



**AGENDA**  
**REGULAR CITY COUNCIL AND**  
**REDEVELOPMENT AGENCY MEETING**  
**TUESDAY, MAY 24, 2011, 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVENUE**

---

**COUNCIL:**

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

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

**2. RECOGNITIONS**

- Honor Ron Bollig, Los Angeles County Sheriff's Reserve Deputy of the Year

**3. ANNOUNCEMENTS**

- Pui-Ching Ho, Librarian, San Dimas Library

**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 or member of the audience requests separate discussion.)

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

- (1) **RESOLUTION NO. 2011-21**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF MAY, 2011.

- b. Approval of minutes for regular meetings of March 22, 2011 and April 12, 2011.

- c. Award of Cash Contract No. 2011-02, Reconstruction and overlay of Via Los Santos, Knollwood Lane, Paseo Alicia, Calle Tomas, Calaveras Road, and San Dimas Park and Ride, to Ruiz Engineering Company, in the amount of \$337,187.40.

- d. Award of Cash Contract No. 2011-03, Street Light Conduit installation Third Street between Cataract Avenue and Eucla Avenue to New West Signal, in the amount of \$29,797.00.

END OF CONSENT CALENDAR

## 6. PUBLIC HEARINGS

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

- a. Setting the Special City-wide parcel tax for Fiscal Year 2011-2012.

- 1) **RESOLUTION NO. 2011-22**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SETTING THE SPECIAL CITYWIDE PARCEL TAX FOR FISCAL YEAR 2011-2012 TO BE USED FOR LANDSCAPE MAINTENANCE PURPOSES.

## 7. PLANNING/DEVELOPMENT SERVICES

- a. ENVIRONMENTAL ASSESSMENT AND PRECISE PLAN No. 11-01 AND DEVELOPMENT PLAN REVIEW 07-27 - DEFALCO - Request to construct a 4,690 sq. ft. single story house, 484 sq. ft. detached garage, and a 1,892 sq. ft. barn, on 40 acres of land (Falcon Ridge Ranch) in Specific Plan No. 25 located on Sycamore Canyon Road (APN: 8678-030-005). Related File: Conditional Use Permit 11-01.

- 1) **RESOLUTION NO. 2011-23**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW 07-27, A REQUEST TO CONSTRUCT A 4,690 SQUARE FOOT SINGLE STORY HOUSE, 484 SQUARE FOOT DETACHED GARAGE, AND A 1,892 SQUARE FOOT BARN, ON 40 ACRES OF LAND (FALCON RIDGE RANCH) IN SPECIFIC PLAN NO. 25 LOCATED ON SYCAMORE CANYON ROAD. (APN: 8678-030-005).

- 2) **RESOLUTION NO. 2011-24**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING PRECISE PLAN REVIEW 11-01 (DPRB 07-27), A REQUEST TO CONSTRUCT A 4,690 SQUARE FOOT SINGLE STORY HOUSE, 484 SQUARE FOOT DETACHED GARAGE, AND A 1,892 SQUARE FOOT BARN, ON 40 ACRES OF LAND (FALCON RIDGE RANCH) IN SPECIFIC PLAN NO. 25 LOCATED ON SYCAMORE CANYON ROAD. (APN: 8678-030-005).

## 8. OTHER MATTERS

- a. H.E.R.O.E.S. proposal to proceed with a phased memorial project at the Park and Ride location.
- b. Consider increase to Business License Fees.

- 1) **RESOLUTION NO. 2011-25**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, SETTING THE BUSINESS LICENSE FEES RATES FOR FISCAL YEAR 2011-12.

- c. Consider continuation of the 1% PEG fee for public access support.

- 1) **RESOLUTION NO. 2011-26**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS SETTING THE PUBLIC ACCESS FEE FOR FISCAL YEAR 2011-2012 TO BE USED FOR PEG PURPOSES.

d. Consider increase to Overnight Parking Violation Bail Amount.

1) **RESOLUTION NO. 2011-27**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, AMENDING THE BAIL SCHEDULE FOR OVERNIGHT PARKING VIOLATIONS

e. Request for increase to Vehicle Impound/Storage Cost Recovery Service Charge Fee.

1) **RESOLUTION NO. 2011-28**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, ADJUSTING THE SERVICE CHARGE FOR THE RELEASE OF STORED AND/OR IMPOUNDED VEHICLES.

#### 9. 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. Approval of minutes for meeting of May 10, 2011.
- c. Executive Director
- d. Members of the Agency

#### 10. ORAL COMMUNICATIONS

- a. Members of the Audience (Speakers are limited to five (5) minutes or as may be determined by the Chair.)
- b. City Manager
- c. City Attorney
- d. Members of the City Council
  - 1) Reappointments to *Parks and Recreation Commission*.
  - 2) Councilmembers' report on meetings attended at the expense of the local agency.
  - 3) Individual Members' comments and updates.

#### 11. CLOSED SESSION

Recess to a closed session pursuant to Government Code Section 54957.6:

- a. **CONFERENCE WITH LABOR NEGOTIATOR (Pursuant to G.C. Section 54957.6)**  
City Representative: Blaine Michaelis  
Employee Group: City of San Dimas Employees
- b. **Report on closed session items**

## 12. ADJOURNMENT

The next meeting is 6:30 p.m. on June 14, 2011, City Hall Lobby, for a reception for Distinguished Service to Youth Awards. Regular meeting at 7:00 p.m.

**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/minutes.cfm>.

**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]

**POSTING STATEMENT:** ON MAY 21, 2010, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS CITY HALL); 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE); ALSO AT THE VONS SHOPPING CENTER (PUENTE/VIA VERDE) AND THE CITY'S WEBSITE AT [WWW.CITYOFSANDIMAS.COM/MINUTES.CFM](http://WWW.CITYOFSANDIMAS.COM/MINUTES.CFM).



CITY OF  
**San**  
CALIFORNIA



**Dimas**

*Congratulations*

*Ron Bolling*

*Los Angeles County Reserve Deputy of the Year*

*Thank you for your service to the community of  
San Dimas.*

*Curtis Morris*

\_\_\_\_\_  
MAYOR Curtis W. Morris

\_\_\_\_\_  
May 24, 2011

Date



**RESOLUTION NO. 2011-21**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA, APPROVING  
CERTAIN DEMANDS FOR THE MONTH OF  
MAY 2011**

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: 05/31/2011; 135962 through 136127; in the amount of  
\$2,055,948.89.

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF MAY 2011.

\_\_\_\_\_  
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 May 24, 2011, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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

5. a. 1



***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.***



**MINUTES**  
**REGULAR CITY COUNCIL**  
**TUESDAY, MARCH 22, 2011, 7:00 P. M.**  
**SENIOR CITIZEN/COMMUNITY CENTER**  
**MULTI-PURPOSE ROOM, 201 E. BONITA AVE.**

---

**PRESENT:**

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

City Manager Blaine Michaelis  
City Attorney J. Kenneth Brown  
City Clerk Ina Rios  
Assistant City Manager of Community Development Larry Stevens  
Assistant City Manager Ken Duran  
Director of Development Services Dan Coleman  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns  
Public Works Superintendent John Campbell  
Municipal Arborist Deborah Day  
Environmental Services Coordinator Lisa Monreal  
Recreation Coordinator LaToyia Ward

**1. CALL TO ORDER**

Mayor Morris called the meeting to order at 7:00 p.m. and led the flag salute for the last meeting in this building.

**2. RECOGNITIONS**

- a. Farewell from Commander Joseph Hartshorne; Welcome to Captain Don Slawson

Mayor Morris said this is an opportunity to say farewell to our departing Captain and welcome the new Captain.

Commander Hartshorne said he is indebted to the City Council and staff for giving him the opportunity to serve as Captain in charge of the San Dimas Station for 3.5 years. He holds the people of this city in the highest regard and said the City Council and staff have always done what is best for the city. He is pleased that Captain Slawson was hired and said the Station is in the best of hands.

Captain Don Slawson said he is excited for the opportunity to serve as Captain in San Dimas and said the station is a smooth running machine. He is looking forward to be part of the working team.

**3. ANNOUNCEMENTS**

- a. Announce 21st Annual Family Festival and Egg Hunt event to be held on April 16, 2011.

La Toyia Ward, Recreation Coordinator for the City, invited the community to mark their calendars for Saturday, April 16, 2011, from 9:00 a.m. to 2:00 p.m. to attend the annual Family Festival in the new Community Building. She reminded everyone to be on time for the Spring Egg Hunts at 10:00 a.m. sharp on Saturday, April 16, 2011, at Civic Center Park and Via Verde Park.

5.6

b. Pui-Ching Ho, Librarian, San Dimas Library

Pui-Ching Ho, Library Manager, announced the various activities for the month of April 2011. For detailed information, contact the Library at 909/599-6738.

c. Third Annual Earth Day Celebration on April 20<sup>th</sup> at Farmer's Market

Lisa Monreal, Environmental Services Coordinator for the City of San Dimas, invited the community to the Public Works Department Earth Day celebration on Wednesday, April 20, 2011, at the Farmer's Market, from 5:00 p.m. to 8:00 p.m. She said prizes will be awarded for the various fun activities to raise awareness and education about environmental consciousness.

d. Update on the H.E.R.O.E.S. program and the Veteran's Memorial

Stan Wisniewski congratulated the City Council on their re-elections. He echoed Captain Hartshorne that this is a great city to live in and thanked the Council for what they have done for the city.

Jaci Wisniewski provided a progress report for their fundraising efforts for the past month and encouraged citizens to watch the thermometer as their fundraising funds increase.

Stan Wisniewski said he served four years in the medical corps of the U. S. Navy during the Korean war, and that he regularly gets inquiries from the public about joining the H.E.R.O.E.S. organization. He said this year there has been a lot of interest in the brick pavers they are selling to generate revenue. He added that the memorial means a great deal to all the veterans, service personnel and their parents, and they need the Council's support in this venture.

Councilmember Badar recognized Mr. Wisniewski as the oldest living cardiac arrest survivor in the world. Anyone interested can read the SGV Tribune article from December 2009 about Stan and his heart attack at age 24.

**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 and ask 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) Susan Crawford, representing the Branch Hands Group, announced the Tree Education Program and invited the community to register for free classes starting April 2, 2011, for alternate Saturdays, at the Civic Center Park. She said six classes will be conducted through a grant funding by the California Department of Forestry and Fire Protection, Urban and Community Forestry Program. Interested parties can register through the Parks and Recreation Department at 909.394.6230. Ms. Crawford added that children's activities will also be provided from 12:00 – 2:00 p.m. on April 2<sup>nd</sup>.

2) Elaine Rigas, member of Chamber of Commerce Board of Directors, highlighted the activities for April 2011 including ribbon cutting for the Twisted Sage Café on Foothill Boulevard; Marketing Expo; and an E-Waste Recycling event at San Dimas High School parking lot.

- 3) Dr. Marvin Ersher, congratulated members of the City Council who were re-elected. He said the City is celebrating its 50<sup>th</sup> anniversary and the community has been served well by the implementation of public policy over the last 50 years by excellent City Council and City employees.
- 4) Mike Mohajer congratulated Mayor Morris and Councilmembers Badar and Ebiner on their re-elections. He requested the opportunity for public comment on item 7.a.
- 5) Ted Powl, volunteer, Chamber of Commerce, congratulated the Mayor and Councilmembers on their re-election proving that they are serving the City well. He encouraged the community to join the Civic academy starting Saturday, March 26, to educate the community on how wonderful the system works. He thanked City staff, School District, Fire Department, and Sheriff's Department for providing interesting courses and thanked Waste Management, Edison, Golden State, and Gas Company for funding the program, and Ralph Thomas and Susan Crawford for providing historical perspective.
- 6) Alta Skinner congratulated the Mayor and Councilmembers' on their re-election. She announced the Festival of Arts 35<sup>th</sup> Annual Art Exhibition and Sale will be held on April 29-May 1, in the newly remodeled Community Building.
- 7) Sid Maksoudian thought 2,900 votes out of 30,000 registered voters was unacceptable and he will continue to press for term limits for City Council in San Dimas.
- 8) Dorothy Powell, 838 Avenida Lomita, said this city has done more to improve services to their constituents and she and her husband vote for the candidates of their choice.

## 5. POST ELECTION PROCEDURES

- a. Adoption of **Resolution No. 2011-11**, Declaring the results of the March 8, 2011 General Municipal Election.

After the title was read, it was moved by Councilmember Bertone, seconded by Councilmember Templeman, to waive further reading and adopt **RESOLUTION NO. 2011-11**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON MARCH 8, 2011, DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW. The motion carried unanimously.

The City Clerk entered the Statement of Results of the General Municipal Election as required by the State Elections Code as attached hereto and made a part thereof.

- b. Oath of Office.

The City Clerk administered the oath of office and presented Certificates of Election to Mayor Morris and Councilmembers Badar and Ebiner.

- c. Appointment of Mayor Pro Tem.

It was moved by Councilmember Bertone, seconded by Mayor Pro Tem Ebiner, to appoint Jeff Templeman as Mayor Pro Tem. The motion carried unanimously.

- d. City Council/Commission/Committee/Board Assignments.

It was moved by Councilmember Bertone, seconded by Mayor Pro Tem Templeman, to reaffirm the existing appointments to the various Commissions and Committees. The motion carried unanimously.

e. Remarks from Mayor and Councilmembers.

- 1) Councilmember Ebner thanked all the people of San Dimas who took the time to vote and said 15.9% is a good turnout for a city election. He said over one-half of the voters voted by mail. He thanked his wife Lori and his family for their ongoing support, and he looks forward to serving the next four years. Lastly, he said the San Dimas City Council offers the city both financial and political stability.
- 2) Councilmember Badar thanked everyone who voted him to his second term, his wife and family, and everyone who offered him the best in his re-election. His goal is to make San Dimas the best place to live in the nation.
- 3) Mayor Morris thanked his wife for her many years of support and all the people who supported him and offered words of encouragement. He said it has been a great honor and privilege to serve on the City Council and added that there are term limits in San Dimas-- voters have the opportunity to vote for or against a candidate at every election. He praised the current and past City Council and City staff who have done their best for the community, and Dr. Ersher who had a vision for San Dimas when he served on the City Council.
- 4) Councilmember Bertone congratulated Mayor Morris and Councilmembers Badar and Ebner for a well deserved victory. He agreed that not enough people vote at city elections and thanked the citizens who voted his colleagues back into office.
- 5) Mayor Pro Tem Templeman said this City Council works hard together and he is pleased the incumbents returned to office.

**6. 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.)

It was moved by Councilmember Bertone, seconded by Councilmember Ebner, 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. 2011-12, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTHS OF FEBRUARY AND MARCH, 2011.**
- b. Approval of minutes for regular meeting of January 25, 2011.
- c. Single Audit Report for fiscal year ending 2009-10.
- d. Rejection of claim for damages from Nicole Arreguin.
- e. Rejection of claim for damages from Daniel & Beverly Doonan.

END OF CONSENT CALENDAR

## 7. OTHER

- a. Public Performance Review of Waste Management's Waste Disposal and Recycling Services.

Assistant City Manager Duran reported that the Agreement with Waste Management allows for the City to conduct an annual public review of Waste Management's performance and quality of services they provide and is not tied to a rate increase.

Carolyn Anderson, Public Sector Solutions Manager, Waste Management, provided a Powerpoint presentation highlighting publications and educational programs on solid waste and recycling; household hazardous waste; Sharps Mail Back; Fall Leaf and Christmas Tree collection programs; and tonnage reports for the residential and business communities. Ms. Anderson provided diversion percentages for San Dimas and outlined the goals for 2011 which include increasing commercial & multi-family recycling; implementation of "recycle rewards"; providing one pharmaceutical collection program; and pursuing manure recycling and composting options.

Councilmember Bertone said multi-family and commercial buildings should be given the opportunity to recycle. Ms. Anderson replied that space for bins is a challenge at those facilities. She said she and Lisa Monreal are working together to encourage local multi-family condominium unit to get green waste and recycling carts for each resident.

In response to Mayor Morris, Ms. Anderson said their responsibility is to provide service whether the commodity market is high or low, and as long as the recycling waste is being diverted, it does not matter that there are third-party recyclers.

Mayor Morris opened the meeting for public comment.

1) Mike Mohajer stated that Waste Management's Tonnage Report reflected the recycling rate for commercial/multi-residential at 1.4%. He felt this is one area that can be improved. Mr. Mohajer pointed out some errors in the tonnage report table and said it is very critical that the City start developing a green waste recycling program so that when Puente Hills Landfill closes in 2013, the City has a program in place. He added that most California recyclables go to either a landfill, China or other Pacific Rim countries, or get incinerated, which causes pollutants or emissions similar to the radiation in Japan. He would like to get calculations from Waste Management of the tonnage diverted in this manner.

2) Mitchel Crawford praised Waste Management for the past six years of excellent service.

Carolyn Anderson assured the City Council and Mr. Mohajer that Waste Management is addressing green waste issues. She said the facility being built in Azusa will provide green waste processing and composting to fill the void that will occur when Puente Hills Landfill closes in 2013. She is proud to report that for the fourth consecutive year, Ethisphere Institute has ranked Waste Management among the World's most ethical companies.

- b. Consider a two year phased plan for removal and replacement of Liquidambar trees in the Birchnell/Charford, Treanor/Cypress and Stonehenge/Thames Ct. neighborhoods to accommodate sidewalk, curb, gutter and driveway repair projects.

Public Works Director Patel provided a brief background on the Liquidambar trees' massive and intrusive root system and said the trees have been root pruned three to four times in order to accommodate sidewalk, curb and driveway replacement. Reforestation and concrete renovation was coordinated with residents who are patiently waiting for the current proposed repairs. The proposed plan is for the Parks and Recreation Department to coordinate the removal and replacement of forty Liquidambar trees and the Public Works Department to repair or replace concrete at identified streets located within four distinct

neighborhoods throughout the City. The trees that are recommended for removal meet the removal criteria as outlined in the City's Community Forest Management Plan. Staff recommends a two-year phased plan for removal of Liquidambar trees to accommodate the concrete repair project as outlined.

Director Patel responded to Council that over a period of time, Liquidambar trees will be removed and replaced with a specific tree; funds have been budgeted from a combination of funds for Phase I and money will be budgeted accordingly for Phase II; Municipal Arborist Deborah Day and Superintendent John Campbell prepared the staff report; typically, homeowners are in agreement with the replacement of trees, and once the project is approved, homeowners will be approached. Director Bruns added that tree replacement size is 15 gallons.

It was moved by Councilmember Bertone, seconded by Mayor Pro Tem Templeman, to authorize the two year phased plan for removal of Liquidambar trees to accommodate the concrete repair project as outlined by staff in their report. The motion carried unanimously.

- c. Adoption of Resolution No. 2011-13 for Reasonable, Practicable, and Economically Achievable NPDES and TMDL Requirements through Best Management Practices

- 1) **RESOLUTION NO. 2011-13, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS SUPPORTING A RESOLUTION ADOPTED BY THE LEAGUE OF CALIFORNIA CITIES, LOS ANGELES DIVISION, CALLING FOR REASONABLE, PRACTICABLE, AND ECONOMICALLY ACHIEVABLE TMDL AND MUNICIPAL NPDES PERMIT REQUIREMENTS**

Environmental Services Coordinator Monreal reported that the Los Angeles Division of the League of California Cities has adopted a resolution that requests the Los Angeles Regional Water Quality Control Board to incorporate water quality based effluent limits into the next stormwater permit. Based on recent updates to surrounding watershed permits, the revisions will include stricter requirements for stormwater pollution protection. Proposed Resolution No. 2011-13 declares a policy on NPDES permit TMDL compliance which would not require strict compliance with numeric limitations, instead it calls for a Total Maximum Daily Load (TMDL) regulatory approach that is in keeping with federal stormwater regulations that allow compliance to be achieved through the implementation of best management practices. Staff recommends approval of Resolution No. 2011-13.

Coordinator Monreal responded to Councilmember Bertone that if implemented without proper support TMDLs can be considered unfunded mandates. She said California has some of the strictest rules in the country and Los Angeles Regional Water Quality Control Board has even stricter rules than many other jurisdictions, however, they have just recently adopted less stringent requirements allowing best management practices. She added that ten out of 15 cities are adopting a similar resolution within the San Gabriel Valley Water Shed and she has not heard any opposition to encouraging the Regional Board to consider less stringent requirements. She said it is very cost prohibitive for cities that have to comply with strict numeric limits.

Mayor Pro Tem Templeman said local government has to think about the cost and he supports the approach to ask for reasonable methods to comply with TMDL and NPDES permit requirements.

In response to Councilmember Ebner, Coordinator Monreal replied that the Regional Water Quality Control Board has the discretion of how the Water Shed implements working toward those goals. She said the Resolution shows solidarity within the Water Shed and gives the Regional Board understanding that the League and Cities are working together toward a goal.

After the title was read, it was moved by Councilmember Badar, seconded by Mayor Pro Tem Templeman, to waive further reading and adopt **RESOLUTION NO. 2011-13, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS SUPPORTING A RESOLUTION ADOPTED BY THE LEAGUE OF CALIFORNIA CITIES, LOS ANGELES DIVISION, CALLING FOR REASONABLE, PRACTICABLE, AND ECONOMICALLY ACHIEVABLE TMDL AND MUNICIPAL NPDES PERMIT REQUIREMENTS.** The motion carried unanimously.

Mayor Morris suggested looking into dealing with equestrian contaminants and nutrients on the streets, both of which are prohibited.

Mayor Pro Tem Templeman requested the analysis be shared with the Equestrian Commission.

## **8. SAN DIMAS REDEVELOPMENT AGENCY**

Mayor Morris recessed the regular meeting at 9:18 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular meeting reconvened at 9:21 p.m..

## **9. ORAL COMMUNICATIONS**

- a. Members of the Audience (Speakers are limited to five (5) minutes or as may be determined by the Chair.)

- 1) Mike Mohajer said Public Education outreach programs are very expensive and praised the City for voting to incorporate water quality based effluent limitations into TMDLs and the NPDES permit.

- 2) Sid Maksoudian said Deputies have different views about citing for jaywalking and he felt citing for jaywalking should be consistent across the board.

- 3) Sid Maksoudian said if a decision is made on the Signage Code, it is imperative that the business sector be contacted.

- b. City Manager

- 1) Announce Open House for City Hall April 12; tours 4:00-7:00 p.m.; ribbon cutting ceremony 6:00 p.m.

- a) City Manager Michaelis announced that Temporary City Hall will be closed on Friday, April 1 to allow employees to pack office equipment and supplies for the move to the newly remodeled City Hall, which will be closed on Monday, April 4, to unpack and connect digital equipment. City Hall will be opened for business at 7:30 a.m. on Tuesday, April 5, 2011.

- b) City Manager Michaelis invited the public to tour the newly remodeled City Hall, Community Building and Civic Center Plaza on April 12, 2011, from 4:00 p.m. to 7:00 p.m.; ribbon cutting ceremony and refreshments at 6:00 p.m. in the Civic Center Plaza; and to the first City Council meeting at 7:00 p.m. in the Council Chambers.

- c) City Manager Michaelis said at 11:00 a.m. on Saturday, April 16, a ceremony will be held, after the Easter Egg Hunt, to bury the time capsule for the next 25 years, and additional tours will be conducted for those interested.

- d) City Manager Michaelis encouraged the City Council to provide available dates with the City Clerk for the annual meeting with Supervisor Antonovich.

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 Bertone reported that he attended a Building Livable Communities meeting sponsored by the Local Government Commission, paid for by the San Diego Gas and Electric Company, Southern California Edison, and Southern California Gas Company, to discuss building livable communities where people like to live and work. He added that the easier it is for a community to understand rules and regulations, the better the compliance. Councilmember Bertone said most vibrant cities have a vibrant downtown and the City Council is working to provide a downtown that is active in the evening where people can walk and participate in activities.

- 2) Individual Members' comments and updates.

In response to Councilmember Badar, Mayor Pro Tem Templeman said memorial services for Dorothy Hawk will be held on April 9, 2011.

## 10. CLOSED SESSION

Mayor Morris recessed the meeting at 9:36 p.m. to a City Council closed session pursuant to Government Code Section 54956.9(c):

- a. Pursuant to the provisions of Government Code section 54956.9 (c) a closed session will be held with the city attorney to discuss potential litigation involving a dispute:
  - 1) With the contractor arising out of the reconstruction/paving of Foothill Blvd; and
  - 2) With the Developer, NJD regarding the extent/amount of the City's obligation to pay for fees and charges associated with the Developer's Plan Amendment Application
- b. Report on closed session items.

There was no reportable action.

## 11. ADJOURNMENT

The meeting was adjourned at 9:50 p.m. in memory of Dorothy Hawk. The next meeting will be at 7:00 p.m. on Tuesday, April 12, 2011.

Respectfully submitted,

---

Ina Rios, CMC, City Clerk



**MINUTES**  
**REGULAR CITY COUNCIL**  
**TUESDAY, APRIL 12, 2011, 7:00 P. M.**  
**COUNCIL CHAMBERS, 245 E. BONITA AVENUE**

---

**PRESENT:**

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

City Manager Blaine Michaelis  
City Attorney J. Kenneth Brown  
City Clerk Ina Rios  
Assistant City Manager of Community Development Larry Stevens  
Assistant City Manager Ken Duran  
Director of Development Services Dan Coleman  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns  
Recreation Coordinator LaToyia Ward

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

Mayor Morris called the meeting to order at 7:00 p.m. and led the flag salute.

**2. RECOGNITIONS**

- Proclaim May as Older Americans Recognition Month and recognize Betty Jeannides as the City's Older American honoree.

Mayor Morris said Ms. Jeannides is active at the Senior Citizens/Community as a regular Chuck Wagon lunch volunteer; and helps with the distribution of emergency kits to homebound seniors, as well as numerous other events. She is well deserving of the recognition and will be honored on May 10, 2010 at a recognition celebration in Los Angeles.

Mayor Morris congratulated and presented a proclamation to **Betty Lou Jeannides**, the City's honoree who will be recognized at the Los Angeles County Older American Recognition Day, and he declared the month of May as Older Americans Month.

Betty Lou Jeannides said she enjoys San Dimas, a good family town where children have everything they need. She felt highly honored and expressed her appreciation for the recognition.

Councilmember Bertone, City Council Liaison to the Senior Citizens Commission, said so many people nominated Betty and the group recommended her. He said if not for volunteers stepping up to the plate, San Dimas would not be the great city it is. He said it is a pleasure working with Betty and looks forward to attending the event on May 23<sup>rd</sup>.

- Proclaim April 10-16, 2011 as National Library Week.

Mayor Morris read and presented to **Pui-Ching Ho**, San Dimas Librarian, a proclamation declaring April 10-16, 2011 as National Library Week.

Mayor Morris said San Dimas has been fortunate that Supervisor Antonovich allocates discretionary funds to open the Library an additional day. He added that San Dimas has an outstanding Librarian who makes the library a meaningful place for all our citizens, and it is a pleasure to honor her.

Pui-Ching Ho thanked the City Council for the recognition and said it is wonderful to be a partner with the City.

- Proclaim April 2011 as Fair Housing month.

Representatives from the Fair Housing Foundation were unable to attend.

### 3. ANNOUNCEMENTS

- a. Pui-Ching Ho, Librarian, San Dimas Library

Pui-Ching Ho, Library Manager, announced activities for the month of April 2011. For detailed information, contact the Library at 909.599.6738.

- b. Announce 21st Annual Family Festival and Egg Hunt event to be held on April 16, 2011.

La Toyia Ward, Recreation Coordinator for the City, invited the community to mark their calendars for Saturday, April 16, 2011, from 9:00 a.m. to 2:00 p.m. to attend the annual Family Festival and enjoy a variety of activities. She reminded everyone to be on time for the Spring Egg Hunts at 10:00 a.m. sharp on Saturday, April 16, 2011, at Civic Center Park and Via Verde Park. Ms. Ward announced the Youth and Family Village, comprised of Youth and Family Coalition and said the School Districts will provide a reading corner for children from 9:00 a.m. to 2:00 p.m.. She added that the time capsule ceremony will be held at 11:00 a.m. and if anyone missed the tours, there will be one more chance on Saturday for a tour of city hall.

- c. Announce April 20, 2011 as Earth Day.

Krishna Patel, Director of Public Works, invited the City Council and the community to the Public Works Department's 3<sup>rd</sup> Annual Earth Day celebration on Wednesday, April 20, 2011, from 5:00 p.m. to 9:00 p.m., in conjunction with the Farmer's Market. He said there will be various fun activities to raise awareness and education about environmental consciousness.

- 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) Mitch and Susie Crawford presented Mayor Morris with a birthday cake and encouraged everyone to sing Happy Birthday. Mr. Crawford congratulated city staff on the beautiful remodel of city hall and for the easy access to staff while at Temporary City Hall.

Mayor Morris thanked Mr. and Mrs. Crawford for the birthday cake and thanked everyone for the birthday wishes.

2) Jessica Valo, San Dimas High School, said testing will be conducted next week, and this week, students will vote for next year's class officers. She said the H.E.R.O.E.S. memorial fundraiser has ended, and they will be collecting and donating the money soon. She invited the City Council to help judge presentations for the Senior projects to be presented by the end of May.

3) Susie Crawford, Branch Hand, displayed the brochure available in the Parks and Recreation Department promoting the tree care classes starting Saturday, April 16, from 10:00-12:00 p.m. in Civic Center Park. She said the classes are available free to the public due to a grant from the California Department of Forestry and Fire. Call 909.394.6230 to register.

4) Bob Hardcastle, recalled that while walking for the San Dimas Relay for Life, he and Charles McCants thought they should be horseback riding instead of walking around the track in the middle of the night. Three years ago they founded the Ride for Life, a fundraiser for the San Dimas Relay for Life, and last year, the Second Ride for Life event raised nearly \$8,000. He invited equestrians and non-equestrians to join them in their 3<sup>rd</sup> Annual Ride for Life on April 16, 2011, from 9:00 a.m. to 5:00 p.m., at Pomona Fairplex.

5) Charles McCants, announced that the San Dimas Relay for Life, is a 24-hour walk to raise awareness and raise funds for the American Cancer Society. The event will be held on Saturday and Sunday, May 21- 22, 2011, at Horsethief Canyon Park.

6) Margie Green, Chairperson, San Dimas Chamber of Commerce, highlighted three events coming up: The After-hours Mixer, at Ameritus, on April 21, 2011, from 5:30-7:30 p.m.; Toast of the Town on May 19<sup>th</sup>, 5:30-8:30 p.m., featuring wine tasting and food tasting, in the new Plummer Building; and the Golf Tournament on June 6<sup>th</sup>.

7) Alta Skinner expressed her appreciation for the new beautiful facilities and announced the Festival of Arts 35<sup>th</sup> Annual Western Art Exhibition and Sale, will be held on April 29-30 and May 1, 2011, in the Community Building. For dinner reservations, call the Festival office at 909.599.5374.

8) Alexander LaBaldwin, San Dimas Artist, presented an idea to spread approximately 5,000 VHS tapes across a San Dimas street as a public display of art and serve as a photograph with a symbolic purpose.

City Manager Michaelis suggested he contact staff for a meeting to discuss his concepts.

## 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 or audience requests separate discussion.)

It was moved by Councilmember Badar, seconded by Councilmember Ebner, 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. 2011-14, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF MARCH AND APRIL, 2010.**

- b. Approval of minutes for regular meeting of February 8, 2011.
- c. Proclaim April 10-16, 2011 Safety Seat Checkup Week.
- d. Proclaim April 11-15, 2011 Week of the Young Child.

END OF CONSENT CALENDAR

## **6. SAN DIMAS REDEVELOPMENT AGENCY**

Mayor Morris recessed the regular meeting at 7:29 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular meeting reconvened at 7:41 p.m..

## **7. ORAL COMMUNICATIONS**

- a. Members of the Audience (Speakers are limited to five (5) minutes or as may be determined by the Chair.)

There were no comments.

- b. City Manager

There was no report.

- 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.

There were no meetings attended at the expense of the City.

- 2) Individual Members' comments and updates.

a) Mayor Pro Tem Templeman observed that the sound system in the new Chambers is a lot better and hopefully is better for the viewing audience. He thanked staff and the Equestrian Commission and said 55 volunteers, including himself and Councilmember Badar, cleaned the trails on Saturday morning.

b) Mayor Pro Tem Templeman said he asked City Manager Michaelis to add an item on the Retreat Agenda to discuss streamlining positive changes in a Conditional Use Permit application.

c) Councilmember Ebner appreciates the better working sound system. He noted that a lot of events are coming up and added that the Farmers Market starts Wednesday, April 13<sup>th</sup>, a nice addition to the community events.

d) Councilmember Badar said he was at the equestrian event on Saturday with over 50 people cleaning three different sites. He said the best part of the afternoon was that the Equestrian Commissioners prepared hot dogs and hamburgers for everybody and a lot of youngsters got credit for school senior projects.

e) Councilmember Bertone mentioned that the Foothill Gold Line now goes from Union Station to Pasadena, and the next leg, from Pasadena to Azusa, has been funded, and work should be completed by 2014. He said San Dimas is in Phase 2B, which will go from Azusa to Monclair; Phase 2C will go from Montclair to the LAX Airport. He invited the community to attend a Station Planning Workshop at San Dimas City Hall on Thursday, April 14, 2011, from 6:00 p.m. to 8:00 p.m., for discussion and input on where the station and parking structure will be located. This event will be hosted by the Metro Gold Line Foothill Extension Construction Authority and the City of San Dimas will be involved.

f) Mayor Morris thanked everyone for the birthday wishes.

## **8. ADJOURNMENT**

Mayor Morris adjourned the meeting at 7:47 p.m. The next meeting will be Monday, April 18, 2011, 5:00 - 9:00 p.m. for a City Council/Staff Retreat in the Council Chambers Conference Room.

Respectfully submitted,

---

Ina Rios, CMC, City Clerk



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the Meeting of May 24, 2011*

**From:** Public Works Department *JW*

**Subject:** **Award of Cash Contract No. 2011-02, "Reconstruction and Overlay of Via Los Santos, Knollwood Lane, Paseo Alicia, Calle Tomas, Calavaras, and San Dimas Park & Ride" to Ruiz Engineering Company for the amount of \$337,187.40**

---

## Summary

The request is for the City Council to award Cash Contract No. 2011-02, "Reconstruction and Overlay of Via Los Santos, Knollwood Lane, Paseo Alicia, Calle Tomas, Calavaras, and San Dimas Park & Ride" to Ruiz Engineering Company for the contract amount of \$337,187.40.

## BACKGROUND

Sealed bids were received by the City Clerk on Tuesday, May 17, 2011 and publicly opened for Cash Contract No. 2011-02, "Reconstruction and Overlay of Via Los Santos, Knollwood Lane, Paseo Alicia, Calle Tomas, Calavaras, and San Dimas Park & Ride." The project consists of the construction of longitudinal gutter, construction of concrete alley intersection, removal and reconstruction of asphalt streets and installation of pavement fabric with asphalt overlay of existing pavement and restoration of traffic striping.

The bid results are as follows:

1. Ruiz Engineering Company	\$ 337,187.40
2. Hardy & Harper, Inc.	\$ 377,000.00
3. Excel Paving Co.	\$ 401,997.00
4. Terra Pave	\$ 421,015.00
5. Gentry Brothers, Inc.	\$ 424,799.00
6. Sully-Miller Contracting Co.	\$ 426,675.00
7. Laird Construction Co.	\$ 429,942.00
8. All American Asphalt	\$ 442,442.00
9. United Paving Co.	\$ 451,661.00

In order to maximize volume pricing, this project combines several street projects into one larger project. Also, combining the projects allows for reduction in mobilization costs which also benefits the City by allowing contractors to reduce their price. For instance mobilization costs for a small project is usually around \$10,000. By combining projects, the City saves about \$30,000 for mobilization.

While the lowest bid did come in substantially less than the engineering estimate of \$380,000, the drawback to combining smaller projects into one large project is the substantial increase in staff project management time and project complexity. While street repairs are necessary, Staff strives to minimize the inconvenience to our residents. This larger project involving many streets and locations is more difficult and challenging to schedule and correspondingly, notifications to residents of any unplanned

5.C

changes also becomes exponentially more difficult and challenging. There has been considerable staff time already involved in planning the construction sequence and notification requirements, in order to minimize impact to our residents. For instance the project was bid with requirements limiting how long the street can remain ground before being paved. The contractor is also required to notify residents several days prior to when access to their property is being interrupted and the duration of the interruption is extremely limited.

**DISCUSSION**

For the adopted 2010/2011 fiscal year budget, there is a total of \$450,000 funded with pavement preservation funds, as well as funds allocated in special dedicated funds to reconstruct and overlay: for street projects like Via Los Santos, Knollwood Lane, Paseo Alicia, Calle Tomas, and portions of Calaveras Road and San Dimas Park and Ride, and Grove Station parking lots. The funds derive from several accounts: Gas Tax, Infrastructure, Measure R and Proposition C Funds.

Incorporating the lowest bid, the project budget would be as follows:

Construction Cost	\$ 337,187.40
Geotechnical Testing	\$ 33,000.00
Monumentation	\$ 10,000.00
10% Contingency	<u>\$ 34,000.00</u>
<b>Project Budget</b>	<b>\$414,187.40</b>

Staff has reviewed the bid proposal and bid bond provided by the lowest responsible bidder, Ruiz Engineering Company. The contractor’s bid bond is issued by an admitted surety, as required by Public Contract Code 20170. Staff confirmed through the State Contractor’s License Board that the contractor’s license number 352384 Class A expires on 04/30/2013. Based on the contractor’s history and the references reviewed, the contractor is competent in this type of work.

**RECOMMENDATION**

Staff recommends the City Council consider awarding Cash Contract No. 2011-02, “Reconstruction and Overlay of Via Los Santos, Knollwood Lane, Paseo Alicia, Calle Tomas, Calaveras, and San Dimas Park & Ride” to Ruiz Engineering Company for the contract amount of \$337,187.40.

Respectfully submitted,

Shari Garwick  
Senior Engineer

sg/05-11-18



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the Meeting of May 24, 2011*

**From:** Public Works Department *HP*

**Subject:** Award of Cash Contract No. 2011-03, "Street Light Conduit Installation on Third Street from Cataract Avenue to Eucla Avenue" to New West Signal for the amount of \$29,797.00

---

## Summary

The request is for the City Council to award Cash Contract No. 2011-03, "Street Light Conduit Installation on Third Street from Cataract Avenue to Eucla Avenue" to New West Signal for the contract amount of \$29,797.00.

## BACKGROUND

Sealed bids were received by the City Clerk on Wednesday, May 18, 2011 and publicly opened for Cash Contract No. 2011-03, "Street Light Conduit Installation on Third Street from Cataract Avenue to Eucla Avenue." The project consists of installing street light conduit for Southern California Edison (SCE). SCE will then install ten (10) "Nostalgia Series" street light fixtures and remove the previously existing street lights within the project limits. SCE has billed the City approximately \$50,000.00 to complete their portion of the project. Work is scheduled to begin in June.

The bid results are as follows:

1. New West Signal	\$ 29,797.00
2. VT Electric, Inc.	\$ 30,258.10
3. Macadee Electrical Construction	\$ 31,855.50
4. Freeway Electric Inc.	\$ 39,378.20
5. Sierra Pacific	\$ 39,702.31
6. Mora's Equipment	\$ 39,930.86
7. Steiny & Company, Inc.	\$ 42,635.50
8. So Cal Engineers	\$ 44,953.00
9. Unique Performance	\$ 48,788.00

*5.d*

**DISCUSSION**

For the adopted 2010/2011 fiscal year budget, there is a total of \$120,000.00 funded to convert existing Southern California Edison Company maintained street lights to decorative "Nostalgia Series" street light fixtures.

Incorporating the lowest bid, the project budget would be as follows:

SCE Construction Cost	\$ 50,000.00
New West Signal Cost	\$ 29,797.00
Contingency	<u>\$ 10,000.00</u>
<b>Project Budget</b>	<b>\$89,797.00</b>

The contingency for this project has been increased due to the amount of the contract.

Staff has reviewed the bid proposal and bid bond provided by the lowest responsible bidder, New West Signal. The contractor's bid bond is issued by an admitted surety, as required by Public Contract Code 20170. Staff confirmed through the State Contractor's License Board that the contractor's license number 720147, Class C-10 & A expires on 01/31/2012. Based on the contractor's history and the references reviewed, the contractor is competent in this type of work.

**RECOMMENDATION**

Staff recommends the City Council consider awarding Cash Contract No. 2011-03, "Street Light Conduit Installation on Third Street from Cataract Avenue to Eucla Avenue" to New West Signal for the contract amount of \$29,797.00.

Respectfully submitted,



Steven Barragan  
Associate Engineer

sb/05-11-16



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of May 24, 2011*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Ken Duran, Assistant City Manager

**SUBJECT:** Adoption of Resolution No. 2011-22  
City Wide Landscape Parcel Tax for Fiscal Year 2011–2012

---

## **SUMMARY**

At the May 10, 2011 City Council Study Session, the Council agreed to consider an increase in the City Wide Landscape Parcel Tax for Fiscal Year 2011–2012. Ordinance No. 1086 requires that the voter approved City Wide Landscape Parcel Tax shall be set annually by the City Council following a public hearing. Resolution 2010-22 is presented for Council consideration and review.

## **BACKGROUND**

In November 1997 the voters of the City of San Dimas by a 71% affirmative vote, approved Ordinance No. 1086 adopting a special parcel tax to be levied against properties in the city. The revenues collected from the tax are exclusively used to improve and maintain landscaping and trees in parkways, parks and other public areas.

Ordinance No. 1086 requires that commencing with FY 1999–2000; the special tax shall be set annually by the City Council following a public hearing. The rate of the tax was established by Ordinance No. 1086 but can be adjusted annually to reflect changes in the Consumer Price Index.

### **Options**

Staff would like Council to review two options for the rate of the tax.

**Option 1** - Maintains the landscape parcel tax at the same rate without adjustment for FY 2011–2012.

**Option 2** - Adjusts the tax by increasing the rate to reflect the change in the Consumer Price Index of 3% for March 2011.

6.2

(OPTION 1)

RESOLUTION NO. 2011-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SETTING THE SPECIAL CITY WIDE PARCEL TAX FOR FISCAL YEAR 2011-2012 TO BE USED FOR LANDSCAPE MAINTENANCE PURPOSE

WHEREAS, at the November 1997 City election, the voters of the City of San Dimas approved Ordinance No. 1086 adopting a special parcel tax to be levied against the properties in the City, with the revenues to be used to improve and maintain parkway trees, landscaping, public parks and other public areas;

WHEREAS, Ordinance No. 1086 requires that commencing with fiscal year 1999-2000, the special tax shall be set annually by the San Dimas City Council following a public hearing; and

WHEREAS, the public hearing to set the annual special tax has been properly noticed for the City Council meeting of May 24, 2011; and

WHEREAS, the public hearing was held and testimony received, if any at the May 24, 2011 City Council meeting; and

WHEREAS, the City Council desires to levy the special parcel tax at the same rates for fiscal year 2011-2012.

NOW, THEREFORE, the City Council of the City of San Dimas does hereby resolve as follows:

For fiscal year 2011-2012 the following special parcel tax shall be levied against property in the City of San Dimas:

<b>PROPERTY CLASSIFICATION</b>	<b>AMOUNT OF TAX</b>
Single Family Residential	\$51.94
Commercial/ Industrial, per front foot	\$1.56
Non-Profit/Tax Exempt Parcels, per front foot	\$ .33
Multi-Family Residential, per unit	\$38.04
Mobil Home Parks, per front foot	\$1.21

APPROVED AND ADOPTED this 24<sup>TH</sup> day of May 2011.

\_\_\_\_\_  
Mayor

(OPTION 2)

RESOLUTION NO. 2011-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SETTING THE SPECIAL CITY WIDE PARCEL TAX FOR FISCAL YEAR 2011-2012 TO BE USED FOR LANDSCAPE MAINTENANCE PURPOSE

WHEREAS, at the November 1997 City election, the voters of the City of San Dimas approved Ordinance No. 1086 adopting a special parcel tax to be levied against the properties in the City, with the revenues to be used to improve and maintain parkway trees, landscaping, public parks and other public areas:

WHEREAS, Ordinance No. 1086 requires that commencing with fiscal year 1999-2000, the special tax shall be set annually by the San Dimas City Council following a public hearing; and

WHEREAS, the public hearing to set the annual special tax has been properly noticed for the City Council meeting of May 24, 2011; and

WHEREAS, the public hearing was held and testimony received, if any at the May 24, 2011 City Council meeting; and

WHEREAS, the City Council desires to increase the rate of the special parcel tax at the Consumer Price Index rate of 3% for fiscal year 2011-2012.

NOW, THEREFORE, the City Council of the City of San Dimas does hereby resolve as follows:

For fiscal year 2010-2011 the following special parcel tax shall be levied against property in the City of San Dimas:

<b>PROPERTY CLASSIFICATION</b>	<b>AMOUNT OF TAX</b>
Single Family Residential	\$53.50
Commercial/ Industrial, per front foot	\$1.61
Non-Profit/Tax Exempt Parcels, per front foot	\$ .34
Multi-Family Residential, per unit	\$39.18
Mobil Home Parks, per front foot	\$1.25

APPROVED AND ADOPTED this 24<sup>TH</sup> day of May 2011.

\_\_\_\_\_  
Mayor



# City Council Staff Report

**DATE:** May 24, 2011

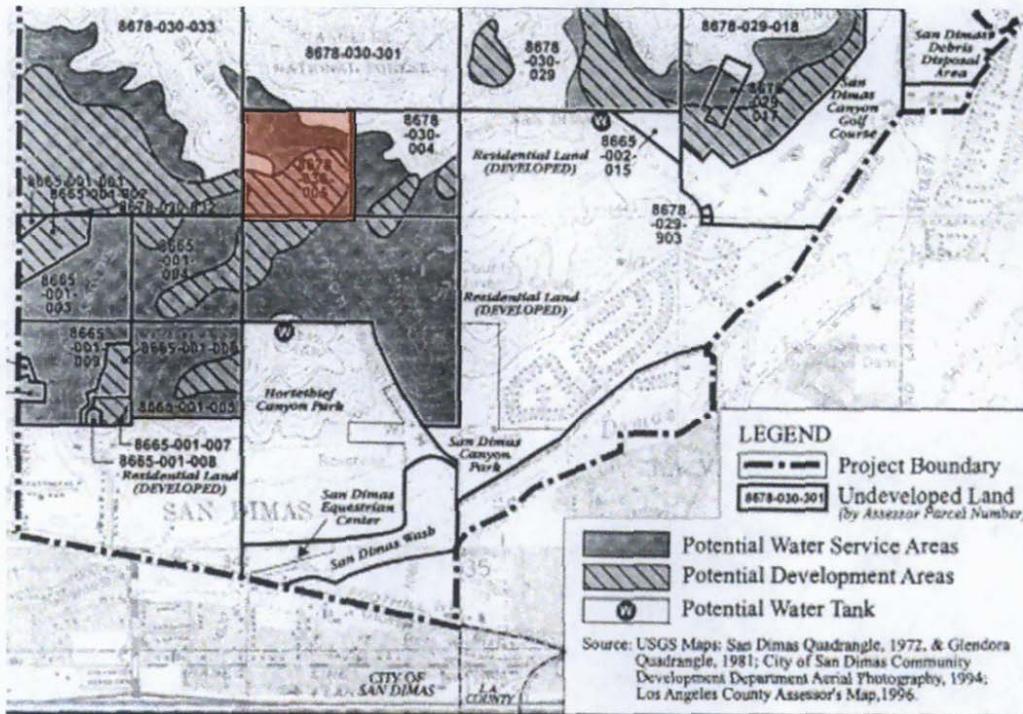
**TO:** Mayor and Members of the City Council

**FROM:** Dan Coleman, Director of Development Services

**SUBJECT:** ENVIRONMENTAL ASSESSMENT AND PRECISE PLAN No. 11-01 AND DEVELOPMENT PLAN REVIEW 07-27 - DEFALCO - Request to construct a 4,690 sq. ft. single story house, 484 sq. ft. detached garage, and a 1,892 sq. ft. barn, on 40 acres of land (Falcon Ridge Ranch) in Specific Plan No. 25 located on Sycamore Canyon Road (APN: 8678-030-005). Related File: Conditional Use Permit 11-01.

## BACKGROUND:

The project is located within Specific Plan No. 25 (SP25) that provides for the limited development of the Northern Foothills. The project was originally submitted in 2007; however, was deemed incomplete for processing until recently. The proposed structures are all located within the "Potential Development Areas" identified by SP25:

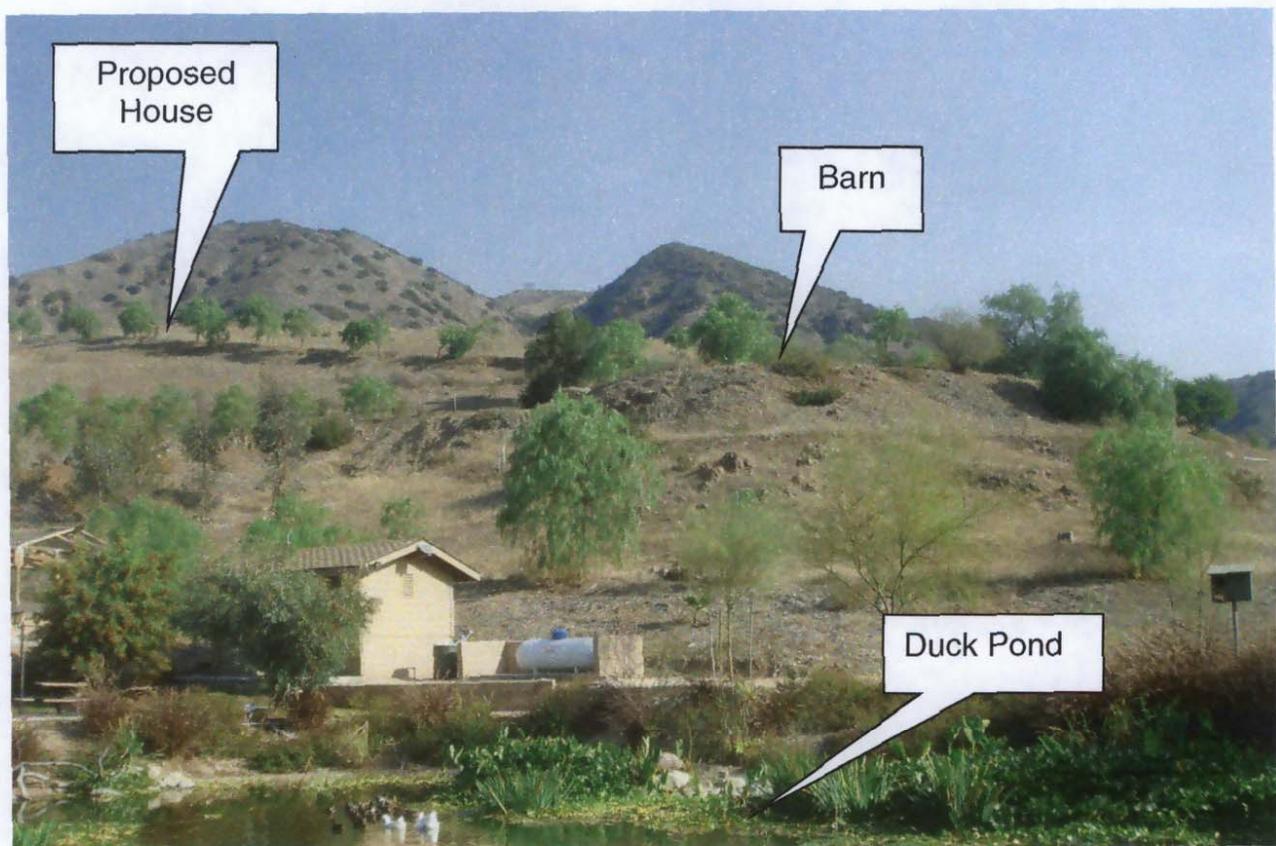


7.2 (1-2)

The 40-acre DeFalco property is bordered to the north by the Angeles National Forest and to the south by land owned by County of Los Angeles' San Dimas Canyon Park. Sycamore Creek is an intermittent stream that bisects the property. A paved motorway that follows Sycamore Canyon provides access to the property from Sycamore Canyon Road to the south, and the unpaved Wildwood Motorway provides access from the west. Much of the project site has an overall slope greater than 30 percent. The entire area was severely burned in the fires of October 2003, which completely destroyed the original house on the property and burned off the majority of the native vegetation.

The applicant has been improving the property since acquiring it in 2004, starting with removal of large amounts of trash and debris from the previous owner. In the past seven years, improvements have focused on agricultural (horses, citrus groves, aviaries, duck pond, etc.) and beautification (hundreds of trees have been planted). Essentially, the applicant has created a nature preserve. The applicant has also installed amenities for trail users, such as water troughs.

The proposed home location along a ridge is shown in photo below. The proposed horse barn location is the pad of the former home.



In January 2011, the City Council adopted Ordinance No. 1201, a Municipal Code Text Amendment (MCTA) triggered by the NJD Brasada residential project to the west. The subject property is now part of a new planning area two of SP25. Ordinance No. 1201 resolved the major issues of building on a primary ridgeline and the nature preserve use as discussed below.

The applicant has constructed a large pond and five aviaries on the property to raise ducks, pheasant, and quail. Ordinance No. 1201 also added "uses which promote environmental preservation, including nature preserves, ponds, and related low activity uses, provided that such uses shall be located on a parcel not less than twenty acres in size " as a conditionally permitted use within SP25. The applicant's property, improvements, and uses are consistent with this goal.

#### **ISSUES:**

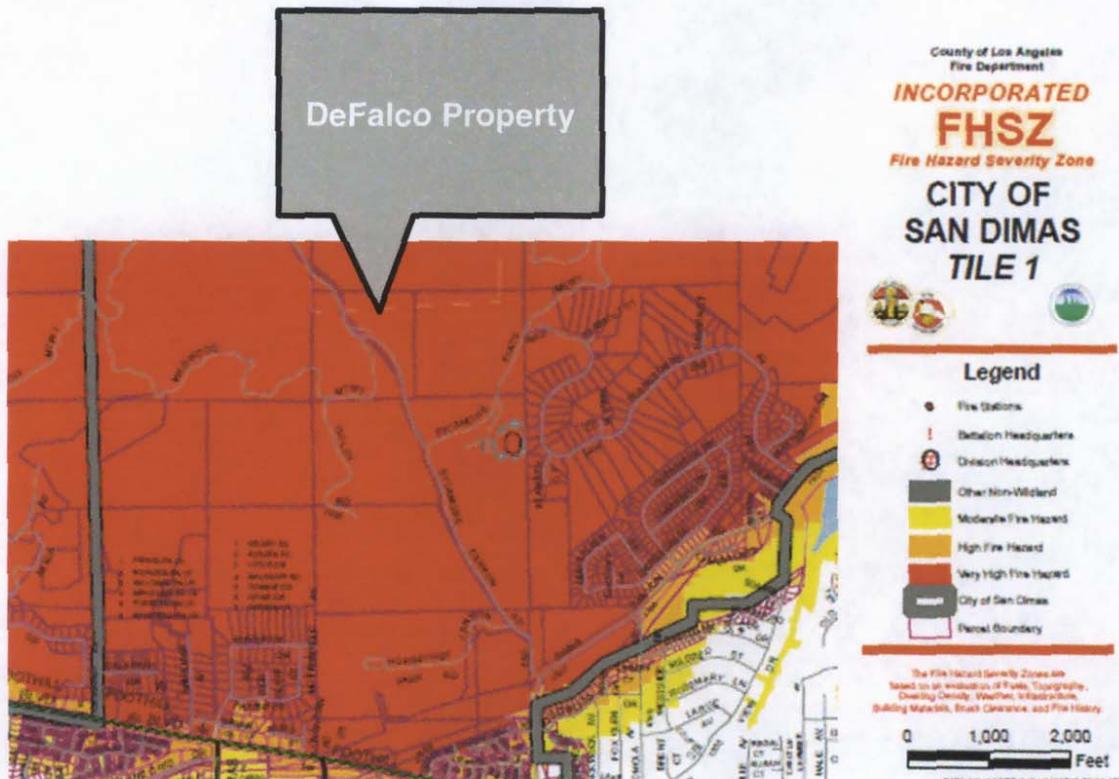
The applicant has worked diligently with staff to resolve all design issues. SP 25 has architectural guidelines, but intentionally does not mandate any style: "Architectural statements should convey a feeling or impression rather than standing out as any particular style. Each building should convey its own blend of building forms, textures and site relationships." The project had been designed consistent with the SP25 design standards.

In January 2011, the City Council adopted Ordinance No. 1201, a Municipal Code Text Amendment (MCTA) triggered by the NJD Brasada residential project to the west. The subject property is now part of a new planning area two of SP25. Ordinance No. 1201 resolved the major issues of building on a primary ridgeline and the nature preserve use as discussed below.

Primary Ridgeline – Previously, SP 25, and the accompanying Northern Foothills Implementation Environmental Impact Report, did not allow development on primary ridgelines because "the natural slopes of the Northern Foothills area are one of the primary resources of the City of San Dimas. The foothill area, which is visible throughout the City, creates a dramatic backdrop for the community, and provides substantial visual open space at the northern portion of the City." SP25 Exhibit C shows a primary ridgeline extending through the property, where the proposed home is located; however, this ridgeline does not meet the definition of a primary ridgeline as "a ridge which is visible against the sky as viewed from a public street." Regardless, Ordinance No. 1201 now allows consideration of development on a primary ridgeline where "the structure shall be sited and designed to minimize any visual intrusiveness." The majority of the property is too steep for development. A viewshed analysis, which was presented to the City Council in November 2007 (see attached), concluded that the impact of the proposed change would not be significant. The Council gave permission to initiate a MCTA to redesignate this ridgeline as a secondary ridgeline.

Nature Preserve Land Use – The applicant has constructed a large pond and five aviaries on the property to raise ducks, pheasant, and quail. Ordinance No. 1201 also added "uses which promote environmental preservation, including nature preserves, ponds, and related low activity uses, provided that such uses shall be located on a parcel not less than twenty acres in size " as a conditionally permitted use within SP25. The applicant's property, improvements, and uses are consistent with this goal. On April 20, 2011, the Planning Commission approved Conditional Use Permit 11-01 for the nature preserve use.

Fire Hazard – The State Fire Marshal has declared that the entire Northern Foothills are located within a "Very High Fire Severity Zone" (see map below) and adopted more stringent building codes.



These will be the first structures in San Dimas built in the Wildland-Urban Interface Fire Area (very high severity fire zone). The 2010 California Residential Code requires that all new homes be fire sprinklered. In addition, the 2010 California Residential Code (Section R237) requires that all new buildings within a Wildland-Urban Interface Fire Area be constructed with either "ignition resistant" or "non-combustible" materials. The house, detached garaged<sup>1</sup> and barn<sup>2</sup> must comply with the State Fire Marshal's guidelines, including, but not limited to, the following which are generally addressed by standard conditions:

- Fire sprinklers required (excluding garage)
- Eaves must be "protected," such as heavy timber (minimum nominal 4 inches) for all exposed wood, and additional standards per Section R327.7.4
- Fire stops required between roof decking and tile roof per Section R327.5.2
- Windows and doors require special design per Section R327.8
- Vents require special design per Section R327.6.2
- Barn wood siding, excluding trim, must be fire-retardant-treated wood per Section 2303.2 of California Building Code and Section R327.4

#### DEVELOPMENT PLAN REVIEW:

On February 24, 2011, the Development Plan Review Board reviewed the proposed project. The Board voted unanimously to recommend approval to the City Council (Councilman Badar abstained).

<sup>1</sup> Garage is not exempt because it exceeds 120 square feet, and is a Group U occupancy building less than 50 feet from house per 2010 California Residential Code Section R327.1.3.

<sup>2</sup> Barn is not exempt because it has an office per 2010 California Residential Code Section R327.1.3.

The one story house, and detached garage, is designed with the following features and materials:

- Split level pad\* with three different floor levels (4.5 foot elevation difference)
- 1-story massing
- Varying roof forms and heights
- Varying wall planes
- Stucco and synthetic stone veneer
- Mission clay tile roof
- Decorative cornice
- Exposed decorative wood rafters
- Deep, covered verandas\*
- Solar panels hidden within a roof well
- Well-fenestrated elevations

\* House only

The traditional style horse barn is designed with the following features and materials:

- Hayloft
- Resawn plywood siding and trim
- Standing seam metal roof

#### **ENVIRONMENTAL REVIEW:**

The *Northern Foothills Implementation Program Environmental Impact Report (EIR)* was prepared which analyzed the “worst case” scenario for possible build-out and public improvements and for the cumulative impacts, which may occur by subsequent implementation of the specific plan, and was certified by the City Council in June 1999. The project will be required to implement all pertinent mitigation measures adopted in the Program EIR for the Northern Foothills. Consistent with these mitigation measures, the applicant prepared focused environmental studies on the following topics analyzing the potential site specific impacts of the proposed project:

<b>Geotechnical &amp; Hydrology</b>	<b>General Biological</b>
Drainage	Focused Survey for Coastal California Gnatcatcher
Percolation and Engineering Feasibility for septic system	Focused Survey for Burrowing Owl
Regulatory Status of Man-Made Pond and Sycamore Creek Arizona crossing repairs	Focused Survey for Sensitive Plant Species
Preliminary Soils Investigation	

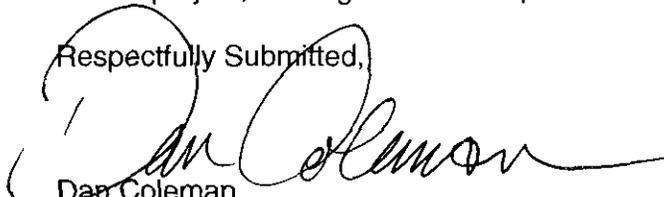
The Environmental Committee reviewed this project on February 20, 2011 and recommended a determination that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and 2)

have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. Copies of all environmental studies are on file in the Planning Division.

**RECOMMENDATION:** Staff and the Planning Commission recommend that the City Council adopt a motion to:

- Approve Precise Plan 11-0 through adoption of attached Resolution with conditions.
- Approve Development Plan Review 07-27 through adoption of attached Resolution with conditions.
- Adopt a CEQA determination that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Respectfully Submitted,



Dan Coleman  
Director of Development Services

Attachments: Appendix A – General Information  
Environmental Checklist Form (Initial Study Parts 1 and 2)  
Viewshed Analysis  
Development Plans:

- Grading Plan
- Slope Exhibit
- As-Built
- L-1 & L-2 Conceptual Landscape Plan
- A1 Site Plan
- A1-2 House Floor Plan
- A1-11 House Elevations (North and East)
- A1-12 House Elevations (South and West)
- A1-13 House Roof Plan
- A1-15 House Section
- A2-1 Garage
- A3-2 Barn Floor Plan
- A3-3 Barn Elevations and Roof Plan
- A3-4 Barn Sections

Planning Commission Resolution No. PC-1437  
Planning Commission Resolution No. PC-1438  
Draft Council Resolution for DPRB 07-27  
Draft Council Resolution for Precise Plan 11-01  
Draft Conditions of Approval

## APPENDIX A

### GENERAL INFORMATION

Applicant: John DeFalco

Owner: John DeFalco

Location: Sycamore Canyon Road (APN: 8678-030-005)

General Plan: Northern Foothills (Council Resolution No. 99-43)

Surrounding  
Land Use and Zoning North: Vacant / Specific Plan 25  
South: LA County San Dimas Canyon Park / SP 25  
East: Vacant / SP 25  
West: Vacant / SP25

Legal Notice: A legal notice was published in the Inland Valley Daily Bulletin; posted at City Hall, the Library, Post Office and Via Verde Shopping Center; and was mailed to property owners within 300 feet of the project on March 20, 2011.

Environmental: The Environmental Review Committee reviewed the project on February 23, 2011 and recommended a finding that that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



**ENVIRONMENTAL INFORMATION FORM**  
**Part I - Initial Study**  
**(To Be Completed By Applicant)**

Planning Division  
245 East Bonita Ave., San Dimas CA 91773  
(909) 394-6250

**The purpose of this form is to inform the City of the basic components of the proposed project so that the City may review the project pursuant to City policies, ordinances, and guidelines; the California Environmental Quality Act (CEQA). The more thoroughly this form is completed by the applicant, the more quickly the development proposal may be considered. Attach all referenced special studies.**

**GENERAL INFORMATION:**

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Please note that it is the responsibility of the applicant to ensure that the application is complete and legible at the time of submittal. Type or print using **black ink only.**

Application Number for the project to which this form pertains: DPRB-07027

Project Title: DeFalco Residence

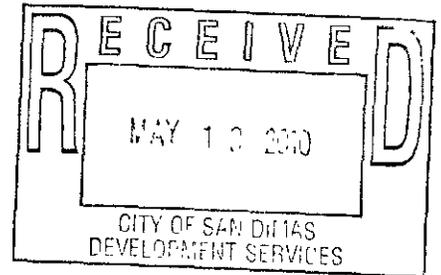
Name & Address of project owner(s): John A DeFalco & Carole E. DeFalco  
824 So. Euclid Street  
Fullerton, CA 92832

Name & Address of developer or project sponsor: Same as Project Owner

Contact Person & Address: David J. Tanner, President  
Environmental & Regulatory Specialists, Inc.  
223 62<sup>nd</sup> Street  
Newport Beach, CA 92663  
dave@earsi.com

Name & Address of person preparing this form (if different from above):  
David J. Tanner, President  
Environmental & Regulatory Specialists, Inc.  
223 62<sup>nd</sup> Street  
Newport Beach, CA 92663  
dave@earsi.com

Telephone Number: 949 646-8958 wk 949 233-0895 cell



**PROJECT INFORMATION & DESCRIPTION:** Attach additional sheets if necessary.

- 1) Provide a full scale (8-1/2" x 11") copy of the USGS Quadrant Sheet(s) which includes the project site, and indicate the site boundaries.

USGS Quadrant Sheet(s) attached

- 2) Provide a set of color photographs which show representative views into the site from the north, south, east and west; views into and from the site from the primary access points which serve the site; and representative views of significant features from the site. Include a map showing location of each photograph.

Set of color photographs attached

- 3) Project Location (describe):

The property is located on the USGS 7.5' series Glendora Quadrangle, Township 1 North, Range 9 West, southwest portion of Section 26, City of San Dimas. The Property is located approximately 650 feet northwest of the intersection of Sycamore Canyon Road and Sycamore Flats Motorway. See attached Location Map

- 4) Assessor's Parcel Number(s):

8678-030-005

- 5) Gross Site Area (ac/sq. ft.):

40 acres

- 6) Net Site Area (total site size minus area of public streets & proposed dedications):

40 Acres

- 7) Describe any proposed General Plan Amendment or Zone Change which would affect the project site.

None – The Site is located within the boundary of Specific Plan 25. Specific Plan 25, Exhibit C "Primary and Secondary Ridgelines" identifies the Proposed home site as being located on a "Primary Ridgeline". The Proposed residential home site is located atop a ridge in a location that cannot be seen from the City of San Dimas. The portion of the ridgeline where the home site is proposed does not meet the definition of a "Primary Ridgeline" contained in the text of the Specific Plan. The Specific Plan text and Exhibit "C" are in conflict in this instance. It is suspected that the extent of the Primary Ridgeline depicted on Exhibit "C" is in error since this is a hand drawn exhibit.

- 8) Include a description of all permits which will be necessary from the City of San Dimas and other governmental agencies in order to fully implement the project:

Building Permit: 1- 4,315 sq. ft. single-family single-story detached residence, a 484 sq. ft. detached garage and a 1,892 sq. ft. barn.

Grading Permit: Site grading will entail approximately 2,500 cubic of earth redistribution to create pads for the house, detached garage and barn. Grading activities will be balanced on Site.

- 9) Describe any noise sources and their levels that now affect the site (aircraft, roadway noise, etc.) and how they will affect proposed uses.

None

10) Describe the proposed project in detail. This should provide an adequate description of the site in terms of ultimate use which will result from the proposed project, proposed square footage, and number of floors of construction. Indicate if there are proposed phases for development, the extent of development to occur with each phase, and the anticipated completion of each increment. Attach additional sheets if necessary:

Proposed Project: The Project proposes the construction of 1 - 4,315 sq. ft single-family single-story detached residence, a 484 sq. ft. detached garage and a 1,892 sq. ft. barn on the 40-acre Site. Approximately 2,500 cubic yards of earth redistribution grading will be required to create the building pads. All grading will be balanced on Site. An on Site septic system will be constructed to treat effluent from the single-family single-story residence.

Graded slopes will be re-vegetated using a combination of native and indigenous plant species as shown on the attached Preliminary Landscape Plan.

The Project is expected to begin construction within 6 months following land use approvals. Construction is anticipated to take 6 months from authorization to proceed, depending on economic conditions. The home will be used as a Ranch house. The site is an existing operating Ranch. The existing Ranch is developed having all infrastructure and utilities needed to serve the Proposed Project.

The following plans have been submitted with this application:

Building Plans  
Architectural Plans  
Preliminary Grading Plan  
Preliminary Landscape Plan

11) Will the proposed project change the pattern, scale or character of the surrounding general area of the project?

No

12) Indicate the type of short-term and long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses? What methods of sound proofing are proposed?

Short-term Noise: Short-term noise levels will be generated by the construction of the Proposed Project (one single-family detached single-story home, detached garage and barn). Site grading to create the pads will be completed within 14 days. The Project will comply with all City noise regulations

Long-term Noise. The Project is not anticipated to result in the generation of long-term noise.

Affect on Adjacent Properties: Given the 40-acre size of the Site and rural nature of surrounding properties, the Project is not anticipated to impact surrounding properties.

Method of Soundproofing: The Project will comply with State and City building codes.

13) Indicate proposed removals and/or replacements of mature or scenic trees:

There will be no removal or replacement of mature or scenic trees.

14) Indicate any bodies of water (including domestic water supplies) into which the site drains:

The Site drains into Sycamore Creek which traverses the Site.

15) Indicate expected amount of water usage (See Attachment A for usage estimates). For further clarification, please contact Golden State Water Company at 121 Exchange Place, San Dimas, CA 91773, 909-599-1289.

a. Residential (gal/day) 600 gallons/day Peak use (gal/day) 1,200 gallons/day

b. Commercial/Industrial (gal/day/ac) NA Peak use (gal/min/ac) NA

16) Indicate proposed method of sewage disposal (check one):  Septic Tank \_\_\_\_\_ Sewer. If septic tanks are proposed, attach percolation tests. If discharge to a sanitary sewage system is proposed, indicate expected daily sewage generation (See Attachment A for usage estimates). For further clarification, please contact the San Dimas Public Works Department at 909-394-6240.

a. Residential (gal/day) 250 gallons/day

b. Commercial/Industrial (gal/day/ac) NA

**RESIDENTIAL PROJECTS:**

17) Number of residential units: 1

Detached Units (indicate range of parcel sizes, minimum lot size and maximum lot size:

1- 4,315 sq. ft. single-family detached residence, a 484 sq. ft. detached garage and a 1,892 sq. ft. barn.

Attached Units (indicate whether units are rental or for sale units):

None Proposed

18) Anticipated range of sale prices and/or rents:

Sale Price(s) \$ Not for Sale to \$ \_\_\_\_\_

Rent(s) (per month) \$ Not for Rent to \$ \_\_\_\_\_

19) Specify floor plan area (square feet, excluding garage) and number of bedrooms by unit type:

See attached plans

20) Indicate anticipated household size by unit type:

2 Adults occupying 1- 4,315 sq. ft. single-family detached residence.

21) Indicate the expected number of school children who will be residing within the project. Contact the appropriate School District (see Attachment B).

a. Elementary: 0

b. Junior High: 0

c. Senior High 0

**COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL PROJECTS:**

21) Describe type of use(s) and major function(s) of commercial, industrial or institutional use:

NA

22) Total floor area of commercial, industrial, or institutional use by type:

NA

23) Indicate hours of operation:

NA  
\_\_\_\_\_

25) Number of employees. NA

Total: \_\_\_\_\_

Maximum Shift: \_\_\_\_\_

Time of Maximum Shift: \_\_\_\_\_

26) Estimation of the number of workers to be hired that currently reside in the City:

NA

27) For commercial and industrial uses only, indicate the source, type and amount of air pollution emissions. (Data should be verified through the South Coast Air Quality Management District, at (818) 572-6283):

NA

**ALL PROJECTS:**

28) *Have the water, sewer, fire, and flood control agencies serving the project been contacted to determine their ability to provide adequate service to the proposed project? If so, please indicate their response.*

Water: No. The Project will be serviced by an existing private well on Site.  
Sewer: No. The Project will be serviced by a new private septic system on Site.  
Fire: No. The Site is an existing Ranch within the service area of the LA County Fire Department.  
Flood Control: No. The Site is an existing Ranch within the service area of the LA County Flood Department.

29) *In the known history of this property, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to, PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note underground storage of any of the above. Please list the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use, if known.*

The Property owner has no knowledge of any use, storage, or discharge of hazardous and/or toxic materials on the Site.

30) *Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials, including but not limited to those examples listed above? If yes, provide an inventory of all such materials to be used and proposed method of disposal. The location of such uses, along with the storage and shipment areas, shall be shown and labeled on the application plans*

No

**ENVIRONMENTAL SETTING:**

31) *Describe the physical setting of the site as it exists before the project including information on topography, soil stability, plants and animals, mature trees, trails and roads, drainage courses and scenic aspects. Describe any existing structures on site (including age and condition) and the use of the structures. Attach photographs of significant features described. In addition, cite all sources of information (i.e., geological and/or hydrologic studies, biotic and archeological surveys, traffic studies)*

The Site is an existing operating private Ranch. Site access is restricted. On-Site improvements include paved access road, unpaved access roads, agricultural uses including; citrus, aviaries, horse stables, fencing, walls, water well, water storage and irrigation facilities and miscellaneous Ranch structures. Much of the Site has been disturbed by historic Ranch operations.

Elevation: Elevations on Site vary from approximately 1,300' to 1750' msl.

Topography: Topography is mountainous. A Topographic Map with Site boundary is attached.

Existing Structures: Existing structures are shown on the attached As-Built Plan - Approved 6-12-2008

Site Photos: Photos of the Site are attached.

The following technical reports and studies have been submitted with this application:

Hydrologic Study – Andreasen Engineering

Drainage Report – Andreasen Engineering

Geologic Study – GMU Geotechnical

General Biological Resource Assessment – Environmental & Regulatory Specialists, Inc.

Focused Surveys for Sensitive Plant Species – Environmental & Regulatory Specialists, Inc.

Wastewater Treatment Evaluation – C& M Partnership

32) Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.):

The site is surrounded by open space. Refer to Specific Plan 25 and its final EIR for a description of the surrounding properties.

33) Describe the known cultural and/or historical aspects of the site. Cite all sources of information (books, published reports, archaeological surveys, oral history, etc.):

There are no known cultural and/or historical aspects of the site. Refer to Specific Plan 25 and its final EIR for a description known cultural and/or historical aspects of the site.

**APPLICANT CERTIFICATION:**

I hereby certify that the statements furnished above, and in the attached exhibits, present the data and information required for adequate evaluation of this project to the best of my ability; and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the City of San Dimas.

Date May 10, 2010

Signature: \_\_\_\_\_

Print Name: John A. DeFalco

Title: Owner

## ATTACHMENT A – WATER & SEWER SERVICE DEMAND

### Water Usage – Average use per day

#### **Residential**

Single Family	600 gal/day
Apartment/Condominium/Townhome	400 gal/day

#### **Commercial/Industrial**

General and Regional Commercial	3000 gal/day/ac
Neighborhood Commercial	1500 gal/day/ac
General Industrial	1500 gal/day/ac
Industrial Park	3000 gal/day/ac

#### **Peak Usage**

For all uses: Average use x 2.0

### Sewer Flows

#### **Residential**

Single Family	270 gal/day
Apt/Condos	200 gal/day

#### **Commercial/Industrial**

General Commercial	2000 gal/day/ac
Neighborhood Commercial	100-1500 gal/day/ac
General Industrial	2000 gal/day/ac
Heavy Industrial	3000 gal/day/ac

## ATTACHMENT B – SCHOOL DISTRICTS

**Bonita Unified School District** (east of Cataract, south of Base Line Rd., east of Valley Center, north of Puente St )  
115 W. Allen Avenue  
San Dimas, CA 91773  
(909) 971-8320

**Glendora Unified School District** (north of Base Line Rd., west of Cataract Avenue)  
500 N. Loraine Avenue  
Glendora, CA 91723  
(626) 963-1611

**Charter Oak Unified School District** (west of Valley Center)  
20240 Cienega Avenue  
Covina, CA 91723  
(626) 966-8331

**Covina-Valley Unified School District** (south of Puente Street and Walnut Creek)  
519 E. Badillo Street  
Covina, CA 91723  
(626) 974-7000

APN 8678-030-005



PROJECT INFORMATION #1

**GARAGE LOCATION**

**HOUSE LOCATION**

**BARN LOCATION**

**FALCON RIDGE RANCH**

**DPRB 07-27**  
1424.9

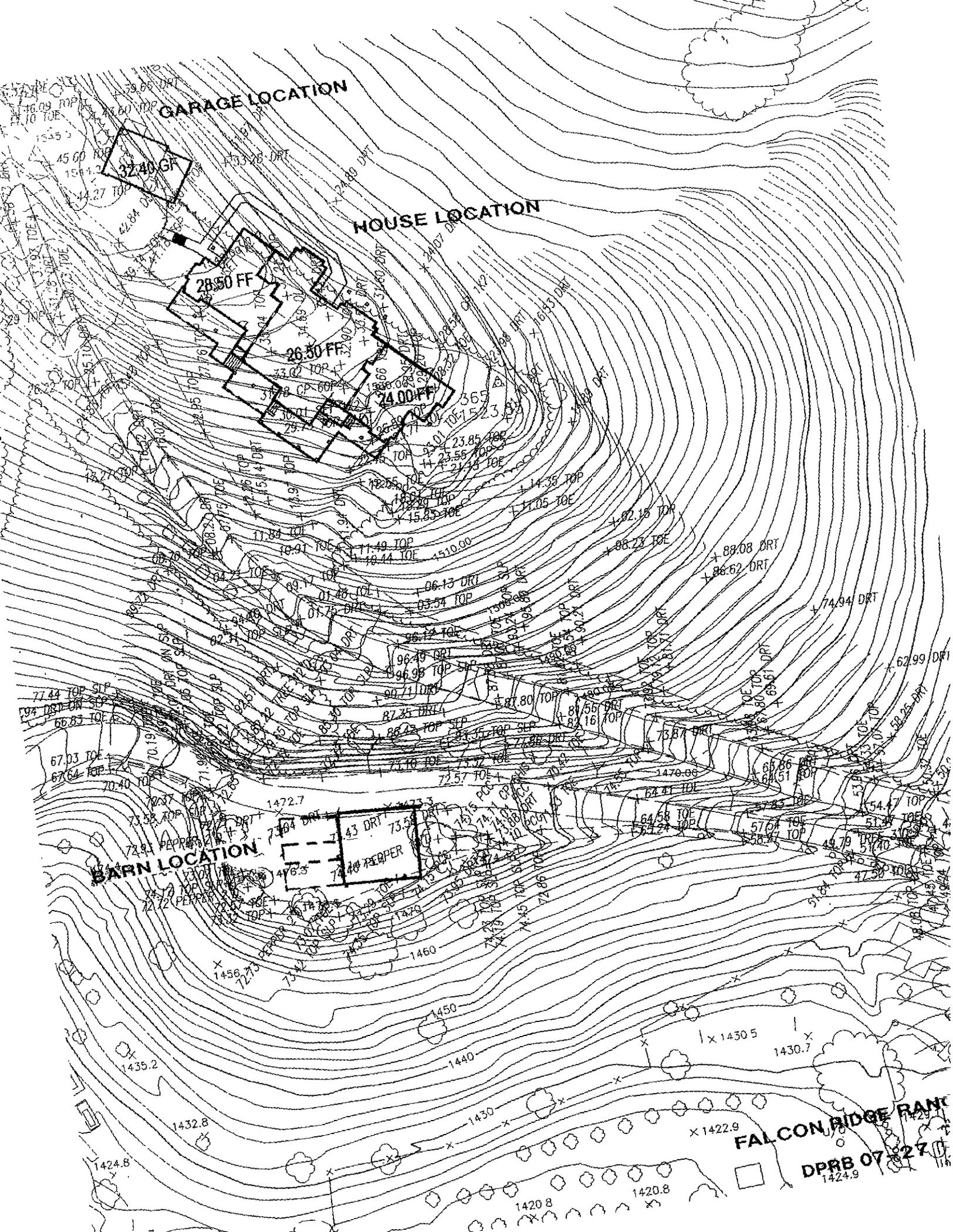
32.40 GF

28.50 FF

26.50 FF

24.00 FF

74.40 PERPER  
74.43 DRT  
73.51 DRT



**carole defalco**

---

**From:** "Paul Yocom" <paulyocom@ca.rr.com>  
**To:** "Carole DeFalco" <jdefalco@roadrunner.com>  
**Sent:** Monday, May 26, 2008 1:37 PM  
**Subject:** DeFalco Ridge Ranch Google Earth Photos



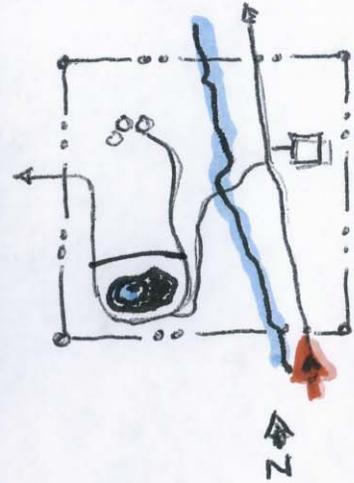
P/L (TYPICAL)



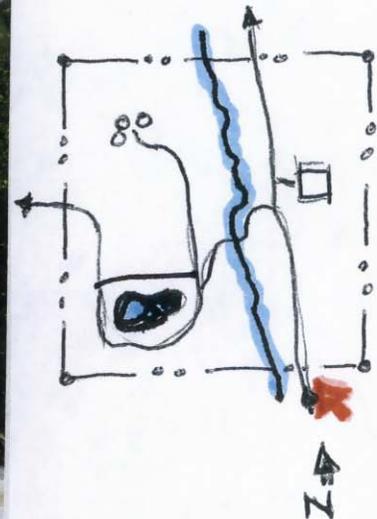
# PROJECT INFORMATION #1

5/27/2008

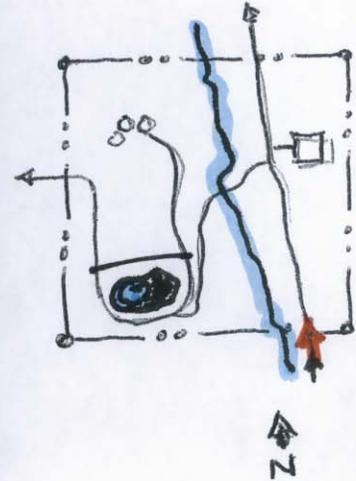




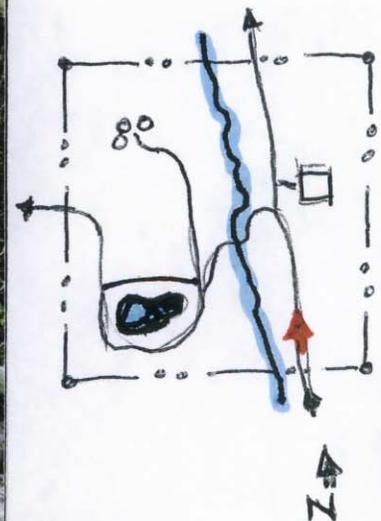
No. 1 Private Road-Fire Maintenance Road Through County's Property



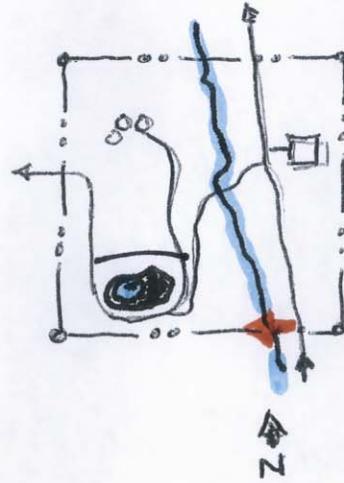
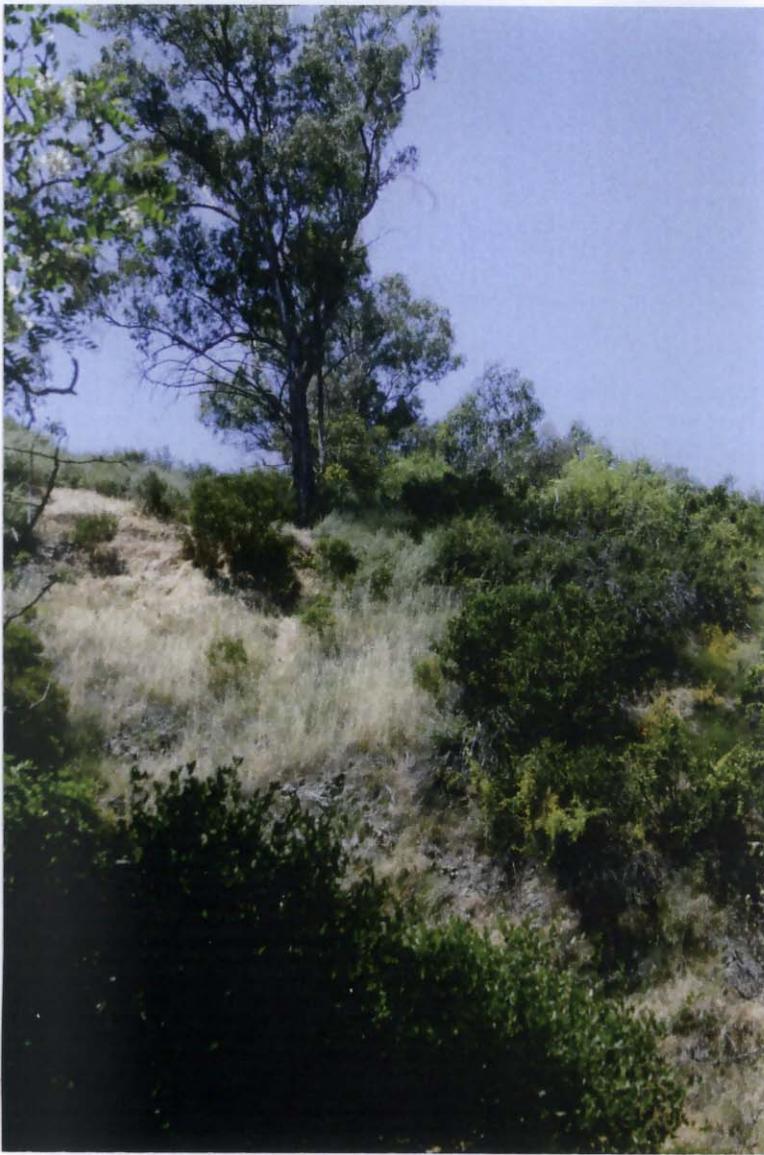
Entrance Through "Yellow Gate", Which is County of L.A. Parks & Recreation Property



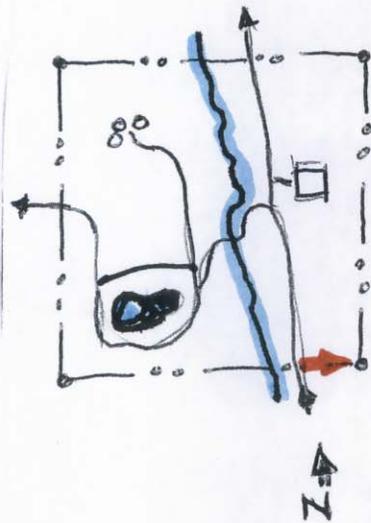
No. 2 Private Road, Fire Maintenance Road, Entering Subject Property.  
John & Carole Falcon Ridge Ranch



- Entrance sign to Falcon Ridge Ranch

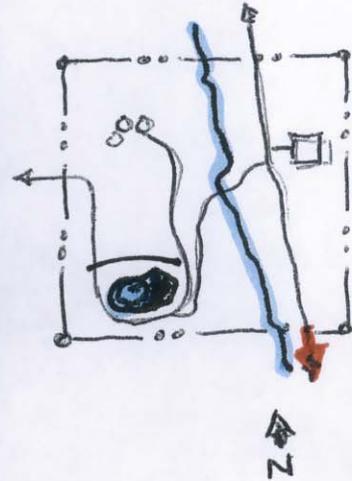


No. 3 South Property Line Looking West

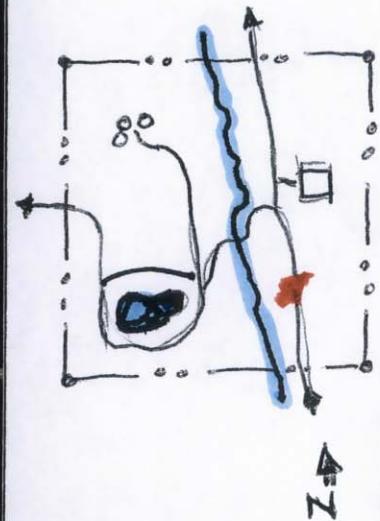


South Property Line Looking East

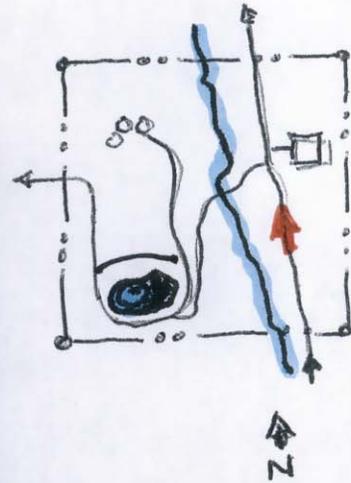




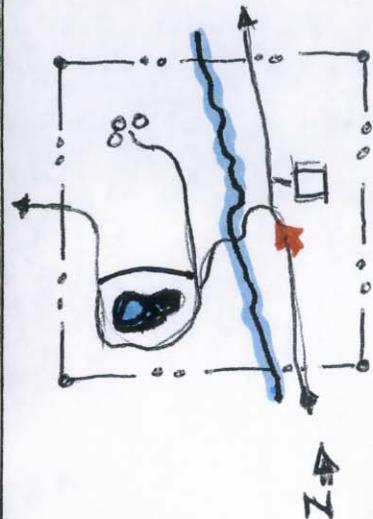
No. 4 Private Road (Fire Maintenance Road) Looking South into Falcon Ridge and Los Angeles County Parks & Recreation Road.



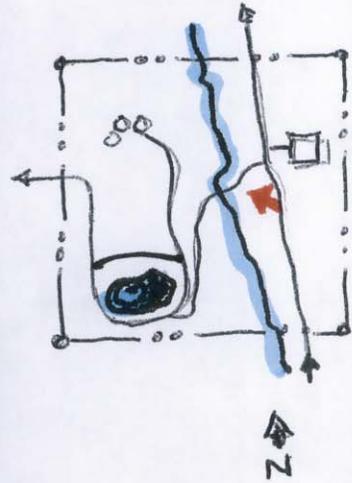
- Looking East off Private Road (Entrance) to Falcon Ridge



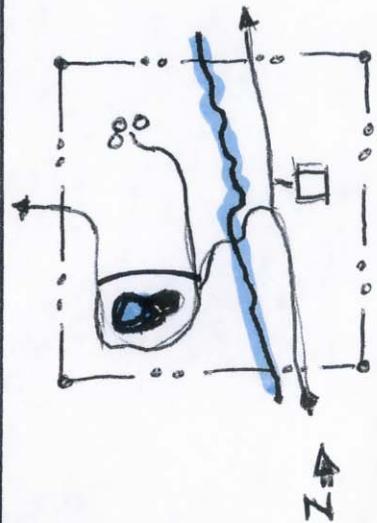
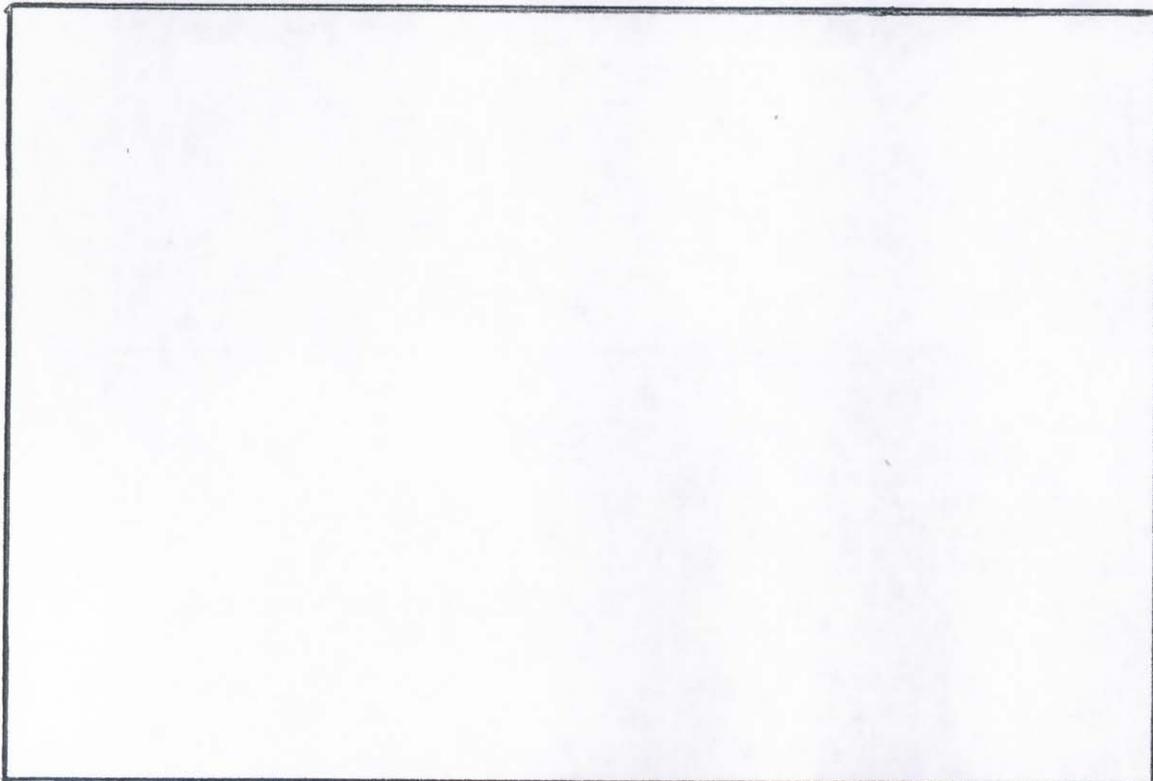
No. 5 Looking North on Private Entrance Road.

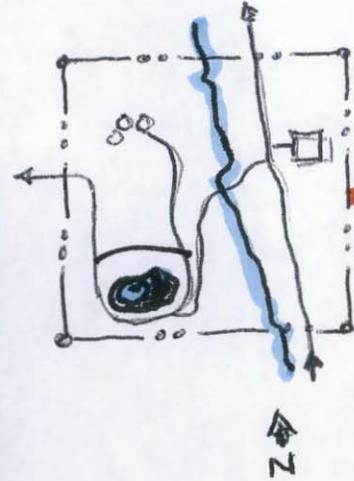


- Roadway to the right Goes North to the Canyon.  
Roadway to the Left Crosses the Arizona Crossing.

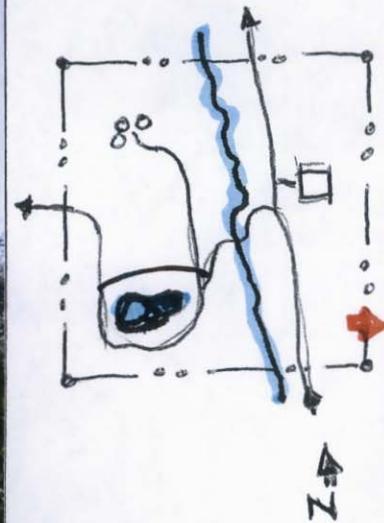


No. 6 Arizona Crossing.

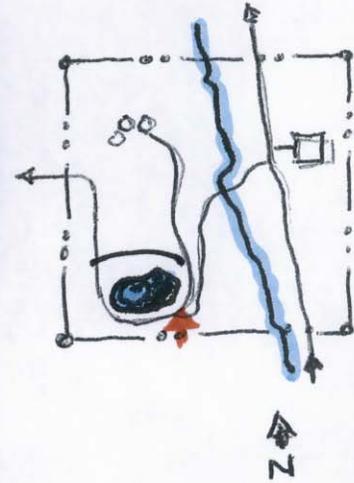




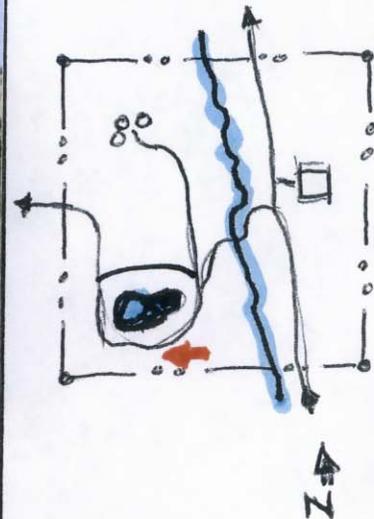
No. 7 Property to the East



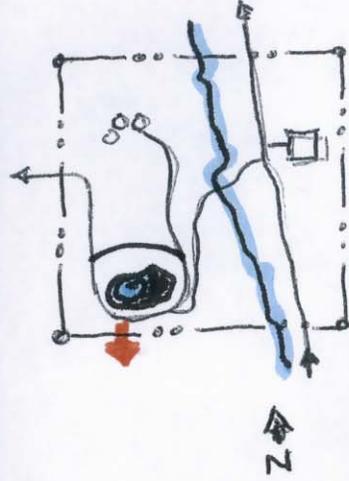
- Property to the East and South Property Line.



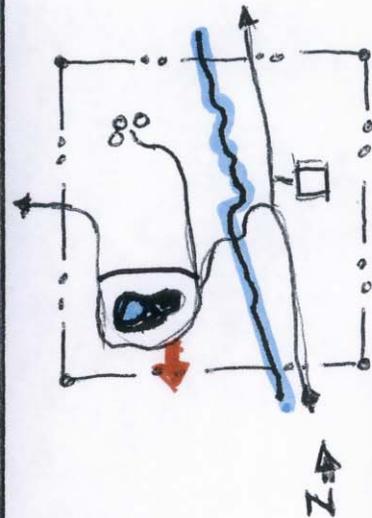
No. 8 Entrance Gate to Proposed Barn, Proposed House, & Water Storage Tanks.



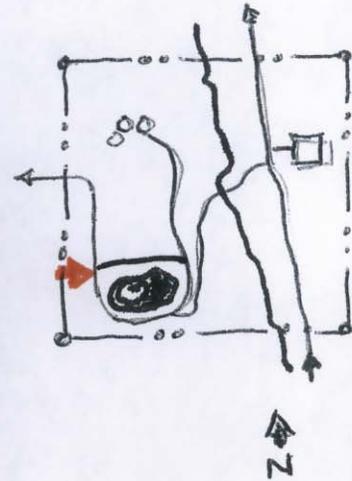
- South Property Line Adjacent to Shed/Horse Corrals.



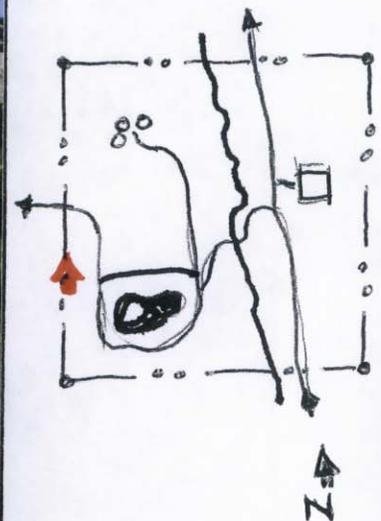
No. 9 County of Los Angeles Parks & Recreation Property South of Property Line Adjacent to Horse Corrals.



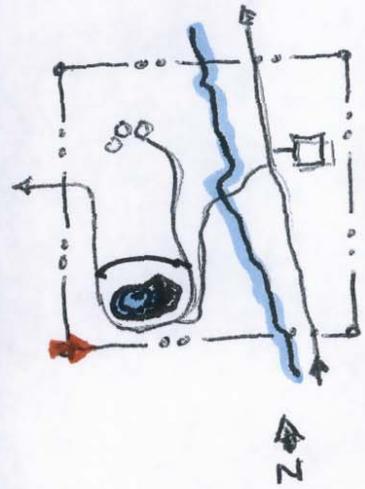
- County of Los Angeles Parks & Recreation Property South of property Line.



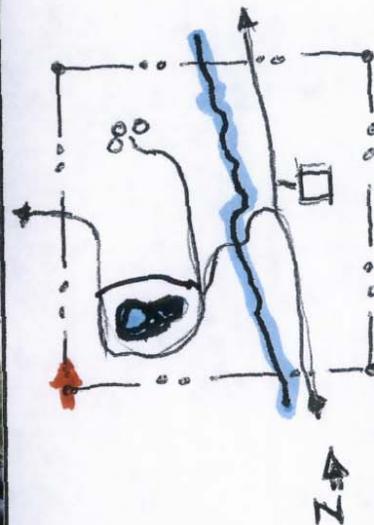
No. 10 Entrance Gates to Lower Pad at Proposed Barn site.



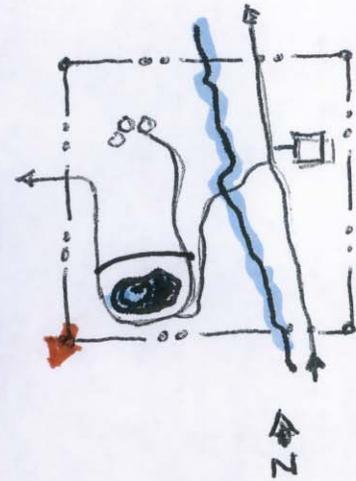
- West Boundary Line – Looking North-Old Fence Post Depicts P/L



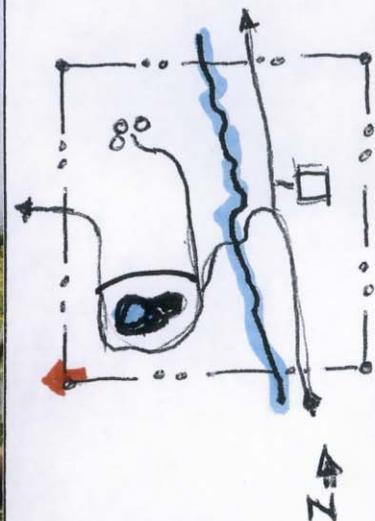
No. 11 Southwest Property Corner Looking East along Property Line.



- Southwest Property Corner Looking North along Property Line.



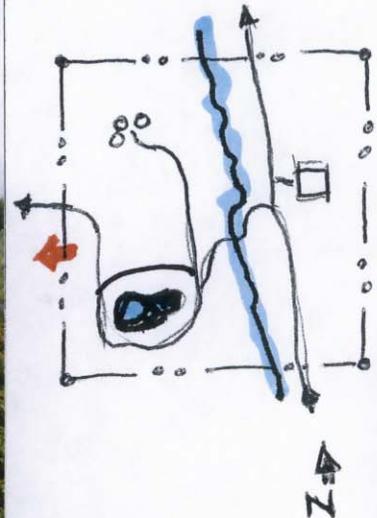
No. 12 Southwest Property Corner Looking South into County of Los Angeles and McHenry's Property.



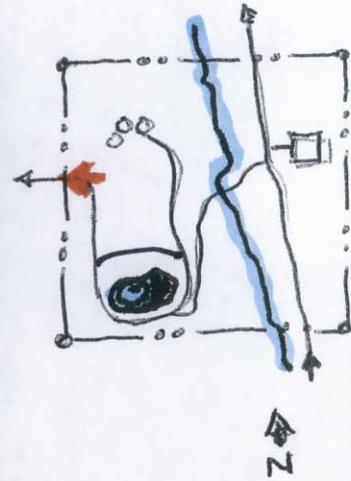
• Southwest Property Corner Looking West into NJD, Ltd. Property.



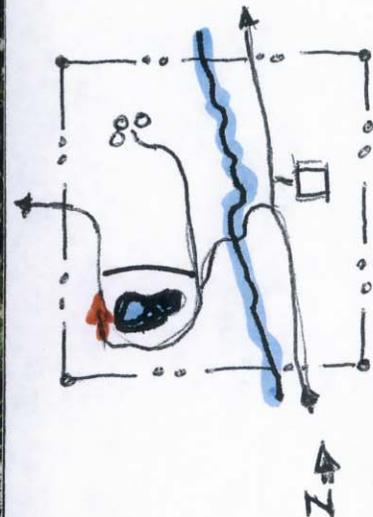
No. 13 West Property Line Looking into NJD, Ltd. Property



- West Property Line Looking into NJD, Ltd. Property.



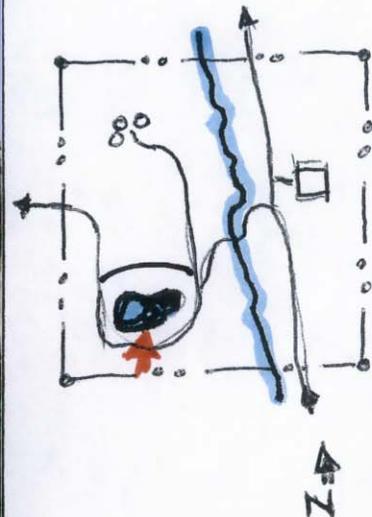
No. 14 Gate at the Property Line that Separates Property of Falcon Ridge & NJD, Ltd. The Road is a Fire Main Entrance. At NJD's it becomes Wildwood Motorway.



- Road System Through Falcon Ridge Adjacent to the Pond.



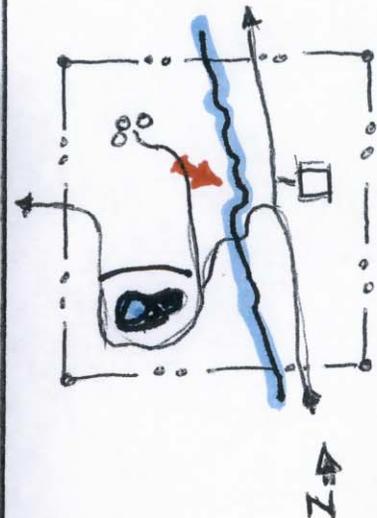
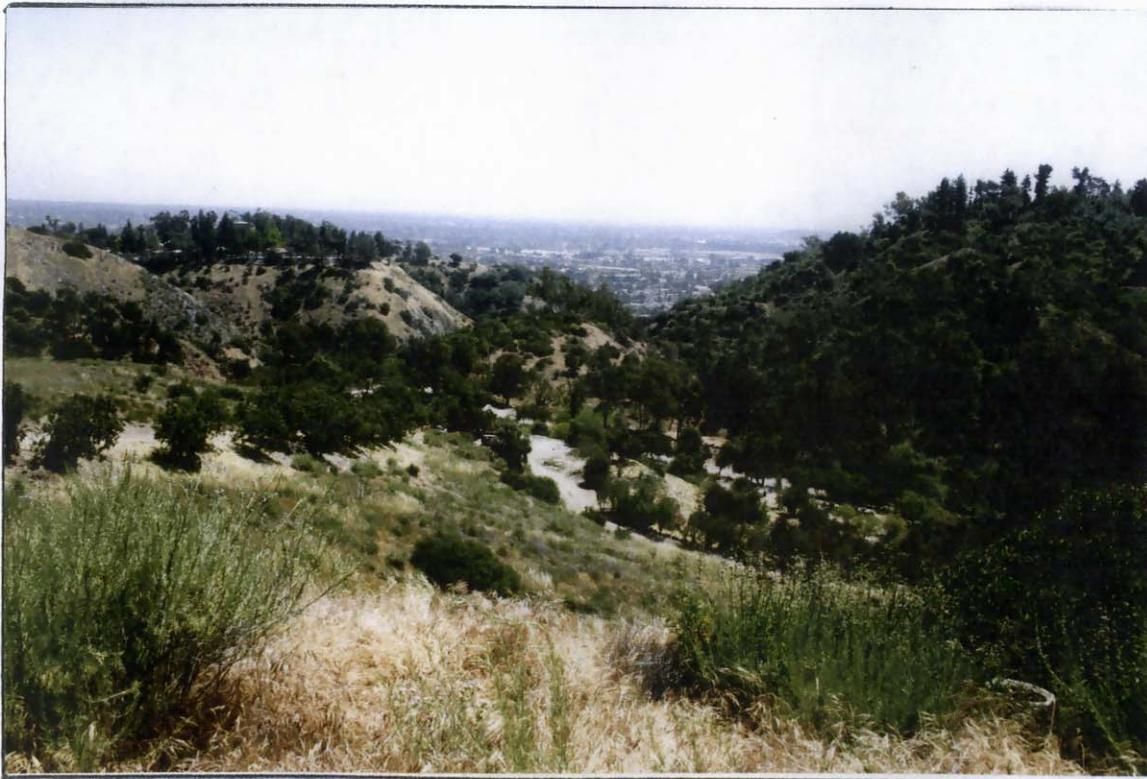
No. 15 West Side of Pond.



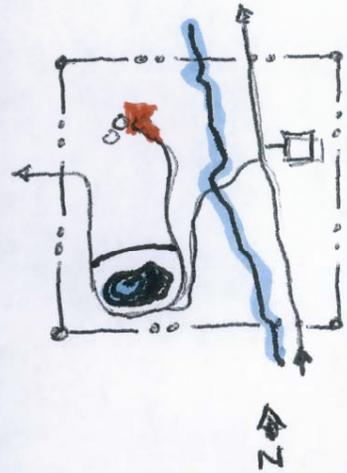
- The Pond, Generator Room, Propane Tank, & Lower Pad for Future Barn. at the Top, the Tree Line Road leads up to the Water Storage Tanks.



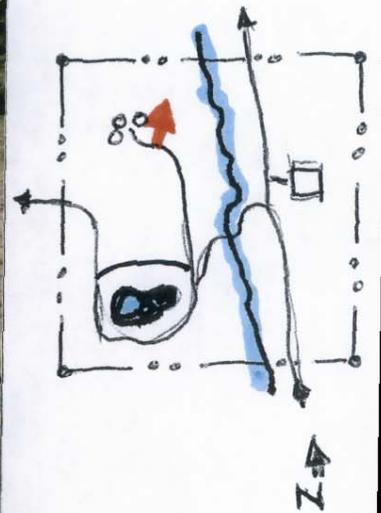
No. 16 Primary Ridge Looking South along the West Property Line. Hill is the County of Los Angeles' Property.



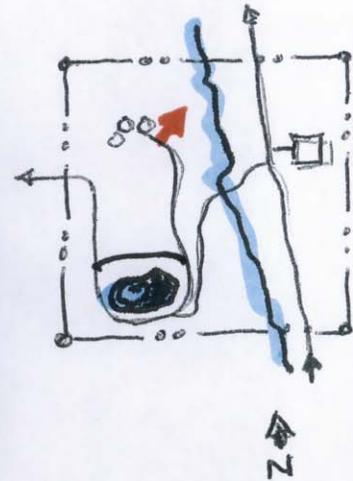
- Primary Ridge Looking Southeast



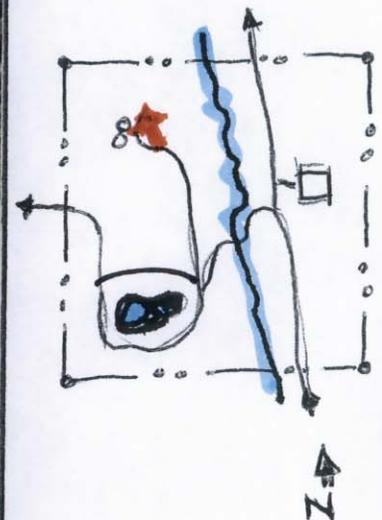
No. 17 Primary Ridge looking North to National Forest



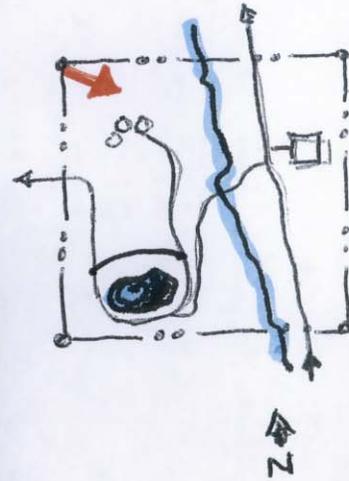
- Primary Ridge Looking North to Falcon Ridge & National Forest.



No. 18 Primary Ridge Looking Northeast Into National Forest.



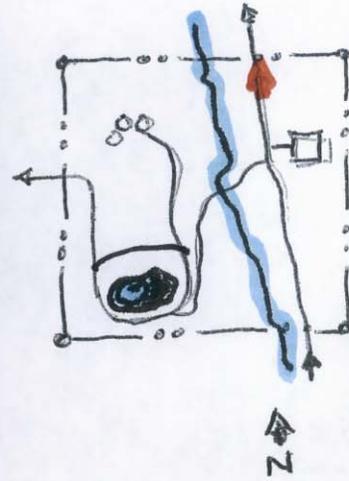
- Primary Ridge Looking Northeast into National Forest & Adjacent Property Owner.



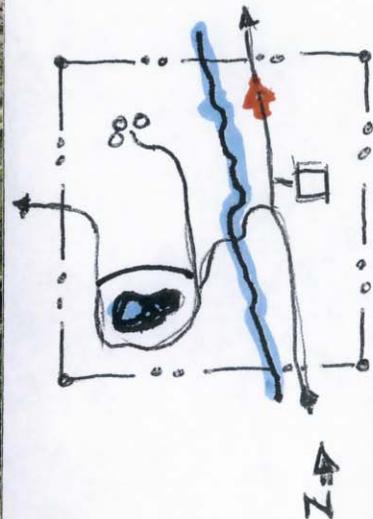
No. 19 View From West Property line Looking into Storage/Avocado Area of Falcon Ridge into Adjacent property Owner Property.



- West property line Looking Directly into Adjacent Property Owner.



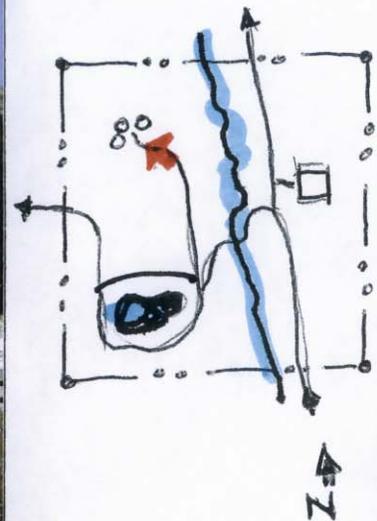
- Roadway is a Fire Maintenance Road, the Green area is a Quail Food Plot. This is the Area Where the Quail are Released.



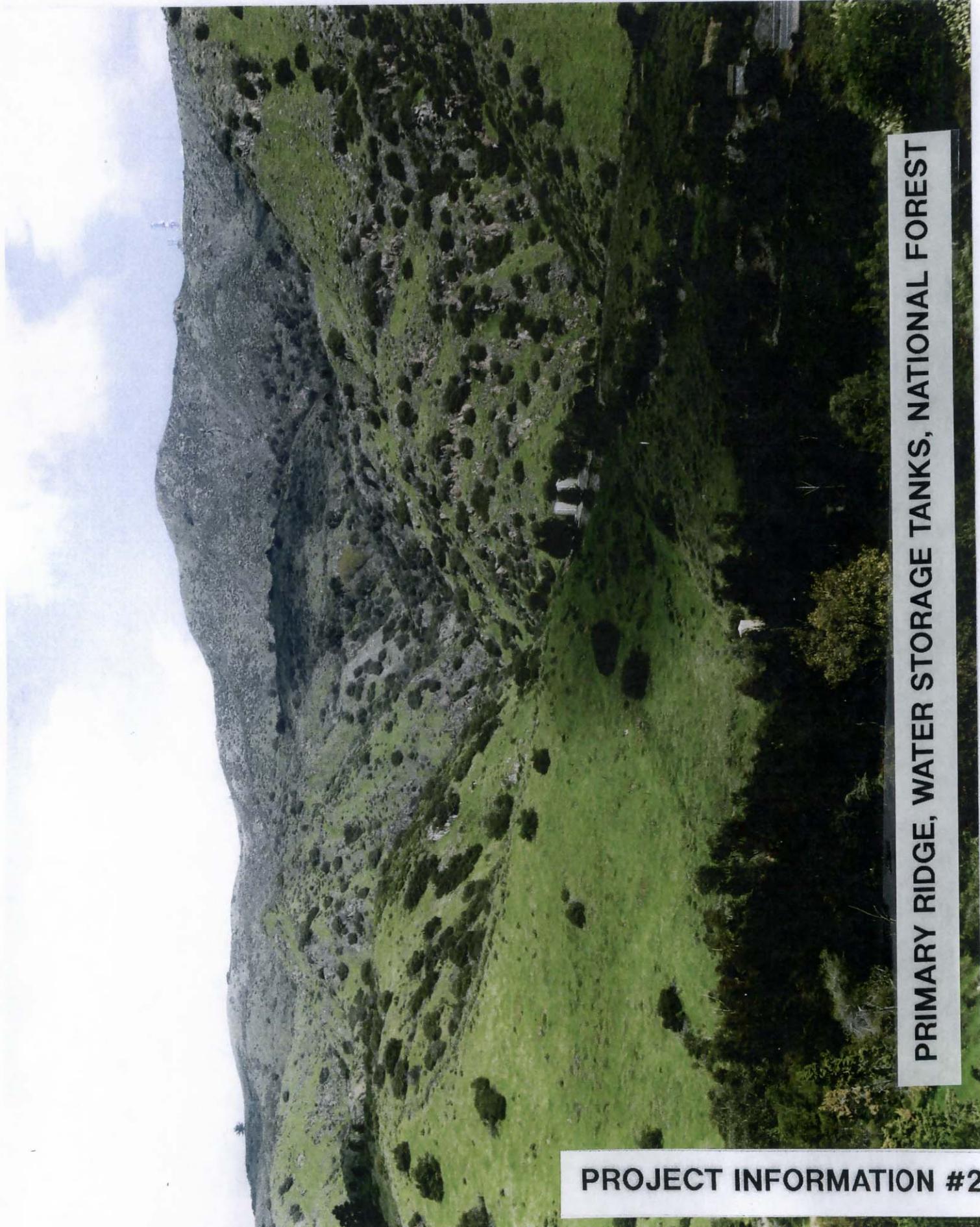
No. 20 North Boundary Looking into National Forest Property.



No. 21 Proposed Start of Improvements for the Proposed House. The House Will Now be 7-feet Lower.



- Looking Up to the Primary Ridge line from the Proposed Building area.



**PRIMARY RIDGE, WATER STORAGE TANKS, NATIONAL FOREST**

**PROJECT INFORMATION #2**

NJD LTD'S PROPERTY TOP OF  
PRIMARY RIDGE

PROPERTY LINE  
1585.0

START OF SECONDARY RIDGE LINE 1560.0  
FG TANK 1559.5

LOCATION OF HOUSE  
FINISH FLOOR 1526  
TOP OF ROOF 1547

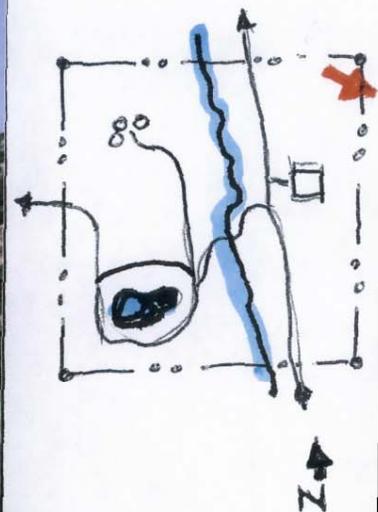
20 FT DIFFERENCE FROM START OF  
SECONDARY RIDGE TO FINISH ROOF

40 FT FF

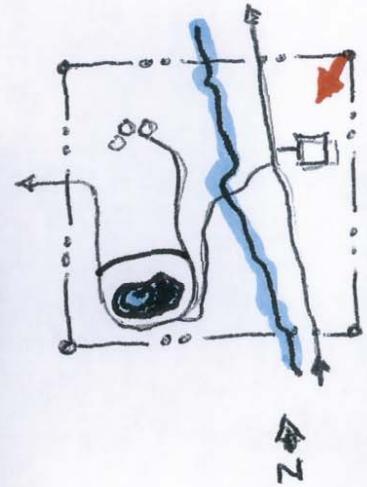
PRIMARY RIDGE, DATA



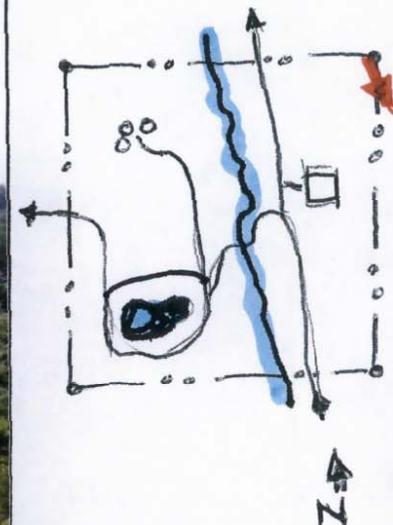
No. 22 Looking North into Falcon Ridge & National Forest Property.



- Looking Northeast into Falcon Ridge & National Forest.



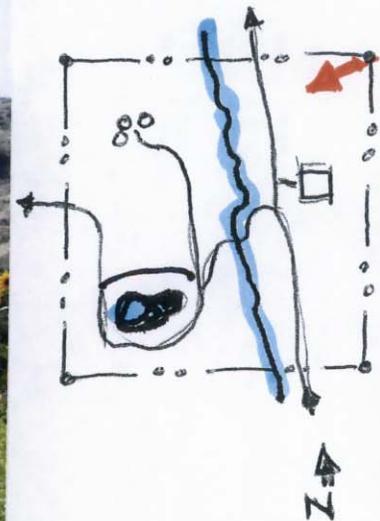
No. 23 Looking Southwest from the Northeast Property Line into Falcon Ridge & County Property.



- Looking Due South from Northeast property Line into Falcon Ridge & County Property.



No. 24 View From the Northeast Corner Looking Southwest into Falcon Ridge.



- From the Northeast Corner Looking due West into Falcon Ridge Water Storage Tanks.



Planning Division  
245 East Bonita Ave., San Dimas CA 91773  
(909) 394-6250

## ENVIRONMENTAL CHECKLIST FORM Part 2 - Initial Study (To Be Completed By Staff)

### BACKGROUND:

1. **Project File:** Development Plan Review DPRB 07-27
2. **Related Files:**
3. **Description of Project:** DEVELOPMENT PLAN REVIEW DPRB 07-27 – DEFALCO - Request to construct a 4,690 sq. ft. single story house, 484 sq. ft. detached garage, and a 1,892 sq. ft. barn, on 40 acres of land (Falcon Ridge Ranch) in Specific Plan No. 25 located on Sycamore Canyon Road (APN: 8678-030-005). Related File: Precise Plan No. 11-01 and Conditional Use Permit 11-01 for a nature preserve.
4. **Project Sponsor's Name and Address:**  
John A. DeFalco  
824 S. Euclid Street  
Fullerton, CA 92832
5. **General Plan Designation:** Northern Foothills
6. **Zoning:** Specific Plan No. 25
7. **Surrounding Land Uses and Setting:** The site is located in the heart of the Northern Foothills area that is predominantly vacant land and some limited agricultural use. The *Northern Foothills Implementation Program Program Environmental Impact Report* describes the area as "Land uses in the nearly 3,000 acre project area are principally public ownership and single family residential...The land is generally vacant or underutilized and is available for future development." The 40-acre DeFalco property is bordered to the north by the Angeles National Forest and to the south by land owned by County of Los Angeles' San Dimas Canyon Park. Sycamore Creek is an intermittent stream that bisects the property. A paved motorway that follows Sycamore Canyon Road provides access to the property from Sycamore Canyon Road to the south, and the unpaved Wildwood Motorway provides access from the west. Much of the project site has an overall slope greater than 30 percent, whereas, the Northern Foothills has an overall slope greater than 52 percent. The entire area was severely burned in the fires of October 2003, which completely destroyed the original house on the property and burned off the majority of the native vegetation.
8. **Lead Agency Name and Address:**  
City of San Dimas  
Planning Department

245 East Bonita Avenue  
San Dimas, CA 91773

**9. Contact Person and Phone Number:**

Dan Coleman, Director of Development Services  
(909) 394-6250

- 10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** For the water well: County of Los Angeles Health Department and San Gabriel Basin Watermaster; for the septic system: County of Los Angeles Health Department; for fire plan and water plan: County of Los Angeles Fire Department.

**GLOSSARY – The following abbreviations are used in this report:**

EIR – Environmental Impact Report  
FEIR – Final Environmental Impact Report

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

**Land Use and Planning** - Specific Plan No. 25 (SP25) provides for the limited development of the Northern Foothills. Using the SP25 methodology for calculating the maximum allowable density (a sliding scale based upon slope gradient), staff has determined that the maximum yield would be four (4) homes on this 40-acre site. The proposed development of a primary residence is consistent with this density. In January 2011, SP25 was amended to conditionally permit nature preserve use. The applicant has been improving the property since acquiring it in 2004, starting with removal of large amounts of trash and debris from the previous owner. In the past seven years, improvements have focused on agricultural (horses; avocado, fruit and citrus groves; aviaries; duck pond, water tanks, etc.) and beautification (hundreds of trees have been planted). The applicant has also installed amenities, such as water troughs, to encourage trail use.

The *Northern Foothills Implementation Program Environmental Impact Report (EIR)* was prepared which analyzed the "worst case" scenario for possible build-out and public improvements and for the cumulative impacts, which may occur by subsequent implementation of the specific plan, was certified by the City Council in June 1999. The project will be required to implement all pertinent mitigation measures adopted in the Program EIR for the Northern Foothills.

**Aesthetics** - Aesthetics mitigation measure Nos. AES1, AES2, AES11, and AES12 for the Final Program EIR require that grading for development be minimized. In accordance with these requirements, the proposed house design and related grading requires Development Plan Review Board approval. The following features have been incorporated into the proposed project design consistent with the grading criteria for minimizing visual intrusiveness for new development in SP25 (references are to specific code sections in the San Dimas Municipal Code Chapter 18.542 for Specific Plan No. 25):

- A limited amount of grading is proposed on only a minority of the 40-acre property. The majority of the 40-acre property will be a "no building" area (SDMC 18.542.220)
- Contour grading is used where slopes are visible from off-site areas (SDMC 18.542.220.B.1.)
- Transitions between graded and natural slopes are gradually adjusted and blended, such as by rounding off the top and toe of graded slopes (SDMC 18.542.220.B.2.)
- Grading has been restricted to portions of site with less than 35% natural slope (SDMC 18.542.230.D.1.)
- Most of the grading is necessitated by road or driveway access (SDMC 18.542.230.D.1.d)
- Landform grading (varying slope gradient) used (SDMC 18.542.230.D.6)
- The proposed house is a 1-story profile not exceeding 20 feet in height (SDMC 18.542.250.A and 18.542.510.E and F)

- The proposed house is designed with multiple foundation splits to follow natural topography and minimize building mass (SDMC 18.542.510.E and H)
- The proposed house is located over 200 feet from the property line (SDMC 18.542.270.D)
- All graded slopes will be landscaped

Mitigation measure AES12 requires that “wherever possible, structures shall be built with rooftops lower in elevation than any adjacent ridge lines.” A Viewshed Analysis was prepared (see attached) and concluded that, although the proposed house is on top of a ridge line, the aesthetic impact is minimal because the ridge line is essentially only visible from interior views of the DeFalco property itself. The ridge line is not visible from the nearest public street, Sycamore Canyon Road, because of elevation differences and intervening slopes, such as the east flanks of Shay Hill. SP25 only prohibits building on top of primary ridge lines. The subject ridge through the DeFalco property does not meet the SP25 definition of a primary ridge line as “a ridge which is visible against the sky as viewed from a public street.” An amendment to SP25, Municipal Code Text Amendment 08-04, was adopted by City Council on January 11, 2011 which changed the language of SP25 to allow the development on a primary ridgeline and to allow the development of one 2-story home on the DeFalco property.

**Geology** - Mitigation measure G1 requires an “assessment of potential soil related constraints and hazards.” A preliminary soils investigation was prepared (Duco Engineering, February 17, 2006) that concluded “conditions at the site are considered feasible for the proposed grading and construction.” The project development plans are consistent with the recommendations of the investigation. Conditions of approval require submittal of a grading, drainage, and retaining wall plan with a geotechnical soils report prior to issuance of permits.

Geology mitigation measure G10 requires that “all septic systems (i.e., trench/leach fields and seepage pits) shall be installed at locations pursuant to the requirements of the Los Angeles County Health Department. A Percolation Testing and Engineering Feasibility Study Report (C&M Partnership, June 14, 2006) was prepared for the proposed septic system. The Report was prepared to conform to the current requirements of the Los Angeles County Department of Health Services. The Report concluded that “the absorption rate exceeds the maximum absorption rate of 5.12 gallons per square foot per day as currently required by...County Code”; therefore, recommends a filtration and denitrification system.

**Hydrology and Drainage** - Mitigation measures H1, H3, H8 require site-specific engineering hydrologic analysis of the development site watershed. A Drainage Report (Andreasen Engineering, Inc., April 9, 2007) was prepared. The recommendations of the drainage report have been incorporated into the proposed development plans. The proposed Grading Plan shows a series of catch basins surrounding the primary residence and an outlet pipe which diverts the storm water runoff to a rip rap outlet to the southeast.

The Army Corps of Engineers has determined that the existing concrete-lined duck pond is not a water of the United States; therefore, is not subject to jurisdiction under Section 404 of the Clean Water Act. This jurisdictional determination is set forth in their February 15, 2008 letter on file in the Planning Division case file for this project. The California Department of Fish and Game determined by letter dated May 28, 2008, in response to

Streambed Alteration Notification Package # 1600-2008-0132-R5, that a Streambed or Lake Alteration Agreement is not required for the construction of the duck pond. A copy of this determination is in the Planning Division case file.

The California Department of Fish and Game also granted their Streambed Alteration Agreement # 1600-2008-0064-R5 for repair of the existing Arizona crossing of Sycamore Creek, after filing a Notice of Exemption on May 28, 2008. A copy of the permit is in the Planning Division case file.

**Biology** - The site characteristics have changed since the Program EIR was certified in 1999. The Program EIR Exhibit 5.8-1 identified the following vegetative types on the subject property: Coastal Sage Chaparral in the southwest and northeast quadrant, Southern Coast Live Oak Riparian Forest within Sycamore Canyon, and a small area of Annual Grassland/Coastal Sage Scrub along west property line, north of the Wildwood Motorway. In October 2003 a wildfire swept through the entire Northern Foothills, destroying the original house and burning all the native vegetation. Since the applicant acquired the property in 2004, a number of improvements have been made. These improvements, both existing and proposed, are within the "Potential Development Area No. 8" identified by SP25 Exhibit B and Program EIR Exhibit 5.6-1. These improvements include, but are not limited to, an approximately 7,000 square foot pond; planting groves of avocado, citrus and fruit; installing horsekeeping facilities, aviaries, feeders, and other animal facilities; installing trail user amenities, such as water troughs, hitching posts, picnic areas; digging a water well; installing water storage tanks, fire hydrants, and irrigation systems; propane tanks; building accessory structures and retaining walls; installing generators (solar and propane powered); grading; paving access roads; and planting dozens of Eucalyptus, Palo Verde, Pepper and Sycamore trees. The applicant is now proposing additional improvements, including a 4,690 sq. ft. single story house, 484 sq. ft. detached garage, and a 1,892 sq. ft. barn.

Mitigation measure BIO2 requires that impacts on wetlands and/or riparian habitats be mitigated as required for any California Department of Fish and Game (CDFG) Section 1601 Streambed Alteration Agreement and/or ACOE Permit. The conditions of approval require that the applicant make initial contact with the United States Army Corps of Engineers (ACOE), the U.S. Fish and Wildlife (FSW) agency, and the California Department of Fish and Game (DFG), regarding what permits and requirements are needed for existing non-permitted and planned improvements across Sycamore Creek, a blue-line stream through the property, that roughly parallels Sycamore Canyon Road per Program EIR Exhibit 5.7-2. A concrete "Arizona crossing" across Sycamore Creek was constructed without permits. The ACOE may implement requirements under Section 404 of the Clean Water Act, the FSW may implement requirements under the federal Endangered Species Act, and the DFG may implement requirements under the California Endangered Species Act and under the California Fish and Game Code Sections 1601-1603 Streambed Alteration Agreement. The man-made pond is not subject to federal protection as "waters of the United States" under the Clean Water Act because it is non-navigable, it is isolated (not connected to any waters of the United States), and does not affect intrastate commerce pursuant to Supreme Court decision in Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers, No. 99-1178 (January 9, 2001) and United States v. Riverside Bayview Homes, Inc., 474 U.S. 121 (1985). The ACOE determined that the concrete-lined duck pond is not subject to their jurisdiction in their February 15, 2008 letter. Further, the CDFG determined that the pond is not subject to state jurisdiction and that a Streambed Alteration Agreement was not required in their

May 28, 2008 letter. Regarding the recently repaired Arizona crossing of the blue-line stream, CDFG conducted a site visit on February 14, 2008 and issued Streambed Alteration Agreement #1600-2008-0064-R5 on May 28, 2008 authorizing the repairs. The repair work is considered exempt by ACOE under Section 404 Clean Water Act exemptions 33CFR 323.4 (a)(1).

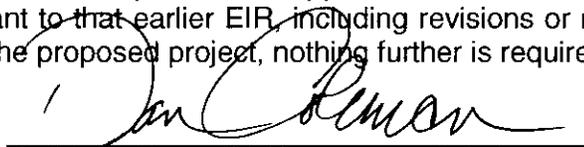
Mitigation measures BIO6 and BIO7 require focused biological survey for state or federally listed threatened or endangered plant and wildlife species. A biological survey was prepared by EARSi in September 2008. The survey found that the site possesses natural resources (potentially sensitive wildlife/plant habitat, and jurisdictional wetlands, waters or streambeds) that would represent a constraint to development or would involve coordination with the resource agencies prior to permits being issued. The site is dominated by ornamental/disturbed, non-native grassland/ruderal, mixed chaparral, non-native grassland/mixed chaparral, alluvial fan sage scrub, and open water habitats. The proposed home, garage and barn are located on a ridgeline of ornamental/disturbed and non-native grassland/ruderal plant communities. The alluvial fan sage scrub and open water habitats represent suitable habitat for the following species:

- Coastal California Gnatcatcher (Federally Threatened/California Species of Special Concern) - This species was not found on site.
- Burrowing Owl (California Species of Special Concern) - This species was not found on site.
- Sensitive Plants – A complete list of sensitive species that may be found on or adjacent to the site is documented in the EARSi report.

**DETERMINATION - On the basis of this initial evaluation:**

- (X) I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By:



Date:

3-24-11

**EARLIER ANALYSES:**

Earlier analyses may be used where, pursuant to the tiering, EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration per Section 15063(c)(3)(D). The effects identified above for this project were within the scope of and adequately analyzed in the following earlier document(s) pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier

analysis. The following earlier analyses were utilized in completing this Initial Study and are available for review in the City of San Dimas, Planning Division offices, 245 East Bonita Avenue:

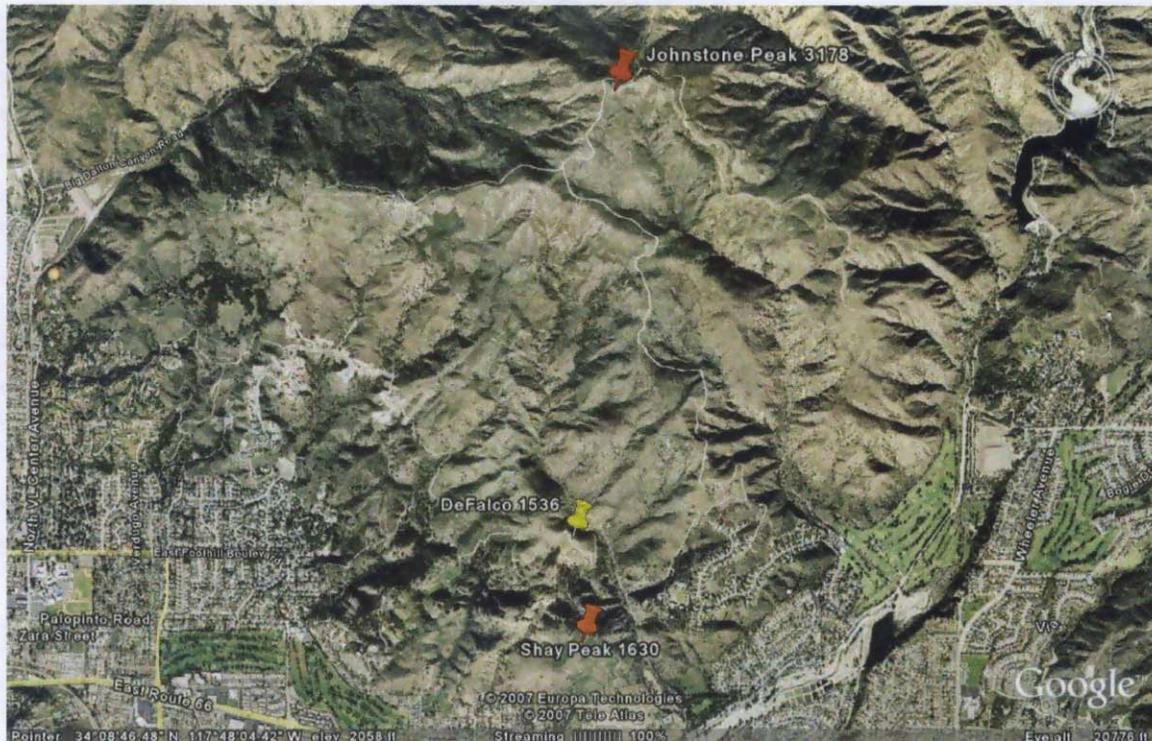
- (✓) Northern Foothills Implementation Program Environmental Impact Report (SCH#98121072)
- (✓) Other: Drainage Report (Andreasen Engineering, Inc., April 9, 2007)
- (✓) Other: Preliminary Soils Investigation (Duco Engineering, February 17, 2006)
- (✓) Other: Percolation Testing and Engineering Feasibility Study Report for Proposed On-Site Subsurface Wastewater Treatment Disposal System for the Proposed Residence at Falcon Ridge Ranch, San Dimas (C&M Partnership, June 14, 2006)
- (✓) Other: Preliminary Geotechnical Investigation Report (GMU Geotechnical, Inc., April 22, 2009)
- (✓) Other: General Biological Resource Assessment (EARSi, September 10, 2008)
- (✓) Other: Focused Survey for Burrowing Owl (EARSi, May 13, 2009)
- (✓) Other: Focused Survey for Coastal California Gnatcatcher (EARSi, June 4, 2009)
- (✓) Other: Focused Survey for Sensitive Plant Species (EARSi, September 1, 2009)
- (✓) Other: Regulatory Status of Man-Made Pond and Recently Repaired Arizona Crossing – Falcon Ridge Ranch Project, San Dimas, California (EARSi, December 12, 2008)
- (✓) Other: Army Corps of Engineers Jurisdictional Determination Letter dated February 15, 2008 regarding duck pond, signed by Kenneth Wong, Project Manager North Coast Branch Regulatory Division
- (✓) Other: CA Department of Fish and Game Streambed Alteration Agreement # 1600-2008-0064-R5 for repair of existing Arizona crossing of Sycamore Creek (May 28, 2008)
- (✓) Other: CA Department of Fish and Game Notification that a Lake or Streambed Alteration is not required (# 1600-2008-0132-R5 May 28, 2008)

Attachments: Viewshed Analysis

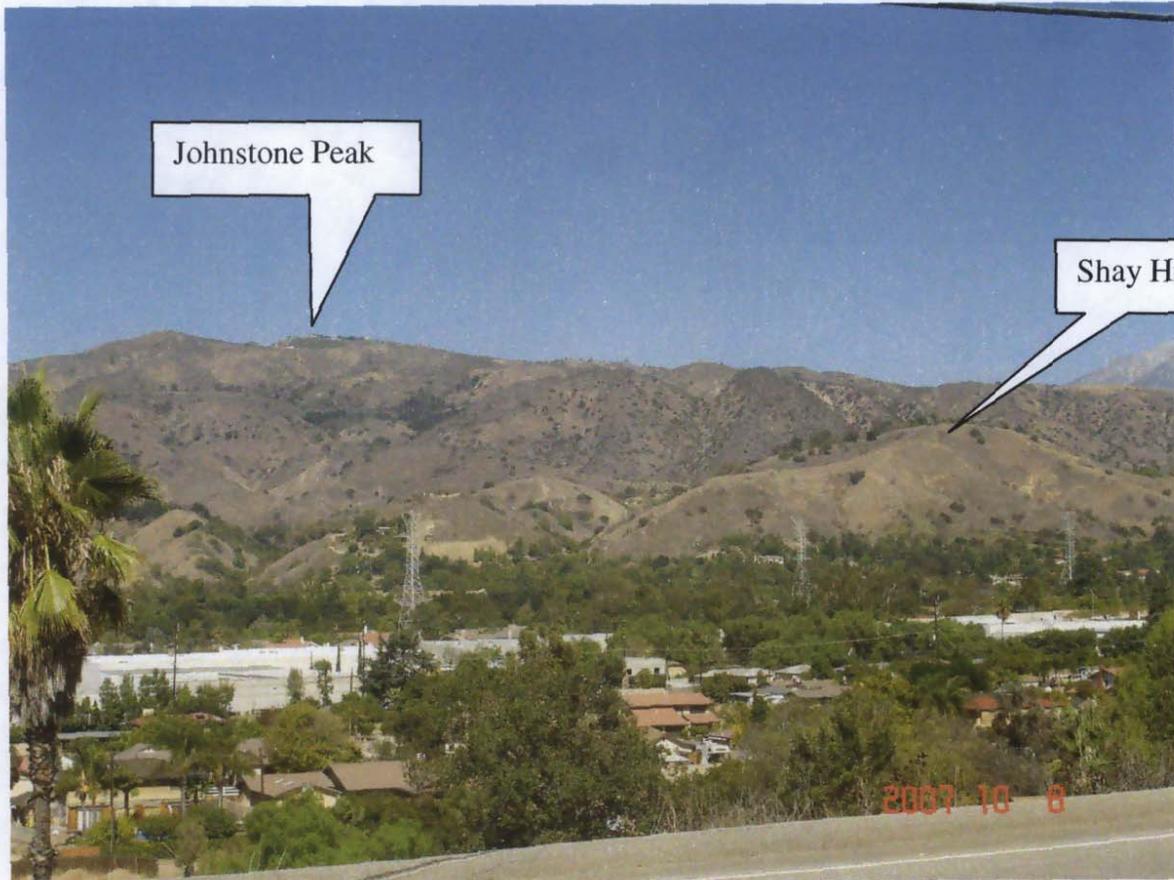
## DPRB 07-27 VIEWSHED ANALYSIS

The purpose of this analysis is to describe the views of the Northern Foothills, in particular the ridgelines. According to the *Northern Foothills Implementation Program Environmental Impact Report* (EIR), "The natural slopes of the Northern Foothills area are one of the primary resources of the City of San Dimas. The foothill area, which is visible throughout the City, creates a dramatic backdrop for the community, and provides substantial visual open space at the northern portion of the City...From most locations within the City of San Dimas, the lower slopes of the Northern Foothills area are not readily visible due to intervening structures and landscaping with the valley area...Three distinct types of viewsheds are relevant to the Northern Foothills Implementation Program: (1) views of the project area from surrounding sites, (2) views from the project area to outlying areas, and (3) interior views, experienced when viewing from within the Northern Foothills area."

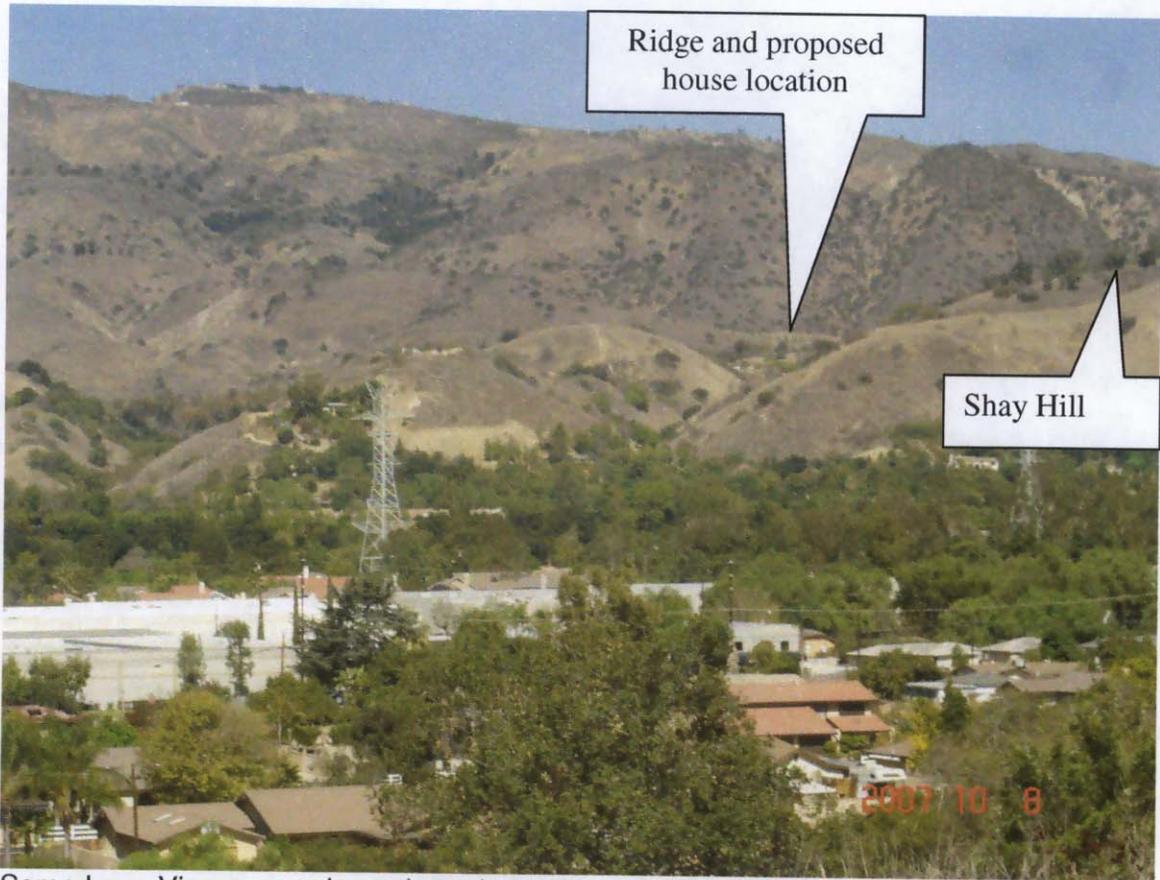
It is the views of the project area and interior views that we are concerned with in this analysis. The *Northern Foothills Development and Infrastructure Study*, which formed the basis for Specific Plan No. 25, describes the area: "Major topographic features within the study area include: Johnstone Peak (3,178 feet); Sycamore Flat; and three major north/south ridge lines which divide the study area into four (4) uniquely identifiable canyon areas: Wildwood Canyon, Sycamore Canyon, Ham Canyon and Lodi Canyon (Figure 2.7)." The following aerial shows that the 40-acre DeFalco property straddles the westernmost of the three major ridge lines that serves as the divide between Wildwood and San Dimas Canyons. The DeFalco property lies behind Shay Hill (elevation 1,630 feet above sea level), the first rolling hill at the base of Northern Foothills). The proposed DeFalco house pad elevation is 1,536 feet above sea level, approximately 100 feet lower than Shay Hill. The DeFalco property includes a natural saddle that separates Sycamore Canyon from the lesser Shay Canyon.



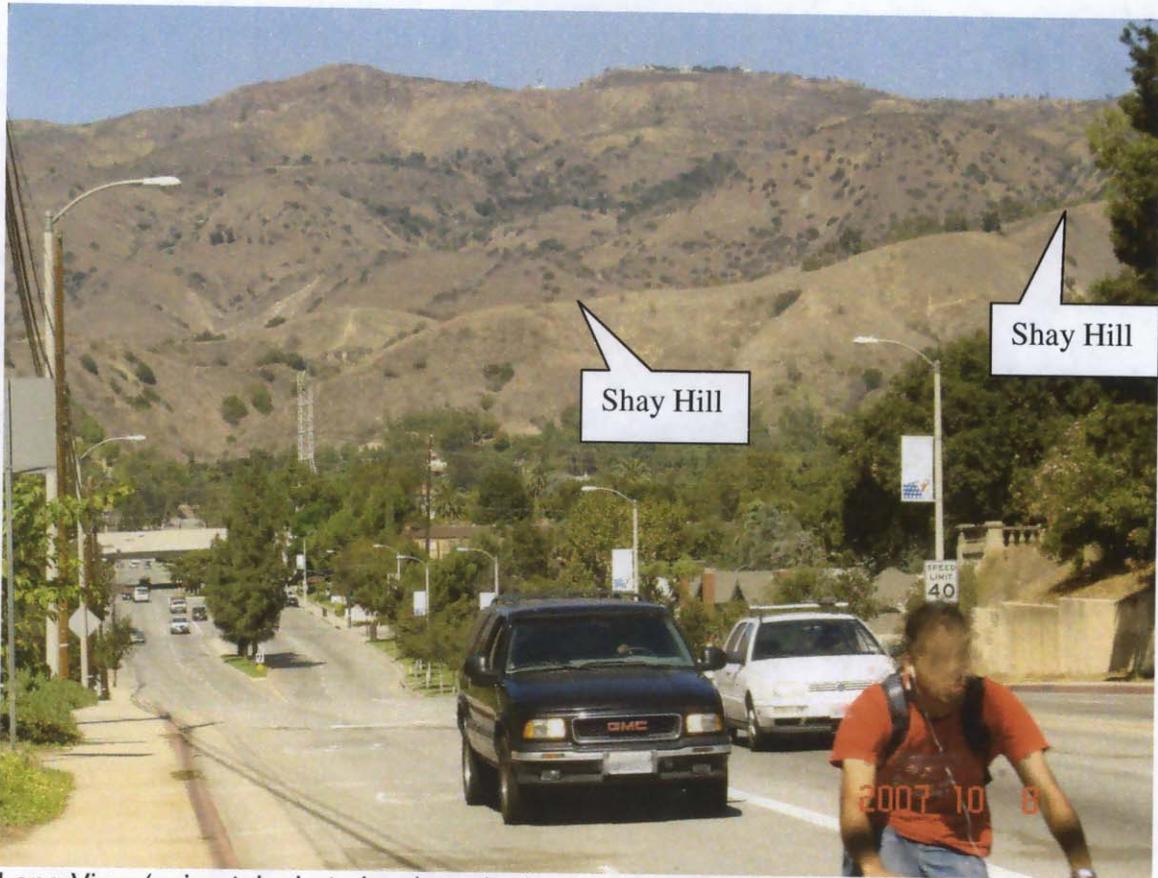
As noted in the *Northern Foothills Development and Infrastructure Study*, long views from outlying areas “vary depending upon elevation and distance from the area...As the study area is approached from other portions of the City, views become obscured by existing development. Views are limited to glimpse of the foothills from north-south roadway corridors, or from points where a break in development occurs.” Following is a series of photo views from the few places in the City where it is possible to see the DeFalco property.



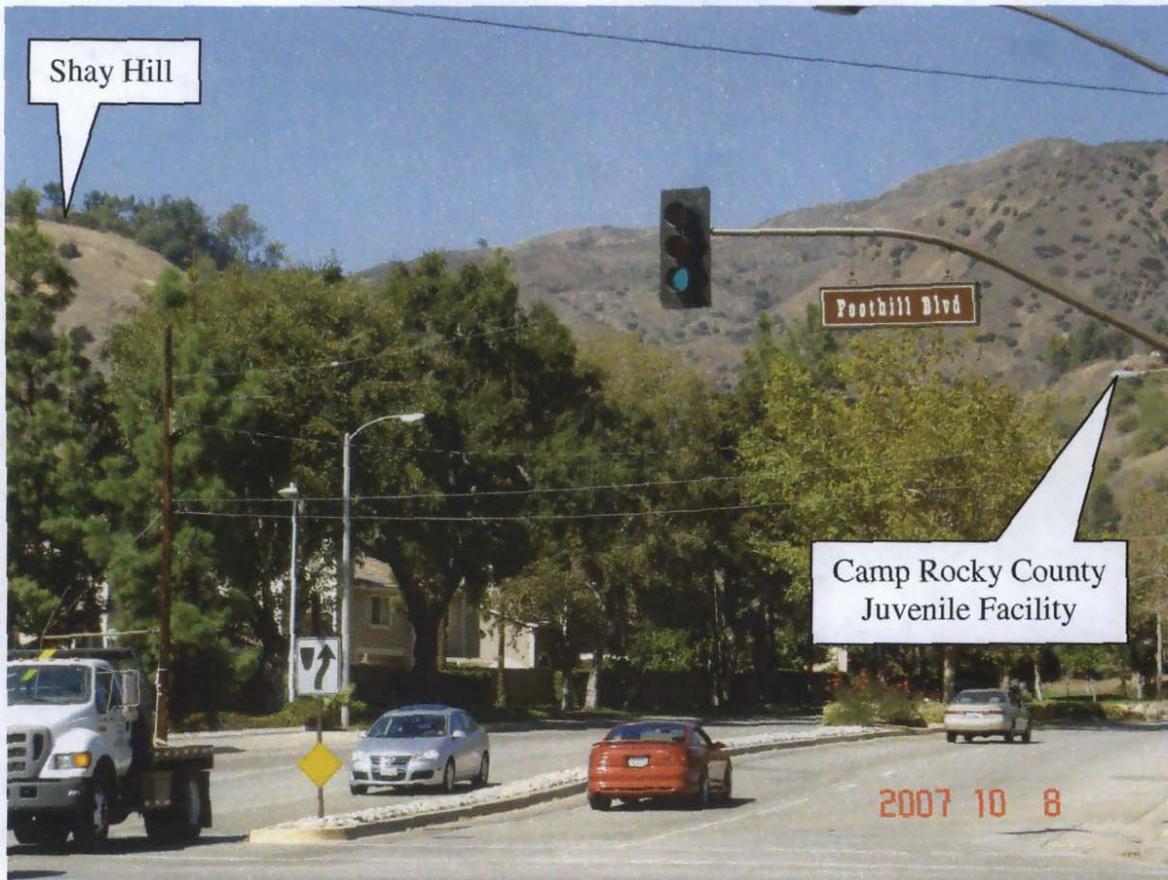
Long View looking north from the crest of Gladstone Street, just east of Amelia, where a short break in the vegetation and homes allows views of Northern Foothills. Johnstone Peak dominates the skyline. Approximately 1.75 miles from DeFalco property.



Same Long View as previous photo, but enlarged with telephoto lens. The ridgeline where the house is proposed is visible, just beyond the west flank of Shay Hill.



Long View (using telephoto lens) north along San Dimas Avenue at Gladstone Street intersection. DeFalco property is completely hidden by Shay Hill. Johnstone Peak completely dominates the skyline. Approximately 1.75 miles from DeFalco property.



Medium view north up along San Dimas Canyon Road at Foothill Boulevard intersection. Sycamore Canyon, and the DeFalco property, are completely hidden by trees as you continue traveling north. Johnstone Peak dominates the skyline with Shay Hill profiled against the sky on the left. Approximately 1.25 miles from DeFalco property.

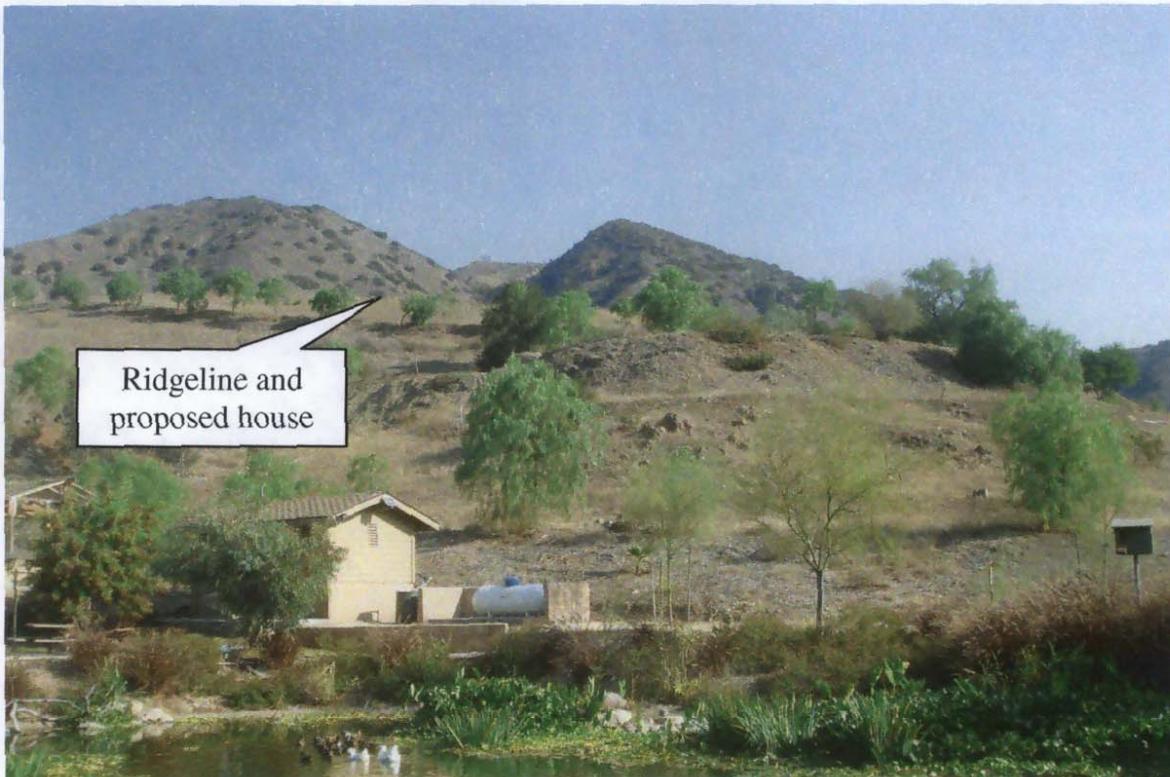


Medium view north from Canyon Hill Road, just west of San Dimas Canyon Road intersection, provides a rare unobstructed view up Sycamore Canyon; however, still does not reveal the DeFalco property. Approximately 1 mile from DeFalco property. Johnstone Peak dominates skyline on the right and Shay Hill dominates skyline on the left.

There are no short views of the DeFalco property except from within the property itself or from surrounding ridgelines. The *Northern Foothills Development and Infrastructure Study* notes that "From within the study area, interior views of canyons and successive ridge lines to the north are dominant." Indeed, the Specific Plan No. 25 contains the following definition of a primary ridge line in Section 18.542.270.J.3: "a ridge which is visible against the sky as viewed from a public street." As you travel northbound on Sycamore Canyon Road, past Horsethief Canyon Park, the canyon walls and trees continue to hide the DeFalco property from view. Where Sycamore Canyon Road makes a sharp right turn, turn left at the gate to continue north up further into Sycamore Canyon, and after 600 feet a "Falcon Ridge Ranch" sign greets you at the beginning of the 40-acre DeFalco property. Visitors must travel another 600 feet up the road to catch the first glimpse of the ridgeline where the house is proposed (see aerial photo below). As mentioned earlier, the visual dominance of the portion of the ridge line that crosses the DeFalco property is diminished significantly as it enters the property from the northwest, essentially disappearing into the broad expanse of the 600-foot wide natural saddle before emerging again as it climbs to the south up Shay Hill.



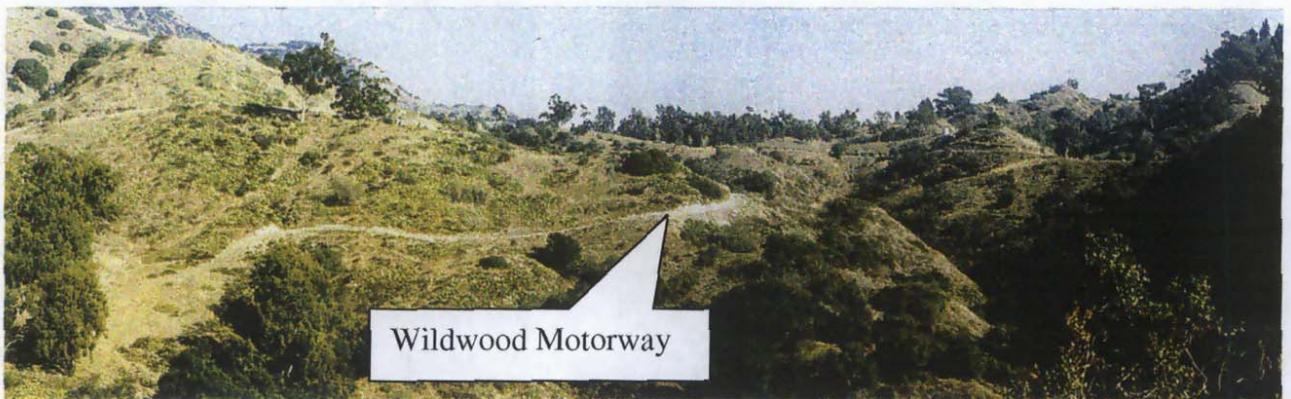
The short view above shows where the ridgeline finally becomes visible at the end of Sycamore Canyon Road where it connects to the Wildwood Motorway that crosses Sycamore Creek.



The short view above, taken from the pond on the DeFalco property, is looking northeast and shows that the propose house pad ridge is not visible against the skyline. The hills in the background dominate the skyline.



Short view taken from the Wildwood Motorway near the west property line of the DeFalco property. looking northeast. The hills in the background dominate skyline.



View from Wildwood Motorway looking East towards Sycamore Canyon

Short view photo above, from Exhibit 5.2-2b of the *Northern Foothills Implementation Program Environmental Impact Report (EIR)*, is an interior view from the Wildwood Motorway looking east towards the DeFalco property. The cluster of Eucalyptus trees in the upper middle of the photo are located in the San Dimas Canyon County Park, south of the DeFalco property which is hidden behind the ridges to the left.

**CONCLUSION:** Although the proposed house is on top of a ridge line, the ridge line is essentially only visible from interior views from within the Northern Foothills. Therefore, the aesthetic impact is minimal. The ridge is not visible from the nearest public street, Sycamore Canyon Road, because of elevation differences, intervening slopes, and trees.





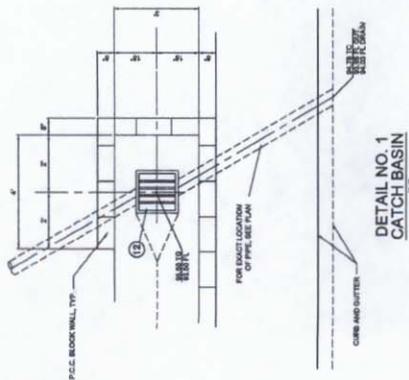


**BENCH MARK G-5339**

THE BENCH MARK IS THE PROPERTY OF  
 CITY OF SAN DIMAS AND IS TO BE KEPT IN THE EXACT LOCATION AND CONDITION  
 DATE: 11/14/06 ELEV: 1023.666

**CURB DATA**

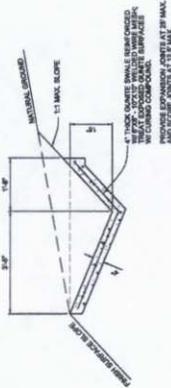
Δ	R	L	T	
1	1523.11"	142.00'	38.37'	19.81'
2	1523.11"	150.00'	41.50'	20.87'
3	1523.11"	158.00'	43.81'	22.00'
4	1523.11"	166.00'	46.12'	23.19'
5	1523.11"	174.00'	48.43'	24.44'
6	1523.11"	182.00'	50.74'	25.75'
7	1523.11"	190.00'	53.05'	27.12'
8	1523.11"	198.00'	55.36'	28.55'
9	1523.11"	206.00'	57.67'	30.04'
10	1523.11"	214.00'	59.98'	31.59'
11	1523.11"	222.00'	62.29'	33.20'
12	1523.11"	230.00'	64.60'	34.87'
13	1523.11"	238.00'	66.91'	36.60'
14	1523.11"	246.00'	69.22'	38.39'
15	1523.11"	254.00'	71.53'	40.24'
16	1523.11"	262.00'	73.84'	42.15'
17	1523.11"	270.00'	76.15'	44.12'
18	1523.11"	278.00'	78.46'	46.15'
19	1523.11"	286.00'	80.77'	48.24'
20	1523.11"	294.00'	83.08'	50.39'
21	1523.11"	302.00'	85.39'	52.60'
22	1523.11"	310.00'	87.70'	54.87'
23	1523.11"	318.00'	90.01'	57.20'
24	1523.11"	326.00'	92.32'	59.59'
25	1523.11"	334.00'	94.63'	62.04'
26	1523.11"	342.00'	96.94'	64.55'
27	1523.11"	350.00'	99.25'	67.12'
28	1523.11"	358.00'	101.56'	69.75'
29	1523.11"	366.00'	103.87'	72.44'
30	1523.11"	374.00'	106.18'	75.19'
31	1523.11"	382.00'	108.49'	78.00'
32	1523.11"	390.00'	110.80'	80.87'
33	1523.11"	398.00'	113.11'	83.80'
34	1523.11"	406.00'	115.42'	86.79'
35	1523.11"	414.00'	117.73'	89.84'
36	1523.11"	422.00'	120.04'	92.95'
37	1523.11"	430.00'	122.35'	96.12'
38	1523.11"	438.00'	124.66'	99.35'
39	1523.11"	446.00'	126.97'	102.64'
40	1523.11"	454.00'	129.28'	106.00'
41	1523.11"	462.00'	131.59'	109.42'
42	1523.11"	470.00'	133.90'	112.90'
43	1523.11"	478.00'	136.21'	116.44'
44	1523.11"	486.00'	138.52'	120.04'
45	1523.11"	494.00'	140.83'	123.70'
46	1523.11"	502.00'	143.14'	127.42'
47	1523.11"	510.00'	145.45'	131.20'
48	1523.11"	518.00'	147.76'	135.04'
49	1523.11"	526.00'	150.07'	138.94'
50	1523.11"	534.00'	152.38'	142.90'
51	1523.11"	542.00'	154.69'	146.92'
52	1523.11"	550.00'	157.00'	151.00'
53	1523.11"	558.00'	159.31'	155.14'
54	1523.11"	566.00'	161.62'	159.34'
55	1523.11"	574.00'	163.93'	163.60'
56	1523.11"	582.00'	166.24'	167.92'
57	1523.11"	590.00'	168.55'	172.30'
58	1523.11"	598.00'	170.86'	176.74'
59	1523.11"	606.00'	173.17'	181.24'
60	1523.11"	614.00'	175.48'	185.80'
61	1523.11"	622.00'	177.79'	190.42'
62	1523.11"	630.00'	180.10'	195.10'
63	1523.11"	638.00'	182.41'	199.84'
64	1523.11"	646.00'	184.72'	204.64'
65	1523.11"	654.00'	187.03'	209.50'
66	1523.11"	662.00'	189.34'	214.42'
67	1523.11"	670.00'	191.65'	219.40'
68	1523.11"	678.00'	193.96'	224.44'
69	1523.11"	686.00'	196.27'	229.54'
70	1523.11"	694.00'	198.58'	234.70'
71	1523.11"	702.00'	200.89'	239.92'
72	1523.11"	710.00'	203.20'	245.20'
73	1523.11"	718.00'	205.51'	250.54'
74	1523.11"	726.00'	207.82'	255.94'
75	1523.11"	734.00'	210.13'	261.40'
76	1523.11"	742.00'	212.44'	266.92'
77	1523.11"	750.00'	214.75'	272.50'
78	1523.11"	758.00'	217.06'	278.14'
79	1523.11"	766.00'	219.37'	283.84'
80	1523.11"	774.00'	221.68'	289.60'
81	1523.11"	782.00'	223.99'	295.42'
82	1523.11"	790.00'	226.30'	301.30'
83	1523.11"	798.00'	228.61'	307.24'
84	1523.11"	806.00'	230.92'	313.24'
85	1523.11"	814.00'	233.23'	319.30'
86	1523.11"	822.00'	235.54'	325.42'
87	1523.11"	830.00'	237.85'	331.60'
88	1523.11"	838.00'	240.16'	337.84'
89	1523.11"	846.00'	242.47'	344.14'
90	1523.11"	854.00'	244.78'	350.50'
91	1523.11"	862.00'	247.09'	356.92'
92	1523.11"	870.00'	249.40'	363.40'
93	1523.11"	878.00'	251.71'	370.94'
94	1523.11"	886.00'	254.02'	378.54'
95	1523.11"	894.00'	256.33'	386.20'
96	1523.11"	902.00'	258.64'	393.92'
97	1523.11"	910.00'	260.95'	401.70'
98	1523.11"	918.00'	263.26'	409.54'
99	1523.11"	926.00'	265.57'	417.44'
100	1523.11"	934.00'	267.88'	425.40'
101	1523.11"	942.00'	270.19'	433.42'
102	1523.11"	950.00'	272.50'	441.50'
103	1523.11"	958.00'	274.81'	449.64'
104	1523.11"	966.00'	277.12'	457.84'
105	1523.11"	974.00'	279.43'	466.10'
106	1523.11"	982.00'	281.74'	474.42'
107	1523.11"	990.00'	284.05'	482.80'
108	1523.11"	998.00'	286.36'	491.24'
109	1523.11"	1006.00'	288.67'	499.74'
110	1523.11"	1014.00'	290.98'	508.30'
111	1523.11"	1022.00'	293.29'	516.92'
112	1523.11"	1030.00'	295.60'	525.60'
113	1523.11"	1038.00'	297.91'	534.34'
114	1523.11"	1046.00'	300.22'	543.14'
115	1523.11"	1054.00'	302.53'	552.00'
116	1523.11"	1062.00'	304.84'	560.92'
117	1523.11"	1070.00'	307.15'	569.90'
118	1523.11"	1078.00'	309.46'	578.94'
119	1523.11"	1086.00'	311.77'	588.04'
120	1523.11"	1094.00'	314.08'	597.20'
121	1523.11"	1102.00'	316.39'	606.42'
122	1523.11"	1110.00'	318.70'	615.70'
123	1523.11"	1118.00'	321.01'	625.04'
124	1523.11"	1126.00'	323.32'	634.44'
125	1523.11"	1134.00'	325.63'	643.90'
126	1523.11"	1142.00'	327.94'	653.42'
127	1523.11"	1150.00'	330.25'	663.00'
128	1523.11"	1158.00'	332.56'	672.64'
129	1523.11"	1166.00'	334.87'	682.34'
130	1523.11"	1174.00'	337.18'	692.10'
131	1523.11"	1182.00'	339.49'	701.92'
132	1523.11"	1190.00'	341.80'	711.80'
133	1523.11"	1198.00'	344.11'	721.74'
134	1523.11"	1206.00'	346.42'	731.74'
135	1523.11"	1214.00'	348.73'	741.80'
136	1523.11"	1222.00'	351.04'	751.92'
137	1523.11"	1230.00'	353.35'	762.10'
138	1523.11"	1238.00'	355.66'	772.34'
139	1523.11"	1246.00'	357.97'	782.64'
140	1523.11"	1254.00'	360.28'	793.00'
141	1523.11"	1262.00'	362.59'	803.42'
142	1523.11"	1270.00'	364.90'	813.90'
143	1523.11"	1278.00'	367.21'	824.44'
144	1523.11"	1286.00'	369.52'	835.04'
145	1523.11"	1294.00'	371.83'	845.70'
146	1523.11"	1302.00'	374.14'	856.42'
147	1523.11"	1310.00'	376.45'	867.20'
148	1523.11"	1318.00'	378.76'	878.04'
149	1523.11"	1326.00'	381.07'	888.94'
150	1523.11"	1334.00'	383.38'	899.90'
151	1523.11"	1342.00'	385.69'	910.92'
152	1523.11"	1350.00'	388.00'	922.00'
153	1523.11"	1358.00'	390.31'	933.14'
154	1523.11"	1366.00'	392.62'	944.34'
155	1523.11"	1374.00'	394.93'	955.60'
156	1523.11"	1382.00'	397.24'	966.92'
157	1523.11"	1390.00'	399.55'	978.30'
158	1523.11"	1398.00'	401.86'	989.74'
159	1523.11"	1406.00'	404.17'	1001.24'
160	1523.11"	1414.00'	406.48'	1012.80'
161	1523.11"	1422.00'	408.79'	1024.42'
162	1523.11"	1430.00'	411.10'	1036.10'
163	1523.11"	1438.00'	413.41'	1047.84'
164	1523.11"	1446.00'	415.72'	1059.64'
165	1523.11"	1454.00'	418.03'	1071.50'
166	1523.11"	1462.00'	420.34'	1083.42'
167	1523.11"	1470.00'	422.65'	1095.40'
168	1523.11"	1478.00'	424.96'	1107.44'
169	1523.11"	1486.00'	427.27'	1119.54'
170	1523.11"	1494.00'	429.58'	1131.70'
171	1523.11"	1502.00'	431.89'	1143.92'
172	1523.11"	1510.00'	434.20'	1156.20'
173	1523.11"	1518.00'	436.51'	1168.54'
174	1523.11"	1526.00'	438.82'	1180.94'
175	1523.11"	1534.00'	441.13'	1193.40'
176	1523.11"	1542.00'	443.44'	1205.92'
177	1523.11"	1550.00'	445.75'	1218.50'
178	1523.11"	1558.00'	448.06'	1231.14'
179	1523.11"	1566.00'	450.37'	1243.84'
180	1523.11"	1574.00'	452.68'	1256.60'
181	1523.11"	1582.00'	454.99'	1269.42'
182	1523.11"	1590.00'	457.30'	1282.30'
183	1523.11"	1598.00'	459.61'	1295.24'
184	1523.11"	1606.00'	461.92'	1308.24'
185	1523.11"	1614.00'	464.23'	1321.30'
186	1523.11"	1622.00'	466.54'	1334.42'
187	1523.11"	1630.00'	468.85'	1347.60'
188	1523.11"	1638.00'	471.16'	1360.84'
189	1523.11"	1646.00'	473.47'	1374.14'
190	1523.11"	1654.00'	475.78'	1387.50'
191	1523.11"	1662.00'	478.09'	1400.92'
192	1523.11"	1670.00'	480.40'	1414.40'
193	1523.11"	1678.00'	482.71'	1427.94'
194	1523.11"	1686.00'	485.02'	1441.54'
195	1523.11"	1694.00'	487.33'	1455.20'
196	1523.11"	1702.00'	489.64'	1468.92'
197	1523.11"	1710.00'	491.95'	1482.70'
198	1523.11"	1718.00'	494.26'	1496.54'
199	1523.11"	1726.00'	496.57'	1510.44'
200	1523.11"	1734.00'	498.88'	1524.40'
201	1523.11"	1742.00'	501.19'	1538.42'
202	1523.11"	1750.00'	503.50'	1552.50'
203	1523.11"	1758.00'	505.81'	1566.64'
204	1523.11"	1766.00'	508.12'	1580.84'
205	1523.11"	1774.00'	510.43'	1595.10'
206	1523.11"	1782.00'	512.74'	1609.42'
207	1523.11"	1790.00'	515.05'	1623.80'
208	1523.11"	1798.00'	517.36'	1638.24'
209	1523.11"	1806.00'	519.67'	1652.74'
210	152			



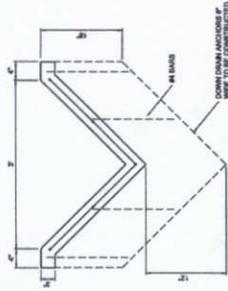
DETAIL NO. 1  
CATCH BASIN



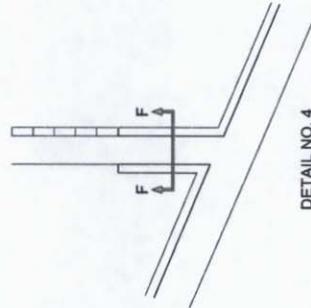
DETAIL NO. 3  
P.C.C. SWALE



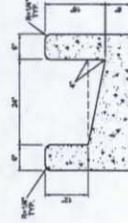
PCC SWALE  
DETAIL NO. 5



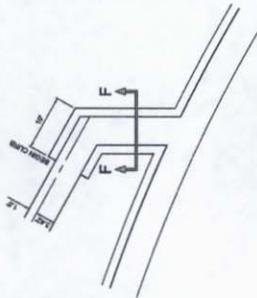
PCC DOWN DRAIN  
DETAIL NO. 7



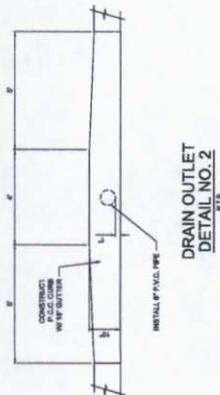
DETAIL NO. 4



SECTION "F-F"



SWALE OUTLET  
DETAIL NO. 6



DRAIN OUTLET  
DETAIL NO. 2



APPROVED UNDER THE SUPERVISION OF  
**ANDREASEN ENGINEERING, INC.**  
 ONE UNIVERSITY PARKWAY, SUITE 100  
 SAN ANTONIO, TEXAS 78248  
 (512) 343-1888 • FAX / (512) 343-0818  
 SEPTER VERONIA R.C.E. 3/13/07 DATE

**CITY OF SAN DIMAS**  
 DRRB 07-27  
 DETAIL SHEET  
 FALCON RIDGE RANCH

REVISIONS

APPROVED BY:	REVIEWED BY:
CITY ENGINEER	COMMUNITY DEVELOPMENT DIR.
DATE	DATE

PLAN CHECK BY:	DATE

ENG. SCALE: 1/8"=1'-0"	DATE
23241 Arroyo Vista	
Rancho Santa Margarita, Ca 92688	
Tel: (949) 888-6513	
Fax: (949) 888-1380	
Project No. 05-010-00	
Attn: Lisa L. Heller-Salobid, CEIG 2293	

ANDREASEN ENGINEERING, INC.  
 23241 Arroyo Vista  
 Rancho Santa Margarita, Ca 92688  
 Tel: (949) 888-6513  
 Fax: (949) 888-1380  
 Project No. 05-010-00  
 Attn: Lisa L. Heller-Salobid, CEIG 2293

**BENCH MARK C-5339**  
 LAGO DIMAS IN US NAVY MARINE CORPS 1/40 DND  
 IS 15' NAD D.L. & 15M DND D.L. SYCAMORE CANYON  
 SAN DIMAS 92001, ELEV. 1572.546

**STORM WATER POLLUTION CONTROL REQUIREMENTS FOR STORM DRAIN CONSTRUCTION**

- A. NOTES:**
1. All foundations and other structures must be installed on fills and may not be transported from the site.
  2. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  3. This site is in the flood zone of a river.
  4. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  5. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  6. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  7. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  8. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  9. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  10. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  11. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  12. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  13. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  14. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  15. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  16. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  17. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  18. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  19. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.
  20. All structures, foundations, pipe piles, sheet piling, and other structures must be installed on fills and may not be transported from the site.

**NON-STORMWATER MANAGEMENT BMP MATERIAL MANAGEMENT BMPs**

- EC-1 - SCHEDULING
- EC-2 - CHECK DAMS
- EC-3 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- EC-4 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- EC-5 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- EC-6 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- EC-7 - WIND EROSION CONTROL
- EC-8 - WIND EROSION CONTROL
- EC-9 - WIND EROSION CONTROL
- EC-10 - WIND EROSION CONTROL
- EC-11 - WIND EROSION CONTROL
- EC-12 - WIND EROSION CONTROL
- EC-13 - WIND EROSION CONTROL
- EC-14 - WIND EROSION CONTROL
- EC-15 - WIND EROSION CONTROL
- EC-16 - WIND EROSION CONTROL
- EC-17 - WIND EROSION CONTROL
- EC-18 - WIND EROSION CONTROL
- EC-19 - WIND EROSION CONTROL
- EC-20 - WIND EROSION CONTROL

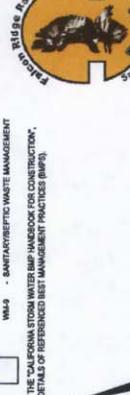
**EROSION AND SEDIMENT CONTROL BMPs**

- TC-1 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-2 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-3 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-4 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-5 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-6 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-7 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-8 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-9 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-10 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-11 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-12 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-13 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-14 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-15 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-16 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-17 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-18 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-19 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-20 - STABILIZED CONSTRUCTION ENTRANCE/EXIT

**WASTE MANAGEMENT BMPs**

- WM-1 - SOLID WASTE MANAGEMENT
- WM-2 - SOLID WASTE MANAGEMENT
- WM-3 - SOLID WASTE MANAGEMENT
- WM-4 - SOLID WASTE MANAGEMENT
- WM-5 - SOLID WASTE MANAGEMENT
- WM-6 - SOLID WASTE MANAGEMENT
- WM-7 - SOLID WASTE MANAGEMENT
- WM-8 - SOLID WASTE MANAGEMENT
- WM-9 - SOLID WASTE MANAGEMENT
- WM-10 - SOLID WASTE MANAGEMENT
- WM-11 - SOLID WASTE MANAGEMENT
- WM-12 - SOLID WASTE MANAGEMENT
- WM-13 - SOLID WASTE MANAGEMENT
- WM-14 - SOLID WASTE MANAGEMENT
- WM-15 - SOLID WASTE MANAGEMENT
- WM-16 - SOLID WASTE MANAGEMENT
- WM-17 - SOLID WASTE MANAGEMENT
- WM-18 - SOLID WASTE MANAGEMENT
- WM-19 - SOLID WASTE MANAGEMENT
- WM-20 - SOLID WASTE MANAGEMENT

**LEGEND**



REFER TO THE CALIFORNIA STORM WATER BMP HANDBOOK FOR CONSTRUCTION, 2009 FOR DETAILS OF REFERENCED BEST MANAGEMENT PRACTICES (BMPs).

**ANDREASEN ENGINEERING, INC.**  
 1000 N. GARDEN AVENUE, SUITE 100  
 SAN DIMAS, CA 92683  
 (909) 231-1895 • FAX # (909) 231-0818  
 WWW.ANDREASEN.COM

STEPHEN YERGEN R.E.C.E. 52327 DATE \_\_\_\_\_

AERIAL TOPOGRAPHY DATE: MAY 20, 2008

PREPARED UNDER THE SUPERVISION OF:  
 ANDREASEN ENGINEERING, INC.  
 1000 N. GARDEN AVENUE, SUITE 100  
 SAN DIMAS, CA 92683  
 (909) 231-1895 • FAX # (909) 231-0818  
 WWW.ANDREASEN.COM

GRAPHIC SCALE: 1" = 20'

**CITY OF SAN DIMAS**  
 DPRR 07-27

**WATER POLLUTION CONTROL DRAWING**  
**FALCON RIDGE RANCH**

REVISIONS

NO.	DESCRIPTION	DATE

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY ENGINEER

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 COMMUNITY DEVELOPMENT DIR.

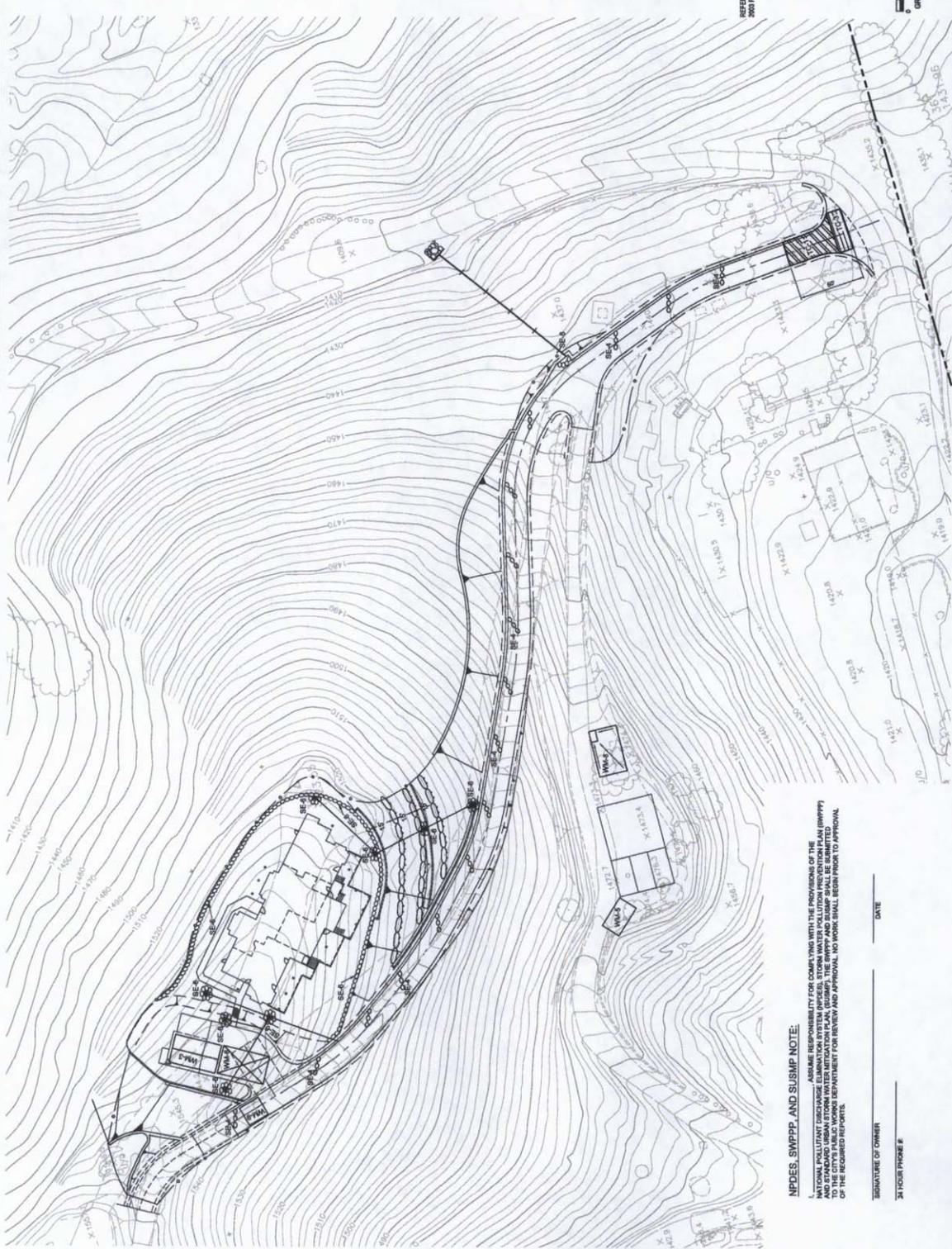
PLANNING CHECK BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ENV. JACOBS INFO:  
 GNU Geotechnical, Inc.  
 23241 Arroyo Vista  
 Rancho Santa Margarita, Ca 92688  
 Tel: (949) 586-0513  
 Fax: (949) 586-0513  
 Project No. 08-015-00  
 Attn: Lisa L. Britton-Sonbold, CEG 2293

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

34 HOUR PHONE # \_\_\_\_\_

PG 6 OF 6  
 JN0086



**NPDES SWPPP AND SLUMP NOTE:**

ASSUME RESPONSIBILITY FOR COMPLYING WITH THE PROVISIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE CITY OF SAN DIMAS COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL. NO WORK SHALL BEGIN PRIOR TO APPROVAL OF THE REQUIRED REPORTS.

DATE: \_\_\_\_\_

SIGNATURE OF OWNER: \_\_\_\_\_

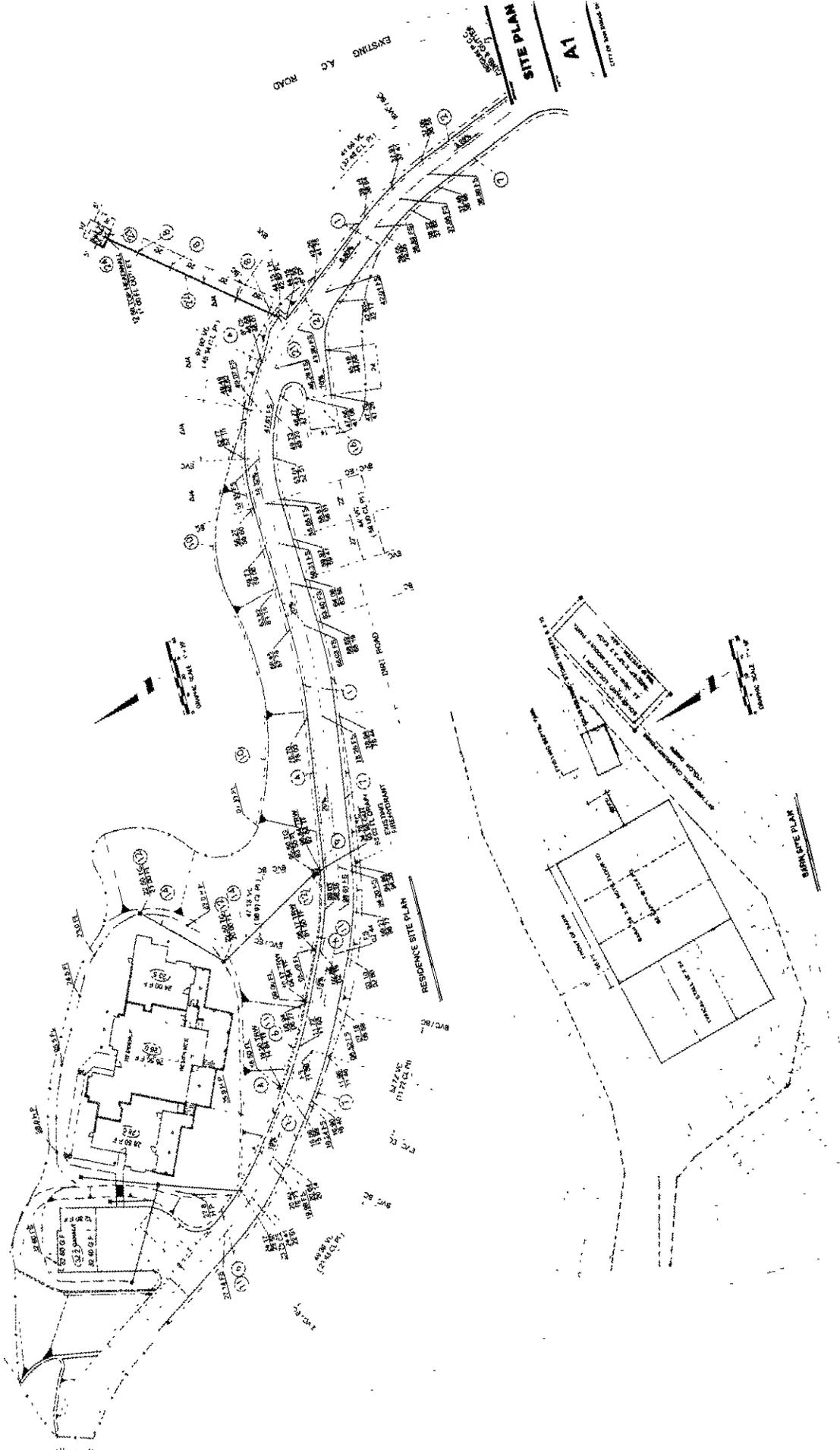
34 HOUR PHONE # \_\_\_\_\_











11

SITE PLAN

EXISTING AC ROAD

RESIDENCE SITE PLAN

BORN SITE PLAN

**THE WISE GROUP**  
 ARCHITECTS  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW.WISEGROUP.COM

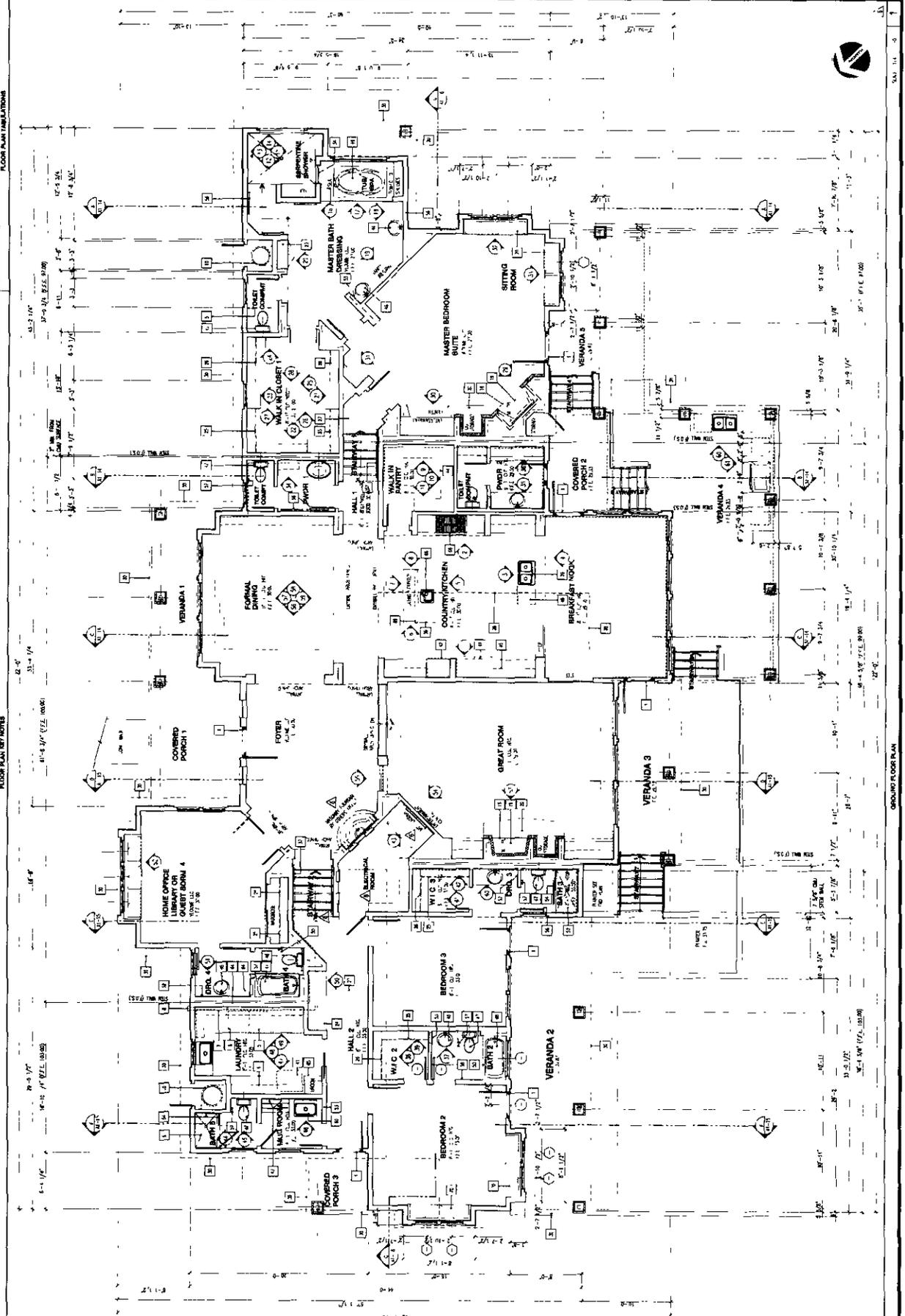
**JOHN A. DEPALCO**  
 ARCHITECT  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW.WISEGROUP.COM

**MR. AND MRS. JOHN A. DEPALCO**  
 PROJECT MANAGER  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW.WISEGROUP.COM

**COMPLIANCE**  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.

**PLANNING DIVISION CASE NUMBER:**  
 FILE NO. DPRB 07 27  
 DATE: AUGUST 11, 2010  
 PROJECT: GROUND FLOOR PLAN  
 SHEET NO. A1-2

- FLOOR PLAN TABULATION**
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.
  - 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ORDINANCES AND THE COLORADO STATE PLANNING AND ZONING ACT.

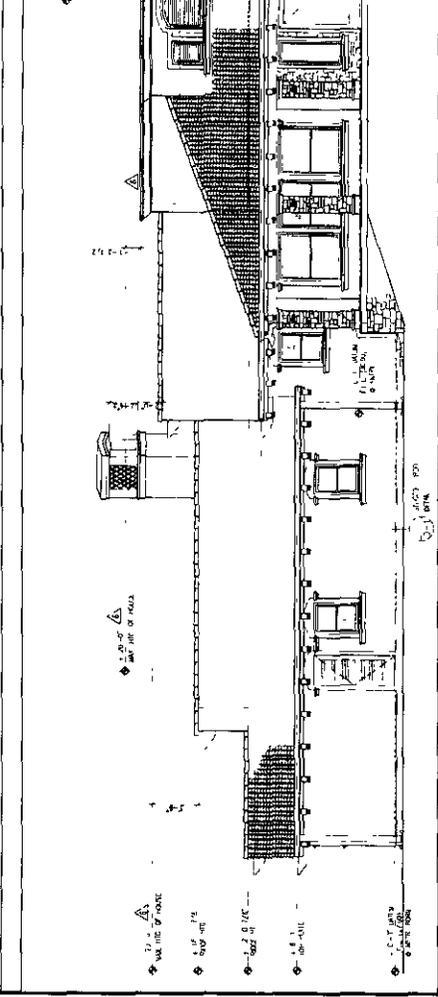
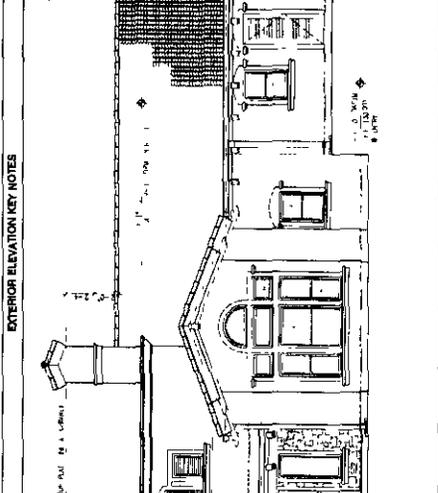
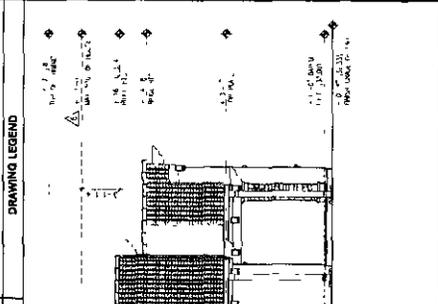


**GROUND FLOOR PLAN**



- EXTERIOR ELEVATION KEY NOTES**
1. FINISH: BRICK
  2. FINISH: STUCCO
  3. FINISH: CONCRETE
  4. FINISH: METAL
  5. FINISH: GLASS
  6. FINISH: WOOD
  7. FINISH: PAINT
  8. FINISH: STONE
  9. FINISH: TERRAZZO
  10. FINISH: MARBLE
  11. FINISH: GRANITE
  12. FINISH: SLATE
  13. FINISH: CEMENT
  14. FINISH: PLASTER
  15. FINISH: GIPSUM
  16. FINISH: POLYURETHANE
  17. FINISH: POLYURETHANE
  18. FINISH: POLYURETHANE
  19. FINISH: POLYURETHANE
  20. FINISH: POLYURETHANE
  21. FINISH: POLYURETHANE
  22. FINISH: POLYURETHANE
  23. FINISH: POLYURETHANE
  24. FINISH: POLYURETHANE
  25. FINISH: POLYURETHANE
  26. FINISH: POLYURETHANE
  27. FINISH: POLYURETHANE
  28. FINISH: POLYURETHANE
  29. FINISH: POLYURETHANE
  30. FINISH: POLYURETHANE
  31. FINISH: POLYURETHANE
  32. FINISH: POLYURETHANE
  33. FINISH: POLYURETHANE
  34. FINISH: POLYURETHANE
  35. FINISH: POLYURETHANE
  36. FINISH: POLYURETHANE
  37. FINISH: POLYURETHANE
  38. FINISH: POLYURETHANE
  39. FINISH: POLYURETHANE
  40. FINISH: POLYURETHANE
  41. FINISH: POLYURETHANE
  42. FINISH: POLYURETHANE
  43. FINISH: POLYURETHANE
  44. FINISH: POLYURETHANE
  45. FINISH: POLYURETHANE
  46. FINISH: POLYURETHANE
  47. FINISH: POLYURETHANE
  48. FINISH: POLYURETHANE
  49. FINISH: POLYURETHANE
  50. FINISH: POLYURETHANE
  51. FINISH: POLYURETHANE
  52. FINISH: POLYURETHANE
  53. FINISH: POLYURETHANE
  54. FINISH: POLYURETHANE
  55. FINISH: POLYURETHANE
  56. FINISH: POLYURETHANE
  57. FINISH: POLYURETHANE
  58. FINISH: POLYURETHANE
  59. FINISH: POLYURETHANE
  60. FINISH: POLYURETHANE
  61. FINISH: POLYURETHANE
  62. FINISH: POLYURETHANE
  63. FINISH: POLYURETHANE
  64. FINISH: POLYURETHANE
  65. FINISH: POLYURETHANE
  66. FINISH: POLYURETHANE
  67. FINISH: POLYURETHANE
  68. FINISH: POLYURETHANE
  69. FINISH: POLYURETHANE
  70. FINISH: POLYURETHANE
  71. FINISH: POLYURETHANE
  72. FINISH: POLYURETHANE
  73. FINISH: POLYURETHANE
  74. FINISH: POLYURETHANE
  75. FINISH: POLYURETHANE
  76. FINISH: POLYURETHANE
  77. FINISH: POLYURETHANE
  78. FINISH: POLYURETHANE
  79. FINISH: POLYURETHANE
  80. FINISH: POLYURETHANE
  81. FINISH: POLYURETHANE
  82. FINISH: POLYURETHANE
  83. FINISH: POLYURETHANE
  84. FINISH: POLYURETHANE
  85. FINISH: POLYURETHANE
  86. FINISH: POLYURETHANE
  87. FINISH: POLYURETHANE
  88. FINISH: POLYURETHANE
  89. FINISH: POLYURETHANE
  90. FINISH: POLYURETHANE
  91. FINISH: POLYURETHANE
  92. FINISH: POLYURETHANE
  93. FINISH: POLYURETHANE
  94. FINISH: POLYURETHANE
  95. FINISH: POLYURETHANE
  96. FINISH: POLYURETHANE
  97. FINISH: POLYURETHANE
  98. FINISH: POLYURETHANE
  99. FINISH: POLYURETHANE
  100. FINISH: POLYURETHANE

- DRAWING LEGEND**
1. FINISH: BRICK
  2. FINISH: STUCCO
  3. FINISH: CONCRETE
  4. FINISH: METAL
  5. FINISH: GLASS
  6. FINISH: WOOD
  7. FINISH: PAINT
  8. FINISH: STONE
  9. FINISH: TERRAZZO
  10. FINISH: MARBLE
  11. FINISH: GRANITE
  12. FINISH: SLATE
  13. FINISH: CEMENT
  14. FINISH: PLASTER
  15. FINISH: GIPSUM
  16. FINISH: POLYURETHANE
  17. FINISH: POLYURETHANE
  18. FINISH: POLYURETHANE
  19. FINISH: POLYURETHANE
  20. FINISH: POLYURETHANE
  21. FINISH: POLYURETHANE
  22. FINISH: POLYURETHANE
  23. FINISH: POLYURETHANE
  24. FINISH: POLYURETHANE
  25. FINISH: POLYURETHANE
  26. FINISH: POLYURETHANE
  27. FINISH: POLYURETHANE
  28. FINISH: POLYURETHANE
  29. FINISH: POLYURETHANE
  30. FINISH: POLYURETHANE
  31. FINISH: POLYURETHANE
  32. FINISH: POLYURETHANE
  33. FINISH: POLYURETHANE
  34. FINISH: POLYURETHANE
  35. FINISH: POLYURETHANE
  36. FINISH: POLYURETHANE
  37. FINISH: POLYURETHANE
  38. FINISH: POLYURETHANE
  39. FINISH: POLYURETHANE
  40. FINISH: POLYURETHANE
  41. FINISH: POLYURETHANE
  42. FINISH: POLYURETHANE
  43. FINISH: POLYURETHANE
  44. FINISH: POLYURETHANE
  45. FINISH: POLYURETHANE
  46. FINISH: POLYURETHANE
  47. FINISH: POLYURETHANE
  48. FINISH: POLYURETHANE
  49. FINISH: POLYURETHANE
  50. FINISH: POLYURETHANE
  51. FINISH: POLYURETHANE
  52. FINISH: POLYURETHANE
  53. FINISH: POLYURETHANE
  54. FINISH: POLYURETHANE
  55. FINISH: POLYURETHANE
  56. FINISH: POLYURETHANE
  57. FINISH: POLYURETHANE
  58. FINISH: POLYURETHANE
  59. FINISH: POLYURETHANE
  60. FINISH: POLYURETHANE
  61. FINISH: POLYURETHANE
  62. FINISH: POLYURETHANE
  63. FINISH: POLYURETHANE
  64. FINISH: POLYURETHANE
  65. FINISH: POLYURETHANE
  66. FINISH: POLYURETHANE
  67. FINISH: POLYURETHANE
  68. FINISH: POLYURETHANE
  69. FINISH: POLYURETHANE
  70. FINISH: POLYURETHANE
  71. FINISH: POLYURETHANE
  72. FINISH: POLYURETHANE
  73. FINISH: POLYURETHANE
  74. FINISH: POLYURETHANE
  75. FINISH: POLYURETHANE
  76. FINISH: POLYURETHANE
  77. FINISH: POLYURETHANE
  78. FINISH: POLYURETHANE
  79. FINISH: POLYURETHANE
  80. FINISH: POLYURETHANE
  81. FINISH: POLYURETHANE
  82. FINISH: POLYURETHANE
  83. FINISH: POLYURETHANE
  84. FINISH: POLYURETHANE
  85. FINISH: POLYURETHANE
  86. FINISH: POLYURETHANE
  87. FINISH: POLYURETHANE
  88. FINISH: POLYURETHANE
  89. FINISH: POLYURETHANE
  90. FINISH: POLYURETHANE
  91. FINISH: POLYURETHANE
  92. FINISH: POLYURETHANE
  93. FINISH: POLYURETHANE
  94. FINISH: POLYURETHANE
  95. FINISH: POLYURETHANE
  96. FINISH: POLYURETHANE
  97. FINISH: POLYURETHANE
  98. FINISH: POLYURETHANE
  99. FINISH: POLYURETHANE
  100. FINISH: POLYURETHANE





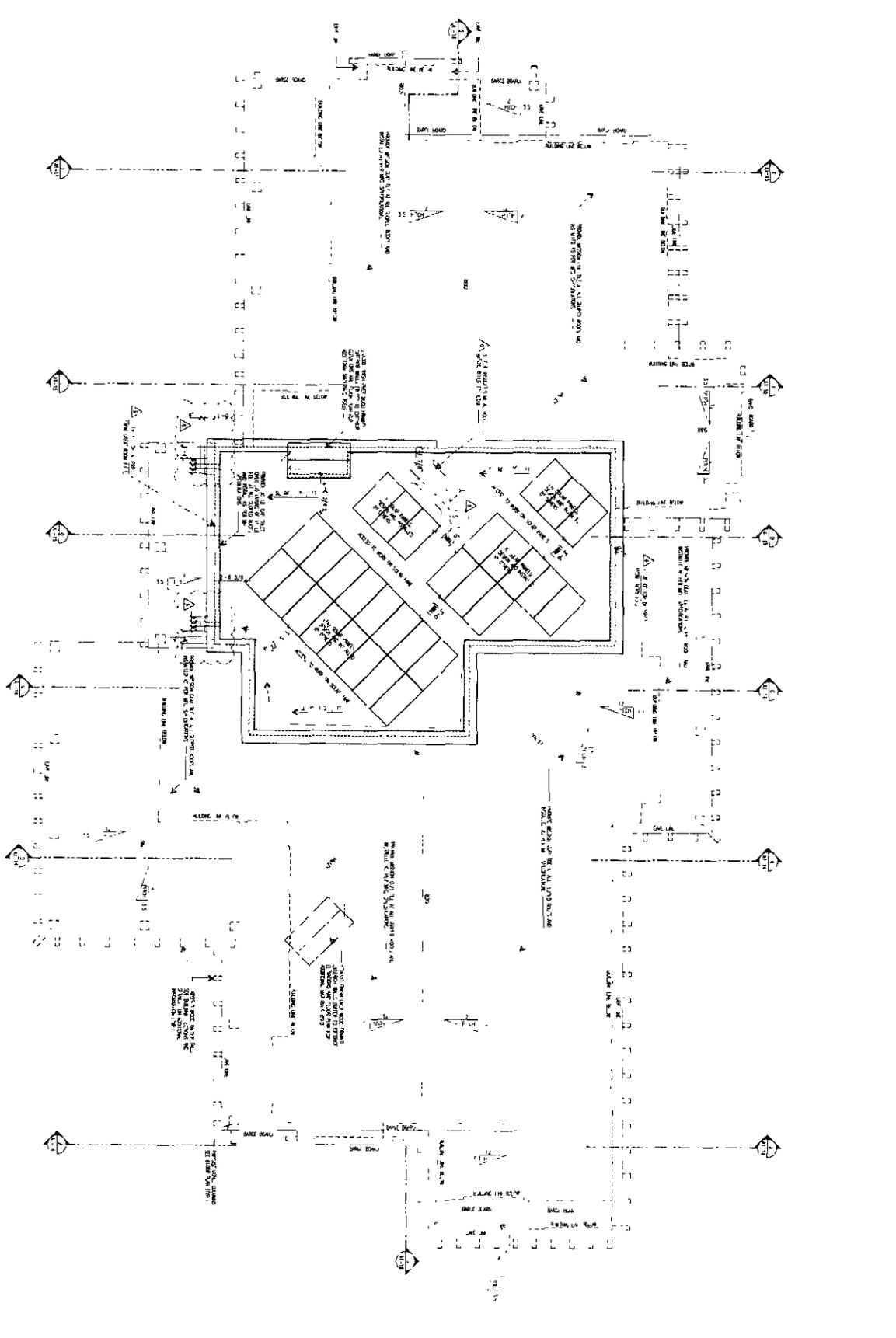
**ROOFING MATERIAL**  
 1. ROOFING MATERIAL TO BE DETERMINED BY THE ARCHITECT.  
 2. ROOFING MATERIAL TO BE DETERMINED BY THE ARCHITECT.  
 3. ROOFING MATERIAL TO BE DETERMINED BY THE ARCHITECT.  
 4. ROOFING MATERIAL TO BE DETERMINED BY THE ARCHITECT.

**ROOF PANEL NOTES**

**SOLAR PANEL NOTES**

NO.	DESCRIPTION	DATE
1	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
2	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
3	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
4	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
5	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
6	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
7	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
8	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
9	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
10	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
11	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
12	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
13	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
14	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
15	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
16	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
17	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
18	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
19	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
20	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
21	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
22	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
23	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
24	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
25	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
26	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
27	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
28	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
29	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11
30	ROOF PANELS TO BE DETERMINED BY THE ARCHITECT.	11/11/11

**DRAWING LEGEND**



ROOF PLAN WITH SOLAR PANEL LOCATION



**THE WISE GROUP**  
 10000 W. CENTRAL EXPRESSWAY  
 SUITE 1000  
 WESTMINSTER, CO 80031  
 (303) 440-1000  
 www.wisegroup.com

FALCO ROSE RAIN DEVELOPMENT BY  
**MR. and MRS. JOHN A. DeFALCO**  
 SAN DIEGO, CA  
 JOHN A DeFALCO  
 2415 F. D. STREET, FALLBROOK, CA 92028  
 (619) 441-1000  
 www.defalco.com



**ARCHITECT**  
 JOHN A. DeFALCO  
 2415 F. D. STREET, FALLBROOK, CA 92028  
 (619) 441-1000  
 www.defalco.com

**ENGINEER**  
 JOHN A. DeFALCO  
 2415 F. D. STREET, FALLBROOK, CA 92028  
 (619) 441-1000  
 www.defalco.com

**DATE**  
 11/11/11

**PROJECT**  
 FALCO ROSE RAIN DEVELOPMENT

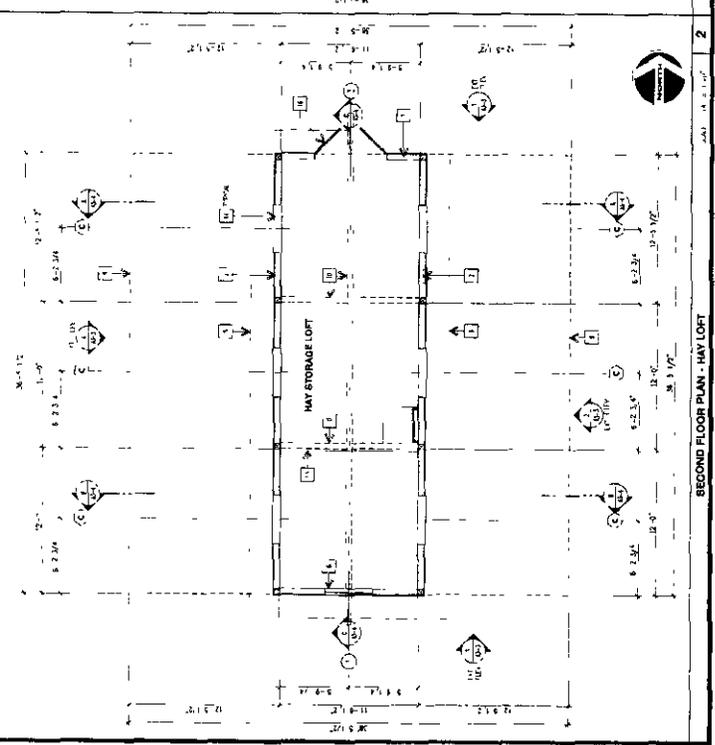
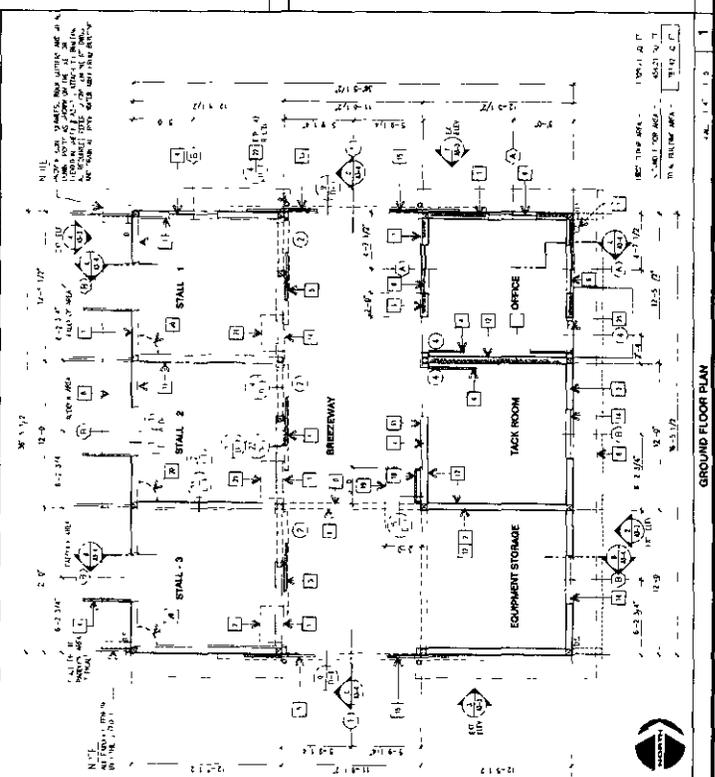




NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	

DOOR SCHEDULE									
NO.	SYMBOL	TYPE	FINISH	SWING	REMARKS				
1	(Symbol)	1	1	R	...				
2	(Symbol)	2	2	L	...				
3	(Symbol)	3	3	R	...				
4	(Symbol)	4	4	L	...				
5	(Symbol)	5	5	R	...				
6	(Symbol)	6	6	L	...				
7	(Symbol)	7	7	R	...				
8	(Symbol)	8	8	L	...				
9	(Symbol)	9	9	R	...				
10	(Symbol)	10	10	L	...				

WINDOW SCHEDULE									
NO.	SYMBOL	TYPE	FINISH	SWING	REMARKS				
1	(Symbol)	1	1	R	...				
2	(Symbol)	2	2	L	...				
3	(Symbol)	3	3	R	...				
4	(Symbol)	4	4	L	...				
5	(Symbol)	5	5	R	...				
6	(Symbol)	6	6	L	...				
7	(Symbol)	7	7	R	...				
8	(Symbol)	8	8	L	...				
9	(Symbol)	9	9	R	...				
10	(Symbol)	10	10	L	...				



**FLOOR PLAN KEY NOTES**

1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. SEE ARCHITECTURAL SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.
3. SEE ARCHITECTURAL SPECIFICATIONS FOR CEILING AND WALL FINISHES.
4. SEE ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISHES.
5. SEE ARCHITECTURAL SPECIFICATIONS FOR LIGHTING FIXTURES.
6. SEE ARCHITECTURAL SPECIFICATIONS FOR MECHANICAL SYSTEMS.
7. SEE ARCHITECTURAL SPECIFICATIONS FOR ELECTRICAL SYSTEMS.
8. SEE ARCHITECTURAL SPECIFICATIONS FOR SANITARY SYSTEMS.
9. SEE ARCHITECTURAL SPECIFICATIONS FOR EXTERIOR FINISHES.
10. SEE ARCHITECTURAL SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE.

**DRAWING LEGEND**

**GROUND FLOOR PLAN**

**SECOND FLOOR PLAN - HAY LOFT**





**RESOLUTION NO. PC-1437**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PRECISE PLAN REVIEW 11-01 (DPRB 07-27), A REQUEST TO CONSTRUCT A 4,690 SQUARE FOOT SINGLE-STORY HOUSE, 484 SQUARE FOOT DETACHED GARAGE, AND A 1,892 SQUARE FOOT BARN, ON 40 ACRES OF LAND (FALCON RIDGE RANCH) IN SPECIFIC PLAN NO. 25 LOCATED ON SYCAMORE CANYON ROAD (APN: 8678-030-005)

WHEREAS, an application was filed for a Precise Plan Review by:

John DeFalco  
824 S. Euclid Street  
Fullerton, CA 92832

WHEREAS, Precise Plan Review Case No. 11-01 is described as:

A request to review precise plans for the development of a custom home, detached garage and horse barn

WHEREAS, this approval applies to the following described real property:

The 40 acre property located in the Northern Foothills  
on Sycamore Canyon Road.

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

WHEREAS, pursuant to San Dimas Zoning Code Section 18.542.600 before any grading is undertaken on any lot or parcel within the Specific Plan No. 25, Precise Plans, as required by Section 18.542.610, must be approved by the Development Plan Review Board, Planning Commission and City Council; and

WHEREAS, the Planning Commission conducted a public meeting on April 20, 2011; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the Development Plan Review Board, and Planning Commission hearings, and for the reasons discussed by the Board Members at the hearing, and subject to the Conditions attached as "Exhibit A", the Planning Commission 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 proposal will construct a one-story home, detached garage and horse barn towards the middle of the 40-acre ranch property. The site plan for the project is designed to improve the existing conditions of the property.

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

The site is located on an isolated property in the Northern Foothills, an area of predominantly vacant land, open space and National Forest. The only road near the subject property is Sycamore Canyon Road that terminates nearby; hence, carries very little traffic. The conditions imposed will ensure that the public health, safety and general welfare will be protected as well as prevent adverse effects on neighboring properties.

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 project is consistent with the General Plan, Zoning Ordinance and all other Ordinances and regulations of the City. Although the proposed project could have a significant effect on the environment, nothing further is required because all potentially significant effects 1) have been analyzed adequately in an earlier EIR [Northern Foothills Implementation Program Program Environmental Impact Report] pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

4. The architectural character, style and use of materials harmonize with the natural setting, if applicable.

The proposed Spanish-influenced architectural design for the one-story home features a stucco and stone veneer exterior in earth tones that compliments the natural setting of the property. The house is designed with extensive verandas and windows to maximize views.

5. The proposed improvements will maintain or enhance the existing character and purpose of Specific Plan No. 25, as set forth in Section 18.542.010(D).

SP25 has architectural guidelines, but intentionally does not mandate any style: "Architectural statements should convey a feeling or impression rather than standing out as any particular style. Each building should convey its own blend of building forms, textures and site relationships." The project had been designed consistent with the SP25 design standards by incorporating the following design features:

- Split level pad\* with three different floor levels (4.5 foot elevation difference)
- One-story massing
- Varying roof forms and heights
- Varying wall planes
- Stucco and synthetic stone veneer
- Mission clay tile roof
- Decorative cornice
- Exposed decorative wood rafters
- Deep, covered verandas\*
- Solar panels hidden within a roof well

- Well-fenestrated elevations
- House only

The traditional style horse barn is designed with the following features and materials:

- Hayloft
- Resawn plywood siding and trim
- Standing seam metal roof

6. Structures and appurtenances are sited in a manner that minimizes visual impact and disturbance to the natural terrain and are in conformance with the intent of Specific Plan No. 25.

The majority of the property is too steep for development. The proposed structures are all located within the "Potential Development Areas " identified by SP25 for the subject property. In January 2011, the City Council adopted Ordinance No. 1201, a Municipal Code Text Amendment (MCTA) triggered by the NJD Brasada residential project to the west. The subject property is now part of the new Planning Area Two of SP25. Ordinance No. 1201 resolved the major issue of building on a primary ridgeline identified by SP25 for the subject property. The ridgeline extends through the property, where the proposed home is located; however, this ridgeline does not meet the definition of a primary ridgeline as "a ridge which is visible against the sky as viewed from a public street." Regardless, Ordinance No. 1201 now allows consideration of development on a primary ridgeline where "the structure shall be sited and designed to minimize any visual intrusiveness." A viewshed analysis, which was presented to the City Council in November 2007 (see attached), concluded that the impact of the proposed construction would not be significant.

7. The architectural character, style and use of materials harmonize with the natural setting, if applicable.

SP25 does not mandate use of certain materials, nor does it provide a list of appropriate materials. The proposed Spanish-influenced architectural design for the one-story home features a stucco and stone veneer exterior in earth tones that compliments the natural setting of the property. The house is designed with extensive verandas and windows to maximize views.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission hereby recommends that the City Council approve Precise Plan No. 11-01, subject to the applicant's compliance with the Conditions adopted for the related Development Plan Review Board Case No. 07-27 and subject to the environmental mitigation measures previously adopted by the Northern Foothills Implementation Program Environmental Impact Report (EIR). A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED, the 20th day of April 2011 by the following vote:

AYES:

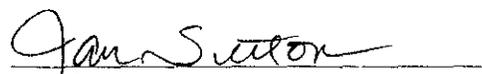
NOES:

ABSENT:

ABSTAIN:

  
Jim Schoonover, Chairman  
San Dimas Planning Commission

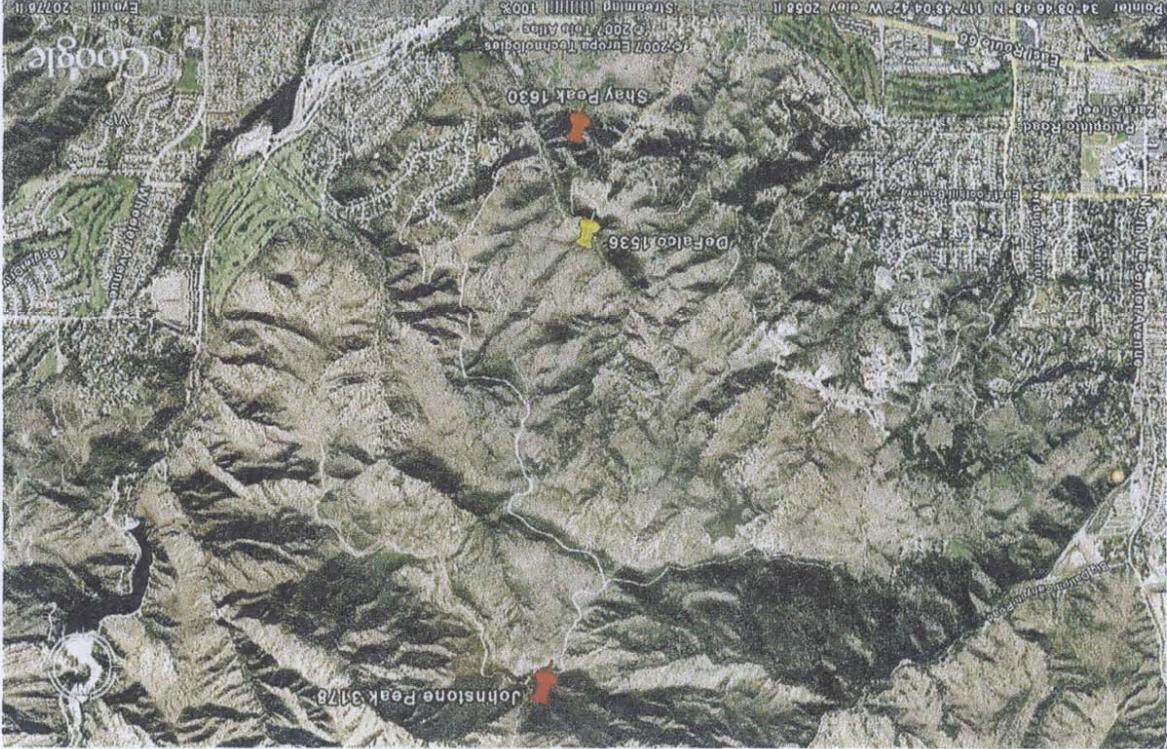
ATTEST:

  
Jan Sutton  
Planning Commission Secretary

## DPRB 07-27 VIEWSHED ANALYSIS

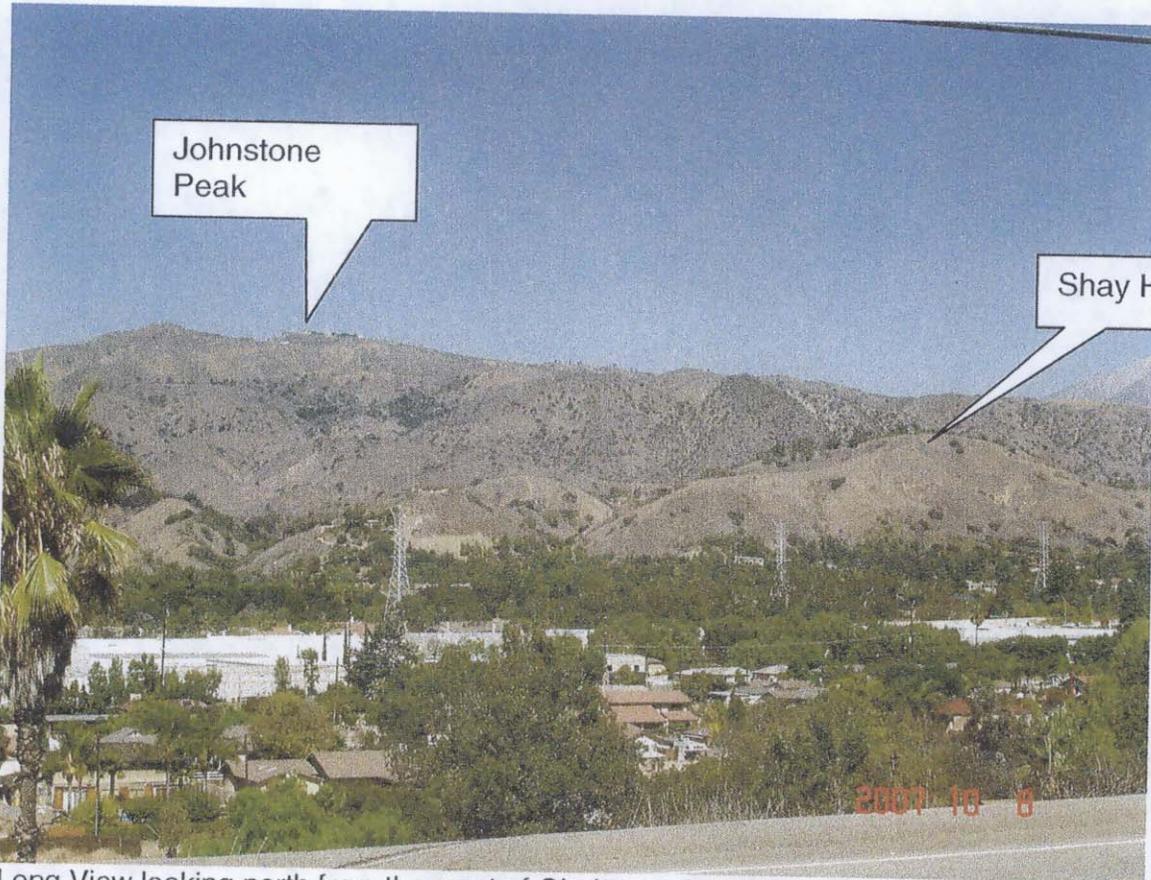
The purpose of this analysis is to describe the views of the Northern Foothills, in particular the ridgelines. According to the *Northern Foothills Implementation Program Environmental Impact Report (EIR)*, "The natural slopes of the Northern Foothills area are one of the primary resources of the City of San Dimas. The foothill area, which is visible throughout the City, creates a dramatic backdrop for the community, and provides substantial visual open space at the northern portion of the City. From most locations within the City of San Dimas, the lower slopes of the Northern Foothills area are not readily visible due to intervening structures and landscaping with the valley area. Three distinct types of viewsheds are relevant to the Northern Foothills Implementation Program: (1) views of the project area from surrounding sites, (2) views from the project area to outlying areas, and (3) interior views, experienced when viewing from within the Northern Foothills area."

It is the views of the project area and interior views that we are concerned with in this analysis. The *Northern Foothills Development and Infrastructure Study*, which formed the basis for Specific Plan No. 25, describes the area: "Major topographic features within the study area include: Johnstone Peak (3,178 feet); Sycamore Flat; and three major north/south ridge lines which divide the study area into four (4) uniquely identifiable canyon areas: Wildwood Canyon, Sycamore Canyon, Ham Canyon and Lodi Canyon (Figure 2.7)." The following aerial shows that the 40-acre Defalco property straddles the westernmost of the three major ridge lines that serves as the divide between Wildwood and San Dimas Canyons. The Defalco property lies behind Shay Hill (elevation 1,630 feet above sea level), the first rolling hill at the base of Northern Foothills). The proposed Defalco house pad elevation is 1,536 feet above sea level, approximately 100 feet lower than Shay Hill. The Defalco property includes a natural saddle that separates Sycamore Canyon from the lesser Shay Canyon.

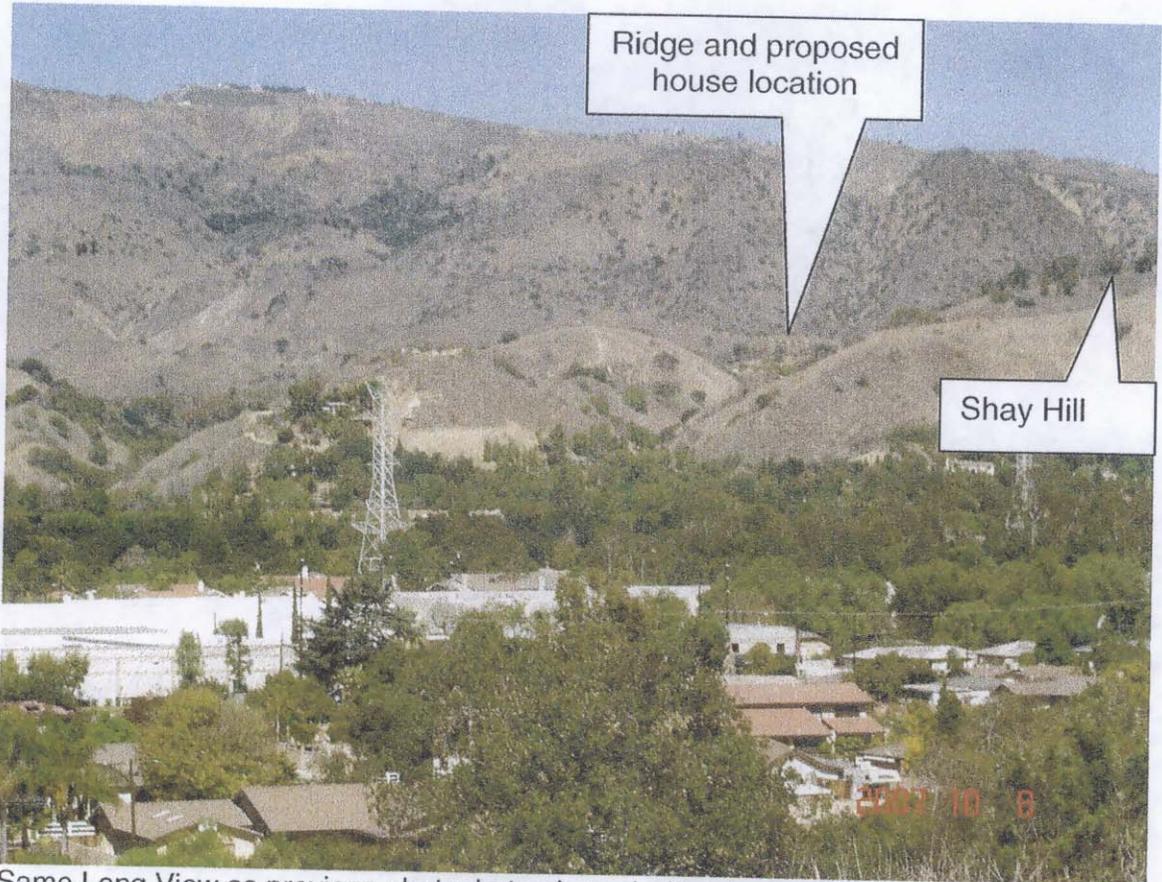


As noted in the *Northern Foothills Development and Infrastructure Study*, long views from outlying areas "vary depending upon elevation and distance from the area...As the study area is

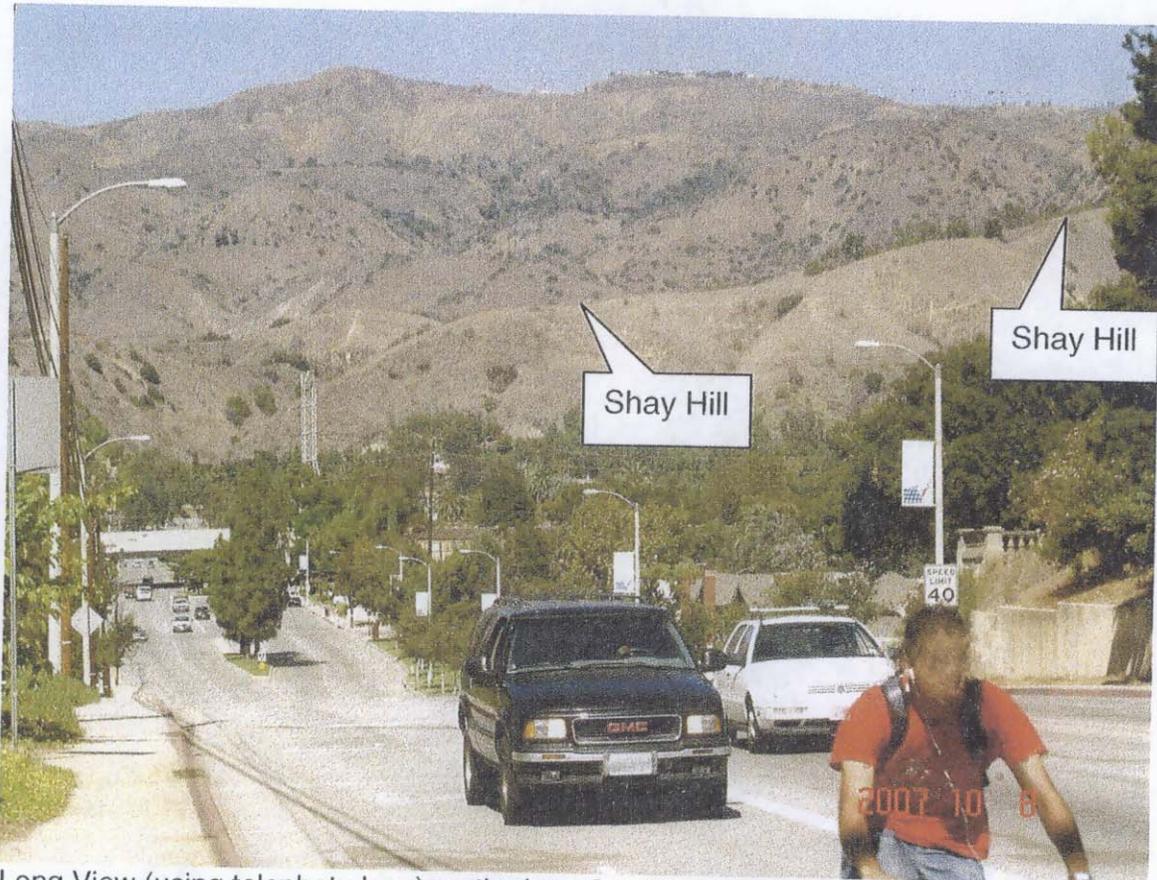
approached from other portions of the City, views become obscured by existing development. Views are limited to glimpse of the foothills from north-south roadway corridors, or from points where a break in development occurs." Following is a series of photo views from the few places in the City where it is possible to see the DeFalco property.



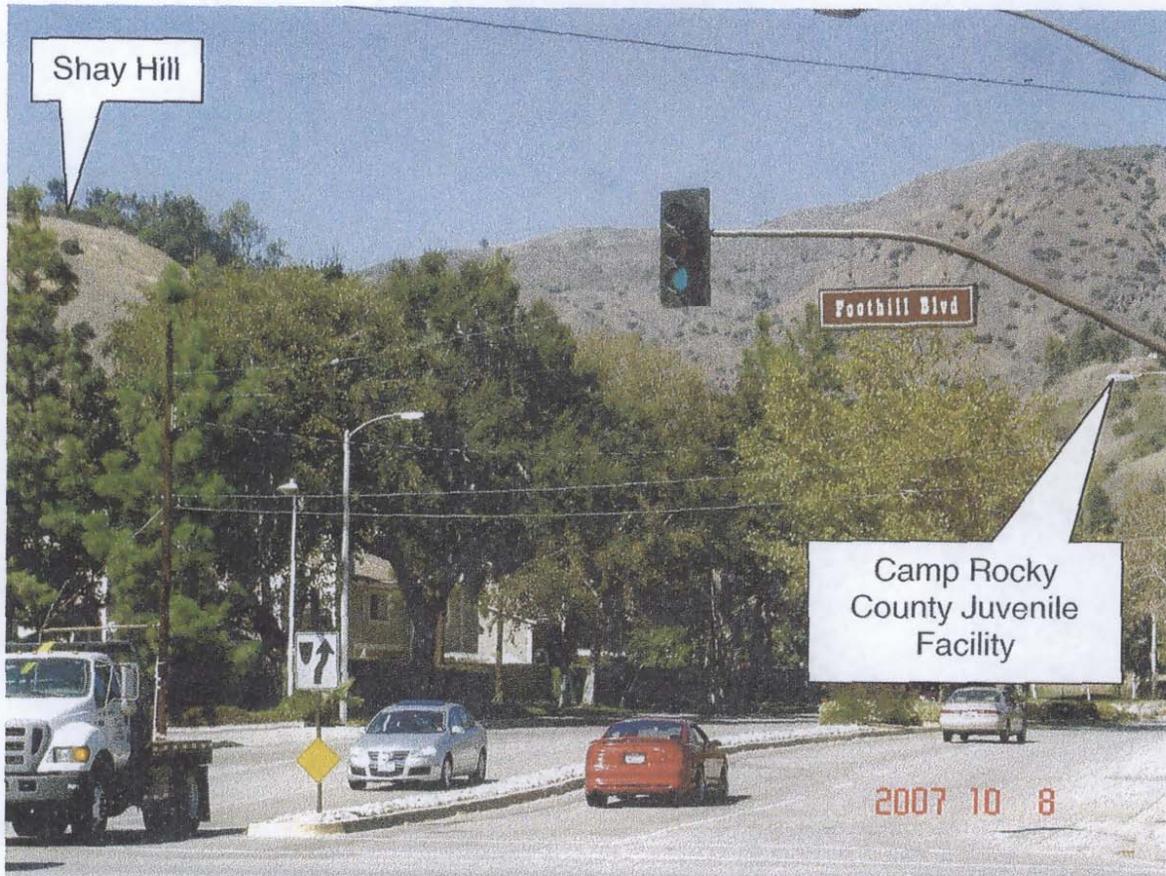
Long View looking north from the crest of Gladstone Street, just east of Amelia, where a short break in the vegetation and homes allows views of Northern Foothills. Johnstone Peak dominates the skyline. Approximately 1.75 miles from DeFalco property.



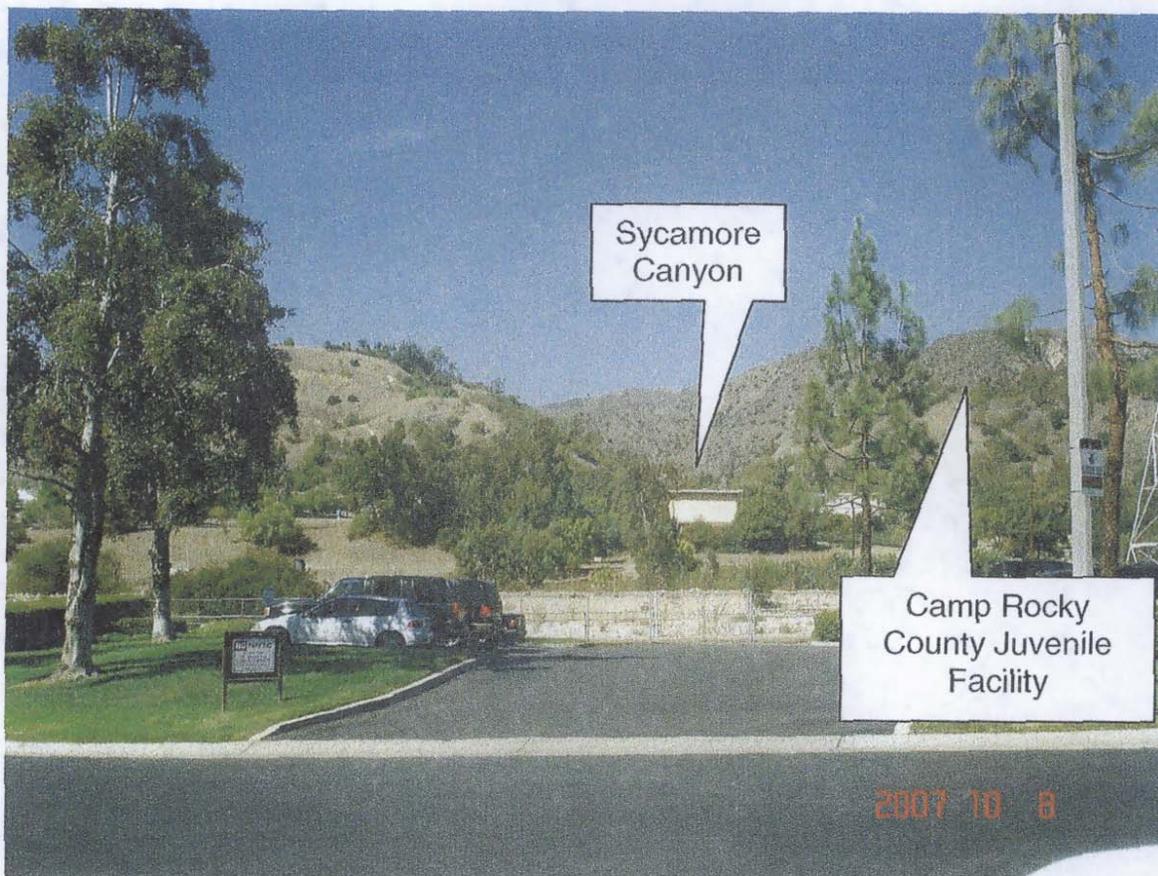
Same Long View as previous photo, but enlarged with telephoto lens. The ridgeline where the house is proposed is visible, just beyond the west flank of Shay Hill.



Long View (using telephoto lens) north along San Dimas Avenue at Gladstone Street intersection. DeFalco property is completely hidden by Shay Hill. Johnstone Peak completely dominates the skyline. Approximately 1.75 miles from DeFalco property.

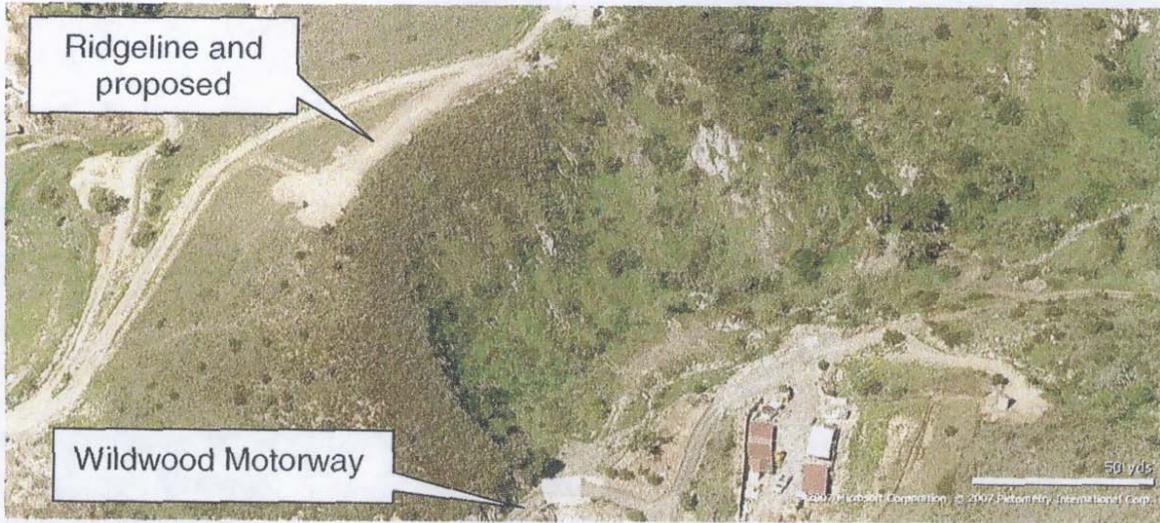


Medium view north up along San Dimas Canyon Road at Foothill Boulevard intersection. Sycamore Canyon, and the DeFalco property, are completely hidden by trees as you continue traveling north. Johnstone Peak dominates the skyline with Shay Hill profiled against the sky on the left. Approximately 1.25 miles from DeFalco property.

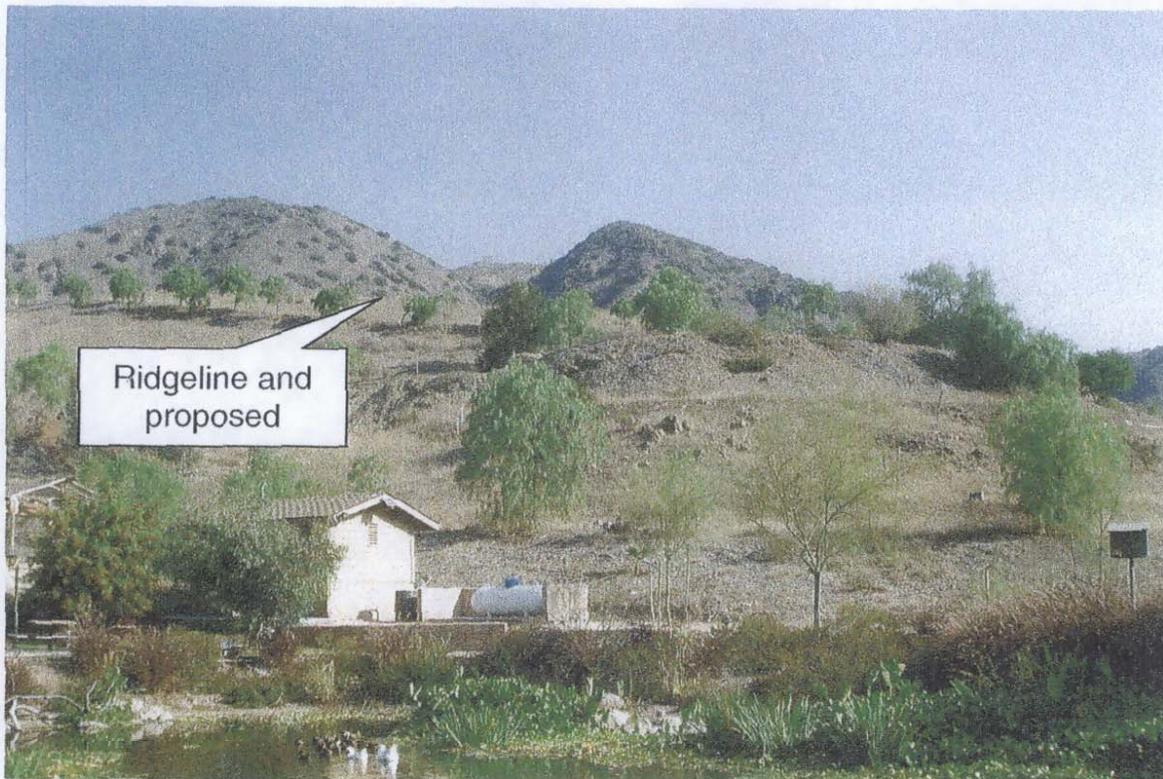


Medium view north from Canyon Hill Road, just west of San Dimas Canyon Road intersection, provides a rare unobstructed view up Sycamore Canyon; however, still does not reveal the DeFalco property. Approximately 1 mile from DeFalco property. Johnstone Peak dominates skyline on the right and Shay Hill dominates skyline on the left.

There are no short views of the DeFalco property except from within the property itself or from surrounding ridgelines. The *Northern Foothills Development and Infrastructure Study* notes that "From within the study area, interior views of canyons and successive ridge lines to the north are dominant." Indeed, the Specific Plan No. 25 contains the following definition of a primary ridge line in Section 18.542.270.J.3: "a ridge which is visible against the sky as viewed from a public street." As you travel northbound on Sycamore Canyon Road, past Horsethief Canyon Park, the canyon walls and trees continue to hide the DeFalco property from view. Where Sycamore Canyon Road makes a sharp right turn, turn left at the gate to continue north up further into Sycamore Canyon, and after 600 feet a "Falcon Ridge Ranch" sign greets you at the beginning of the 40-acre DeFalco property. Visitors must travel another 600 feet up the road to catch the first glimpse of the ridgeline where the house is proposed (see aerial photo below). As mentioned earlier, the visual dominance of the portion of the ridge line that crosses the DeFalco property is diminished significantly as it enters the property from the northwest, essentially disappearing into the broad expanse of the 600-foot wide natural saddle before emerging again as it climbs to the south up Shay Hill.



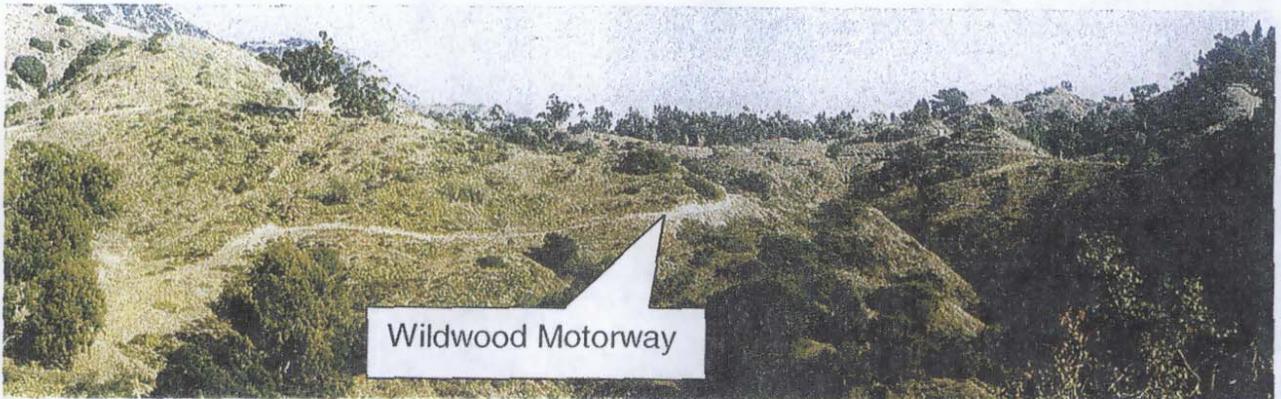
The short view above shows where the ridgeline finally becomes visible at the end of Sycamore Canyon Road where it connects to the Wildwood Motorway that crosses Sycamore Creek.



The short view above, taken from the pond on the DeFalco property, is looking northeast and shows that the propose house pad ridge is not visible against the skyline. The hills in the background dominate the skyline.



Short view taken from the Wildwood Motorway near the west property line of the DeFalco property. looking northeast. The hills in the background dominate skyline.



View from Wildwood Motorway looking East towards Sycamore Canyon

Short view photo above, from Exhibit 5.2-2b of the *Northern Foothills Implementation Program Environmental Impact Report (EIR)*, is an interior view from the Wildwood Motorway looking east towards the DeFalco property. The cluster of Eucalyptus trees in the upper middle of the photo are located in the San Dimas Canyon County Park, south of the DeFalco property which is hidden behind the ridges to the left.

**CONCLUSION:** Although the proposed house is on top of a ridge line, the ridge line is essentially only visible from interior views from within the Northern Foothills. Therefore, the aesthetic impact is minimal. The ridge is not visible from the nearest public street, Sycamore Canyon Road, because of elevation differences, intervening slopes, and trees.

**RESOLUTION NO. PC-1438**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF DEVELOPMENT PLAN REVIEW BOARD CASE NO. 07-27, A REQUEST TO CONSTRUCT A 4,690 SQUARE FOOT SINGLE-STORY HOUSE, 484 SQUARE FOOT DETACHED GARAGE, AND A 1,892 SQUARE FOOT BARN, ON 40 ACRES OF LAND (FALCON RIDGE RANCH) IN SPECIFIC PLAN NO. 25 LOCATED ON SYCAMORE CANYON ROAD (APN: 8678-030-005)

WHEREAS, an application was filed for a Development Plan Review by:

John DeFalco  
824 S. Euclid Street  
Fullerton, CA 92832

WHEREAS, Development Plan Review Board Case No. 07-27 is described as:

A request to review precise plans for the development of a custom home, detached garage and horse barn.

WHEREAS, this approval applies to the following described real property:

The 40 acre property located in the Northern Foothills on Sycamore Canyon Road.

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

WHEREAS, pursuant to San Dimas Zoning Code Section 18.542.600 before any grading is undertaken on any lot or parcel within the Specific Plan No. 25, precise plans, as required by Section 18.542.610, must be approved by the Development Plan Review Board, Planning Commission and City Council; and

WHEREAS, the Planning Commission conducted a public meeting on April 20, 2011; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the Development Plan Review Board and Planning Commission hearings, and for the reasons discussed by the Board Members at the hearing, and subject to the Conditions attached as "Exhibit A", the Planning Commission 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 proposal will construct a one-story home, detached garage and horse barn towards the middle of the 40-acre ranch property. The site plan for the project is designed to improve the existing conditions of the property.

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

The site is located on an isolated property in the Northern Foothills, an area of predominantly vacant land, open space and National Forest. The only road near the subject property is Sycamore Canyon Road that terminates nearby; hence, carries very little traffic. The conditions imposed will ensure that the public health, safety and general welfare will be protected as well as prevent adverse effects on neighboring properties.

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 project is consistent with the General Plan, Zoning Ordinance and all other Ordinances and regulations of the City. Although the proposed project could have a significant effect on the environment, nothing further is required because all potentially significant effects 1) have been analyzed adequately in an earlier EIR [Northern Foothills Implementation Program Program Environmental Impact Report] pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

4. The architectural character, style and use of materials harmonize with the natural setting, if applicable.

The proposed Spanish-influenced architectural design for the one-story home features a stucco and stone veneer exterior in earth tones that compliments the natural setting of the property. The house is designed with extensive verandas and windows to maximize views.

5. The proposed improvements will maintain or enhance the existing character and purpose of Specific Plan No. 25, as set forth in Section 18.542.010(D).

SP25 has architectural guidelines, but intentionally does not mandate any style: "Architectural statements should convey a feeling or impression rather than standing out as any particular style. Each building should convey its own blend of building forms, textures and site relationships." The project had been designed consistent with the SP25 design standards by incorporating the following design features:

- Split level pad\* with three different floor levels (4.5 foot elevation difference)
- One-story massing
- Varying roof forms and heights
- Varying wall planes
- Stucco and synthetic stone veneer
- Mission clay tile roof
- Decorative cornice
- Exposed decorative wood rafters
- Deep, covered verandas\*
- Solar panels hidden within a roof well

- Well-fenestrated elevations
- \* House only

The traditional style horse barn is designed with the following features and materials:

- Hayloft
- Resawn plywood siding and trim
- Standing seam metal roof

6. Structures and appurtenances are sited in a manner that minimizes visual impact and disturbance to the natural terrain and are in conformance with the intent of Specific Plan No. 25.

The majority of the property is too steep for development. The proposed structures are all located within the "Potential Development Areas" identified by SP25 for the subject property. In January 2011, the City Council adopted Ordinance No. 1201, a Municipal Code Text Amendment (MCTA) triggered by the NJD Brasada residential project to the west. The subject property is now part of the new Planning Area Two of SP25. Ordinance No. 1201 resolved the major issue of building on a primary ridgeline identified by SP25 for the subject property. The ridgeline extends through the property where the proposed home is located; however, this ridgeline does not meet the definition of a primary ridgeline as "a ridge which is visible against the sky as viewed from a public street." Regardless, Ordinance No. 1201 now allows consideration of development on a primary ridgeline where "the structure shall be sited and designed to minimize any visual intrusiveness." A viewshed analysis, which was presented to the City Council in November 2007 (see attached), concluded that the impact of the proposed construction would not be significant.

7. The architectural character, style and use of materials harmonize with the natural setting, if applicable.

SP 25 does not mandate use of certain materials, nor does it provide a list of appropriate materials. The proposed Spanish-influenced architectural design for the one-story home features a stucco and stone veneer exterior in earth tones that compliments the natural setting of the property. The house is designed with extensive verandas and windows to maximize views.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission hereby recommends that the City Council approve Development Plan Review Board Case No. 07-27, subject to the applicant's compliance with the attached Conditions, and subject to the environmental mitigation measures previously adopted by the Northern Foothills Implementation Program Environmental Impact Report (EIR). A copy of this Resolution shall be mailed to the applicant.

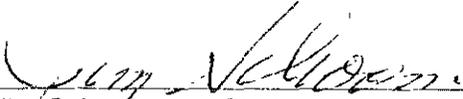
PASSED, APPROVED and ADOPTED, the 20th day of April 2011 by the following vote:

AYES:

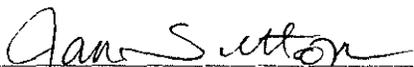
NOES:

ABSENT:

ABSTAIN:

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

ATTEST:

  
\_\_\_\_\_  
Jan Sutton  
Planning Commission Secretary

## CONDITIONS OF APPROVAL

### DPRB CASE NO. 07-27

#### 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 signed City Council Resolution of Approval No. \*\*\*\*\* and Conditions 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 Specific Plan No. 25, planning area two, and environmental mitigations measures of the related Northern Foothills Environmental Impact Report.
4. 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 F.
5. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
6. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code.
7. 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

8. Location and type of exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.
9. Plans for all exterior design features, including, but not limited to, doors, windows, mailboxes and architectural treatments, shall be submitted to the Planning Division for review and approval before issuance of building permits.

10. All roof-mounted equipment and appurtenances shall be totally screened from public view and shall be located below the building parapet. The applicant shall supply a section drawing indicating the parapet height and all proposed roof equipment. In the event additional screening is necessary, it shall be approved by the Planning Division and installed prior to final inspection and occupancy.
11. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical equipment installed by the developer shall be inconspicuously located and screened, as approved by the Planning Division.
12. If any fencing is proposed, the applicant shall submit a detailed fencing plan for review and approval by the Development Plan Review Board. All fencing shall be installed before a Certificate of Occupancy will be issued.
13. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
14. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service facilities shall be totally screened from public view, as approved by the Planning Division.
15. The developer shall install all utilities underground.

## **LANDSCAPE**

16. The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
17. The developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
18. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
19. Final tree preservation plans shall be reviewed and approved by the Planning Division prior to issuance of building permits.
20. No trees shall be removed other than those indicated on the approved set of landscape plans.
21. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping for single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

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

22. Comply with the 2010 edition of the codes as adopted by reference by the City of San Dimas: California Residential Code, California Mechanical Code, California Plumbing Code, California Green Building Code and California Electrical Code.
23. Plans to be submitted to LA County Fire Department for access and water availability.
24. Comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.
25. Applicant to submit a site grading plan prepared by a civil engineer. Building permits shall not be issued until a rough grading certification and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
26. Applicant to submit a soils report which makes recommendations for foundation, grading and retaining wall design. Compaction reports required prior to City inspection. Preliminary Soils Engineering Report to include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures when necessary. Include opinions and recommendations concerning the stability of the sites to be developed by the proposed grading, liquefaction and proximity to known faults.
27. Structural calculations shall be provided at time of plan check for review.
28. Occupancy shall not be granted until all improvements required as part of the approval have been completed in full, and approved or finalized by the appropriate department.
29. Fees shall be paid to Bonita School District in compliance with Government Code Section 65995
30. A temporary erosion control plan, submitted by the developer, shall be approved by and filed with the City and shall be installed and operable at all times.
31. Building permits shall not be issued until a rough grading certification and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
32. Construction calculations, including lateral analysis, shall be required at the time plans are submitted for plan check. Electrical schematic and load list and plumbing (drainage, water, gas) schematics will be required before issuance of electrical or plumbing permits.
33. Construction hours shall be limited in a residential zone, or within a 500 foot radius thereof, to between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.
34. The home shall be fire sprinklered. In addition, the 2010 California Residential Code (Section R237) requires that all new buildings within a Wildland-Urban Interface Fire Area be constructed with either "ignition resistant" or "non-combustible" materials.

35. Building permits shall be concurrently obtained for all existing structures, retaining walls, plumbing and electrical work as shown on As-Built Plan.

### **ENGINEERING DIVISION – (909) 394-6250**

36. The developer shall install a private disposal sewer system per the requirements of the Los Angeles County Health Department and the California Building Code 2010 Edition.
37. The developer shall provide drainage facilities to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties.
38. 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.
39. The developer shall submit water plans for fire suppression per the requirements of the Los Angeles County Fire Department to be reviewed and approved by the City Engineer.
40. The Developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer.
41. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Department.
42. For projects one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity. Construction General Permit Order 2009-0009-DWQ. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit.
43. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the City prior to the issuance of Certificate of Occupancy.
44. The applicant shall make a good faith effort to realign the existing Sycamore Canyon Road easement to coincide with the currently improved roadway. Easement realignment shall not be required to include any increase or decrease in the level of seniority of the easement.
45. Provide written verification that water supply is potable in compliance with CA Plumbing Code.

46. The applicant shall sign a covenant prepared by the City to be recorded to advise future buyers of the following:
- Legal access to existing water supply has not been verified. The subject property has private well and private sewage disposal.
  - Legal access to property has not been verified.
  - Existing power supply is “off the power grid”.

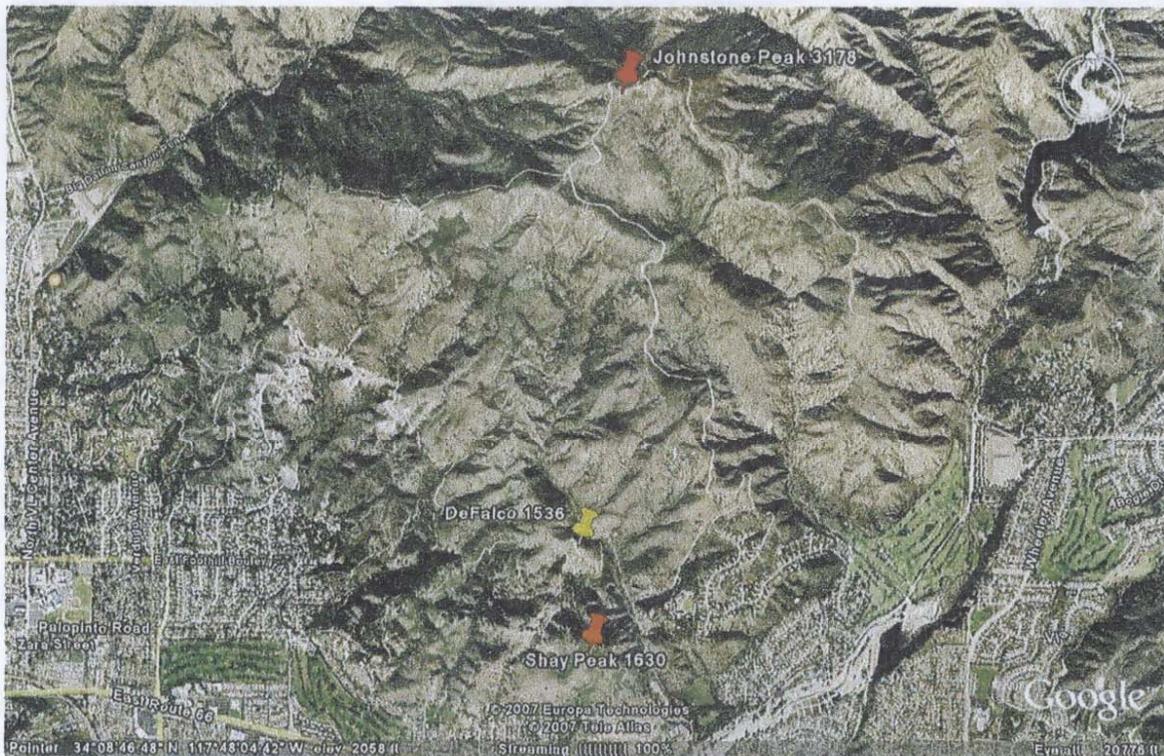
**PARKS & RECREATION – (909) 394-6230**

47. The developer shall comply with City regulations regarding payment of Park, Recreation and Open Space Development Fee per SDMC Chapter 3.26. Fees shall be paid prior to issuance of building permits.

### DPRB 07-27 VIEWSHED ANALYSIS

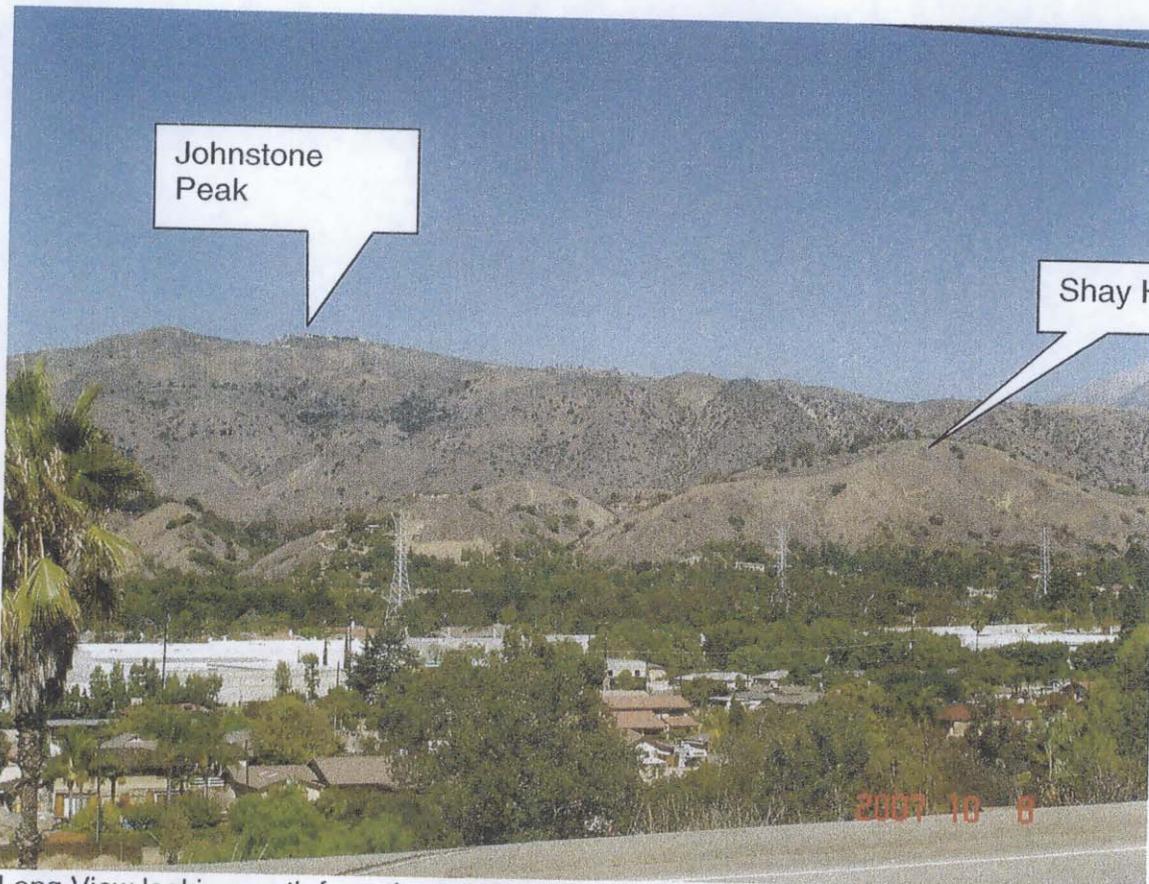
The purpose of this analysis is to describe the views of the Northern Foothills, in particular the ridgelines. According to the *Northern Foothills Implementation Program Environmental Impact Report* (EIR), "The natural slopes of the Northern Foothills area are one of the primary resources of the City of San Dimas. The foothill area, which is visible throughout the City, creates a dramatic backdrop for the community, and provides substantial visual open space at the northern portion of the City...From most locations within the City of San Dimas, the lower slopes of the Northern Foothills area are not readily visible due to intervening structures and landscaping with the valley area...Three distinct types of viewsheds are relevant to the Northern Foothills Implementation Program: (1) views of the project area from surrounding sites, (2) views from the project area to outlying areas, and (3) interior views, experienced when viewing from within the Northern Foothills area."

It is the views of the project area and interior views that we are concerned with in this analysis. The *Northern Foothills Development and Infrastructure Study*, which formed the basis for Specific Plan No. 25, describes the area: "Major topographic features within the study area include: Johnstone Peak (3,178 feet); Sycamore Flat; and three major north/south ridge lines which divide the study area into four (4) uniquely identifiable canyon areas: Wildwood Canyon, Sycamore Canyon, Ham Canyon and Lodi Canyon (Figure 2.7)." The following aerial shows that the 40-acre DeFalco property straddles the westernmost of the three major ridge lines that serves as the divide between Wildwood and San Dimas Canyons. The DeFalco property lies behind Shay Hill (elevation 1,630 feet above sea level), the first rolling hill at the base of Northern Foothills). The proposed DeFalco house pad elevation is 1,536 feet above sea level, approximately 100 feet lower than Shay Hill. The DeFalco property includes a natural saddle that separates Sycamore Canyon from the lessor Shay Canyon.

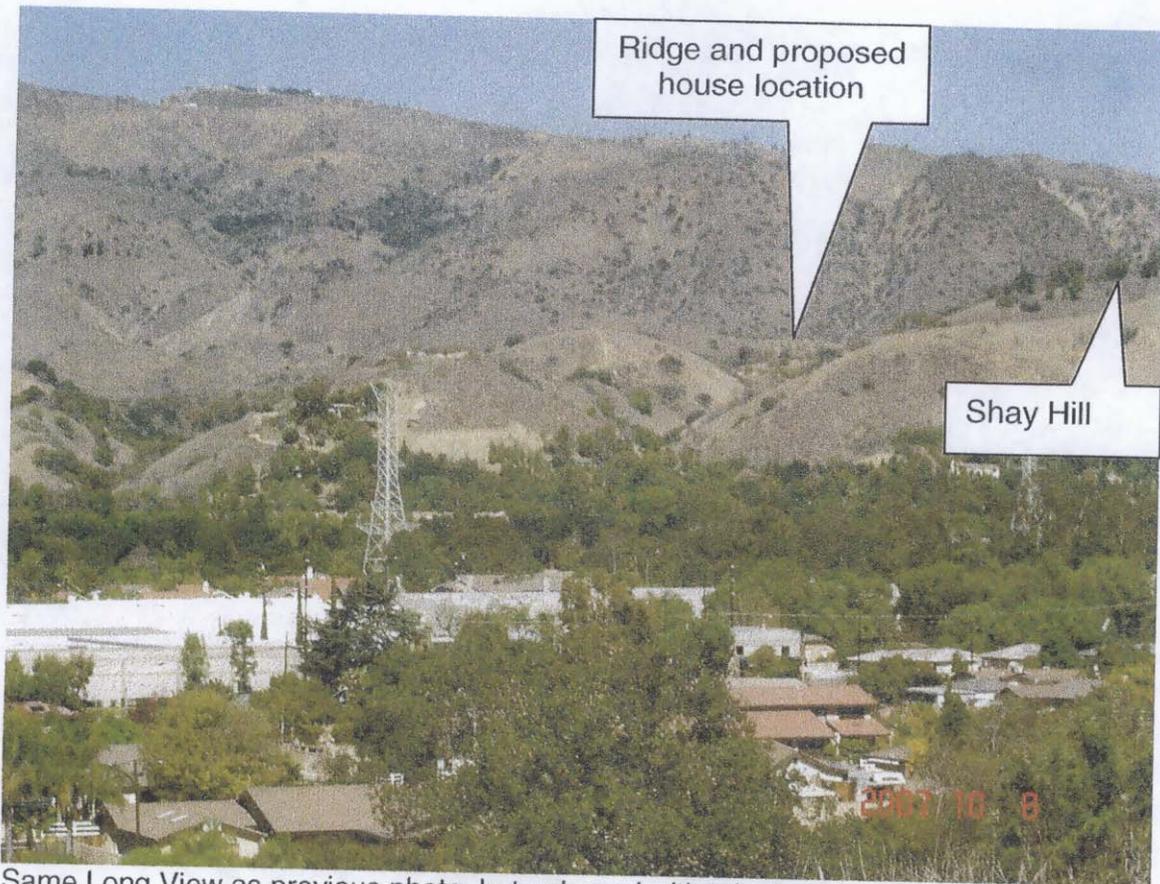


As noted in the *Northern Foothills Development and Infrastructure Study*, long views from outlying areas "vary depending upon elevation and distance from the area...As the study area is

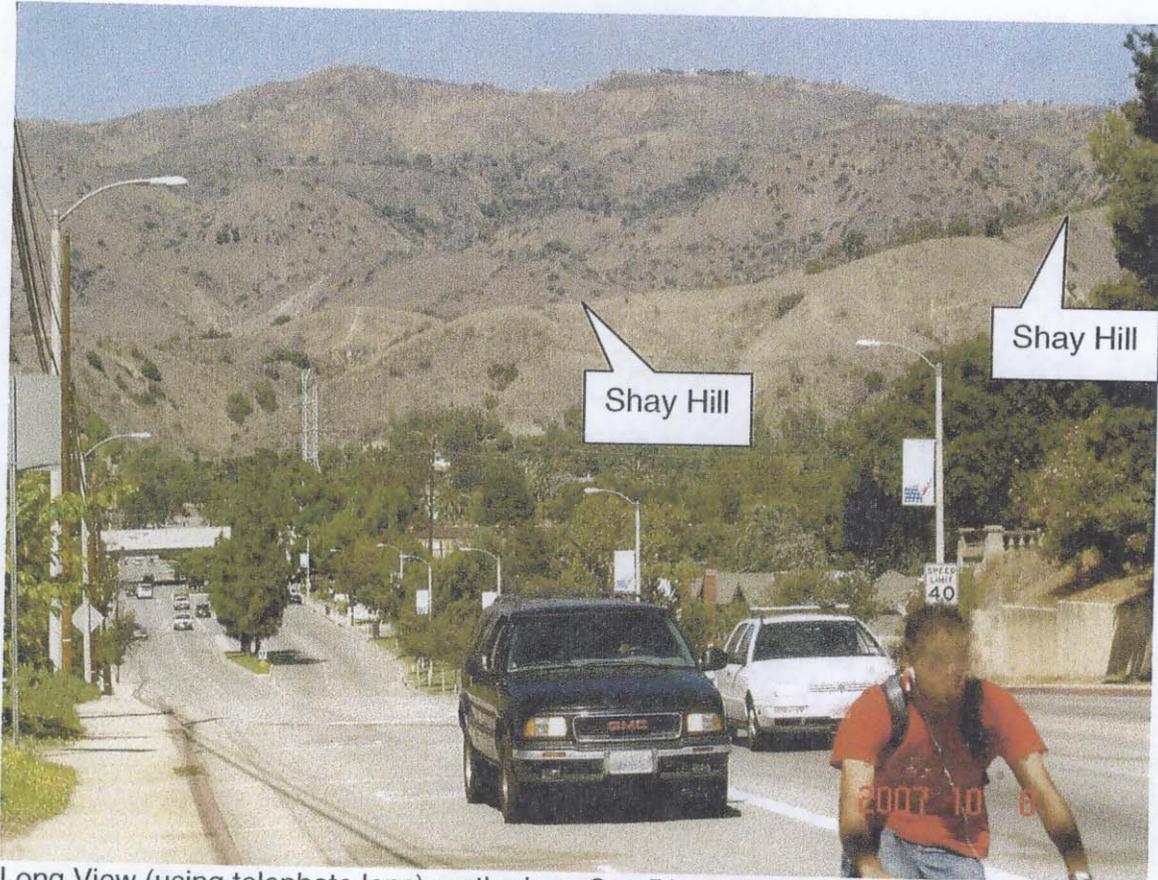
approached from other portions of the City, views become obscured by existing development. Views are limited to glimpse of the foothills from north-south roadway corridors, or from points where a break in development occurs." Following is a series of photo views from the few places in the City where it is possible to see the DeFalco property.



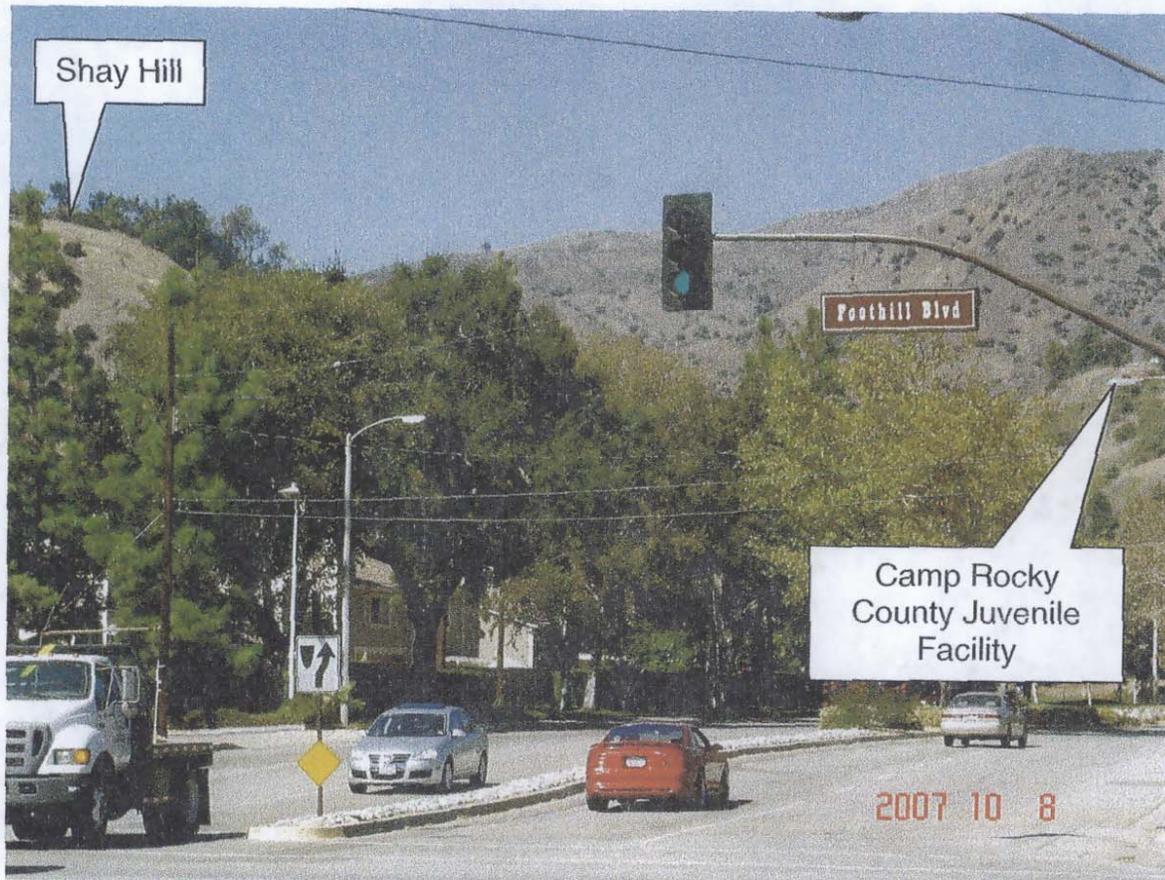
Long View looking north from the crest of Gladstone Street, just east of Amelia, where a short break in the vegetation and homes allows views of Northern Foothills. Johnstone Peak dominates the skyline. Approximately 1.75 miles from DeFalco property.



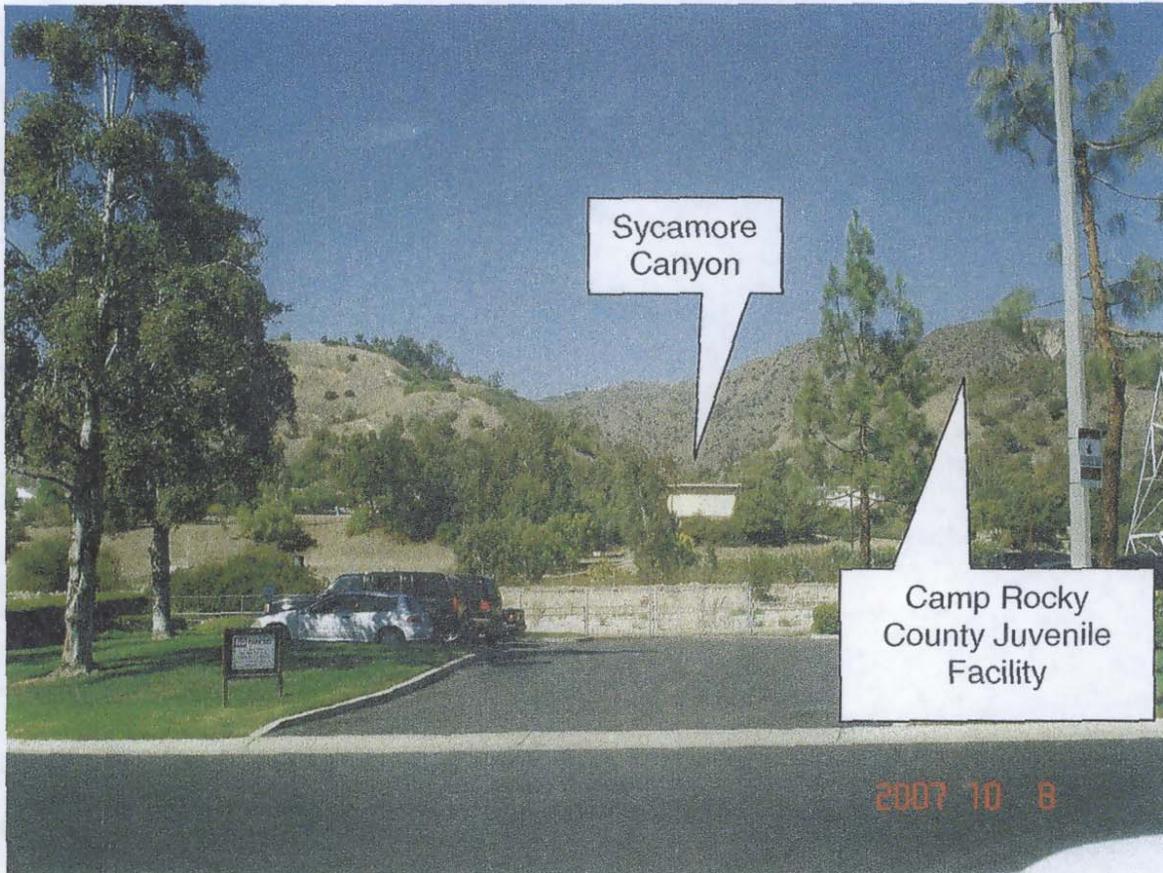
Same Long View as previous photo, but enlarged with telephoto lens. The ridgeline where the house is proposed is visible, just beyond the west flank of Shay Hill.



Long View (using telephoto lens) north along San Dimas Avenue at Gladstone Street intersection. DeFalco property is completely hidden by Shay Hill. Johnstone Peak completely dominates the skyline. Approximately 1.75 miles from DeFalco property.



Medium view north up along San Dimas Canyon Road at Foothill Boulevard intersection. Sycamore Canyon, and the DeFalco property, are completely hidden by trees as you continue traveling north. Johnstone Peak dominates the skyline with Shay Hill profiled against the sky on the left. Approximately 1.25 miles from DeFalco property.

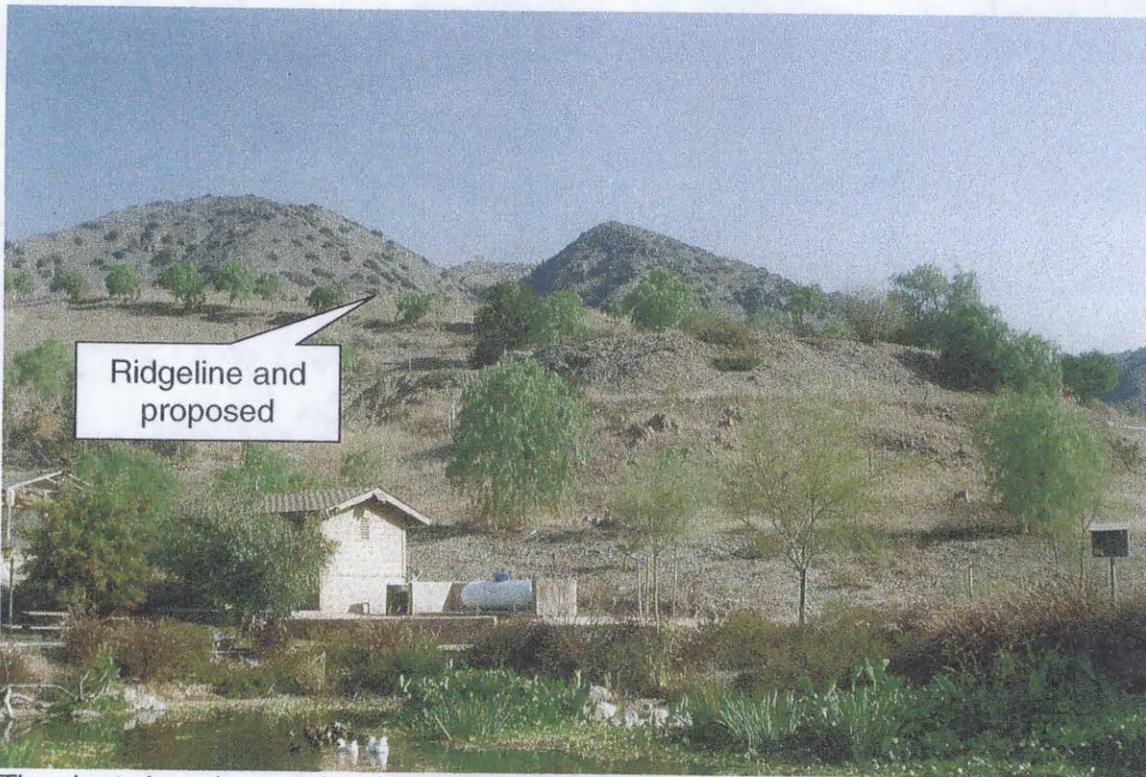


Medium view north from Canyon Hill Road, just west of San Dimas Canyon Road intersection, provides a rare unobstructed view up Sycamore Canyon; however, still does not reveal the DeFalco property. Approximately 1 mile from DeFalco property. Johnstone Peak dominates skyline on the right and Shay Hill dominates skyline on the left.

There are no short views of the DeFalco property except from within the property itself or from surrounding ridgelines. The *Northern Foothills Development and Infrastructure Study* notes that "From within the study area, interior views of canyons and successive ridge lines to the north are dominant." Indeed, the Specific Plan No. 25 contains the following definition of a primary ridge line in Section 18.542.270.J.3: "a ridge which is visible against the sky as viewed from a public street." As you travel northbound on Sycamore Canyon Road, past Horsethief Canyon Park, the canyon walls and trees continue to hide the DeFalco property from view. Where Sycamore Canyon Road makes a sharp right turn, turn left at the gate to continue north up further into Sycamore Canyon, and after 600 feet a "Falcon Ridge Ranch" sign greets you at the beginning of the 40-acre DeFalco property. Visitors must travel another 600 feet up the road to catch the first glimpse of the ridgeline where the house is proposed (see aerial photo below). As mentioned earlier, the visual dominance of the portion of the ridge line that crosses the DeFalco property is diminished significantly as it enters the property from the northwest, essentially disappearing into the broad expanse of the 600-foot wide natural saddle before emerging again as it climbs to the south up Shay Hill.



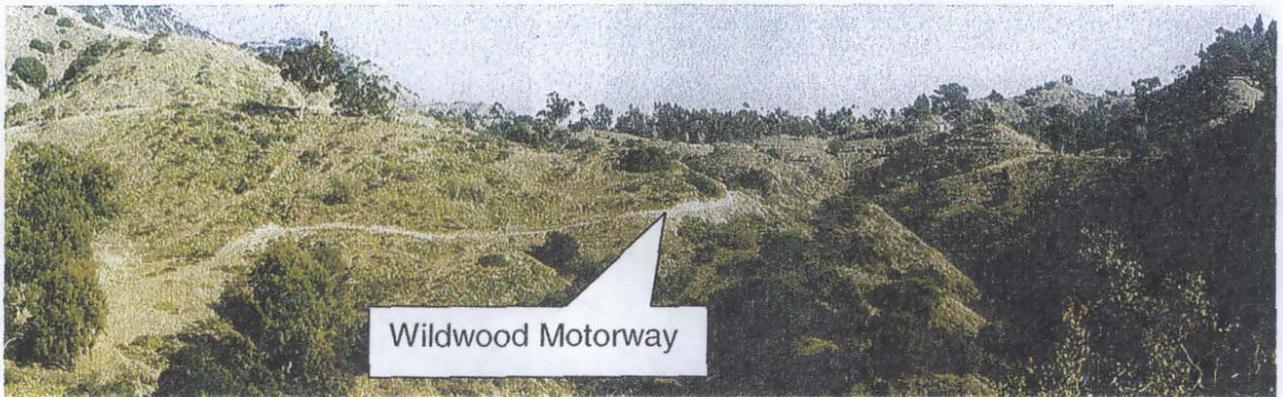
The short view above shows where the ridgeline finally becomes visible at the end of Sycamore Canyon Road where it connects to the Wildwood Motorway that crosses Sycamore Creek.



The short view above, taken from the pond on the DeFalco property, is looking northeast and shows that the propose house pad ridge is not visible against the skyline. The hills in the background dominate the skyline.



Short view taken from the Wildwood Motorway near the west property line of the DeFalco property. looking northeast. The hills in the background dominate skyline.



View from Wildwood Motorway looking East towards Sycamore Canyon

Short view photo above, from Exhibit 5.2-2b of the *Northern Foothills Implementation Program Environmental Impact Report (EIR)*, is an interior view from the Wildwood Motorway looking east towards the DeFalco property. The cluster of Eucalyptus trees in the upper middle of the photo are located in the San Dimas Canyon County Park, south of the DeFalco property which is hidden behind the ridges to the left.

**CONCLUSION:** Although the proposed house is on top of a ridge line, the ridge line is essentially only visible from interior views from within the Northern Foothills. Therefore, the aesthetic impact is minimal. The ridge is not visible from the nearest public street, Sycamore Canyon Road, because of elevation differences, intervening slopes, and trees.

**RESOLUTION NO. 2011-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING PRECISE PLAN REVIEW 11-01 (DPRB 07-27), A REQUEST TO CONSTRUCT A 4,690 SQUARE FOOT SINGLE STORY HOUSE, 484 SQUARE FOOT DETACHED GARAGE, AND A 1,892 SQUARE FOOT BARN, ON 40 ACRES OF LAND (FALCON RIDGE RANCH) IN SPECIFIC PLAN NO. 25 LOCATED ON SYCAMORE CANYON ROAD. (APN: 8678-030-005)

WHEREAS, an application was filed for a Precise Plan Review by:

John DeFalco  
824 S. Euclid Street  
Fullerton, CA 92832

WHEREAS, Precise Plan Review Case No. 11-01 is described as:

A request to review precise plans for the development of a custom home, detached garage and horse barn

WHEREAS, this approval applies to the following described real property:

The 40 acre property located in the Northern Foothills on Sycamore Canyon Road.

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

WHEREAS, pursuant to San Dimas Zoning Code Section 18.542.600 before any grading is undertaken on any lot or parcel within the Specific Plan No. 25, precise plans, as required by Section 18.542.610, must be approved by the Development Plan Review Board, Planning Commission and City Council; and

WHEREAS, the Development Plan Review Board conducted a public meeting on February 24, 2011 and recommended approval to the City Council; and

WHEREAS, the Planning Commission conducted a public meeting on April 20, 2011. Following the conclusion of the public meeting, the Planning Commission adopted their Resolution No. PC-1437 recommending approval to the City Council; and

WHEREAS, notice was duly given of the City Council public meeting on the matter and that public meeting was held on May 24, 2011 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

- Varying wall planes
- Stucco and synthetic stone veneer
- Mission clay tile roof
- Decorative cornice
- Exposed decorative wood rafters
- Deep, covered verandas\*
- Solar panels hidden within a roof well
- Well-fenestrated elevations

\* House only

The traditional style horse barn is designed with the following features and materials:

- Hayloft
- Resawn plywood siding and trim
- Standing seam metal roof

6. Structures and appurtenances are sited in a manner that minimizes visual impact and disturbance to the natural terrain and are in conformance with the intent of Specific Plan No. 25.

The majority of the property is too steep for development. The proposed structures are all located within the "Potential Development Areas" identified by SP 25 for the subject property. In January 2011, the City Council adopted Ordinance No. 1201, a Municipal Code Text Amendment (MCTA) triggered by the NJD Brasada residential project to the west. The subject property is now part of a new planning area two of SP25. Ordinance No. 1201 resolved the major issue of building on a primary ridgeline identified by SP25 for the subject property. The ridgeline extends through the property, where the proposed home is located; however, this ridgeline does not meet the definition of a primary ridgeline as "a ridge which is visible against the sky as viewed from a public street." Regardless, Ordinance No. 1201 now allows consideration of development on a primary ridgeline where "the structure shall be sited and designed to minimize any visual intrusiveness." A viewshed analysis, which was presented to the City Council in November 2007 (see attached), concluded that the impact of the proposed construction would not be significant.

7. The architectural character, style and use of materials harmonize with the natural setting, if applicable.

SP 25 does not mandate use of certain materials, nor does it provide a list of appropriate materials. The proposed Spanish-influenced architectural design for the one-story home features stucco and stone veneer exterior in earth tones that compliment the natural setting of the property. The house is designed with extensive verandas and windows to maximize views.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Precise Plan No. 11-01, subject to subject to the applicant's compliance with the Conditions adopted for the related Development Plan Review No. 07-27 and subject to the environmental mitigation measures previously adopted by the Northern Foothills Implementation Program Environmental Impact Report (EIR). 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 24TH DAY OF MAY 2011.**

---

Curt Morris, Mayor of the City of San Dimas

---

Ina Rios, City Clerk

I, INA RIOS, CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 2011-\_\_ was passed and adopted at the regular meeting of the City Council held on the 24th day of May 2011, by the following vote-to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

**RESOLUTION NO. 2011-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW 07-27, A REQUEST TO CONSTRUCT A 4,690 SQUARE FOOT SINGLE STORY HOUSE, 484 SQUARE FOOT DETACHED GARAGE, AND A 1,892 SQUARE FOOT BARN, ON 40 ACRES OF LAND (FALCON RIDGE RANCH) IN SPECIFIC PLAN NO. 25 LOCATED ON SYCAMORE CANYON ROAD. (APN: 8678-030-005)

WHEREAS, an application was filed for a Precise Plan Review by:

John DeFalco  
824 S. Euclid Street  
Fullerton, CA 92832

WHEREAS, Development Plan Review Case No. 07-27 is described as:

A request to review precise plans for the development of a custom home, detached garage and horse barn

WHEREAS, this approval applies to the following described real property:

The 40 acre property located in the Northern Foothills on Sycamore Canyon Road.

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

WHEREAS, pursuant to San Dimas Zoning Code Section 18.542.600 before any grading is undertaken on any lot or parcel within the Specific Plan No. 25, precise plans, as required by Section 18.542.610, must be approved by the Development Plan Review Board, Planning Commission and City Council; and

WHEREAS, the Development Plan Review Board conducted a public meeting on February 24, 2011 and recommended approval to the City Council; and

WHEREAS, the Planning Commission conducted a public meeting on April 20, 2011. Following the conclusion of the public meeting, the Planning Commission adopted their Resolution No. PC-1438 recommending approval to the City Council; and

WHEREAS, notice was duly given of the City Council public meeting on the matter and that public meeting was held on May 24, 2011 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the Development Plan Review Board, Planning Commission and City Council meetings, and for the reasons discussed by the Board Members at the meeting, 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 proposal will construct a one-story home, detached garage and horse barn towards the middle of the 40-acre ranch property. The site plan for the project is designed to improve the existing conditions of the property.

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

The site is located on an isolated property in the Northern Foothills, and area of predominantly vacant land, open space and National Forest. The only road near the subject property is Sycamore Canyon Road that terminates nearby; hence, carries very little traffic. The conditions imposed will ensure that the public health, safety and general welfare will be protected as well as prevent adverse effects on neighboring properties.

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 project is consistent with the General Plan, Zoning Ordinance and all other Ordinances and regulations of the City. Although the proposed project could have a significant effect on the environment nothing further is required because all potentially significant effects 1) have been analyzed adequately in an earlier EIR (Northern Foothills Implementation Program Environmental Impact Report) pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

4. The architectural character, style and use of materials harmonize with the natural setting, if applicable.

The proposed Spanish-influenced architectural design for the one-story home features stucco and stone veneer exterior in earth tones that compliment the natural setting of the property. The house is designed with extensive verandas and windows to maximize views.

5. The proposed improvements will maintain or enhance the existing character and purpose of Specific Plan No. 25, as set forth in Section 18.542.010(D).

SP 25 has architectural guidelines, but intentionally does not mandate any style: "Architectural statements should convey a feeling or impression rather than standing out as any particular style. Each building should convey its own blend of building forms, textures and site relationships." The project had been designed consistent with the SP25 design standards by incorporating the following design features:

- Split level pad\* with three different floor levels (4.5 foot elevation difference)
- 1-story massing
- Varying roof forms and heights

- Varying wall planes
  - Stucco and synthetic stone veneer
  - Mission clay tile roof
  - Decorative cornice
  - Exposed decorative wood rafters
  - Deep, covered verandas\*
  - Solar panels hidden within a roof well
  - Well-fenestrated elevations
- \* House only

The traditional style horse barn is designed with the following features and materials:

- Hayloft
  - Resawn plywood siding and trim
  - Standing seam metal roof
6. Structures and appurtenances are sited in a manner that minimizes visual impact and disturbance to the natural terrain and are in conformance with the intent of Specific Plan No. 25.

The majority of the property is too steep for development. The proposed structures are all located within the "Potential Development Areas" identified by SP 25 for the subject property. In January 2011, the City Council adopted Ordinance No. 1201, a Municipal Code Text Amendment (MCTA) triggered by the NJD Brasada residential project to the west. The subject property is now part of a new planning area two of SP25. Ordinance No. 1201 resolved the major issue of building on a primary ridgeline identified by SP25 for the subject property. The ridgeline extends through the property, where the proposed home is located; however, this ridgeline does not meet the definition of a primary ridgeline as "a ridge which is visible against the sky as viewed from a public street." Regardless, Ordinance No. 1201 now allows consideration of development on a primary ridgeline where "the structure shall be sited and designed to minimize any visual intrusiveness." A viewshed analysis, which was presented to the City Council in November 2007 (see attached), concluded that the impact of the proposed construction would not be significant.

7. The architectural character, style and use of materials harmonize with the natural setting, if applicable.

SP 25 does not mandate use of certain materials, nor does it provide a list of appropriate materials. The proposed Spanish-influenced architectural design for the one-story home features stucco and stone veneer exterior in earth tones that compliment the natural setting of the property. The house is designed with extensive verandas and windows to maximize views.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Development Plan Review No. 07-27, subject to subject to the applicant's compliance with the attached Conditions, and subject to the environmental mitigation measures previously adopted by the Northern Foothills Implementation Program Environmental Impact Report (EIR). 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 24TH DAY OF MAY 2011.**

---

Curt Morris, Mayor of the City of San Dimas

---

Ina Rios, City Clerk

I, INA RIOS, CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 2011-\_\_\_\_ was passed and adopted at the regular meeting of the City Council held on the 24th day of May 2011, by the following vote-to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

## **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 signed City Council Resolution of Approval No. 2011-\_\_\_\_ and Conditions 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 Specific Plan No. 25, planning area two, and environmental mitigations measures of the related Northern Foothills Environmental Impact Report.
4. 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 F.
5. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
6. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code.
7. 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**

8. Location and type of exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.
9. Plans for all exterior design features, including, but not limited to, doors, windows, mailboxes and architectural treatments, shall be submitted to the Planning Division for review and approval before issuance of building permits.
10. All roof-mounted equipment and appurtenances shall be totally screened from public view and shall be located below the building parapet. The applicant shall supply a section drawing indicating the parapet height and all proposed roof equipment. In the event additional screening is necessary, it shall be approved by the Planning Division and installed prior to final inspection and occupancy.

11. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical equipment installed by the developer shall be inconspicuously located and screened, as approved by the Planning Division.
12. If any fencing is proposed, the applicant shall submit a detailed fencing plan for review and approval by the Development Plan Review Board. All fencing shall be installed before a Certificate of Occupancy will be issued.
13. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
14. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service facilities shall be totally screened from public view, as approved by the Planning Division.
15. The developer shall install all utilities underground.

## **LANDSCAPE**

16. The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
17. The developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
18. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
19. Final tree preservation plans shall be reviewed and approved by the Planning Division prior to issuance of building permits.
20. No trees shall be removed other than those indicated on the approved set of landscape plans.
21. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping for single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

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

22. Comply with the 2010 edition of the codes as adopted by reference by the City of San Dimas: California Residential Code, California Mechanical Code, California Plumbing Code, California Green Building Code and California Electrical Code.

23. Plans to be submitted to LA County Fire Department for access and water availability.
24. Comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.
25. Applicant to submit a site grading plan prepared by a civil engineer. Building permits shall not be issued until a rough grading certification and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
26. Applicant to submit a soils report which makes recommendations for foundation, grading and retaining wall design. Compaction reports required prior to City inspection. Preliminary Soils Engineering Report to include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures when necessary. Include opinions and recommendations concerning the stability of the sites to be developed by the proposed grading, liquefaction and proximity to known faults.
27. Structural calculations shall be provided at time of plan check for review.
28. Occupancy shall not be granted until all improvements required as part of the approval have been completed in full, and approved or finalized by the appropriate department.
29. Fees shall be paid to Bonita School District in compliance with Government Code Section 65995
30. A temporary erosion control plan, submitted by the developer, shall be approved by and filed with the City and shall be installed and operable at all times.
31. Building permits shall not be issued until a rough grading certification and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
32. Construction calculations, including lateral analysis, shall be required at the time plans are submitted for plan check. Electrical schematic and load list and plumbing (drainage, water, gas) schematics will be required before issuance of electrical or plumbing permits.
33. Construction hours shall be limited in a residential zone, or within a 500 foot radius thereof, to between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.
34. The home shall be fire sprinklered. In addition, the 2010 California Residential Code (Section R237) requires that all new buildings within a Wildland-Urban Interface Fire Area be constructed with either "ignition resistant" or "non-combustible" materials. Garage is not exempt because it exceeds 120 square feet, and is a Group U occupancy building less than 50 feet from house per 2010

California Residential Code Section R327.1.3. Barn is not exempt because it has an office per 2010 California Residential Code Section R327.1.3.

35. Building permits shall be concurrently obtained for all existing structures, retaining walls, plumbing and electrical work as shown on As-Built Plan.

## **ENGINEERING DIVISION – (909) 394-6250**

36. The developer shall install a private disposal sewer system per the requirements of the Los Angeles County Health Department and the California Building Code 2010 Edition.
37. The developer shall provide drainage facilities to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties.
38. 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.
39. The developer shall submit water plans for fire suppression per the requirements of the Los Angeles County Fire Department to be reviewed and approved by the City Engineer.
40. The Developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer.
41. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Department.
42. For projects one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2009-0009-DWQ. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit.
43. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the City prior to the issuance of Certificate of Occupancy.

44. The applicant shall make a good faith effort to realign the existing Sycamore Canyon Road easement to coincide with the currently improved roadway. Easement realignment shall not be required to include any increase or decrease in the level of seniority of the easement.
45. Provide written verification that water supply is potable in compliance with CA Plumbing Code.
46. The applicant shall sign a covenant prepared by the City to be recorded to advise future buyers of the following:
  - Legal access to existing water supply has not been verified. The subject property has private well and private sewage disposal.
  - Legal access to property has not been verified.
  - Existing power supply is “off the power grid”.

**PARKS & RECREATION – (909) 394-6230**

47. The developer shall comply with City regulations regarding payment of Park, Recreation and Open Space Development Fee per SDMC Chapter 3.26. Fees shall be paid prior to issuance of building permits.



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of May 24, 2011*

**FROM:** Blaine Michaelis, City Manager *BM*

**SUBJECT:** HEROES proposal to proceed with a phased memorial project at the park and ride location.

---

## **SUMMARY**

*At the last meeting the council approved a request to allow the HEROES organization to continue their fund raising efforts and permission to pursue a memorial project for the park and ride lot until November of 2011.*

*The purpose of this agenda item is to consider a proposal for a smaller or phased element of the memorial project to proceed while fund raising continues for the project.*

## **Background**

The HEROES organization has prepared the attached proposal for your consideration. The proposal provides for a first phase for the project to install engraved granite panels, signage, lighting, flag poles and a place to accommodate brick pavers. The second phase of the project will include additional brick paver areas, pergolas, pathways, benches, additional memorial walls, and the fountain. HEROES has submitted an estimated cost of \$85,355 for the first phase. They will provide information regarding the status of their fundraising at the council meeting. The proposal notes the potential for costs beyond the estimate, but does not provide specifics on how those costs could be addressed.

More specific information on the costs for the various elements of the project will become available when the plans for the project are reviewed through a plan check process. HEROES will be submitting revised plans on Monday May 23 to respond to previous staff comments. Once the plans are confirmed to meet code requirements, and the scope of the project becomes more defined (for example, specifics on what is needed to bring electricity to the site, etc.) it will be easier to secure actual construction costs or bids to confirm the full project cost for this first phase. It may take 2-3 weeks to successfully complete the plan check process and to identify the entire scope of the project. We therefore recommend that the

*8.2*

proposal come back to the city council for final consideration when the plans are completed and costs are confirmed.

Meetings regarding the project have taken place over the last few weeks with individual council members. This council meeting provides the opportunity for the entire council to collectively exchange thoughts on the project with the HEROES organization in a public setting. Staff understands the desire of the HEROES organization to proceed with a phased construction of the park and ride design, however, staff sees the benefit of affirming that if there is any interest in adjusting the project to the funds available, or if there is a desire to complete the memorial project and not continue to solicit donations to gather upwards of \$170,000 worth of services or cash – staff would like to note that a project located in the Civic Center Plaza as proposed August 25, 2009 is still a possibility.

Alternatively, the original request of the HEROES organization was to be granted 18 months to see if they could raise the necessary funds for their desired project. An alternative to building the project in phases is to simply provide more time to raise the money needed to complete the desired project. Completing the project at one time reduces overall costs, and it eliminates any design or visual issues of completing the project in phases.

### **RECOMMENDATIONS**

1. Offer additional time for the HEROES organization to raise the necessary funds for the full project. If there is interest in this approach, perhaps a fund raising status report could be offered June 1, 2012 with the possibility for further time extensions if needed.
2. If there is a willingness to adjust the project to match available donations, convey that the city is still open to the August 25, 2009 plan to incorporate a memorial project in the Civic Center Plaza. It is possible that such a project would not require additional fund raising, and it could be completed before November 2011.
3. If the HEROES organization is not interested in either of the first 2 recommendations, and the city council is willing to consider phasing of the project. Staff recommends the following:
  - a. That the plan check for the proposed work be completed along with a confirmation of all related project requirements.
  - b. Once the plan check and project requirements are confirmed, HEROES will complete a process to secure specific construction and project costs.
  - c. When the project design is completed and costs are confirmed, staff recommends that the city council again consider the proposal to proceed with phase 1 with a full report of anticipated costs and how those costs will be addressed.

Attachment: Proposal from the HEROES organization



## **San Dimas H.E.R.O.E.S.**

*Helping Establish a Remembrance Of Every Serviceperson*

### **Presentation to San Dimas City Council**

**May 24, 2011**

#### **Board of Directors**

Gary Enderle, President  
Tim Girard, Vice President  
Janie Graef, Secretary  
Penny Stevenson,  
Treasurer  
Tom Nuss  
Stan Wisniewski Sr.  
Nancy Yanez

#### **Committee Members**

Laura Alvarado  
Ron Ambrosini  
Rob Anderson  
Chris Branam  
Rosalia Calderon  
Guy Cloutman  
Carl Harstine  
Susan Hutchinson

Eloise & Tom Logan  
Nancy Newman  
Margaret & Dan Oriente  
Dorothy & John Powell  
Emily Stillion  
Don Story  
Jaci Wisniewski  
Bill Yanez

**Directors**

Gary Enderle  
Tim Girard  
Janellen Graef  
Shannon Graef

San Dimas  
**HEROES**

Helping Establish a Remembrance Of Every Serviceperson  
*Veterans Memorial Project*

**Directors**

Carl Harstine (Emeritus)  
Tom Nuss  
Penny Stevenson  
Stan Wisniewski Sr.

May 19, 2011

Kenneth Brown, City Attorney  
City of San Dimas  
245 East Bonita Avenue  
San Dimas, California 91773

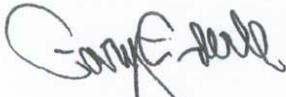
Dear Mr. Brown:

We are looking forward to making a presentation to the City Council on Tuesday, May 24<sup>th</sup>, regarding the progress of San Dimas H.E.R.O.E.S. At that time, we will be presenting all information regarding our fundraising efforts and financial condition.

Attached for your review prior to the meeting are documents related to the construction and cost of the project. These have been prepared by our architect/contractor/project manager, and Mr. Martinez will be in attendance Tuesday night to answer any questions.

We are hoping to break ground for this project on June 14<sup>th</sup> and begin construction on July 1<sup>st</sup> and look forward to working with the City to achieve this goal.

Sincerely,



Gary Enderle  
Co-founder, San Dimas H.E.R.O.E.S.



Janellen Graef  
Co-founder, San Dimas H.E.R.O.E.S.



# CONSTRUCTION BID PROPOSAL

PLANNING | DESIGN | CONSTRUCTION

147 E Arrow Highway

San Dimas CA 91773

Tel (909) 599-2233

Fax (909) 599-4661

GENERAL BUILDING CONTRACTOR LICENSE # 952184

DATE: 11-May-11

Revision

Revision

Revision

Job #

Prepared By EMM

**OWNER:** San Dimas Community Foundation  
PO Box 4216  
San Dimas, CA 91773

**PROJECT:** HEROES Veterans Memorial  
San Dimas Ave & Commercial St  
San Dimas, CA 91773

**DESCRIPTION:** Construction of San Dimas HEROES Veterans Memorial - Phase I including:  
- Graded center pad area with decomposed granite  
- Center concrete wall with engraved granite panels, signage and lighting  
- Front section of brick pavers  
- Flag poles and lighting

## SUMMARY

ID	DIVISION TITLE	TOTAL
01 11 13	GENERAL REQUIREMENTS	\$ 4,300.00
03 31 01	CONCRETE	\$ 9,000.00
04 21 13	PAVERS	\$ 3,800.00
09 30 33	GRANITE	\$ 15,800.00
10 14 01	SIGNAGE	\$ 4,000.00
10 75 16	FLAG POLES	\$ 17,500.00
26 08 01	ELECTRICAL	\$ 10,000.00
32 90 01	LANDSCAPE	\$ 9,500.00
	<b>SUBTOTAL</b>	<b>\$ 73,900</b>
	CONTRACTOR OVERHEAD	\$ 7,390
	CONTINGENCY	\$ 4,065
	<b>TOTAL</b>	<b>\$ 85,355</b>

**SUBMITTED By Contractor:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**AGREED AND ACCEPTED By Owner:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print

\_\_\_\_\_  
Date



## DESCRIPTION OF MATERIALS

PLANNING | DESIGN | CONSTRUCTION

147 E Arrow Highway

San Dimas CA 91773

Tel (909) 599-2233

Fax (909) 599-4661

GENERAL BUILDING CONTRACTOR LICENSE # 952184

DATE: 11-May-11

Revision

Revision

### GENERAL REQUIREMENTS

Job site supervision, temporary power, temporary water, temporary sanitation, fencing, waste management, daily and final cleaning, and standard construction insurance.

### CONCRETE

Forming, steel and cast-in-place concrete footing and radius wall 8" thick, 10' high and 20' long; integral color and sandblast finish.

### PAVERS

Traditional concrete pavers, manufactured by Angelus Paving Stones, using repeating pattern of 6x6, 6x12 and 12x12 bricks over 1" bedding sand and compacted soil; Pavers shall be placed inside of 8" wide by 0" high grey concrete boarder; approximate area of 350 square feet.

### GRANITE

Fabrication and installation of six (6) Black Absolute granite panels measuring 36" x 3/4" x 72" with polished face; panels include allowance for approximately 300 names engraved with 3/4" Optima text lettering.

### SIGNAGE

Fabrication and installation of 8" anodized aluminum lettering reading "SAN DIMAS HEROES"; fabricate and install 3" anodized aluminum lettering reading "Helping Establish Remembrance Of Every Serviceperson"; Installation of 14" of six (6) bronze cast military seals (Army, Navy, Marine, Air Force, Coast Guard, Merchant Marine)

### FLAG POLES

Installation of one (1) 22' high and six (6) 17' high flag poles place in concrete footings per manufacture specifications; tapered aluminum poles with brushed finish and exterior halyard and security box.

### ELECTRICAL

Installation of electrical service, SCE secondary conduit, meter pedestal and ten (10) in grade lighting fixtures; lighting fixtures to be focused on each flag pole and memorial wall.

### LANDSCAPE

Removal of four (4) existing mature trees, shrubs and turf; relocation of exiting irrigation; grading and placing of 3" of stabilized decomposed granite over compacted soil; replace impacted turf and sprinkler heads.

Owner Signature \_\_\_\_\_





# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
For the meeting of May 24, 2011

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Ken Duran, Assistant City Manager

**SUBJECT:** Increase to Business License Fees

---

## **SUMMARY**

*Ordinance No. 956, provides that basic business license fees may be increased by an amount equal to the increase in the Consumer Price Index of the period extending from April 1<sup>st</sup> of the previous year through March 31<sup>st</sup> of the current year. At the May 24, 2011 City Council Study Session, the Council agreed to consider an increase to Business License Fees. Resolution 11-25 is presented for Council consideration and review.*

## **BACKGROUND**

The current business license fees were established by Ordinance No. 956 adopted in 1991. The ordinance established the fees for the various categories of business licenses and built in automatic increases up through 1993. The ordinance then allowed for an annual increase in business license fees in the amount of the annual Consumer Price Index (CPI) beginning the 1994. The fees were adjusted by CPI in 1994, but were not adjusted from 1995-2002. They have been adjusted by the CPI each year since 2002 except in 2009 when the CPI was a negative number.

Ordinance No. 956 provides the basic business license fees may be increased by an amount equal to the increase in the Consumer Price Index of the period extending from April 1<sup>st</sup> of the previous year through March 31<sup>st</sup> of the current year. The Consumer Price Index for the period of April 1, 2010 to March 31, 2011 was 3%.

Exhibit "A" reflects Current and Proposed Business License Fees

The total net increase in revenue to the city if the new license fee schedule is approved would be approximately \$11,000. Staff recommends approval of the increase to the business license fees by the 3% CPI as permitted by Ordinance 956. The most commonly utilized business license fee category is C03 General Business with

8.6.1

May 24, 2011

Consideration of Business License Fee Increase

employees. The base fee would increase from \$115.30 to \$118.76 and the per employee fee would increase from \$8.40 to \$8.65.

If City Council concurs with the staff recommendation, they should adopt resolution 11-25 setting the business license fee rates for fiscal year 2011-2012 with the 3% CPI increase.

**RESOLUTION 2011-25**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SETTING THE CITY BUSINESS  
LICENSE FEE RATES FOR FISCAL YEAR 2011-2012**

WHEREAS, Section A of the San Dimas Municipal Code Section 5.24.060 relating to business license fees provides that basic fees may be increased by an amount equal to the increase in the Consumer Price Index for the period extending from April 1<sup>st</sup> of the previous year through March 31<sup>st</sup> of the current year; and

WHEREAS, the Consumer Price Index for the period of April 1, 2010 to March 31, 2011 was 3%;

WHEREAS, the City Council of the City of San Dimas did review the rate options for business license fees;

NOW, THEREFORE, the City Council of the City of San Dimas does hereby resolve as follows:

SECTION 1. For fiscal year 2011-2012 the City of San Dimas hereby adopts the following fee schedule, adjusted to reflect the 3% Consumer Price Index from April 1, 2010 to March 31, 2011, as shown in the following exhibit:

A. Exhibit "A" Proposed Business License Fee Rates

APPROVED AND ADOPTED this 24<sup>th</sup> day of May 2011.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

I HEREBY CERTIFY that the foregoing Resolution No. 2011-25 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of May 24, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
CITY CLERK

City of San Dimas  
Business License Fee Comparison  
Current and Proposed Rates

EXHIBIT A

Rate	Description		Current 2009-2010 Fees	Proposed Increase @ 3% CPI 2011- 2012 Fees*
C01	Billiard & Pool Hall	for 1st table	\$ 83.40	\$86.00
		for each additional table	\$ 10.20	\$10.60
C02	Bowling Alley	for 1st 5 lanes	\$ 115.30	\$118.80
		for each additional lane over 5	\$ 16.80	\$17.40
C03	Business with employees	business fee	\$ 115.30	\$118.80
		per employee or partner	\$ 8.40	\$8.70
C04	Apartment & Business Rentals	business fee	\$ 115.30	\$118.80
		for each unit over 2	\$ 10.20	\$10.60
C05	Mini Storage	for each 100 sq ft of storage space	\$ 2.00	\$2.10
C06	Hotels, Motels, Hospitals, and Retirement Care Homes	business fee	\$ 76.90	\$79.30
		for each bed	\$ 7.70	\$8.00
C07	Movie Filming	per day	\$ 321.10	\$330.80
C08	Recreational Vehicle Park	per space	\$ 7.80	\$8.10
C09	Solicitors	principal solicitor	\$ 192.10	\$197.90
		each additional solicitor permit	\$ 128.00	\$131.90
C10	Mobile Home Park	per space	\$ 9.70	\$10.00
C11	RV Parking Space at Storage Lots	per space	\$ 5.20	\$5.40
C12	Deliveries	per vehicle	\$ 96.00	\$98.90
C13	Rubbish, Waste, Garage Collection	not permitted unless license is in effect		\$0.00
C14	Non-Profit Public Marketplace	per space	\$ 49.90	\$51.40
C15	Communication Sites cell towers, antenna sites, pay phones	business fee	\$ 115.30	\$118.80
		per site or unit	\$ 8.40	\$8.70
F01	Contractors	flat fee	\$ 121.70	\$125.40
F02	Bar & Lounge	flat fee	\$ 230.40	\$237.40
F03	Dance Hall	flat fee	\$ 230.40	\$237.40
F04	Theatres	flat fee	\$ 256.10	\$263.80
F05	Home Occupation	flat fee	\$ 115.30	\$118.80
F06	Exempt or Non-Profit	flat fee	\$ 1.10	\$1.20
F07	Consignment businesses	flat fee	\$ 256.10	\$263.80

\* Rounding to the nearest "nickel"

City of San Dimas  
 Business License Fee Comparison  
 Current and Proposed Rates

EXHIBIT A

Rate	Description		Current 2009-2010 Fees	Proposed Increase @ 3% CPI 2011- 2012 Fees*
F08	Entertainment	flat fee	\$ 18.80	\$19.40
F09	Secondhand Dealer	flat fee	\$ 128.00	\$131.90
F10	Special Permit Fee	flat fee	\$ 18.80	\$19.40
G01	Gross Receipts	\$0-\$15,999	\$ 77.00	\$79.40
		\$16,000-\$30,999	\$ 89.80	\$92.50
		\$31,000-\$50,999	\$ 102.60	\$105.70
		\$51,000-\$75,999	\$ 115.30	\$118.80
		\$76,000-\$100,999	\$ 128.10	\$132.00
		\$101,000-\$200,999	\$ 140.90	\$145.20
		\$201,000-\$300,999	\$ 153.70	\$158.40
		\$301,000-\$400,999	\$ 166.50	\$171.50
		\$401,000-\$500,999	\$ 179.30	\$184.70
		\$501,000-\$600,999	\$ 192.10	\$197.90

\* Rounding to the nearest "nickel"



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of May 24, 2011*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Ken Duran, Assistant City Manager

**SUBJECT:** Resolution setting the amount of the Public Access Fee for Fiscal Year 2011-12

## **BACKGROUND**

In September 2006, the Digital Infrastructure and Video Competition Act of 2006 (DIVCA) law went in to effect which allowed video service providers to obtain a state issued franchise to provide video services in a local community. DIVCA establishes the California Public Utilities Commission (CPUC) as the sole franchising authority for video service providers' state wide; however it delegated certain limited rights to local authorities. Those rights needed to be established by a local ordinance to be enforceable on state video franchise holders. In October 2008 the City Council adopted Ordinance 1183 establishing San Dimas rights under DIVCA.

Among other things DIVCA allowed the city to adopt an up to 1% PEG fee to be paid by all video subscribers to fund public access. The fee requires customers to pay up to 1% of the cable portion of their bill. The fee can only be used for capital expenses associated with public access and not operating expenses, such as personnel. The fee is only imposed on video subscribers who have the PEG channel available to them. Residents who do not subscribe to Verizon or Time Warner and therefore, do not have the channel available to them are not impacted by the fee.

The 1% public access fee was adopted by the City Council and became effective in 2009. The enabling Ordinance requires the City Council to set the amount of the fee annually. The Council has the option of imposing the full 1%, something less than 1% or not imposing the fee in any given year. It is estimated that a 1% fee would generate approximately \$70,000 in FY 2011-12

The City is currently undergoing re-negotiations with the University of La Verne for the management of the City's public access channel. The current annual contract amount is \$66,527. This includes expenses for personnel costs, rent, equipment and supplies. All of these expenses with the exception of the personnel costs are eligible for use of the public access fee. In addition, funds

8.C.1

collected from the fee were used for the costs associated with the relocation of the public access equipment during the city hall remodel and were used to move the equipment back to the remodeled city hall and purchase of new equipment.

### **RECOMMENDATION**

The City will be incurring ongoing expenses for the management and operation of the City's public access channel as well as the need to replace aging equipment. Therefore, staff recommends that the City Council approve the public access fee in the amount of 1% for fiscal year 2011-2012 by adoption of Resolution 2011-26.

**RESOLUTION NO. 2011-26**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA, SETTING THE PUBLIC ACCESS FEE FOR  
FISCAL YEAR 2011-2012 TO BE USED FOR PEG PURPOSES**

WHEREAS, the City Council approved Ordinance No. 1183 adding Section 5.60.380 to the San Dimas Municipal Code establishing franchise and PEG fees and customer service penalties for state franchise holders providing video service within the City of San Dimas, and

WHEREAS, Ordinance No. 1183 states that for any state video franchise holder operating within the boundaries of the City of San Dimas, there shall be a fee paid to the City equal to up to one percent of the gross revenue of the state video franchise holder, which fee shall be used by the City for PEG purposes consistent with state or federal law, and

WHEREAS, Ordinance No. 1183 requires the percentage amount of the fee to be set annually by the City Council, and

NOW, THEREFORE, THE City Council of the City of San Dimas does hereby resolve that for Fiscal Year 2011-2012 the percentage amount of the PEG fee shall be 1%.

PASSED, APPROVED AND ADOPTED THIS 24<sup>th</sup> DAY OF MAY, 2011.

\_\_\_\_\_  
MAYOR OF THE CITY OF SAN DIMAS

ATTEST:

\_\_\_\_\_  
City Clerk

I HEREBY CERTIFY that the foregoing Resolution was adopted by the vote of the City Council of the City of San Dimas at its regular meeting of May 24, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
City Clerk



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of May 24, 2011*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Ken Duran, Assistant City Manager

**SUBJECT:** Consideration for Increase to Overnight Parking Violation Bail Amount

---

## **SUMMARY**

In the Fall the Governor signed Senate Bill 857 which established a penalty assessment for municipal and California Vehicle Code parking violations effective in December 2010. The new assessment of \$3.00 per parking citation must be paid by issuing agencies to the State Controller for deposit in a Trial Court Trust Fund. In order to recover this additional assessment staff is recommending an increase of the parking violation bail amount from \$30.00 to \$33.00.

## **BACKGROUND**

The California Government Code law allows cities to establish bail amounts for local citations. In the fall the Governor signed Senate Bill 857 which established a penalty assessment for municipal and California Vehicle Code parking violations effective in December 2010. The new assessment of \$3.00 per parking citation must be paid by issuing agencies to the State Controller for deposit to a Trial Court Trust Fund. This \$3.00 assessment is in addition to an existing \$9.50 per citation that is currently being assessed and paid to the State for various purposes as illustrated in the chart below, a total of \$12.50 of each current \$30.00 citations goes towards State assessments.

8.d.1

<u>State assessment schedule as of December 2010</u>	<u>Fees</u>
Criminal Justice Facilities Fund: (GC 76000) (GC 76101)	\$1.50
Courthouse Construction Fund: (GC 76000) (GC 76100)	\$1.50
County General Fund: (GC 76000)	\$2.00
Immediate and Critical Needs Account: (GC 70372(B))	\$3.00
State Court Facilities Fund: (GC 70372(B))	\$1.50
Trial Court Trust Fund: (GC 76000.3)	\$3.00
	<hr/>
	<b>\$12.50</b>

The proposed bail amount increase will offset the fee required by the State and allow the City to collect the State assessment fee without reducing current parking violation revenues.

### **ANALYSIS**

This fee is a pass through fee being assessed by the State for each parking citation issued by the City. The adoption of the resolution will allow the City to collect the State assessment fee without reducing current parking violation revenues. Without passing through this fee by increasing the bail amount would result in a loss of approximately \$25,000 annually. Staff conducted a survey of several other cities in the area that, with exception of one, have already increased their bail amounts to recover this assessment. The survey results are attached. The proposed \$33 bail amount would still be the lowest of the cities surveyed and below the average of \$46.43. The last time the parking violation bail amount was adjusted was in 2009 when it was increased from \$25.00 to \$30.00 to adjust for the \$4.50 State assessment for court funding that was imposed at that time.

### **RECOMMENDATION**

The increase would only pass through the new assessment imposed by the State. Not passing through this assessment would result in a loss of revenue to the City. Therefore, staff recommends that the City Council adopt Resolution No. 2011- 27 approving an increase in the parking violation bail amount from \$30.00 to \$33.00.

**RESOLUTION NO. 2011-27**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS,  
CALIFORNIA, AMENDING THE BAIL SCHEDULE FOR OVERNIGHT PARKING  
VIOLATIONS**

**THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES HEREBY RESOLVE AS  
FOLLOWS:**

**WHEREAS,** The Governor of California signed Senate Bill 857 which established a penalty assessment for municipal code and California Vehicle Code parking violations effective December 2010.

**WHEREAS,** The City Council of the City of San Dimas desires to pass through this assessment to overnight parking violators;

**WHEREAS,** The City Council has reviewed and found that the recommended increase in fees for municipal parking violations is necessary in accordance with Senate Bill 857.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN DIMAS,  
CALIFORNIA, DOES RESOLVE AS FOLLOWS:**

The City Council hereby adopts a fee increase of \$3.00 for each San Dimas overnight parking violation issued bringing the total bail amount to \$33.00 effective July 1, 2011.

**APPROVED** and **PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

City Council of San Dimas, California

By: \_\_\_\_\_  
Curtis W. Morris, Mayor

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
J. Kenneth Brown, City Attorney

## OVERNIGHT PARKING CITATION - BAIL AMOUNTS AGENCY COMPARISON

CITY	PREVIOUS BAIL	CURRENT BAIL	INCREASE
ALHAMBRA	\$50.00	\$53.00	\$3.00
ARCADIA	\$50.00	\$53.00	\$3.00
CLAREMONT	\$35.00	\$35.00	\$0.00
COVINA	\$40.00	\$45.00	\$5.00
DUARTE	\$40.00	\$45.00	\$5.00
GLENDORA	\$48.00	\$51.00	\$3.00
LA VERNE	\$30.00	\$33.00	\$3.00
LOS ANGELES COUNTY	\$50.00	\$53.00	\$3.00
PASADENA	\$42.50	\$45.50	\$3.00
SAN GABRIEL	\$50.00	\$53.00	\$3.00
SAN MARINO	\$48.00	\$53.00	\$5.00
SIERRA MADRE	\$38.00	\$41.00	\$3.00
SOUTH PASADENA	\$45.00	\$48.00	\$3.00
TEMPLE CITY	\$45.00	\$48.00	\$3.00
WALNUT	\$35.00	\$40.00	\$5.00
<b>AVERAGES</b>	<b>\$43.10</b>	<b>\$46.43</b>	<b>\$3.33</b>

\* The above agencies who raised their bail amounts, did so due to the State increasing their share of the bail by \$3.00 back in December 2010.

\* Claremont is the lone city who did not raise their bail amount.

\* San Marino explains their bail as being \$40.00, plus an additional \$13.00 for State fees.



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of May 24, 2011*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Ken Duran, Assistant City Manager

**SUBJECT:** Increase Vehicle Impound/Storage Cost Recovery Service Charge Fee

## **BACKGROUND**

In 1992 the city adopted Resolution 92-27 establishing a \$60 service charge to recover the costs associated with the processing of an impound/storage and release of vehicles. This process performed by deputies includes registration checks, paperwork completion, tow requests, owner notification, phone contacts, log entries, release of vehicle, sending of teletypes. State Law allows a city to charge the fee to recover the costs associated with a vehicle being impounded/stored. The \$60 fee was established based upon the estimated time it took a deputy to process the impound. There has been no increase to this fee since it was first levied in 1992. Since that time the Sheriff's Department contract costs have increased significantly.

A survey was recently conducted to compare the fees imposed by surrounding contract cities.

Bradbury	\$93
Duarte	\$84
Rosemead	\$125
So. El Monte	\$140
Temple City	\$93
Pico Rivera	\$235
La Habra Heights	\$180
La Puente	\$168
Industry	\$50
Diamond Bar	\$100
Walnut	\$93
Rowland Heights	\$93

The County recommends setting the fee at \$93 based upon their contract rates.

*p. e. 1*

On average there are 15 vehicles impounded per month that meet the requirements for imposing the fee. Based upon this the following are current total revenue projections and proposed projections based upon the increase.

Current fee @ 15/mo.	\$11,500 revenue annually
Increase fee @ 15/mo.	\$17,800 revenue annually

### **RECOMMENDATION**

Staff recommends that the City Council adopt Resolution 2011-28 increasing the fee amount to match the County recommendation of \$93. This rate will better reflect the actual cost recovery for processing a vehicle impound/storage.

RESOLUTION NO. 2011-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SAN DIMAS ADJUSTING THE SERVICE CHARGE FOR THE  
RELEASE OF STORED AND/OR IMPOUNDED VEHICLES

WHEREAS, the Sheriff's Department impounds and stores vehicles from the City of San Dimas for a variety of reasons; and

WHEREAS, all associated costs for the processing of the impound/storage and release of vehicles are borne by the City through the Contract Law Enforcement Services; and

WHEREAS, the City Council of the City of San Dimas adopted Resolution 92-27 establishing a service charge to recover the costs associated with processing of the impound/storage and release of vehicles;

WHEREAS, The service charge to recover costs of impound/storage and release of vehicles has never been increased to meet current costs.

WHEREAS, the City is desirous of increasing the service charge to more closely reflect the actual costs associated with processing the impound/ storage.

NOW, THEREFORE, the City Council of the City of San Dimas does hereby resolve as follows:

Section 1. A service charge of \$93.00 for the release of impounded and/or stored vehicles is adopted effective July 1, 2011. The amount of \$93.00 has been determined to be a conservative estimate of the cost to the City for impounding and processing a vehicle. This process includes registration checks, paperwork completion tow requests, owner notification, phone contacts, log entries, release of vehicle, sending of teletypes, etc.

Section 2. The cost recovery program imposes a service charge for the release of an impounded vehicle only if the following applied:

- a. Vehicle has been abandoned
- b. Vehicle has been found on the street and not registered for more than one year
- c. Vehicle is creating a hazard
- d. Vehicle is blocking a driveway and no other immediate remedy is available
- e. There are more than five outstanding parking tickets against the vehicle
- f. Vehicle is being operated by an unlicensed driver; this would also include drivers whose driving privileges has been suspended.
- g. The owner/operator is arrested and it is not practical to park and lock the vehicle.

Section 3. The administration of the program is a joint effort with the Sheriff's Department. All initial reports, release forms and collection of fees are handled by the Sheriff's Department. Fees are collected upon release of a vehicle. In addition, the Sheriff's Department delivers the funds to the City's Finance Division with a log indicating the total amount deposited.

PASSED, APPROVED AND ADOPTED THIS 24<sup>th</sup> day of May, 2011.

---

Mayor of the City of San Dimas

ATTEST:

By \_\_\_\_\_  
City Clerk

I HEREBY CERTIFY that the foregoing Resolution No. 2011-28 Was adopted by vote of the City Council of the City of San Dimas at its regular meeting of May 24, 2011 by the following vote:

Ayes:

NOES:

ABSENT:

ABSTAIN:

---

City Clerk



CITY OF SAN DIMAS  
MINUTES  
SAN DIMAS REDEVELOPMENT AGENCY MEETING  
TUESDAY, May 10, 2011  
SENIOR CITIZEN/COMMUNITY CENTER  
MULTIPURPOSE ROOM, 201 E. BONITA AVENUE

---

**PRESENT:**

Vice Chairman Jeffrey W. Templeman  
Mr. Emmett G. Badar  
Mr. Denis Bertone  
Mr. John Ebiner  
Executive Director Blaine Michaelis  
Agency Attorney Ken Brown  
Secretary Ina Rios  
Assistant City Manager of Community Development Larry Stevens  
Assistant City Manager Ken Duran  
Director of Development Services Dan Coleman  
Director of Parks and Recreation Theresa Bruns  
Senior Engineer Shari Garwick

**ABSENT:**

Chairman Curtis W. Morris  
Director of Public Works Krishna Patel

**CALL TO ORDER**

Vice Chairman Templeman called the meeting to order at 9:51 p.m.

**ORAL COMMUNICATION** (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.

**APPROVAL OF MINUTES**

It was moved by Mr. Bertone, seconded by Mr. Ebiner, to approve the minutes of the April 26, 2011 meeting. The motion carried 4.1; Chairman Morris was absent.

**EXECUTIVE DIRECTOR**

There were no comments.

**MEMBERS OF THE AGENCY**

There were no comments.

**ADJOURNMENT**

Vice Chair Templeman adjourned the meeting at 9:52 p.m.

Respectfully submitted,

---

Ina Rios, Secretary

*q.b.*



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the meeting of May 24, 2011*

**From:** Blaine Michaelis, City Manager

**Initiated By:** Theresa Bruns, Director of Parks and Recreation *tb*

**Subject:** Parks and Recreation Commission Appointment

---

## BACKGROUND

The Commission term for Parks and Recreation Commissioner Jose Martinez will expire at the end of May, 2011. Commissioner Martinez is eligible for and requests reappointment.

The term for Youth Member Commissioner Shannon McKee will expire at the end of July, 2011. Commissioner McKee does not request reappointment as she will be going away for college.

## RECOMMENDATION

Staff recommends that the City Council reappoint Commissioner Martinez, and staff will begin the recruitment process to fill the Youth Member position.