
2005	7	3	4
2009	3	2	1
2014	25	10	15
2015 – Project Areas Termination	15	7	8
<b>Total Units</b>	<b>83</b>	<b>36</b>	<b>47</b>
II. Agency Developed Units <sup>3</sup>			
2004	0	0	0
2005	4	2	2
2009	0	0	0
2014	0	0	0
2015 – Project Areas Termination	0	0	0
<b>Total Units</b>	<b>4</b>	<b>2</b>	<b>2</b>

<sup>1</sup> The inclusionary housing obligation is calculated on a rolling 10-year period basis.

<sup>2</sup> See HOUSING – TABLE 1: At least 15% of the units must be income restricted; at least 40% restricted to very-low income, and the balance restricted to low and moderate income. The inclusionary housing obligation is calculated on a rolling 10-year period basis.

<sup>3</sup> See HOUSING – TABLE 1: At least 30% of the units must be income restricted; at least 50% restricted to very-low income, and the balance restricted to low and moderate income. The inclusionary housing obligation is calculated on a rolling 10-year period basis.

HOUSING – TABLE 3

INCLUSIONARY HOUSING FULFILLMENT ANALYSIS  
 IMPLEMENTATION PLAN – CREATIVE GROWTH AND RANCHO SAN DIMAS PROJECT AREAS  
 SAN DIMAS, CALIFORNIA

Fulfillment Projects	Year	Project Type	Covenant Terms	Total Units Produced	Total Countable Units <sup>2</sup>	Very Low Income Units	Low Income Units	Moderate Income Units
I. Agency Developed								
Monte Vista Senior Apartments <sup>1</sup>	1998	Apartments	50 Years	12	12	2	2	8
II. Agency of City Covenants								
A. Inside a Redevelopment Project Area								
Sunnyside Senior Apartments <sup>1</sup>	1984	Apartments	2021	164	33	16	17	0
Grove Station <sup>1</sup>	2014	Ownership	45 Years	110	10	0	0	10
Villa San Dimas (Substantial Rehab) <sup>2</sup>	2013	Apartments	55 Years	50	50	22	28	0
B. Outside a Redevelopment Project Area <sup>3</sup>								
None								
<b>Total Agency or City Covenants</b>					<b>93</b>	<b>38</b>	<b>45</b>	<b>10</b>

<sup>1</sup> Based on data provided by the City's Planning Department and Administration Department.

<sup>2</sup> Proposed as a part of the 2005 – 2010 Affordable Housing Plan. No agreement has been negotiated at this time.

<sup>3</sup> Units constructed outside of the Project Area are counted on a 1 for 2 basis.

HOUSING – TABLE 4

INCLUSIONARY HOUSING OBLIGATION SURPLUS/(DEFICIT) CALCULATIONS<sup>1</sup>  
 IMPLEMENTATION PLAN – CREATIVE GROWTH AND RANCHO SAN DIMAS PROJECT AREAS  
 SAN DIMAS, CALIFORNIA

	Very-Low Income	Low/Moderate Income Units	Total
<b>I. Privately Developed and Agency Assisted Units</b>			
<b>A. Current Inclusionary Housing Surplus/(Deficit)<sup>2</sup></b>			
Total Inclusionary Housing Fulfillment	16	17	33
(Less) Inclusionary Housing Obligation	17	23	40
<b>Total Surplus/(Deficit)</b>	<b>(1)</b>	<b>(6)</b>	<b>(7)</b>
<b>B. Housing Surplus/(Deficit) 2005 – 2009</b>			
Total Inclusionary Housing Fulfillment	22	38	60
(Less) Inclusionary Housing Obligation	2	1	3
<b>Total Surplus/(Deficit)</b>	<b>20</b>	<b>37</b>	<b>57</b>
<b>C. Housing Surplus/(Deficit) 2010 – Project Area Termination</b>			
Total Inclusionary Housing Fulfillment	0	0	0
(Less) Inclusionary Housing Obligation	17	23	40
<b>Total Surplus/(Deficit)</b>	<b>(17)</b>	<b>(23)</b>	<b>(40)</b>
<b>D. Total Surplus/(Deficit)</b>	<b>2</b>	<b>8</b>	<b>10</b>
<b>II. Agency Developed Units</b>			
<b>A. Current Inclusionary Housing Surplus/(Deficit)<sup>2</sup></b>			
Total Inclusionary Housing Fulfillment	2	10	12
(Less) Inclusionary Housing Obligation	2	2	4
<b>Total Surplus/(Deficit)</b>	<b>0</b>	<b>8</b>	<b>8</b>
<b>B. Housing Surplus/(Deficit) 2005-2009</b>			
Total Inclusionary Housing Fulfillment	0	0	0
(Less) Inclusionary Housing Obligation	0	0	0
<b>Total Surplus/(Deficit)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>C. Housing Surplus/(Deficit) 2010 – Project Area Termination</b>			
Total Inclusionary Housing Fulfillment	0	0	0
(Less) Inclusionary Housing Obligation	0	0	0
<b>Total Surplus/(Deficit)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>D. Total Surplus/(Deficit)</b>	<b>0</b>	<b>8</b>	<b>8</b>

<sup>1</sup> See HOUSING – TABLE 3 for the fulfillment; and HOUSING – TABLE 2 for the obligation.

<sup>2</sup> Comprised of the 2004 and 2005 requirements.

# **San Dimas Redevelopment Agency Consolidated Redevelopment Project**

## **FISCAL CAPACITY ASSESSMENT**

**October 3, 2008**

### **Introduction**

We have been engaged by the San Dimas Redevelopment Agency to assess the fiscal capacity of the Consolidated Redevelopment Project (the Project Area). Our objective is to provide an estimate of the financial resources available over the remaining life of the Project Area. The Project Area, like all redevelopment project areas in California, is restrained by the prospect of the growth of assessed values within the Project Area, the requirements of its existing obligations, and the California Redevelopment Law.

For the most part the Project Area is a mature project area with three of its four component areas approaching the end of their life. The Original Area was adopted in 1973 and is set to expire by June 2015. Amendment Area No. 1 and Amendment Area No. 2 are set to expire in November 2017. These three components of the Project Area may continue to collect tax increment ten years after the expiration of their portion the Plan, but only to repay then existing indebtedness. Amendment Area No. 6 was adopted in 2000, after the enactment of AB 1290 discussed below. It is set to expire by November 2030, and receive tax increment for 15 additional years.

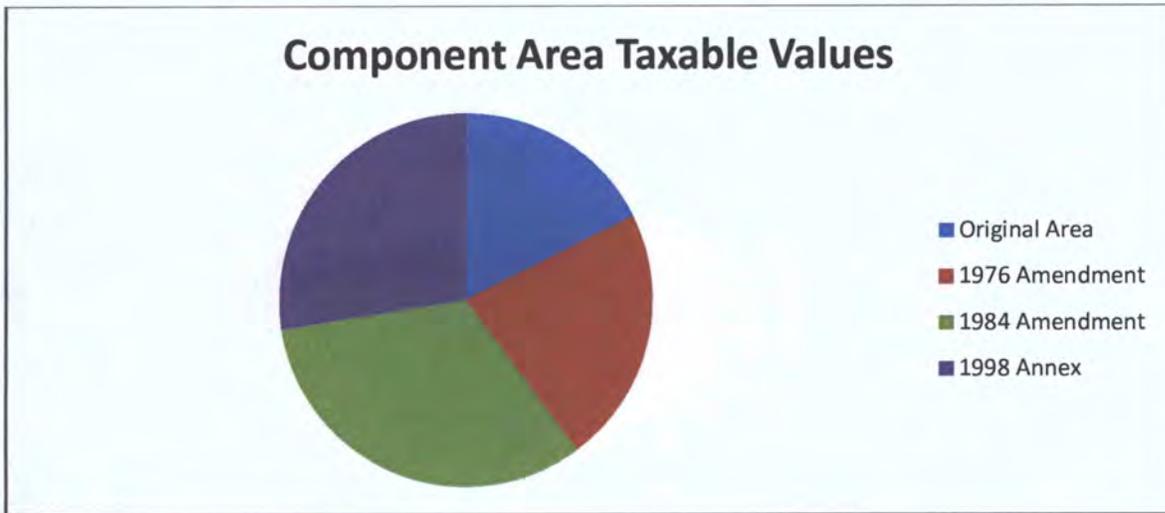
Three components of the Project Area were adopted prior to the enactment of AB 1290 in 1993. AB 1290 was reform legislation that established time limits and financial limits on new redevelopment plans adopted beginning in 1994. For redevelopment plans adopted prior to 1994 (pre-AB 1290 plans), AB 1290 imposed similar but different limitations. These limitations were in addition to limitations already existing with these older project areas

### **Project Area Description**

#### **A. Creative Growth Project Area**

In 1972 the Agency adopted the Creative Growth Project Area (the Original Area) including the downtown core area and Frontier Village. The Original Area was amended in 1976 to include land generally located east of the 210 Freeway along Arrow Highway (the 1976 Amendment). The 1976 Amendment area includes the Puddingstone Shopping Center, Sunnyside Senior Citizen apartments and the San Dimas Station retail complex. The Project Area was amended a second time in 1983 (the 1983 Amendment) to add land east of Walnut Avenue which includes the Canyon Road Shopping Center, and the San Dimas Post Office. The amendment in 1997 (the 1997 Amendment) added territory north of Foothill Boulevard between Valley Center Boulevard and San Dimas Canyon. This are consists of single family residential, commercial, industrial land uses, and various public services and utilities.

In terms of assessed value, the Original Area reflects 17.6% of the Project Area; the 1976 Amendment comprises 22.3%, the 1984 Amendment Area, 32.6% and the 1998 Annex, 27.5%.



**B. Land Use**

The following table represents the breakdown of land use in the Project Area by assessed value for fiscal year 2008-09. The land uses shown below are taken from the land use categories on the tax roll data supplied by the Los Angeles County Assessor. Unsecured values and possessory interest values are tax bills that are assigned to secured parcels and are accounted for in other categories. As a result these values are not listed as part of the total number of parcels. It should be noted that the figures in the table below are net taxable values and exempt parcels owned by the City, Agency, State or other governmental agencies do not carry any taxable value and are not reflected in table.

**Table B  
 Project Area Land Use Category Summary**

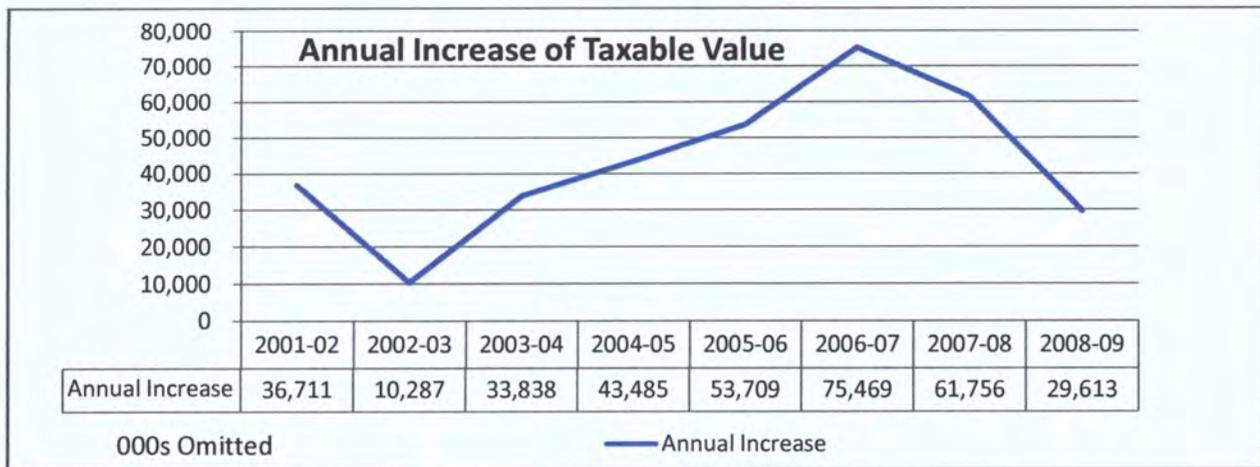
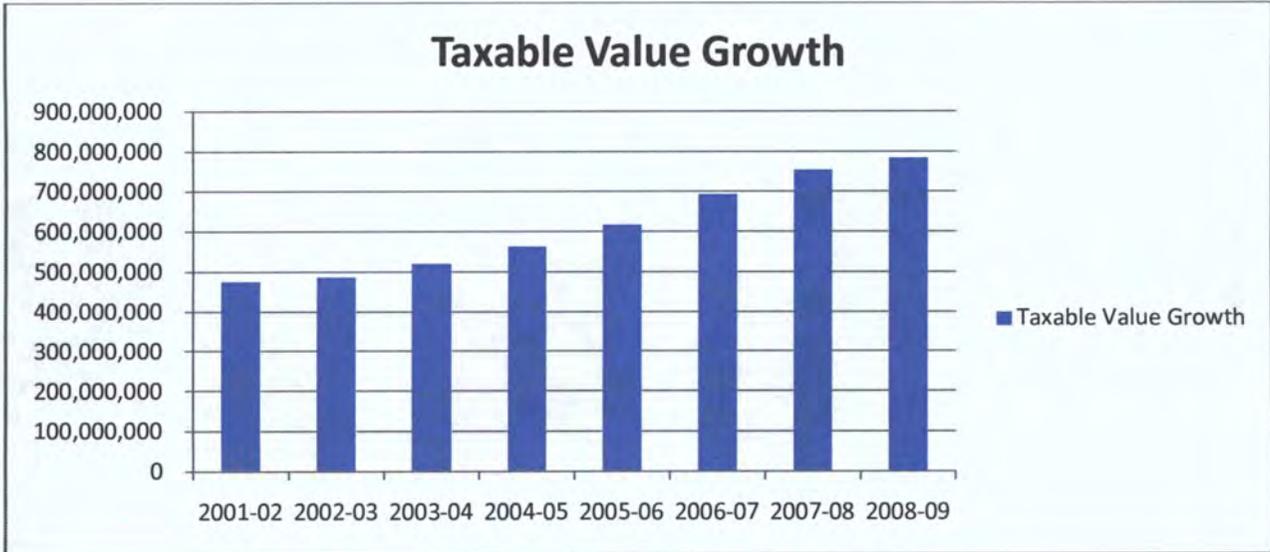
Category	# Parcels	Net Taxable Value	% of Net Taxable Value
Residential	1,176	\$304,285,058	38.8%
Commercial	201	301,533,909	38.5%
Industrial	55	100,641,652	12.8%
Institutional	10	4,891,770	0.6%
Irrigated Farm	3	533,916	0.1%
Recreational	3	4,049,923	0.5%
Vacant Land	130	22,025,383	2.8%
Miscellaneous	4	88	0.0%
Exempt	86	0	0.0%
	175		
Possessory Interest	[2]	93,295	0.0%
Unsecured	[656]	46,102,900	5.9%
<b>Totals:</b>		<b>\$784,157,894</b>	<b>100.00%</b>

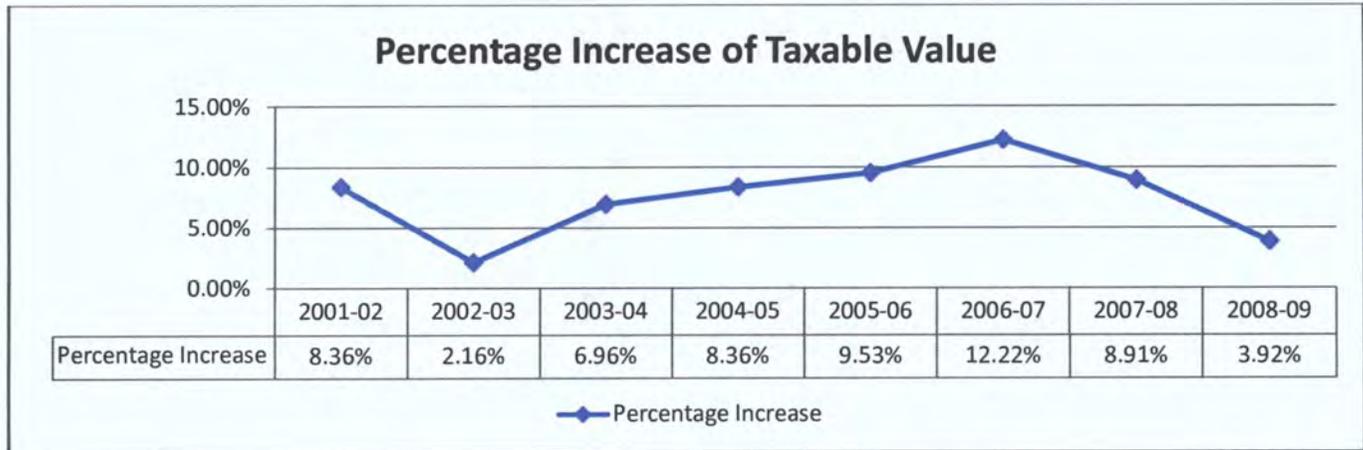
The vacant parcels represent approximately 59 acres of land within the Project Area, of which approximately 38 acres are privately owned. The taxable value of residential and commercial properties have increase as a percentage of total property have both increase about three percent since 2001-02.

In general, the Project Area contains a diversity of land uses and is not overly dependent upon a single type of economic activity.

**C. Project Area Assessed Values**

The historic reported taxable values for the Project Area were reviewed in order to ascertain the rate of taxable property valuation growth over the most recent eight fiscal years beginning with 2001-02. The Project Area has shown growth in every year since 2001-02. Growth peaked in 2006-07, and has moderated since. We have assumed that the Project Area will continue to grow at a 3.58% for the remainder of its receipt of tax increment.





**D. Top Ten Taxable Property Owners**

A review of the top ten taxable property owners in the Project Area for fiscal year 2007-08 was conducted. Within the Project Area, the aggregate taxable value for the ten largest taxpayers totaled \$172,555,985. The top ten taxpayers totaled 28.42% of the Project Area’s incremental value. The Table below details the valuations of the top ten taxpayers. As the largest property owner represents just 5.27% of the Project Area incremental value, and the top ten property owners reflect 28.42% of the incremental value, there does not appear to be an excessive concentration of ownership that would impact the issuance of tax allocation bonds.

Project Area Top Ten Property Owners				
		Assessed	% Total	% Incremental
		<u>Value</u>	<u>Value</u>	<u>Value</u>
	<u>Project Area Total &amp; Incremental Values</u>		<u>784,206,809</u>	<u>607,227,559</u>
1	Galileo San Dimas Limited Partnership	\$32,028,000	4.08%	5.27%
2	Western Corporate Federal Credit Union	28,833,820	3.68%	4.75%
3	PK III San Dimas Marketplace LP	20,815,000	2.65%	3.43%
4	FG Sunnyside Senior Apartments LP	16,281,000	2.08%	2.68%
5	New Albertsons Inc.	15,007,619	1.91%	2.47%
6	Lowes HIW Inc.	14,646,033	1.87%	2.41%
7	San Dimas Commerce Center	11,855,414	1.51%	1.95%
8	BRE ESA Properties LLC	11,153,284	1.42%	1.84%
9	VCH San Dimas Company LLC	11,029,260	1.41%	1.82%
10	Peer Properties 2	<u>10,906,555</u>	<u>1.39%</u>	<u>1.80%</u>
	<b>Totals</b>	<b>\$172,555,985</b>	<b>22.00%</b>	<b>28.42%</b>

**E. Redevelopment Plan Limits**

The Redevelopment Law has changed over the time of existence of the Project Area. Among the changes are the requirements of different limitations of the receipt of tax increment, the time to issue debt, and the life of redevelopment plans. In 1993 the legislature enacted a series of redevelopment reforms, commonly referred to as AB 1290 that applied some limitations to existing redevelopment plans and different limitations to redevelopment plans and plan amendments adopted beginning in 1994. In addition, redevelopment agencies were required to make deposits to the Educational Revenue Augmentation Fund for 1993, 1994, 1995 and 1996. These payments funded schools and reduced the State's contribution to fund education. Legislation enabled redevelopment agencies to extend the time of the effectiveness of their redevelopment plans and the time to collect tax increment by one to three years. The Agency has made three year extensions for the Original Area, the 1976 Amendment, and the 1984 Amendment, and a one year extension for the 1997 Amendment. The 1997 Amendment is not eligible for the additional two years of extensions. In 2001 the legislature enacted SB 211 which allowed amendments of existing limitations under some circumstances for the pre-AB 1290 redevelopment project areas including the time allowed to incur indebtedness. For pre-AB 1290 plans, pursuant to AB 1290 the time limit to incur indebtedness is 20 years from the date of adoption of the redevelopment plan or January 1, 2004, whichever is later.

Table below illustrates general information regarding the Project Area and its amendment areas.

**Project Area General Information**

<b>Project Name</b>	<b>Adoption Date</b>	<b>Plan Expiration</b>	<b>Last Date to Incur Debt</b>	<b>Last Date to Repay Debt</b>	<b>Tax Increment Limit</b>	<b>Limit on Outstanding Bond Debt</b>
Original Area	27-Nov-72	27-Nov-15	n/a	27-Nov-25	\$205 million starting with 1986	\$30 million
1976 Amendment	14-Dec-76	14-Dec-19	n/a	14-Dec-29		
1983 Amendment	22-Nov-83	22-Nov-26	n/a	22-Nov-36		
1997 Amendment	25-Nov-97	25-Nov-32	25-Nov-17	25-Nov-42	n/a	n/a

The tax increment limit of \$205 million applies collectively to tax increment received since 1986 from the Original Area, the 1976 Amendment, and the 1983 Amendment. To date, \$44.7 million has been collected from the three Areas per the Los Angeles County Auditor-Controller. The 1997 Amendment is a post AB 1290 area and has no tax increment limit. The last date to incur debt for the 1997 Amendment is November 25, 2017.

## **F. Tax Sharing Obligations**

### **1. Statutory Tax Sharing**

#### **a. AB 1290**

The 1998 Amendment was adopted after January 1, 1994 and is obligated to make statutory tax sharing payments pursuant to Section 33607.5 of the Redevelopment Law. The statutory tax sharing occurs in three tiers. The first tier of tax sharing begins in the first fiscal year that the Merger Annex receives tax revenue and is 25% of Gross Revenue net of the Housing Set-Aside Requirement. This amount is paid on a prorated basis to all taxing agencies within the project area including the City if it makes the election to receive its share. This first tier of statutory tax sharing continues for as long as the Merger Annex may receive tax revenue for the repayment of indebtedness.

Beginning in the eleventh fiscal year after the project area receives tax revenue (fiscal year 2014-15) of the project's life and using the project area assessed value of fiscal year 2013-14 as an adjusted base value for calculation of the second tier of incremental value, 21% of the revenue derived from the incremental difference between the current year assessed value and the adjusted base value less 20% for housing set-aside is passed through to the taxing agencies, except the City, in addition to the initial pass through amount. The City may not elect to receive its prorated share of the second tier of statutory tax sharing.

Beginning in the thirty first fiscal year after the project area receives tax revenue (fiscal year 2034-35) of the project's life and using the project area assessed value of fiscal year 2033-34 as a second adjusted base value for calculation of the third tier of incremental value, 14% of the revenue derived from the incremental difference between the current year assessed value and the second adjusted base value less 20% for housing set-aside is passed through to the taxing agencies, except the City, in addition to the first and second tier pass through amounts. The City may not elect to receive its prorated share of the third tier of statutory tax sharing.

The AB 1290 payments may be subordinated to debt service by the taxing entities upon request of the Agency. In order to gain the subordination the Agency must demonstrate that it reasonably anticipates there will be sufficient funds to pay debt service that the tax-sharing payments.

#### **2. SB 211**

Until April 2005, the Original Area, the 1976 and 1984 Amendment Areas were not authorized to incur new indebtedness after January 1, 2004. In 2001 the Legislature enacted SB 211 which, among other things, allowed pre-AB 1290 project areas to eliminate the time limit on incurring indebtedness. The City Council adopted Ordinance 1152 to eliminate the January 1, 2004 time limit. As a consequence of the three pre-AB 1290 Areas are subject to statutory tax-sharing beginning the year after the former time limit expired.

The statutory tax-sharing under SB 211 is similar to the provisions of AB 1290 described above except that the first adjusted base year is the year in which the former limit expired. Also, SB 211 tax-sharing payments only continue through the life of the redevelopment plan, not the full period that an agency can receive tax increment.

The SB 211 payments may be subordinated to debt service by the taxing entities upon request of the Agency. In order to gain the subordination the Agency must demonstrate that it reasonably anticipates there will be sufficient funds to pay debt service that the tax-sharing payments.

### **3. Negotiated Agreements**

Prior to the enactment of AB 1290 redevelopment agencies were authorized under Section 33401 to negotiate tax-sharing agreements with taxing entities impacted by a proposed redevelopment project area to alleviate the fiscal burden the redevelopment project area may impose on the taxing entity. The Agency entered a Section 33401 agreement with Los Angeles County and the Los Angeles County Fire Protection District. Pursuant to the agreement the Agency is to pay the County 53 percent of the general levy tax increments less the County's proportionate contribution to the Low and Moderate Income Housing Fund. After June 30, 2019, the Low and Moderate Income Housing proportion is no longer deducted from the County payments.

### **4. Developer Obligations**

The Agency has entered into agreements to assist the development of Costco and Lowes. An additional agreement is anticipated to be entered to provide assistance for Walker House.

### **5. City Obligations**

The Agency has a 30 year payment schedule to repay loans advance by the City. Additionally, the Agency annually pays the City for administrative expenses.

## **G. Future Capacity**

On the basis of its diversified land use and property ownership, and strong though moderating growth of assessed values, the Project Area is well positioned to issue new tax allocation bonds. Its potential financial capacity is restrained by the limitations of its Redevelopment Plan. The Gross tax increment that can be received for the Original Area, the 1976 Amendment, the 1983 Amendment, and the 1997 Amendment is limited by the Redevelopment Plan to \$205 million. Although the Agency can continue to receive tax increment from the 1997 Annex through 2041-42, new debt cannot be established after November 25, 2017 (the 2017-18 fiscal year). These limitations have guided this assessment of financial capacity of the Project Area.

The Original Area, the 1976 Amendment and the 1983 Amendment (the Pre-AB 1290 Area) is limited by the duration of the time to receive tax increment and a \$205 million tax increment beginning with revenues collected since 1986. On Table 1 we have calculated that at a 3.58% growth rate the Pre-AB 1290 Area would

reach its tax increment limit it the last year the 1983 Amendment would be eligible to receive tax increment. Should the Pre-AB 1290 Area grow at a slower rate less that the \$207 million of tax increment will be realized. Should the Pre-AB 1290 Area grow at a faster rate, the time span for realizing the full amount of revenue will be shortened.

The 1997 Amendment has no dollar limit on tax increment and can receive tax increment for 45 years.

Table 2 reflects Available Revenues for Debt Service. Typically Available Revenues to be pledged to new debt service consist of Gross Revenues less housing set-aside, superior tax-sharing agreements and existing bond debt service. We have shown the Available Revenues separately for the Pre-AB 1290 Area and the 1998 Amendment to distinguish the different superior obligations for the different components. All estimated of bonding capacity are base on an assumed interest rate of five percent. The maximum assumed term of the bonds is 30 years when 30 years remain to collect increment. Where there is less than 30 years, we assume the term to be the number of years remaining to collect tax increment.

In Table 3 we attempt to estimate the maximum amount of bond proceeds the Agency could realize from the Project Area if we consider Available Revenues as defined above without deductions for the other obligations of the Agency that may be subordinated to debt service on tax allocation bonds. For the Pre-AB 1290 Area, \$24 million of new debt could be created in 2017-18. It appears that the Agency could issue up to \$19 million of tax allocation bonds in the current fiscal year, in which case the Agency would have additional capacity to issue another \$5 million by 2017-18. For the 1997 Amendment, the Agency could issue \$10.5 million in the current fiscal year and realize an additional \$1.5 million in 2017-18, the last year to incur debt from this Area. The total estimated bonding capacity for the Agency is reflected on the following Table:

	<b>Pre-AB 1290 Areas</b>	<b>1997 Amendment</b>	<b>Total</b>
Current Year Bond Capacity	\$19.0 million	\$10.5 million	\$29.5 million
2017-18 Additional Bond Capacity	<u>\$5.0 million</u>	<u>\$1.5 million</u>	<u>\$6.5 million</u>
Total Bond Capacity	\$24.0 million	\$12.0 million	\$36.0 million

For purposes of Table 4 we have assumed that the Agency would only incur new debt to the extent it would continue to be able to timely pay all its existing debt. We have assumed City would be willing to subordinate its repayment which is utilized to meet the bond coverage requirements. Given these assumptions, as shown on Table 4, when the remaining obligations of the Agency are taken into consideration (See Table 5) the Agency's near term capacity to issue new debt is reduced to \$2 million. By 2017-18 the currently existing bond debt service is paid off and the Agency's bonding capacity increases to \$31 million.

Under either scenario, it is anticipated that the Agency's revenues will continue to grow after its ability to incur new debt ends. This opens the possibility of structuring the debt to the City more heavily toward the end of the time to receive tax increment and free some additional capacity in the near term.

It is possible that the Pre-AB 1290 Areas could be amended to extend their life, and time to collect tax increment by an additional ten years. In order to accomplish such an amendment, the Agency would need to determine that significant blight remains within the Project Area, and the blight could not be eliminated without extending the effectiveness of the plan and the receipt of property taxes. The use of new tax increment

generated after the old limit expired would be required to be spent specifically on the blighted parcels and the necessary and essential parcels identified in the plan adoption process. The Low and Moderate Income Housing Requirement would be increased to 30 percent from 20 percent, and the new Housing Funds could be spent only on low, very low, or extremely low income housing.

Table 1  
**GROSS REVENUES UNDER LIMITATIONS**

(000s Omitted)

Gross Tax Revenue (1)

Yr	To Date	Pre-AB 1290 Area				1997 Amend.	Combined
		Original Area	1976 Amend.	1983 Amend.	Subject to TI Limit		
		<b>15,213</b>	<b>18,353</b>	<b>11,133</b>	<b>44,688</b>		
1	2008-09	1,082	1,349	1,977	4,409	1,714	<b>6,123</b>
2	2009-10	1,123	1,398	2,051	4,571	1,832	<b>6,403</b>
3	2010-11	1,164	1,450	2,126	4,740	1,954	<b>6,694</b>
4	2011-12	1,207	1,503	2,205	4,914	2,080	<b>6,995</b>
5	2012-13	1,252	1,557	2,286	5,095	2,211	<b>7,306</b>
6	2013-14	1,298	1,614	2,370	5,282	2,346	<b>7,629</b>
7	2014-15	1,346	1,673	2,457	5,476	2,486	<b>7,963</b>
8	2015-16	1,396	1,734	2,547	5,677	2,632	<b>8,309</b>
9	2016-17	1,447	1,797	2,641	5,885	2,782	<b>8,667</b>
10	2017-18	1,500	1,863	2,737	6,100	2,938 (3)	<b>9,038</b>
11	2018-19	1,555	1,930	2,837	6,323	3,099	<b>9,422</b>
12	2019-20	1,612	2,001	2,941	6,554	3,266	<b>9,820</b>
13	2020-21	1,671	2,073	3,049	6,793	3,439	<b>10,232</b>
14	2021-22	1,732	2,148	3,160	7,041	3,618	<b>10,659</b>
15	2022-23	1,796	2,226	3,275	7,297	3,803	<b>11,101</b>
16	2023-24	1,861	2,307	3,394	7,563	3,996	<b>11,558</b>
17	2024-25 (2)	1,929	2,391	3,518	7,838	4,194	<b>12,032</b>
18	2025-26		2,477	3,646	6,123	4,400	<b>10,523</b>
19	2026-27		2,567	3,778	6,345	4,614	<b>10,959</b>
20	2027-28		2,659	3,915	6,575	4,835	<b>11,410</b>
21	2028-29 (2)		2,756	4,058	6,813	5,063	<b>11,877</b>
22	2029-30			4,205	4,205	5,300	<b>9,505</b>
23	2030-31			4,357	4,357	5,546	<b>9,903</b>
24	2031-32			4,515	4,515	5,800	<b>10,315</b>
25	2032-33			4,678	4,678	6,063	<b>10,741</b>
26	2033-34			4,848	4,848	6,335	<b>11,183</b>
27	2034-35			5,023	5,023	6,618	<b>11,641</b>
28	2035-36 (2)			5,204	5,204	6,910	<b>12,114</b>
29	2036-37					7,213	<b>7,213</b>
30	2037-38					7,526	<b>7,526</b>
31	2038-39					7,851	<b>7,851</b>
32	2039-40					8,187	<b>8,187</b>
33	2040-41					8,535	<b>8,535</b>
34	2041-42					<u>8,895</u>	<u><b>8,895</b></u>
		24,973	41,474	93,798	204,943	158,081	<b>318,326</b>

(1) Assumed Annual Growth 103.56% Real  
 103.56% Other  
 (2) Last year to receive tax increment.  
 (3) Last year to incur debt for the 1997 Annex.

Table 2  
**AVAILABLE REVENUES FOR DEBT SERVICE**

(000s Omitted)  
 Superior Obligations

Yr	Subject to TI Limit	Pre-AB 1290 Area					No Tax Increment Limit				
		Housing Set-Aside	SB 2557	Tax Sharing	SB 211 Tax Sharing (1)	Available For Debt Svc.	98 Annex	Housing Set-Aside	SB 2557	AB 1290 Tax Sharing	Available For Debt Svc.
1	4,409	(882)	(60)	(835)	(233)	<b>2,399</b>	1,714	(343)	(23)	(343)	<b>1,005</b>
2	4,571	(914)	(63)	(866)	(327)	<b>2,402</b>	1,832	(366)	(25)	(386)	<b>1,054</b>
3	4,740	(948)	(65)	(898)	(361)	<b>2,469</b>	1,954	(391)	(27)	(431)	<b>1,105</b>
4	4,914	(983)	(67)	(931)	(395)	<b>2,538</b>	2,080	(416)	(28)	(477)	<b>1,158</b>
5	5,095	(1,019)	(70)	(965)	(431)	<b>2,610</b>	2,211	(442)	(30)	(526)	<b>1,213</b>
6	5,282	(1,056)	(72)	(1,000)	(469)	<b>2,685</b>	2,346	(469)	(32)	(575)	<b>1,270</b>
7	5,476	(1,095)	(75)	(1,037)	(532)	<b>2,737</b>	2,486	(497)	(34)	(627)	<b>1,328</b>
8	5,677	(1,135)	(78)	(1,075)	(440)	<b>2,948</b>	2,632	(526)	(36)	(680)	<b>1,389</b>
9	5,885	(1,177)	(81)	(1,115)	(490)	<b>3,023</b>	2,782	(556)	(38)	(736)	<b>1,452</b>
10	6,100	(1,220)	(83)	(1,155)	(540)	<b>3,101</b>	2,938	(588)	(40)	(793)	<b>1,517</b>
11	6,323	(1,265)	(87)	(1,198)	(593)	<b>3,181</b>	3,099	(620)	(42)	(852)	<b>1,584</b>
12	6,554	(1,311)	(90)	(1,552)	(352)	<b>3,249</b>	3,266	(653)	(45)	(914)	<b>1,654</b>
13	6,793	(1,359)	(93)	(1,609)	(382)	<b>3,351</b>	3,439	(688)	(47)	(977)	<b>1,727</b>
14	7,041	(1,408)	(96)	(1,667)	(413)	<b>3,456</b>	3,618	(724)	(49)	(1,043)	<b>1,802</b>
15	7,297	(1,459)	(100)	(1,728)	(445)	<b>3,565</b>	3,803	(761)	(52)	(1,112)	<b>1,879</b>
16	7,563	(1,513)	(103)	(1,791)	(478)	<b>3,678</b>	3,996	(799)	(55)	(1,182)	<b>1,960</b>
17	7,838	(1,568)	(107)	(1,856)	(512)	<b>3,794</b>	4,194	(839)	(57)	(1,256)	<b>2,043</b>
18	6,123	(1,225)	(84)	(1,924)	(548)	<b>2,343</b>	4,400	(880)	(60)	(1,331)	<b>2,129</b>
19	6,345	(1,269)	(87)	(1,994)	0	<b>2,996</b>	4,614	(923)	(63)	(1,410)	<b>2,218</b>
20	6,575	(1,315)	(90)	(2,066)	0	<b>3,104</b>	4,835	(967)	(66)	(1,491)	<b>2,311</b>
21	6,813	(1,363)	(93)	(2,141)	0	<b>3,217</b>	5,063	(1,013)	(69)	(1,575)	<b>2,406</b>
22	4,205	(841)	(57)	(2,219)	0	<b>1,088</b>	5,300	(1,060)	(72)	(1,663)	<b>2,505</b>
23	4,357	(871)	(59)	(2,299)	0	<b>1,127</b>	5,546	(1,109)	(76)	(1,780)	<b>2,581</b>
24	4,515	(903)	(62)	(2,382)	0	<b>1,168</b>	5,800	(1,160)	(79)	(1,902)	<b>2,658</b>
25	4,678	(936)	(64)	(2,468)	0	<b>1,210</b>	6,063	(1,213)	(83)	(2,029)	<b>2,739</b>
26	4,848	(970)	(66)	(2,558)	0	<b>1,254</b>	6,335	(1,267)	(87)	(2,159)	<b>2,823</b>
27	5,023	(1,005)	(69)	(2,650)	0	<b>1,299</b>	6,618	(1,324)	(90)	(2,295)	<b>2,909</b>
28	5,204	(1,041)	(71)	(2,746)	0	<b>1,346</b>	6,910	(1,382)	(94)	(2,435)	<b>2,998</b>
29							7,213	(1,443)	(98)	(2,580)	<b>3,091</b>
30							7,526	(1,505)	(103)	(2,731)	<b>3,187</b>
31							7,851	(1,570)	(107)	(2,887)	<b>3,287</b>
32							8,187	(1,637)	(112)	(3,048)	<b>3,390</b>
33							8,535	(1,707)	(117)	(3,215)	<b>3,496</b>
34							8,895	(1,779)	(121)	(3,388)	<b>3,607</b>
	204,943	(32,049)	(2,191)	(46,723)	(7,941)	<b>71,340</b>	158,081	(31,616)	(2,158)	(50,831)	<b>73,475</b>

(1) SB 211 tax sharing obligations end at the termination of the redevelopment plan.

Table 3  
**POTENTIAL BOND SIZE**  
 (000s Omitted)

Yr	Pre-AB 1290 Area Components \$30 Million Bond Limit								1997 Annex Time to Incur Debt Limit					Combined		
	Available For Debt Svc.	Coverage @ 1.3	Bond Debt Service	Eligible For New Debt Svc.	Potential Bond Size (1)	Principal Left	Yrs Left	Net Proceeds @ 85%	Available For Debt Svc.	Coverage @ 1.3	Yrs Left	Potential Bond Size (1)	Net Proceeds @ 85%	Combined Bond Size	Combined Proceeds	Net Revenues
Outstanding					750											
1	2,399	1,845	(410)	1,435	19,000	410	24	16,150	1,005	773	30	12,000	10,200	31,000	26,350	785
2	2,402	1,848	(435)	1,413	18,500	435	23	15,725	1,054	811	30	12,500	10,625	31,000	26,350	798
3	2,469	1,899	(455)	1,444	18,500	455	22	15,725	1,105	850	30	13,000	11,050	31,500	26,775	825
4	2,538	1,953	(480)	1,473	18,000	480	21	15,300	1,158	891	30	13,500	11,475	31,500	26,775	853
5	2,610	2,008	(570)	1,438	17,000	570	20	14,450	1,213	933	30	14,500	12,325	31,500	26,775	882
6	2,685	2,065	(615)	1,450	17,000	615	19	14,450	1,270	977	29	15,000	12,750	32,000	27,200	913
7	2,737	2,105	(660)	1,445	16,000	660	18	13,600	1,328	1,022	28	15,000	12,750	31,000	26,350	938
8	2,948	2,268	(695)	1,573	17,000	695	17	14,450	1,389	1,068	27	15,500	13,175	32,500	27,625	1,001
9	3,023	2,326	(830)	1,496	15,500	830	16	13,175	1,452	1,117	26	16,000	13,600	31,500	26,775	1,033
10	3,101	2,385	0	2,385	24,000	0	15	20,400	1,517	1,167	25	16,500	14,025	40,500	34,425	1,066
11	3,181	2,447	0	2,447	23,500	0	14	19,975	1,584	1,167	24	23,500	19,975	23,500	19,975	1,152
12	3,249	2,500	0	2,500	22,500	0	13	19,125	1,654	1,167	23	22,500	19,125	22,500	19,125	1,237
13	3,351	2,578	0	2,578	22,000	0	12	18,700	1,727	1,167	22	22,000	18,700	22,000	18,700	1,333
14	3,456	2,659	0	2,659	21,500	0	11	18,275	1,802	1,167	21	21,500	18,275	21,500	18,275	1,432
15	3,565	2,742	0	2,742	20,500	0	10	17,425	1,879	1,167	20	20,500	17,425	20,500	17,425	1,535
16	3,678	2,829	0	2,829	19,500	0	9	16,575	1,960	1,167	19	19,500	16,575	19,500	16,575	1,641
17	3,794	2,919	0	2,919	18,000	0	8	15,300	2,043	1,167	18	18,000	15,300	18,000	15,300	1,751
18	2,343	1,802	0	1,802	9,500	0	7	8,075	2,129	1,167	17	9,500	8,075	9,500	8,075	1,503
19	2,996	2,304	0	2,304	11,000	0	6	9,350	2,218	1,167	16	11,000	9,350	11,000	9,350	1,743
20	3,104	2,388	0	2,388	9,500	0	5	8,075	2,311	1,167	15	9,500	8,075	9,500	8,075	1,860
21	3,217	2,474	0	2,474	8,000	0	4	6,800	2,406	1,167	14	8,000	6,800	8,000	6,800	1,982
22	1,088	837	0	837	1,500	0	3	1,275	2,505	1,167	13	1,500	1,275	1,500	1,275	1,590
23	1,127	867	0	867	1,000	0	2	850	2,581	1,167	12	1,000	850	1,000	850	1,674
24	1,168	899	0	899	0	0	1	0	2,658	1,167	11	0	0	0	0	1,761
25	1,210	0	0	0	0	0	0	0	2,739	1,167	10	0	0	0	0	2,782
26	1,254	0	0	0	0	0	0	0	2,823	1,167	9	0	0	0	0	2,910
27	1,299	0	0	0	0	0	0	0	2,909	1,167	8	0	0	0	0	3,042
28	1,346	0	0	0	0	0	0	0	2,998	1,167	7	0	0	0	0	3,178
29	0	0	0	0	0	0	0	0	3,091	1,167	6	0	0	0	0	1,924
30	0	0	0	0	0	0	0	0	3,187	1,167	5	0	0	0	0	2,020
31	0	0	0	0	0	0	0	0	3,287	1,167	4	0	0	0	0	2,120
32	0	0	0	0	0	0	0	0	3,390	1,167	3	0	0	0	0	2,223
33	0	0	0	0	0	0	0	0	3,496	1,167	2	0	0	0	0	2,329
34	0	0	0	0	0	0	0	0	3,607	1,167	1	0	0	0	0	2,440
	73,475		(5,150)						73,475	37,615						56,255

(1) Bonds assumed interest rate of 5%. All assumed bonds through 2012-13 have a term of 30 years. Thereafter final maturity is 2041-42.

Table 4  
**POTENTIAL BOND SIZE BASED UPON NET REVENUES**  
 (000s Omitted)

Yr	Gross Revenue	Housing Set-Aside	SB 2657	Tax Sharing	SB 211 Tax Sharing (1)	AB 1290 Tax Sharing	Existing Debt Svc. Service	Development Obligations	City Payments	Available Revenue	Potential Bond Size
1	6,123	(1,225)	(84)	(835)	(233)	(343)	(668)	(1,485)	(1,160)	91	1,500
2	6,403	(1,281)	(88)	(866)	(327)	(386)	(668)	(1,527)	(1,163)	98	1,500
3	6,694	(1,339)	(92)	(898)	(361)	(431)	(668)	(1,486)	(1,167)	254	3,500
4	6,995	(1,399)	(96)	(931)	(395)	(477)	(668)	(1,471)	(1,171)	387	5,000
5	7,306	(1,461)	(100)	(965)	(431)	(526)	(668)	(1,510)	(1,175)	471	6,000
6	7,629	(1,526)	(104)	(1,000)	(469)	(575)	(668)	(1,547)	(1,179)	560	7,000
7	7,963	(1,593)	(109)	(1,037)	(532)	(627)	(668)	(1,587)	(1,183)	628	7,500
8	8,309	(1,662)	(114)	(1,075)	(440)	(680)	(668)	(1,629)	(1,187)	853	9,500
9	8,667	(1,733)	(119)	(1,115)	(490)	(736)	(668)	(1,674)	(1,192)	942	10,000
10	9,038	(1,808)	(124)	(1,155)	(540)	(793)	0	(1,721)	(1,196)	1,701	17,500
11	9,422	(1,884)	(129)	(1,198)	(593)	(852)	0	(1,771)	(1,201)	1,794	
12	9,820	(1,964)	(134)	(1,552)	(352)	(914)	0	(1,824)	(1,206)	1,874	
13	10,232	(2,046)	(140)	(1,609)	(382)	(977)	0	(1,881)	(1,211)	1,986	
14	10,659	(2,132)	(146)	(1,667)	(413)	(1,043)	0	(1,940)	(1,216)	2,102	
15	11,101	(2,220)	(152)	(1,728)	(445)	(1,112)	0	(2,004)	(1,221)	2,219	
16	11,558	(2,312)	(158)	(1,791)	(478)	(1,182)	0	(635)	(1,226)	3,776	
17	12,032	(2,406)	(165)	(1,856)	(512)	(1,256)	0	(635)	(1,232)	3,970	
18	10,523	(2,105)	(144)	(1,924)	(548)	(1,331)	0	(635)	(1,188)	2,649	
19	10,959	(2,192)	(150)	(1,994)	0	(1,410)	0	(635)	(1,193)	3,386	
20	11,410	(2,282)	(156)	(2,066)	0	(1,491)	0	(635)	(1,197)	3,582	
21	11,877	(2,375)	(162)	(2,141)	0	(1,575)	0	0	(1,202)	4,421	
22	9,505	(1,901)	(130)	(2,219)	0	(1,663)	0	0	(1,151)	2,442	
23	9,903	(1,981)	(135)	(2,299)	0	(1,780)	0	0	(445)	3,263	
24	10,315	(2,063)	(141)	(2,382)	0	(1,902)	0	0	(448)	3,378	
25	10,741	(2,148)	(147)	(2,468)	0	(2,029)	0	0	(452)	3,498	
26	11,183	(2,237)	(153)	(2,558)	0	(2,159)	0	0	(455)	3,621	
27	11,641	(2,328)	(159)	(2,650)	0	(2,295)	0	0	(459)	3,749	
28	12,114	(2,423)	(165)	(2,746)	0	(2,435)	0	0	(133)	4,212	
29	7,213	(1,443)	(98)	0	0	(2,580)	0	0	(68)	3,023	
30	7,526	(1,505)	(103)	0	0	(2,731)	0	0	(71)	3,117	
31	7,851	(1,570)	(107)	0	0	(2,887)	0	0	(73)	3,214	
32	8,187	(1,637)	(112)	0	0	(3,048)	0	0	(75)	3,315	
33	8,535	(1,707)	(117)	0	0	(3,215)	0	0	(77)	3,419	
34	8,895	(1,779)	(121)	0	0	(3,388)	0	0	(79)	3,527	
		(63,665)	(4,349)	(46,723)	(7,941)	(50,831)	(6,012)	(28,232)	(29,049)	81,523	

(1) SB 211 tax sharing obligations end at the termination of the redevelopment plan.  
 (2) Assumes City payments and administrative costs would serve as coverage.  
 Bonds assumed interest rate of 5%. All assumed bonds through 2012-13 have a term of 30 years.  
 Thereafter final maturity is 2041-42.

Table 5  
**Existing Obligations**  
 (000s Omitted)

	Existing Bond Debt Service	City Admin Services	Legal Consultants Projects	City Loan	Total City Pymts	Development Agreements				Total Development Agreements
						Lowe's Payment	Costco Assistance	Legal, Cost Recovery Acquistion	Walker House Financing	
1 2007-08										
2 2008-09	668	120	330	710	1,160	100	500	250	635	1,485
3 2009-10	668	123	330	710	1,163	100	542	250	635	1,527
4 2010-11	668	127	330	710	1,167	50	551	250	635	1,486
5 2011-12	668	131	330	710	1,171		586	250	635	1,471
6 2012-13	668	135	330	710	1,175		625	250	635	1,510
7 2013-14	668	139	330	710	1,179		662	250	635	1,547
8 2014-15	668	143	330	710	1,183		702	250	635	1,587
9 2015-16	668	147	330	710	1,187		744	250	635	1,629
10 2016-17	668	152	330	710	1,192		789	250	635	1,674
11 2017-18		156	330	710	1,196		836	250	635	1,721
12 2018-19		161	330	710	1,201		886	250	635	1,771
13 2019-20		166	330	710	1,206		939	250	635	1,824
14 2020-21		171	330	710	1,211		996	250	635	1,881
15 2021-22		176	330	710	1,216		1,055	250	635	1,940
16 2022-23		181	330	710	1,221		1,119	250	635	2,004
17 2023-24		186	330	710	1,226				635	635
18 2024-25		192	330	710	1,232				635	635
19 2025-26		148	330	710	1,188				635	635
20 2026-27		153	330	710	1,193				635	635
21 2027-28		157	330	710	1,197				635	635
22 2028-29		162	330	710	1,202					0
23 2029-30		111	330	710	1,151					0
24 2030-31		115	330		445					0
25 2031-32		118	330		448					0
26 2032-33		122	330		452					0
27 2033-34		125	330		455					0
28 2034-35		129	330		459					0
29 2035-36		133			133					0
30 2036-37		68			68					0
31 2037-38		71			71					0
32 2038-39		73			73					0
33 2039-40		75			75					0
34 2040-41		77			77					0
35 2041-42		79			79					0
	<b>6,012</b>	4,519	8,910	15,620	<b>29,049</b>	250	11,532	3,750	12,700	<b>28,232</b>

**San Dimas Redevelopment Agency**  
**Rancho San Dimas Redevelopment Project Area**

**FISCAL CAPACITY ASSESSMENT**

**November 11, 2008**

**Introduction**

We have been engaged by the San Dimas Redevelopment Agency to assess the fiscal capacity of the Rancho San Dimas Redevelopment Project Area (the Project Area). Our objective is to provide an estimate of the financial resources available over the remaining life of the Project Area. The Project Area, like all redevelopment project areas in California, is restrained by the prospect of the growth of assessed values within the Project Area, the requirements of its existing obligations, and the California Redevelopment Law.

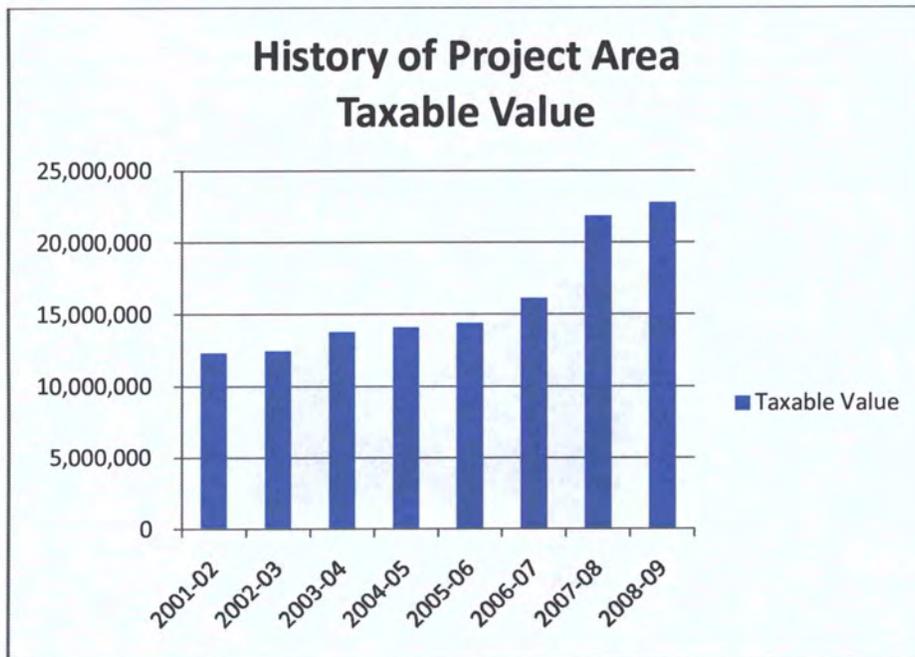
The Project Area was originally adopted in 1990 without provision for tax increment financing. At the time of the adoption of the Redevelopment Plan (the Plan), the Agency agreed with Los Angeles County (the County) to address potential financial burden to the County if and when the Agency decided to amend the Plan to add tax increment financing. The City adopted an amendment in 1995 to provide for the addition of tax increment financing provisions, and entered a tax-sharing agreement with the County in September 1996 (See Tax Sharing Obligations, below).

The Project Area was originally adopted prior to the 1993 enactment of AB 1290. AB 1290 was reform legislation that established time limits and financial limits on new redevelopment plans adopted beginning in 1994. The tax increment provisions were added to the Project Area after the effective date of AB 1290. The Agency, after legal review has determined to treat the Project Area as a pre-AB 1290 project area. For redevelopment plans adopted prior to 1994 AB 1290 imposed similar but different limitations. These limitations were in addition to limitations already existing with these older project areas. As discussed below, it appears that there is some confusion on the application of pre-AB 1290 limitations and post-AB 1290 limitations.

**Project Area Description**

The Project Area is located immediately north of Cienega Avenue and immediately west of the 57 Freeway, and consists of the San Dimas Market Place on two parcels and a Target store on the third parcel. The three commercial parcels total nine plus acres of land. Although the incremental assessed value of the Project Area is significant, its small size and concentration of ownership are limitations to long term financing.

The historic reported taxable values for the Project Area were reviewed in order to ascertain the rate of taxable property valuation growth over the most recent eight fiscal years beginning with 2001-02. The Project Area has shown growth in every year since 2001-02. Growth peaked in 2007-08, and moderated for 2008-09. Due to the limited number of parcels secured values are not expected to increase in unless there is a change in ownership or new construction. On that basis we have assumed that the Project Area will continue to grow at a 2.0% for the remainder of its receipt of tax increment.





### Top Ten Taxpayers

A review of the top ten taxpayers owners in the Project Area for fiscal year 2008-09 was conducted. Within the Project Area, the aggregate taxable value for the ten largest taxpayers totaled \$22,701,651 representing 99.56% of the total value of the Project Area. In fact, the top ten taxpayers represent 108.67% of the incremental value of the Project Area. The effect of this concentration of ownership limits the financing capability of the Project Area to the strength of its top taxpayers.

The Table below details the valuations of the top ten taxpayers.

Project Area Top Ten Taxpayers				
		Assessed	% Total	% Incremental
		<u>Value</u>	<u>Value</u>	<u>Value</u>
	<i>Project Area Total &amp; Incremental Values</i>		<u>22,802,992</u>	<u>20,891,286</u>
1	PK III San Dimas Marketplace LP	\$17,206,380	75.46%	82.36%
2	Dayton Hudson Corporation	3,957,665	17.36%	18.94%
3	Trader Joe's Company	544,030	2.39%	2.60%
4	Petco Animal Supplies Inc.	328,170	1.44%	1.57%
5	Hallmark Retail Inc.	163,324	0.72%	0.78%
6	Officemax Retail Inc.	156,774	0.69%	0.75%
7	Party City Corporation	141,347	0.62%	0.68%
8	Aaron Brothers Inc.	106,683	0.47%	0.51%
9	Shoe Pavilion Corporation	51,323	0.23%	0.25%
10	TGSE Corporation	<u>46,000</u>	<u>0.20%</u>	0.22%
	<b>Totals</b>	<b>\$22,701,651</b>	<b>99.56%</b>	<b>108.67%</b>

**Redevelopment Plan Limits**

The Redevelopment Law has changed over the time of existence of the Project Area. Among the changes are the requirements of different limitations of the receipt of tax increment, the time to issue debt, and the life of redevelopment plans. In 1993 the legislature enacted a series of redevelopment reforms, commonly referred to as AB 1290, that applied some limitations to existing redevelopment plans and different limitations to redevelopment plans and plan amendments adopted beginning in 1994. In addition, redevelopment agencies were required to make deposits to the Educational Revenue Augmentation Fund (ERAF) for 1992-93 through 1994-95 and again for 2002-03 through 2005-06. These payments funded schools and reduced the State's contribution to education funding. Legislation enabled redevelopment agencies that made ERAF payments to extend the time of the effectiveness of their redevelopment plans and the time to collect tax increment by one to three years. The Agency has made a three year extension for the Project Area.

In 2001 the legislature enacted SB 211 which allowed amendments of existing limitations under some circumstances for the pre-AB 1290 redevelopment project areas including the time allowed to incur indebtedness. For pre-AB 1290 plans, pursuant to AB 1290 the time limit to incur indebtedness is 20 years from the date of adoption of the redevelopment plan or January 1, 2004, whichever is later. Under the provisions of SB 211 the Agency has eliminated the time limit to incur indebtedness. The elimination of the time limit to incur debt triggers a tax-sharing obligation to taxing agencies in the Project Area that do not have an existing tax-sharing agreement. The SB 211 tax-sharing (see Tax Sharing Obligations below) begins upon expiration of the original tax increment limit. Under AB 1290 that limit would have been 20 years from the adoption of the tax increment provision which we have assumed for our tax increment projections.

Pre-AB 1290 redevelopment plans were required to include a limit on tax increment and a limitation on the amount of tax allocation bonds that can be outstanding at one time. Post-AB 1290 redevelopment plans do not have these limitations. We are unaware that such limits have been established for the Project Area. The County is treating the Project Area as an AB 1290 project area without a limit on tax increment revenue.

The table below illustrates general information regarding the Project Area and its amendment areas.

**Project Area General Information**

<b>Adoption Date</b>	<b>Plan Expiration</b>	<b>Last Date to Incur Debt</b>	<b>Last Date to Repay Debt</b>	<b>Tax Increment Limit</b>	<b>Limit on Outstanding Bond Debt</b>
25-April 95 (1)	25 June 23	n/a	25 June 33	Unavailable	Unavailable

(1) Date of adoption of tax increment provisions.

**Tax Sharing Obligations**

The City Council adopted an SB 211 Ordinance eliminating the time limit for incurring debt for the Project Area. As a consequence of the Project Area is subject to statutory tax-sharing beginning the year after the former time limit expired. We are assuming that the existing time limit will expire on June 25, 2015 (20 years from the adoption of the tax increment provisions).

The statutory tax-sharing under SB 211 is similar to the provisions of AB 1290. The statutory tax sharing occurs in three tiers. The first tier of tax sharing begins in the first fiscal year after the previous limitation expires. The year the previous limitation expires in the adjusted base year. The tax agencies in the Project Area receives tax revenue are paid 25% of Gross Revenue net of the Housing Set-Aside Requirement from the growth of incremental assessed value above the adjusted base year. Taxing entities with pre-existing tax sharing agreements continue to receive their payments in accordance with the pre-existing agreement. The remaining amount is paid on a prorated basis to all taxing agencies within the project area including the City if it makes the election to receive its share. This first tier of statutory tax sharing continues through the life of the Plan.

Beginning in the eleventh fiscal year after the old limit expires a new adjusted base value (the tenth year) is established for calculation of the second tier of payments. The payments to tax agencies consist of 21% of the revenue derived from the incremental difference between the current year assessed value and the second adjusted base value less 20% for housing set-aside, except the City, in addition to the initial pass through amount. The City may not elect to receive its prorated share of the second tier of statutory tax sharing.

A similar process takes place for the 31<sup>st</sup> year. For the Project Area the Plan will expire prior to the 31<sup>st</sup> year.

The SB 211 payments may be subordinated to debt service by the taxing entities upon request of the Agency. In order to gain the subordination the Agency must demonstrate that it reasonably anticipates there will be sufficient funds to pay debt service that the tax-sharing payments. SB 211 payments stop with the termination of the Plan even though the Agency has ten more years to collect tax increment.

Prior to the enactment of AB 1290 redevelopment agencies were authorized under Section 33401 to negotiate tax-sharing agreements with taxing entities impacted by a proposed redevelopment project area to alleviate the fiscal burden the redevelopment project area may impose on the taxing entity. The Agency entered a Section 33401 agreement with Los Angeles County and the County Fire Protection District. Pursuant to the agreement the Agency annually is to pay the County 29.47% and the County Fire Protections District 15.45% of the general levy tax increments. The County agreed to defer the first \$300,000 of its payment providing the Agency funded flood control or other projects of benefit to the County. To the extent the Agency and/or the city funded projects of benefit to the County the Agency's outstanding balance is to be reduced. According to the Agency the debt to the County has been extinguished due to the Agency's contributions to projects of benefit to the County.

The Agency also entered an agreement with the Bonita Unified School District. Since the agreement only calls for statutory SB 211 pass-through payments we have treated the District as part of SB 211.

The Agency has a 30 year payment schedule to repay loans advance by the City. Additionally, the Agency annually pays the City for administrative expenses.

### **Future Capacity**

The Project Area has a very limited capacity to capitalize its tax increment revenues. The small size of the Project Area, the limited number of parcels, the existing obligations and the issuance costs do not leave the Agency with sufficient revenues to efficiently issue tax exempt unless a small accommodation can be reached with a private lender. We estimate that the Agency could borrow between \$242,000 and \$289,000. The attached Table 2 demonstrates the borrowing capacity of the Project Area. Should the Agency incur its maximum amount of debt there may not be sufficient revenue to repay the City obligations.

It is possible that the Pre-AB 1290 Areas could be amended to extend their life, and time to collect tax increment by an additional ten years. In order to accomplish such an amendment, the Agency would need to determine that significant blight remains within the Project Area, and the blight could not be eliminated without extending the effectiveness of the plan and the receipt of property taxes. The use of new tax increment generated after the old limit expired would be required to be spent specifically on the blighted parcels and the necessary and essential parcels identified in the plan adoption process. The Low and Moderate Income Housing Requirement would be increased to 30 percent from 20 percent, and the new Housing Funds could be spent only on low, very low, or extremely low income housing. Given that the Project Area is a fully developed shopping center the possibility of an extension seems remote.

Another possibility would be to merge the Project Area into the Creative Growth Redevelopment Project. This would create a larger, more diversified project area. However, under a merger the Rancho San Dimas Project Area would still be responsible for its existing obligations prior to providing any excess funds for the benefit of a merged project area. On the other hand a merger would allow funds from the Creative Growth Project Area to be utilized in the Rancho San Dimas Project Area.

**San Dimas Redevelopment Agency  
Rancho San Dimas Redevelopment Project #1**

21-Oct-08

**AVAILABLE REVENUES FOR DEBT SERVICE**

000s Omitted

**Other Obligations**

<u>Yr.</u>		<u>Gross Revenue</u>	<u>SB 2557 Charge</u>	<u>Housing Set-Aside</u>	<u>Sect. 33401 Tax Sharing</u>	<u>SB 211 Tax Sharing</u>	<u>County Deferral Repayment</u>	<u>Available Tax Revenues</u>	<u>Years To Go</u>	<u>Potential Bond Size @ 1.3</u>	<u>Net (1) Proceeds</u>	<u>Revenue After Debt Svc.</u>	<u>City Loan</u>	<u>City Admin.</u>
1	2008-09	210	(3)	(42)	(94)	0	(48)	23	24	242	205	18	64	28
2	2009-10	214	(3)	(43)	(96)	0	(48)	24	23	252	214	19	64	29
3	2010-11	219	(3)	(44)	(98)	0	(48)	26	22	261	222	20	64	30
4	2011-12	223	(3)	(45)	(100)	0	(48)	27	21	269	229	21	64	31
5	2012-13	228	(3)	(46)	(102)	0	(48)	29	20	277	235	22	64	32
6	2013-14	233	(3)	(47)	(104)	0	(48)	30	19	283	241	23	64	33
7	2014-15	237	(3)	(47)	(106)	0	(48)	32	18	289	245	25	64	34
8	2015-16	242	(3)	(48)	(108)	(1)	(48)	33	17	288	245	26	64	35
9	2016-17	247	(3)	(49)	(111)	(1)	(48)	34	16	287	244	26	64	36
10	2017-18	252	(3)	(50)	(113)	(2)	(48)	36	15	284	241	27	64	37
11	2018-19	258	(4)	(52)	(115)	(2)	(48)	37	14	280	238	28	64	38
12	2019-20	263	(4)	(53)	(118)	(3)	(48)	38	13	274	233	29	64	39
13	2020-21	268	(4)	(54)	(120)	(3)	(48)	39	12	267	227	30	64	40
14	2021-22	274	(4)	(55)	(123)	(4)	(48)	40	11	259	220	31	64	41
15	2022-23	280	(4)	(56)	(125)	(5)	(48)	42	10	248	211	32	64	42
16	2023-24	285	(4)	(57)	(128)	0	(48)	48				37	64	
17	2024-25	291	(4)	(58)	(130)	0	(48)	50				50	64	
18	2025-26	297	(4)	(59)	(133)	0	(48)	52				52	64	
19	2026-27	303	(4)	(61)	(136)	0	(48)	54				54	64	
20	2027-28	310	(4)	(62)	(138)	0	(48)	57				57	64	
21	2028-29	316	(4)	(63)	(141)	0	(48)	59				59	64	
22	2029-30	322	(4)	(64)	(144)	0	(48)	61				61	64	
23	2030-31	329	(4)	(66)	(147)	0	(48)	63				63	64	
24	2031-32	336	(5)	(67)	(150)	0	(48)	65				65	64	
25	2032-33	343	(5)	(69)	(153)	0	(48)	68				68	64	
			(93)	(1,356)	(3,033)	(20)	(1,211)	1,069				945	1,600	522

**Plan Expiration**

(1) 1.3 times coverage, 5% interest rate

**RESOLUTION NO. 191**

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIMAS,  
CALIFORNIA, ADOPTING AN IMPLEMENTATION PLAN FOR ITS CREATIVE  
GROWTH AND RANCHO SAN DIMAS PROJECT AREAS**

WHEREAS, the Community Redevelopment Law requires that the San Dimas Redevelopment Agency ("Agency") adopt an implementation plan for the Creative Growth and Rancho San Dimas Redevelopment Project Areas; and

WHEREAS, said implementation plan must contain a statement of the specific goals and objectives of the agency for the project areas, and the specific projects and expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives will eliminate blight within the project areas, and implement the requirements of Section 33334.2, 33334.4, 33334.6 and 33413 the Housing Replacement Plan; and

WHEREAS, the Agency has prepared the required implementation plan and made it available for public view; and

WHEREAS, Publication and Posting notice was given in the manner required by law that the Agency would conduct a public hearing on the proposed implementation plan on June 8, 2010; and

WHEREAS, on June 8, 2010 the public hearing was opened and continued to June 22, 2010 and on June 22, 2010 the Agency conducted a continued public hearing and discussed the proposed implementation plan.

NOW, THEREFORE, the San Dimas Redevelopment Agency does find, determine and declare as follows:

1. The San Dimas Redevelopment Agency's Five Year Implementation Plan 2010 – 2015 is hereby adopted as the implementation plan for its Creative Growth and Rancho San Dimas project areas.

2. The Secretary of this Agency shall certify to the adoption of Resolution 191.

APPROVED AND ADOPTED this 22<sup>nd</sup> day of June, 2010.

\_\_\_\_\_  
CURTIS W. MORRIS, CHARIMAN  
SAN DIMAS REDEVELOPMENT AGENCY

ATTEST:

\_\_\_\_\_  
INA RIOS, SECRETARY

86110



CITY OF SAN DIMAS  
MINUTES  
SAN DIMAS REDEVELOPMENT AGENCY MEETING  
TUESDAY, JUNE 8, 2010  
SENIOR CITIZEN/COMMUNITY CENTER  
MULTIPURPOSE ROOM, 201 E. BONITA AVENUE

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**PRESENT:**

Chairman Curtis W. Morris  
Vice Chairman Denis Bertone  
Mr. Emmett G. Badar  
Mr. John Ebner  
Mr. Jeffrey W. Templeman  
Executive Director Blaine Michaelis  
Agency Attorney Ken Brown  
Secretary Ina Rios  
Assistant City Manager Ken Duran  
Director of Development Services Dan Coleman  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns

**ABSENT:**

Assistant City Manager of Community Development Larry Stevens

**CALL TO ORDER**

Chairman Morris called the meeting to order at 9:11 p.m.

**ORAL COMMUNICATIONS (This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.)**

There were no comments.

**PUBLIC HEARING** (*The following items have been advertised and/or posted. The meeting will be opened to receive public testimony.*)

- 1) Adoption of 2015 Five Year Implementation Plan for its Creative Growth and Rancho San Dimas Redevelopment Project Areas. (Continued to June 22, 2010)

Chairman Morris opened the public hearing for purposes of continuing this item to June 22, 2010.

It was moved by Mr. Ebner, seconded by Mr. Badar, to continue this item to the June 22, 2010 meeting. The motion carried unanimously.

Chairman Morris closed the public hearing.

**APPROVAL OF MINUTES**

It was moved by Mr. Bertone, seconded by Mr. Ebner, to approve the Minutes of the May 25, 2010 meeting. The motion carried 4.0.1. Mr. Templeman abstained.

80

**EXECUTIVE DIRECTOR**

- 1) Annual determination by the Agency that administrative costs are necessary for the Low and Moderate Income Housing fund.

Assistant Executive Director Duran reported that pursuant to Health and Safety Code Section 33334.3(d) the Agency is required to annually determine that the planning and administrative expenses are necessary for the production, improvement or preservation of low and moderate income housing and recommended minute action.

**MINUTE ACTION** - It was moved by Mr. Badar, seconded by Mr. Templeman, to find that planning and administrative costs proposed for the 2010-2011 budget are necessary for the production, improvement or preservation of low and moderate income housing. The motion carried unanimously.

**MEMBERS OF THE AGENCY**

There were no comments.

**ADJOURNMENT**

Chairman Morris adjourned the meeting at 9:15 p.m.

Respectfully submitted,

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Ina Rios, Secretary



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the meeting of June 22, 2010*

**From:** Blaine Michaelis, City Manager

**Initiated by:** Ina Rios, CMC, City Clerk

**Subject:** Designate Voting Delegates for 2010 League Annual Conference

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## SUMMARY

The League of California Cities conducts an annual business meeting to take action on conference resolutions. Each City should designate a voting representative and an alternate who will be registered at the conference and present at the Annual Business meeting on Friday, September 17, 2010, at 3:00 p.m. at the San Diego Convention Center.

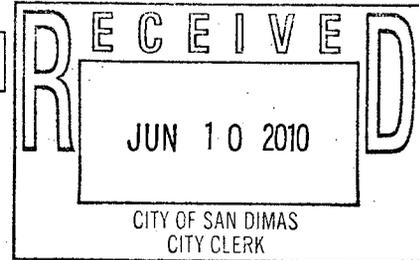
Councilmember Emmett Badar is the City's delegate and Mayor Pro Tem Denis Bertone is the alternate.

## RECOMMENDATION

Designate a delegate and alternate to represent the City at the League of California Cities Annual Convention.

**Council Action Advised by August 20, 2010**

June 4, 2010



**TO: Mayors, City Managers and City Clerks**

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES  
League of California Cities Annual Conference – September 15-17 – San Diego**

The League's 2010 Annual Conference is scheduled for September 15-17 in San Diego. An important part of the Annual Conference is the Annual Business Meeting (*at the closing General Assembly*), scheduled for 3:00 p.m., Friday, September 17, at the San Diego Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity. Please take care when selecting your city's delegates, as travel and attendance could be an issue for those who observe Yom Kippur.

**Please complete the attached Voting Delegate form and return it to the League's office no later than Friday, August 20, 2010. This will allow us time to establish voting delegate/alternates' records prior to the conference.**

Please note the following procedures that are intended to ensure the integrity of the voting process at the Annual Business Meeting.

- **Action by Council Required.** Consistent with League bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates must be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. In order to cast a vote, at least one person must be present at the Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up

-more-

the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.

- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.
- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the San Jose Convention Center, will be open at the following times: Wednesday, September 15, 9:00 a.m.; Thursday, September 16, 7:30 a.m.; and September 17, 7:30 a.m. The Voting Delegate Desk will also be open at the Business Meeting on Friday, but not during a roll call vote, should one be undertaken.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to the League office by Friday, August 20th. If you have questions, please call Mary McCullough at (916) 658-8247.

Attachments:

- 2010 Annual Conference Voting Procedures
- Voting Delegate/Alternate Form

the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.

- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.
- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

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The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to the League office by Friday, August 20th. If you have questions, please call Mary McCullough at (916) 658-8247.

Attachments:

- 2010 Annual Conference Voting Procedures
- Voting Delegate/Alternate Form



1400 K Street, Suite 400 • Sacramento, California 95814  
Phone: 916.658.8200 Fax: 916.658.8240  
www.cacities.org

## Annual Conference Voting Procedures 2010 Annual Conference

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to League policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the League Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in his or her possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



**CITY:** \_\_\_\_\_

**2010 ANNUAL CONFERENCE  
VOTING DELEGATE/ALTERNATE FORM**

**Please complete this form and return it to the League office by Friday, August 20, 2010. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.**

In order to vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

**Please note:** Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

**1. VOTING DELEGATE**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**2. VOTING DELEGATE - ALTERNATE**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**3. VOTING DELEGATE - ALTERNATE**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES.**

**OR**

**ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).**

Name: \_\_\_\_\_ E-mail \_\_\_\_\_

Mayor or City Clerk \_\_\_\_\_ Phone: \_\_\_\_\_  
(circle one) (signature)

Date: \_\_\_\_\_

**Please complete and return by Friday, August 20 to:**

League of California Cities  
**ATTN: Mary McCullough**  
1400 K Street  
Sacramento, CA 95814

**FAX: (916) 658-8240**  
E-mail: [mccullom@cacities.org](mailto:mccullom@cacities.org)  
(916) 658-8247



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the meeting of June 22, 2010*

**From:** Blaine Michaelis, City Manager *BM*

**Initiated by:** Ken Duran, Assistant City Manager

**Subject:** Equestrian Commission Appointment

## SUMMARY

Equestrian Commissioner Shari Nichols will complete three terms on July 31, 2010, and is not eligible for reappointment.

On March 2010, Yvette Picconi was appointed to fill an expired term that concludes on July 31, 2010. Ms. Picconi is eligible for reappointment to a full two-year term.

Effective July 31, 2010, there will be two vacancies on the Equestrian Commission.

## BACKGROUND

In March, 2010, Commissioner Chair Misty Reiss relocated out of San Dimas and resigned from the Equestrian Commission.

Yvette Picconi and Marca DeMonaco were originally interviewed in 2009 and in 2010, both candidates were reconsidered to fill Ms. Reiss' unexpired term on the Equestrian Commission. On March 9, 2010, Yvette Picconi was appointed with the caveat that upon expiration of the short term, she be reappointed to a full term beginning July 31, 2010.

On July 31, 2010 Equestrian Commissioner Shari Nichols will have completed three terms and is not eligible for reappointment. There is one application in the file from Marca DeMonaco who has expressed a willingness to serve on the Commission.

## RECOMMENDATION

It is staff's recommendation that the City Council appoint Yvette Picconi and Marca DeMonaco to the Equestrian Commission each for a two-year term expiring on July 31, 2012 with a maximum length of service of three consecutive terms.



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the meeting of June 22, 2010*

**From:** Blaine Michaelis, City Manager

**Initiated by:** Theresa Bruns, Director of Parks and Recreation

**Subject:** Senior Citizen Commission

*TB*

## SUMMARY

There are four vacancies on the Senior Citizen Commission. The recruitment period closed on Friday, May 21, 2010.

Interviews were conducted on Thursday, June 10, 2010.

## BACKGROUND

Senior Citizen Commissioners Jay Pace and Prudie Short have completed three terms and are not eligible for reappointment. Although Commissioners Judy Kephart and Donald Stevenson are eligible for reappointment, they have declined reappointment.

There are currently four vacancies on this Commission.

The openings were advertised and extended once with a final deadline to apply by Friday, May 21, 2010. On Thursday, June 10, 2010, twelve applicants were interviewed by Councilmember Bertone.

## RECOMMENDATION

Pleasure of Council.

*ad(3)*