



AGENDA
REGULAR CITY COUNCIL /
REDEVELOPMENT AGENCY MEETING
TUESDAY, JUNE 28, 2011, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVE.

CITY COUNCIL:

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

1. CALL TO ORDER AND FLAG SALUTE

2. RECOGNITIONS

- Recognize Los Angeles County Fire Department Firefighter Paramedic of the Year
- Recognize Los Angeles County Sheriff's Department Public Safety Employee 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 requests separate discussion.)

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

- (1) **RESOLUTION NO. 2011-33, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF JUNE, 2011.**

- b. Approval of minutes for regular City Council meetings of May 24, 2011 and June 14, 2011.

- c. Rejection of claim for damages from Alan Corn.

END OF CONSENT CALENDAR

6. OTHER MATTERS

- a. Mid-Season Farmers Market Review and Request for Amendment to the 2011 TUP as Proposed by Advocates for Healthy Living
- b. Consider extension of Agreement with University of La Verne regarding operation of the San Dimas Cable Television community access channel KWST.

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).
- b. Request to allow late appeal of public nuisance determination regarding 405 W Gladstone (Code Enforcement Case No. 10-1488).

8. SAN DIMAS REDEVELOPMENT AGENCY

- a. Oral Communication (This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.)
- b. Approval of minutes for June 14, 2011 meeting.
- c. Executive Director
 - 1) Update on Agency matters.
- d. Members of the Agency

9. ORAL COMMUNICATIONS

- a. Members of the Audience (Speakers are limited to five-minutes or as may be determined by the Chair.)
- b. City Manager
 - 1) Verbal Update – HEROES Memorial Project
- c. City Attorney
- d. Members of the City Council

- 1) Designate Voting Delegates for 2011 League Annual Conference.
- 2) Appointments to Public Safety Commission.
- 3) Appointments to Equestrian Commission.
- 3) Councilmembers' report on meetings attended at the expense of the local agency.
- 4) Individual Members' comments and updates.

10. ADJOURNMENT

The next meeting is July 12, 2011, 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 JUNE 24, 2011, 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); AND AS A COURTESY, AT THE VONS SHOPPING CENTER (PUENTE/VIA VERDE) AND THE CITY'S WEBSITE AT WWW.CITYOFSANDIMAS.COM/MINUTES.CFM.

RESOLUTION NO. 2011-33

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIMAS, CALIFORNIA, APPROVING
CERTAIN DEMANDS FOR THE MONTH OF
JUNE 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: 06/30/2011; 136296 through 136445; in the amount of
\$1,000,959.58.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF JUNE 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 June 28, 2011, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Ina Rios, CMC, City Clerk

5.2.1



***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, MAY 24, 2011, 7:00 P. M.
SAN DIMAS 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

1. CALL TO ORDER AND FLAG SALUTE

Mayor Morris called the meeting to order at 7:03 p.m. and led the flag salute. He thanked everyone who expressed well wishes during his absence.

2. RECOGNITIONS

- Proclaim Lieutenant Gill Robb Wilson Day

Mayor Morris read a Proclamation in memory of Lieutenant Gill Robb Wilson, who fought in World War I as a member of the Lafayette Flying Corps, and who actively promoted the creation of the Civil Air Patrol, later designated the United States Air Force Auxiliary. Mayor Morris and City Councilmembers proclaimed Monday, May 30, 2011 Lieutenant Gill Robb Wilson Day.

Airman graciously accepted the Proclamation and said the program is aerospace education for youth ages 12-18. He invited young ladies and gentlemen to visit the Civil Air Patrol on Mondays, at 7:00 p.m..

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

Captain Don Slawson provided a brief history of the Los Angeles County Sheriff's Reserve originally known as the "Posse," and said Reserve Deputy Ron Bollig has served the San Dimas community for the past 28 years at a salary of \$1 per year. He said for the last 12 years Reserve Deputy Bollig has served as a Reserve Motor Officer and was selected over 800 candidates to receive the Reserve Deputy of the Year award in Los Angeles County.

Mayor Morris thanked and presented a certificate to Ron Bollig, Los Angeles County Sheriff's Reserve Deputy of the Year in recognition of his outstanding years of service to the San Dimas community.

Deputy Bollig stated it has been a pleasure serving the citizens of San Dimas for 28 years and the Sheriff's Department appreciates the support they get from the city.

5. B

3. ANNOUNCEMENTS

- Pui-Ching Ho, Librarian, San Dimas Library

Pui-Ching Ho, Library Manager, announced that Artist B.J. Lane will teach a mixed media workshop on May 28; Book Party discussion will be held June 1; and Volunteers, age 13-17, are needed to assist with the Summer Reading Program that kicks off June 18th with a Building Impressions Art workshop. For detailed information, contact the Library at 909/599-6738.

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) Genoveva Arellano, Outreach Manager, Arellano Associates, said the California High-Speed Rail Authority will be conducting a series of meetings regarding the proposed High-Speed Train project from Los Angeles to San Diego via the Inland Empire Section. She encouraged the public to attend and comment on the preliminary ideas being presented at an open house meeting in San Dimas on Wednesday, June 8, 2011, from 4:00-7:00 p.m., at Ladera Serra Park, 975 Calle Serra.

2) Margie Green, Chair, Chamber of Commerce, announced that the Chamber will be conducting the annual Golf Tournament on June 6th, and the After Hours Mixer on June 16th will be hosted by San Dimas Canyon Clubhouse. She encouraged everyone to adopt a duck and win prizes at the McKinley's Children's annual Raging Waters Duck Race fundraiser on June 4th to help support abused and abandoned children.

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.)

It was moved by Councilmember Ebner, seconded by Mayor Pro Tem Templeman, and carried unanimously 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. 2011-21**, 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

Mayor Morris announced that items 7a and 8a would be discussed next.

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.
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Mayor Morris reported that the applicant requested a postponement of this item until June 28, 2011. He asked if anyone in the audience came to speak on this matter. No one came forward and the item was continued to June 28, 2011.

8. OTHER MATTERS

- a. H.E.R.O.E.S. proposal to proceed with a phased memorial project at the Park and Ride location.

City Manager Michaelis reported that at the May 10, 2011 meeting, the City Council voted to allow the HEROES Organization to continue their fundraising efforts and to pursue a memorial project for the Park and Ride Lot until November, 2011. Mr. Michaelis offered the HEROES proposal for Phase I to install engraved granite panels, signage, lighting, flag poles and a place to accommodate brick pavers for a total estimated cost of \$85,355. He said Phase II will include additional brick paver areas, pergolas, pathways, benches, additional memorial walls, and the fountain. Staff will bring back the proposal when the plans are complete and costs are confirmed. Staff recommends:

1. Offer additional time for HEROES to raise the necessary funds for the full project; if there is interest in this approach, a fundraising status report could be offered June 1, 2012 with the possibility for further time extensions;
2. Convey that the City is open to incorporating a memorial project in the Civic Center Plaza.
3. If HEROES is not interested in the two recommendations, and the City Council is willing to consider phasing of the project, staff recommends:
 - 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 I with a full report of anticipated costs and how they will be addressed.

1) Gary Enderle, President, HEROES, said he and Janie Graef started the banner program in 2005, and in 2010, they organized as a 501(c)(3) under the name San Dimas Community Foundation to pursue funding for a Veterans Monument. He said it has always been their goal to have their groundbreaking ceremony on Tuesday, June 14, 2011 and they expect to have sufficient funds for Phase I by July 1, 2011. He asked for Council and staff support to move forward on the project so they can have their dedication ceremony on November 11, 2011. Mr. Enderle requested that the City Council focus discussion on item 3 of staff's recommendation.

2) Janie Graef, co-Founder, HEROES, highlighted the team's fundraising programs and donations collected to date. Team members feel confident they will have raised all funds required for Phase I by July 1, 2011 and hope that during construction, additional funds are received to allow them to add elements of Phase II prior to November 11, 2011. She said the Organization would really appreciate any support given by Council and staff.

3) Tom Nuss stated it is the desire of the Committee to phase the project and believe there will be sufficient funds to begin construction of Phase I by July 1, 2011. He said plans will be submitted shortly and would appreciate that the plans be reviewed by staff to allow their architect to meet with staff to work out final details for Council consideration at their next meeting. He also requested that the plans include a compilation of all related project requirements set forth in the staff report.

Councilmember Bertone stated that every member of the City Council has been completely supportive of this project from the beginning. He expressed concern that if the project is phased, he would like the first phase to be complete.

4) Eddie Martinez, Architect/Contractor/Project Manager, EM3 Group, said he is honored to do his part in supporting this cause in the community and is contributing the design work.

In response to Mayor Pro Tem Templeman, Mr. Martinez outlined the details of Phase I and confirmed that the cost of \$85,000 includes full design and build.

In response to Councilmember Badar, Mr. Martinez said current plans for phase II include the pergolas, however, he would like the opportunity to add those elements to phase I if funds are available. He added that a four-foot ADA path of travel will be installed from the right of way to the memorial wall.

City Manager Michaelis explained the purpose of the plan check and said timing on the plan check process is dependent on whether or not the design meets the code requirements. He said staff is ready to proceed and move forward as soon as complete plans are submitted.

In response to Mayor Morris, Assistant City Manager of Community Development Stevens replied that the first plan check was conducted late February/early March and when plans are resubmitted, the second plan check will be conducted within ten working days.

In response to Councilmember Ebner, Mr. Stevens said the Committee will look at the entire project to make sure plans comply with the code; then look at the proposed phasing to confirm costs and that the project stands on its own if there is no further construction. He added that assuming plans are complete when they are submitted, staff might be able to accommodate the July 1 schedule.

It was moved by Councilmember Bertone, seconded by Mayor Pro Tem Templeman, that the City Council direct staff to work with HEROES Group for Phase I, with the understanding that all plan checks are done according to code.

In response to Mayor Pro Tem Templeman, Mr. Stevens replied that because this is a public park project, staff will ensure there are sufficient funds to complete Phase I as designed.

The motion carried 5.0

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.

Assistant City Manager Duran reported that in November 1997, voters approved Ordinance No. 1086 adopting a special parcel tax to be levied against properties in San Dimas to improve and maintain landscaping and trees in parkways, parks and other public areas. He said parcel tax collections do not cover the total cost for landscape maintenance, however, the Ordinance included an annual adjustment to reflect changes in the Consumer Price Index (CPI). Mr. Duran reviewed two options for Council consideration and recommended adoption of Option 2 of Resolution No. 2011-22 approving a 3% CPI increase.

Mayor Morris opened the public hearing and asked if anyone wished to speak regarding the citywide parcel tax approved by the voters in 1997.

There being no one wishing to speak, the public hearing was closed.

City Attorney Brown stated that a minor provision was added to the Resolution as follows: "The 3% CPI increase is as authorized in the ordinance that was adopted and created the parcel tax."

After the title was read, it was moved by Councilmember Ebner, seconded by Councilmember Bertone, to approve Option two increasing the rate to reflect the change of the Consumer Price Index by 3% and to waive further reading and adopt **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 as amended. The motion carried unanimously.

8. OTHER MATTERS

- 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.

Assistant City Manager Duran reported that Ordinance No. 956 established fees for business licenses and allowed built-in automatic increases through 1993; as well as annual increases based on the Consumer Price Index (CPI) beginning in 1994. Staff recommended adoption of Resolution No. 2011-25, Option two, adjusting the business license fee rates for fiscal year 2011-12 by 3% CPI increase.

- 1) Sid Maksoudian suggested that the City Council not approve the rate increase until the economy improves.

After the title was read, it was moved by Councilmember Bertone, seconded by Mayor Pro Tem Templeman, to approve Option two increasing the rate to reflect the change of the Consumer Price Index by 3% and to waive further reading and adopt **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.** The motion carried unanimously.

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.**

Assistant City Manager Duran reported that in September 2006, the Digital Infrastructure and Video Competition Act of 2006 (DIVCA) Law went into effect which allowed video service providers to obtain a state issued franchise to provide video services in a local community. DIVCA delegated certain limited rights to local authorities including adoption of an up to 1% PEG fee to be paid by all video subscribers to fund public access. In October 2008, the City Council adopted Ordinance No. 1183 establishing San Dimas rights under DIVCA. The enabling Ordinance requires the City Council to annually set the amount of the PEG fee. Staff recommended the City Council adopt Resolution No. 2011-26 approving the public access fee in the amount of 1% for fiscal year 2011-2012.

Councilmember Bertone intends to vote for the fee increase, however, he said sound on the public access channel is not acceptable, and he would like staff to look at the contract and resolve the problem.

Assistant City Manager Duran said staff is aware of transmission issues and is addressing this matter as part of contract negotiations. He added that the City's equipment has been tested and believes the transmission problem stems from Time Warner.

Councilmember Ebner is in favor of the 1% fee, however, he asked if staff can look at cost estimates to restore public access to the channel.

After the title was read, it was moved by Councilmember Badar, seconded by Councilmember Bertone, to waive further reading and adopt **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.** The motion carried unanimously.

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**

Assistant City Manager Duran reported that Senate Bill 857 established a penalty assessment for municipal and California Vehicle Code parking violations effective 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 recommends the City Council adopt Resolution No. 2011-27 increasing the parking violation bail amount from \$30.00 to \$33.00.

After the title was read, it was moved by Councilmember Ebner, seconded by Councilmember Badar, to waive further reading and adopt **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 motion carried unanimously.

- 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.**

Assistant City Manager Duran reported that in 1992 the City Council approved Resolution No. 92-27 establishing a \$60 service charge to recover the costs associated with the processing of an impound/storage and release of vehicles. He said there has been no increase to this fee and since that time, the Sheriff's Department contract costs have increased significantly. Mr. Duran outlined a fee schedule of surrounding contract cities and said the County recommends setting the fee at \$93 based upon their contract rates. Staff recommends the City Council adopt Resolution No. 2011-28 increasing the fee amount to match the County recommendation of \$93.

After the title was read, it was moved by Councilmember Bertone, seconded by Mayor Pro Tem Templeman, to waive further reading and adopt **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.** The motion carried unanimously.

9. SAN DIMAS REDEVELOPMENT AGENCY

Mayor Morris recessed the regular meeting at 8:35 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular meeting reconvened at 8:36 p.m..

10. ORAL COMMUNICATIONS

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

1) Sid Maksoudian said a blank screen airs on the access channel between programs, and he suggested that a slide show of scenic areas of San Dimas could be broadcast with soft music as a background.

2) Sid Maksoudian said this is not the right time for tax increases.

- b. City Manager

There were no comments.

- c. City Attorney

There were no comments.

- d. Members of the City Council

- 1) Reappointments to Parks and Recreation Commission.

Commissioner Jose Martinez's term on the Parks and Recreation Commission will expire May 31, 2011. He is eligible for and requests reappointment.

It was moved by Councilmember Ebner, seconded by Mayor Morris, to reappoint Jose Martinez, to the Parks and Recreation Commission, for a term to expire May 31, 2013. The motion carried unanimously.

Staff will begin the recruitment process to fill the Youth Member position which expires at the end of July, 2011. Youth Commissioner McKee is leaving for Berkeley and did not request reappointment.

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

Councilmembers Badar, Bertone, Ebiner, and Templeman attended the California Contract Cities Association annual Municipal Seminar on May 12-15, 2011 in Indian Wells.

- a) Mayor Pro Tem Templeman said he scheduled a meeting with John Wang, County Public Works, to discuss the removal of boulders on San Dimas Horse Trails and repairing the Library's roof.
- b) Councilmember Ebiner attended sessions related to the use of social media for city communications, and state budget discussion by seven state legislators.
- c) Councilmember Bertone said it is always beneficial to meet other officials to find out what is happening in other cities. He had an opportunity to converse with Captain Don Slawson and said he was a good choice for the San Dimas Sheriff's Station.
- d) Councilmember Badar noted that the conference had some interesting sessions and mentioned that staff signed up the City of San Dimas on Facebook. City Manager Michaelis said the name San Dimas was reserved on Facebook and Twitter.
- e) Councilmember Badar said the seven state legislators made it very clear they are always positioning for ways to negotiate.

3) Individual Members' comments and updates.

- a) Mayor Pro Tem Templeman said he attended the Relay for Life kickoff at Horsethief Canyon Park and youth programs in the new city hall plaza.
- b) Councilmember Ebiner said while at the Seminar he received literature from the Citrus Research Council on the Asian Citrus Psyllid, a pest that threatens citrus trees and an article is posted on the City's Website. He added he is impressed with the oak tree care classes.
- c) Councilmember Badar said he also attended the Relay for Life and recognized volunteer Kevin Frey who took responsibility for logistics and operations. He said he heard positive comments that the additional size of the newly remodeled Plummer Community Building made it more comfortable for the Toast of the Town event. He praised Karen Gaffney, new President and CEO of the Chamber for an excellent job.
- d) Councilmember Bertone informed the community of the passing of Senior Club President Maria Ybarra. He attended the Older American recognition event at the Music Center in Los Angeles to honor Betty Jeannides; the Teacher of the Year program hosted by the Chamber, and praised Mr. Templeman, the Master of Ceremonies; Margie Green who spearheaded the Toast of the Town, and city staff for doing an excellent job at the event.
- e) Councilmember Bertone encouraged the community to attend the High-Speed Rail open house on June 8, from 4:00 p.m. to 7:00 p.m., at Ladera Serra Park.
- f) Mayor Morris commented on the number of people impressed with the Plummer Building. He shared good news that staff will meet on May 25th with the Special Committee of Liability Trust Fund Oversight Committee to discuss the suspension of payments to the Liability Trust Fund for the next year, which will save the City approximately \$200,000.

11. CLOSED SESSION

Mayor Morris recessed at 9:00 p.m. 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

There was no reportable action.

12. ADJOURNMENT

Mayor Morris adjourned the meeting at 9:55 p.m. 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.

Respectfully submitted,

Ina Rios, CMC, City Clerk



MINUTES
REGULAR CITY COUNCIL
TUESDAY, JUNE 14, 2011, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 EAST BONITA AVENUE

PRESENT

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

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
Associate Planner Marco Espinoza

1. CALL TO ORDER AND FLAG SALUTE

Mayor Morris called the meeting to order at 7:03 p.m. and led the flag salute.

2. RECOGNITIONS

- Presentation of banner and certificate to Traveck Randolph, U. S. Navy, recently discharged from active duty in the Armed Forces.

Mayor Morris said it is customary for the HEROES to present the banner flown in the city to military personnel when their term is completed.

Traveck Randolph, United States Navy, was unable to attend to accept the recognition.

- Recognize Distinguished Service to Youth Award recipients.

Mayor Morris welcomed and thanked the honorees selected to receive the 2011 Distinguished Service to Youth Award for rendering outstanding service to the youth of San Dimas. He congratulated and presented City of San Dimas proclamations and certificates from Assemblyman Hagman to recipients in the Volunteer Category (J. Michael Dutton Memorial) to **Eric Alvarez, Joe Fransen, Kimberly King, and Tim Roe**; in the Professional Category to **Dominic Black, Paris Chavez, Susy Griffith, Marlise Martinez, Deputy Matthew Bodell, and Deputy Everette Wade**; and in the Group Category to **McKinley Children's Center and Soroptimist International San Dimas/La Verne**.

Parks and Recreation Director Bruns recognized Parks and Recreation Commission Vice Chair John Margis, Commissioners Georgia Florentine and Caryol Smith, and Youth Commissioner Shannon McKee. She said the Youth Commissioner is leaving for college and the position is available for San Dimas residents, high school students ages 16-21.

Director Bruns provided a brief bio of each recipient being presented a proclamation in the Volunteer Service, the J. Michael Dutton Award; the Professional Category; and in the Group Category.

- Recognize San Dimas High School athletes who represented the school in CIF Championship competition.

Mayor Morris congratulated and presented certificates of recognition to San Dimas High School athletes CIF Finalists who placed second in 4x100 Relay Taylor Jackson, Shannon McKee, and Yamani Wallace; and Katherine Salcido, CIF Finalist who won the 100 hurdles, placed third in Long Jump and second in 4x100 Relay. Mayor Morris congratulated Coach Kerry Jackson for motivating the team to the finals.

3. ANNOUNCEMENTS

- Pui-Ching Ho, Librarian, San Dimas Library

Pui-Ching Ho, Library Manager, said the Summer Reading program will kick off June 18 with a Building Impressions Art workshop; Raphael& Katia magic show on June 22; Wild Wonders Wildlife on June 25; Music and Dance storytelling with Alina on June 29. For detailed information, contact the Library at 909/599-6738. She thanked the City Council for allowing them to use the Community Building for their programs.

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 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) John Hollander, Hollander Financial Holding, Inc. 405 W. Gladstone, said the notice of determination letter was received late, and he asked the City Council to consider their appeal for public nuisance determination and to initiate a stay of abatement until the hearing is concluded.

It was the consensus of the City Council to direct staff to prepare a report for the next City Council meeting on the appeal process for the request to be relieved from default.

2) Al Wiscovitch, Director, San Dimas Stage Race, provided a slide show of the final stage of the bike race event to touch upon the positive impact the race has made on the community. He said the organization works in partnership with the City, Schools, Law Enforcement, and is actively involved in various activities that benefit the community.

3) Bill Emerson, San Dimas Historical Society, announced the Adopt a Map program introduced by author Paul McClure to have the Historical Society's maps digitized. Mr. Emerson thanked James Figueroa, San Gabriel Valley Tribune for writing the articles; Jerry Walker for the scanning program to overlay the digitized map over the original; and the many sponsors who donated \$50 to adopt a map. He said the Historical Society has sufficient funds to scan all the maps.

5. CONSENT CALENDAR

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

Councilmember Ebner requested that the April 18, 2011 minutes be amended to remove items "d" through "i" or to note those items were postponed to the next meeting.

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

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
 - (1) **RESOLUTION NO. 2011-29**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTHS OF MAY AND JUNE, 2011.
- b. Approval of minutes for City Council/Staff Retreat meetings of April 18, 2011, as amended, and April 26, 2011; regular meetings of April 26, 2011 and May 10, 2011; and special meeting of May 10, 2011.

END OF CONSENT CALENDAR

6. PUBLIC HEARINGS

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

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

- 1) **RESOLUTION NO. 2011-30**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2011-2012 FOR OPEN SPACE DISTRICT NO. 1 (TRACT 32818, BOULEVARD DEVELOPMENT.)

Director of Parks and Recreation Bruns reported that at their April 26, 2011 meeting, the City Council approved the Engineer's Report with the scope of work to include general landscape maintenance, water, and electricity, with no increase in the assessment rate for fiscal year 2011-12 for Open Space Maintenance District No. 1 (Tract 32818 - Boulevard). She said a notice of public hearing was published and mailed to each property owner within the District and recommended the City Council conduct the public hearing and consider adopting Resolution No. 2011-30 confirming the diagram and assessment for fiscal year 2011-2012, with no increase in the assessment rate.

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

After the title was read, it was moved by Councilmember Bertone, seconded by Councilmember Badar, to waive further reading and adopt **RESOLUTION NO. 2011-30**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2011-2012 FOR OPEN SPACE MAINTENANCE DISTRICT NO. 1, (TRACT NO. 32818 - BOULEVARD). The motion carried by the following vote:

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

2) RESOLUTION NO. 2011-31, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2011-2012 FOR OPEN SPACE DISTRICT NO. 1, ANNEXATION NO. 3 (TRACT 32841, NORTHWOODS.)

Director of Parks and Recreation Bruns reported that at their April 26, 2011 meeting, the City Council adopted Resolution No. 2011-17 approving the Engineer's Report with the scope of work to include general landscape maintenance, water, and electricity, with no increase in the assessment rate for fiscal year 2011-12 for Open Space Maintenance District No. 1, Annexation No. 3 (Tract 32841, Northwoods). She said a notice of public hearing was published and mailed to each property owner within the District and recommended the City Council conduct the public hearing and consider adopting Resolution No. 2011-31 confirming the diagram and assessment for fiscal year 2011-2012 for Open Space Maintenance District No. 1, Annexation No. 3 (Tract 32841, Northwoods).

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

After the title was read, it was moved by Councilmember Ebner, seconded by Councilmember Bertone, to waive further reading and adopt **RESOLUTION NO. 2011-31 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2011-2012 FOR OPEN SPACE MAINTENANCE DISTRICT NO. 1, ANNEXATION NO. 3 (TRACT NO. 32841 - NORTHWOODS).** The motion carried by the following vote:

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

7. OTHER MATTERS

a. 2011-2012 Annual City Budget

1) Adoption of 2011-2012 Annual Capital and Operating Budget.

Assistant City Manager Duran presented an overview of the budget process, summarized the recommended changes, and provided a general background of the 2011-12 City Budget including highlights of the General Fund revenues and expenditures, and reserves. He said the budget was developed very cautiously and conservatively due to economic uncertainties and anticipated reductions in sales tax revenue sources. Staff recommended approval of the 2011-12 Annual Capital and Operating Budget and adoption of associated Resolution Number 2011-32.

Councilmember Badar suggested including limited funds in the budget for use by any worthwhile organization that benefits the community. Councilmember Ebner and Mayor Pro Tem Templeman expressed their support of the proposal.

Mayor Morris disagreed with the recommendation stating that the idea for the budget was to minimize expenditures until the audit was concluded in September. He expressed concern that the economy's uncertainty will adversely impact the City's tax revenue and losses are unknown at this time.

a) Councilmember Bertone agreed with Mayor Morris and moved to adopt the 2011-12 Annual Capital and Operating Budget as set forth, excluding the contribution to the Chamber of Commerce.

It was the consensus of the City Council to wait until September to allocate funds for worthy causes and decide as part of budget discussions how those funds will be distributed.

The motion was seconded by Mayor Pro Tem Templeman and carried unanimously.

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

Councilmember Bertone explained his abstention and pointed out that Mitch Crawford is the appointed Chairperson for the new year. He added that the Chamber is fortunate to have Karen Gaffney, new President/CEO moving the Chamber in a new direction to better promote businesses.

Councilmember Badar said it takes more than \$50,000 to run the organization and clarified that in addition to the City's contribution, the Chamber generates funds through various events.

2) **RESOLUTION NO. 2011-32, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ADOPTING APPROPRIATIONS LIMIT FOR FY 2011-2012.**

City Manager Michaelis explained that under provisions of State legislation, the City of San Dimas is required to limit expenditures and stated that for fiscal year 2011-12 the appropriations limit is \$56.3 million.

After the title was read, it was moved by Councilmember Badar, seconded by Councilmember Bertone, to waive further reading and adopt **RESOLUTION NO. 2010-32, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2011-12 AND APPROPRIATE EXCESS REVENUES.** The motion carried unanimously.

b. Consider renewal of Animal Shelter and Animal Control Services Agreement with the Inland Valley Humane Society.

Assistant City Manager Duran reported that the existing agreement with the Inland Valley Humane Society (IVHS) expires June 30, 2011. He said the proposed three year agreement reflects a 2.4% increase, with an initial annual contribution amount of \$118,671 and \$10.0 for the final two years of contribution to be applied towards IVHS's facility renovation project. Staff recommended approval of the proposed three year agreement with the Inland Valley Humane Society. Mr. Duran said Bill Harford is in the audience.

Councilmember Bertone said that the Los Angeles County Board of Supervisors adopted an Animal Welfare Ordinance and Supervisor Antonovich has asked cities to do the same. Councilmember Bertone said he and City Manager Michaelis are working with Mr. Harford to craft an ordinance to be brought to the Council for consideration.

Councilmember Bertone said the Humane Society should have been more proactive in initiating discussion on this matter.

Mayor Pro Tem Templeman stated he is not happy with the service from the Humane Society in handling a serious problem with a neighbor's numerous cats. However, he will vote in favor of staff's recommendation.

It was moved by Councilmember Bertone, seconded by Councilmember Ebner, to approve the new three year agreement with the Inland Valley Humane Society for continued animal shelter and animal control services. The motion carried unanimously.

8. PLANNING/DEVELOPMENT MATTERS

- a. Consideration of request to initiate Municipal Code Text Amendment (MCTA 10-06). A request to modify portions of Code Section 18.140.090(C)(4)(a)(iv) within the Creative Growth Zone to allow for a street facing gas station design and not the City's reverse/turn around design required by Code.

Associate Planner Espinoza presented a request for a major remodel of the service station at 105 E. Arrow Highway and advised that staff notified the applicant that the proposed layout did not meet the reverse/turn around service station design as required by the Municipal Code. The applicant subsequently submitted a proposal to initiate a code amendment to allow an exception to the reverse/turn around station design when a drain facility and/or easements interfere with the siting of the proposed building. Planner Espinoza said the subject site is adjacent to the Grove Station and across the street to the east of the vacant property at Commercial and San Dimas Avenue, all of which are located within the Creative Growth, Area 3 zone. Staff is working with developers of the Grove Station and the vacant lot, and said consideration should be given to processing all code text amendments for this zone at one time. Staff recommends the city Council deny the applicant's request for a municipal code text amendment and to direct staff to bring back the other two code text amendments as one when all applicants are ready to proceed.

Planner Espinoza responded to specific questions and compared the traffic safety issues with a street facing gas station design versus the reverse/turn around design required by Code.

In response to Mayor Morris, Planner Espinoza stated that once an analysis of the overall project is completed, it may be determined that a variance is not warranted because the applicant has the opportunity to build an appropriate station for the site.

In response to Councilmember Badar, Planner Espinoza replied that the applicant is proposing to increase the size of the existing gas station and associated convenience store from 1500 square feet to a total of 3750 square feet.

Mayor Morris stated that zoning applies equally to all properties with similar uses within a specific area and he expressed concern that the proposal requests a change to the code to accommodate one specific project with a storm drain easement that runs through the property.

Councilmember Ebner stated that no other property meets that particular requirement and a Variance concept would work for this property.

In response to Councilmember Ebner, Assistant City Manager Stevens explained that a Variance is a special consideration that determines that the standards in the Code discriminate against reasonable and fair use of the property, and that it is a unique circumstance that warrants that type of consideration. He said typically a Variance is not based upon economic hardship unless all value is taken away from the property by virtue of how the Ordinance is written. He stated that the gas station is the current use, and the applicant would like to redesign the existing use, however, the zoning code allows other uses of the property, which may or may not have a different economic benefit or value to the property owner. He said the question before the City Council is whether or not there are enough changed circumstances to merit a public hearing to consider amending the Code.

Mayor Pro Tem Templeman expressed concern with the aesthetics of the project and whether or not it would benefit the overall neighborhood. It did not matter to him that the gas station was a street facing design or reverse/turn around design.

Councilmember Bertone inquired if it was appropriate for the City Council to revoke the permit to sell alcohol.

Assistant City Manager Stevens replied that the Conditional Use Permit applies to the land, not necessarily the use. He stated that depending on how the land changes, the applicant may require a new use permit for alcohol.

Chris Klingerman, representing the owner operator of the subject gas station, pointed out the numerous levels the reverse/turnaround design is problematic, including the small size of the property and the prohibitive cost to relocate underground tanks and above ground pumps to meet environmental regulations. He said the owner is proposing to build a traditional front-facing, architecturally historic design that will complement the Grove Station, including a new canopy over the pumps, architecturally complimentary screening wall, and a take-out Indian vegetarian food restaurant. He said the project can only move forward with a code amendment due to the underground storm drain that prevents development over 25% of the property. He asked the City Council to weigh the benefits and approve a code amendment for this project.

Hari Alipuria, owner, Gas Station, 105 East Arrow Highway, said the project would not only aesthetically complement the Grove Station, but would create new jobs for residents, and the 24-hour operation would provide security to the area. He would appreciate anything the City Council can do to move this project forward.

In response to Council, Mr. Klingerman replied that the design, which will look like part of the Grove Station strip, is flexible, and has adequate parking of 21 spaces, however, there are minimum size requirements for a Circle K franchise.

Assistant City Manager Stevens pointed out that while the gas station and an accessory snack shop, which is limited to a maximum of 300 square feet, were permitted under the Conditional Use Permit, the convenience store was not permitted. If the City Council is going to consider making a code amendment, consideration should be given as to whether a convenience store component should be re-evaluated.

Planner Espinoza added that under the Conditional Use Permit, convenience stores allow the sale of beer and wine, which is not permitted in other gas stations.

In response to Councilmember Bertone, Mr. Stevens replied that the increase in size and bringing in a Circle K would trigger a complete review of the Conditional Use Permit.

Assistant City Manager Stevens said 1) the City Council can go forward with the public hearing and if the proposal has merit, a code amendment may be approved; 2) the threshold for approving a Variance is significantly more difficult than for a code amendment.

In response to Council, Mr. Stevens replied that the conversion to a Circle K with gas pumps is not permitted in the zone until a code amendment is approved. A convenience store opportunity is subject to renovation of the entire site with a reverse/turn around design. It is within the purview of the City Council to change the zone to accommodate any use.

Mayor Pro Tem Templeman said he can get past the issue of a reverse/turn around gas station with the understanding that the architecture, landscaping, and screening are critical for that corner.

Councilmember Ebner said a reverse/turn around gas station design is not necessarily more attractive and he is generally supportive of the proposal, with the caveat that the process go through staff's evaluation.

Councilmember Badar said an opportunity was presented to remodel a blighted corner and he is willing to go through the process to move the project forward.

Mayor Morris said there is consensus of the majority to direct staff to work with the applicant to identify an appropriate methodology for a traditional front-facing gas station.

It was moved by Councilmember Badar, seconded by Councilmember Ebner, to direct staff to work with the applicant to evaluate reasonable and appropriate site designs for a code amendment process simultaneously with a development application. The motion carried 4.1; Councilmember Bertone opposed.

Mr. Stevens added that because there are potentially several modifications to Area 3a of the Creative Growth zone, staff will do their best to process all code text amendments for this zone at one time, with the understanding that it is not constrained to only a reverse/turn around design.

9. SAN DIMAS REDEVELOPMENT AGENCY

Mayor Morris recessed the regular meeting at 9:19 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular meeting reconvened at 9:28 p.m..

10. ORAL COMMUNICATIONS

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

No one came forward to comment.

- b. City Manager

- 1) Update on HEROES Veterans Memorial. Review the elements of an agreement related to the construction of the project and maintenance responsibilities.

City Manager Michaelis provided a summary of the June 6th meeting with the HEROES to review the results of the City's plan check of Phase I of the Veterans Memorial project, follow-up of key point items, and a time table necessary to accommodate a July 1st start of construction date. Mr. Michaelis also reviewed elements of a draft Agreement regarding the project and maintenance responsibilities of the HEROES and said staff does not want final approval of the Agreement to delay the issuance of building permits. Staff recommended that the City Council authorize staff to proceed with the concepts of the Agreement.

Mayor Morris expressed concern with maintaining the compliance of ADA with the use of decomposed granite versus concrete for the handicap accessible path.

Assistant City Manager Stevens stated that decomposed granite (DG) can be an accessible path provided it is constructed in an appropriate manner. He added that DG is subject to weatherization and more difficult to maintain and because the path will be kept accessible all the time, the HEROES was asked to consider going to concrete.

Mr. Stevens responded to Council that under the agreement drafted, the City will maintain the site once installed and the cost for concrete versus DG is not significant.

2) City Manager Michaelis encouraged residents to tune in to Channel 3 for the *Ask the Mayor* first live call-in show at 7:00 p.m. on Thursday, June 16, 2011.

In response to Mayor Pro Tem Templeman, Mr. Michaelis replied that the show will be filmed in city hall and broadcast live. Calls will only be taken on Thursdays and the show will be rebroadcast without the call-in.

In response to Council, Mr. Duran replied that failed equipment was replaced and University of La Verne is working with Time Warner to trouble shoot audio.

Councilmember Badar asked staff to take into account the service complaints when negotiating the contract.

c. City Attorney

There were no comments.

d. Members of the City Council

1) Reappointments to Planning Commission.

Director of Development Services Coleman said terms will expire on August 31st for Planning Commissioners David Bratt, Stephen Ensberg, and M. Yunus Rahi. Mr. Coleman said there are no terms limits for the Planning Commission and all three Commissioners have requested reappointment.

It was moved by Councilmember Templeman, seconded by Councilmember Badar, to reappoint David Bratt, Stephen Ensberg, and M. Yunus Rahi to the Planning Commission for a two-year term through August 31, 2013. The motion carried unanimously.

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

There were no reportable meetings attended.

3) Individual Members' comments and updates.

a) Mayor Pro Tem Templeman announced that he represented the City Council at the Masonic Lodge on Memorial Day and conferred a Proclamation to the National Leader of Civil Air Patrol; the Historical Society's Ice Cream Social went well and everyone appreciated the new screening over the patio area; the Adhoc Committee meeting was held at city hall and City Manager Michaelis provided a private tour of the building to Board Members who were very complimentary of Deputy Wade and the School Resource Officer program. Mr. Templeman reported graffiti on vinyl fencing on Via Verde/San Dimas Avenue; and he enjoyed emceeding for the Booster Club's Volunteer Recognition Dinner.

b) Councilmember Ebner thanked staff for providing him with photographs for his presentation to the Fourth Grade about city government. He said the kids were receptive, and particularly enjoyed talking about the Asian Citrus Phyllid.

c) Councilmember Badar said the partnership between the School District and the City has worked out very well and one program initiated by Superintendent Gary Rapkin was to assign the Council to schools. Mr. Badar was assigned to San Dimas High School and the School District has placed a

burden on students to participate in community service. Seniors must complete their senior project culminating in all public service completed and several businesses in the community benefit by getting this volunteer service. Mr. Badar said he was asked to judge the senior projects, which qualified a student to graduate only if they passed. He thanked staff for working with the HEROES representatives on the plans for the project. Today the HEROES had their groundbreaking ceremony at the proposed site. He said he was out of town and thanked Mayor Pro Tem Templeman for the great job substituting for him at the Recognition Dinner.

d) Councilmember Bertone thanked City Manager Michaelis for giving the City a balanced conservative budget. He will be attending the San Gabriel Valley Council of Governments meeting on Thursday to discuss redrawing final districts. It is his opinion that San Dimas should not be divided into several districts. He would like San Dimas to be in one assembly district and one congressional district.

11. ADJOURNMENT

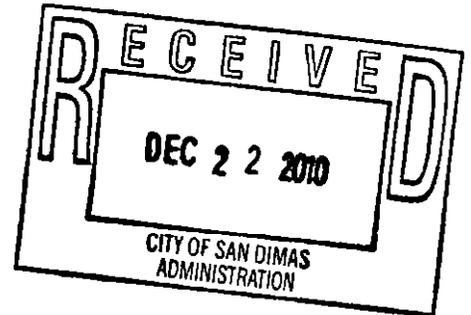
Mayor Morris adjourned the meeting at 9:52 p.m. The next meeting is on June 28, 2011, 7:00 p.m.

Respectfully submitted,

Ina Rios, CMC, City Clerk



December 17, 2010



City of San Dimas
245 E. Bonita Ave
San Dimas, CA 91773-3002

Attention: Ken Duran, Assistant City Manager

RE: City Claim No. : 1540184 - LMQ
Principal : City of San Dimas
D/Incident : 10-19-2010
Claimant : Alan Corn
Rec'd Y/Office : 10-26-2010
Our File No. : 1541084-LMQ

We have reviewed the above-captioned claim and recommend that you take the action indicated below:

CLAIM REJECTION: Send a standard rejection letter to the claimant.

Please provide us with a copy of the notice sent, as recommended above. If you have any questions, please contact the undersigned.

Very truly yours,

CARL WARREN & COMPANY

Larry Mullen

Enclosure: Letter to claimant

CARL WARREN & CO.

An Employee-Owned Company

CLAIMS MANAGEMENT • CLAIMS ADJUSTERS

770 S. Placentia Avenue, Placentia, CA 92870-6832

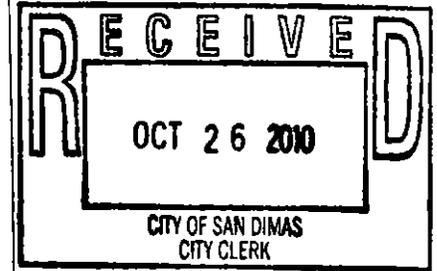
Mail: P.O. Box 25180, Santa Ana, CA 92799-5180

Phone: (714)572-5200 • (800)572-6900 • Fax: (714)961-8131

5.C



COPY



CITY CLERK STAMP

**CLAIM AGAINST THE CITY OF SAN DIMAS
(For damages to Persons or Personal Property)**

Received by _____ initials

Via

- U S Mail
- Inter-Office Mail
- Over the Counter

A claim must be filed with the City Clerk of the City of San Dimas within six (6) months after which the incident or event occurred. Be sure your claim is against the City of San Dimas, not another public entity. Where space is insufficient, please use additional paper and identify information by paragraph number. Completed claims must be mailed or delivered to the City Clerk, the City of San Dimas, 245 E. Bonita Avenue, San Dimas CA 91773-3002.

TO THE HONORABLE MAYOR & CITY COUNCIL, THE CITY OF SAN DIMAS, CALIFORNIA.

The undersigned respectfully submits the following claim and information relative to damage to persons and/or personal property:

1. Name of Claimant ALAN CORN
 - a. Address 1243 PAYSON
 - b. City SAN DIMAS Zip Code 91773
 - c. Telephone Number (951) 683-1421 d. Cell Number (951) 533-6808
 - e. Date of Birth [REDACTED] f. Drivers' license [REDACTED]
 - g. e-mail: A-CORN@SBCGLOBAL.NET

2. Name, telephone and post office address to which claimant desires notices to be sent if other than above: 5363 CORNWALL AVE. RIVERSIDE 92506

3. Event or occurrence from which the claim arises:
 - a. Date 10-19-10 b. Time _____ a.m./p.m.
 - c. Place (exact & specific location) CITY TREE - PLANTED TO CLOSE TO SEWER LINE

- d. How and under what circumstances did damage or injury occur? Specify the particular occurrence, event, act or omission you claim caused the injury or damage. (Use additional paper if necessary) HAD TO CALL PLUMBER OUT ONCE A MONTH

- e. What particular action by the City, or its employees, caused the alleged damage or injury?

4. Give a description of the injury, property damage or loss, so far as is known at the time to this claim. If there were no injuries, state "no injuries". TREE ROOTS FROM CITY TREE, WERE IN MAIN SEWER LINE
NO INJURIES

5. Give the name(s) of the City employee(s) causing the damage or injury:

6. Name and address of any other person injured:

7. Name and address of the owner of any damaged property:

ALAN CORN 1243 RAYSON PL.

8. Damages claims:

- a. Amount claimed as of this date: \$ 3,200.00
- b. Estimated amount of future costs: \$ 0
- c. Total amount claimed: \$ 3,200.00
- d. Basis for computation of amounts claimed
(attach copies of all bills, invoices, estimates, etc.)

9. Names and addresses of all witnesses, hospitals, doctors, etc.

a. _____
b. _____
c. _____
d. _____

10. Any additional information that might be helpful in considering this claim:

PLEASE SEE ATTACHED PAPERS AND PHOTOS

**WARNING: IT IS A CRIMINAL OFFENSE TO FILE A FALSE CLAIM!
(Penal Code §72: Insurance Code §556.1)**

I have read the matters and statements made in the above claim and I know the same to be true of my own knowledge, except as to those matters stated upon information or belief as to such matters I believe the same to be true. I certify under penalty of perjury that the foregoing is TRUE and CORRECT.

Signed this 26 day of OCTOBER, 20 10
at _____

Alan Corn
Claimant's signature

The main sewer line had to be cleared once every 6 to 8 months over the last 2 years, but the last 4 months we had to have it cleared every month. The plumber suggested that we put a see snake down the line to see where the plug was. He found roots down by the tree that the city put in. (Please see attached photos) after getting 2 estimates, we had Carter Sanitation put a new line in. I'm requesting reimbursement for the sum of 3,200 dollars for the new line.

HOUSE SEWER REPAIR/REPLACE



N

HOUSE

1243 PAYSON ST.

INSTALL NEW TWO WAY
CLEAN OUT

BURST NEW 4"
PLASTIC

EXCAVATION HOLE # 1

GARAGE

City of San Dimas

Building and Safety Division
Development Services Department

APPROVED

Under S.D. Municipal Code Title 15

By: [Signature]

Date: 10-14-10

Permit # _____

This set of plans shall be available at the job site at all times. It is unlawful to make any changes to these plans without the permission of the Building and Safety Division. This stamping shall not be held to permit or approve any violation of any State or Federal Law, or any Ordinance of the City or County.

32'

* Encroachment into 12' public right of way requires separate Public Works Permit.

PROPERTY LINE

EXCAVATION HOLE # 2

Public right of way
12' from face of curb
12' PARKWAY
CURB

DRAIN WAY

HANSEN





Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of June 28, 2011

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation

Subject: Mid-Season Farmers Market Review and Request for Amendment to the 2011 TUP as proposed by Advocates for Healthy Living

Summary

Receive a follow up report from the community input meeting held to review the 2011 Farmer's Market event and consider approval of an amended TUP as requested by Advocates for Healthy Living.

BACKGROUND

Advocates for Healthy Living, led by Maurice Cuellar, currently conduct the Farmer's Market event on Wednesday evenings in the City Hall parking lot, on First Street in the Civic Center, and on Civic Center Park. The event is operating under Temporary Use Permit with Conditions of Approval that have been approved by City Council.

At the March 1 City Council meeting the City Council requested a mid-season review of the event, with input solicited from the community. A meeting was held on Tuesday, June 21 with 10 individuals attending, email submitted from 10 others, and one telephone response. Post card meeting notices were mailed to residents surrounding the Civic Center; to everyone that attended the pre-event community meetings; and anyone that submitted their name and address on any petition related to the event. A press release was also distributed. Meeting minutes, attendance roster and email are attached.

At the meeting, staff reviewed and discussed the impacts of the following components of the event: Day/Dates; Times; Traffic Control; Parking; Trash; NPDES; Set Up/Lay Out; Security; Activities: Farmer Vendors, Food Vendors, Commercial Vendors, Rides, and Music; Other Impacts at Current Location; Other Suggestions; Alternative Locations.

Comments at the pre-event meetings held before the approved Conditions were established, focused on the location as too proximate to the neighborhood, noise, late hours, traffic, parking and trash.

6.2

Comments received at the mid-season meeting and in the email are generally positive and favor the Market operation at the current location, under the current standard of operation. Staff received one phone call expressing a desire for a change in the location, and a few of the email suggest Bonita Avenue. There were a few comments favoring expansion of the event into the plaza area.

There was no mid-season feedback stating that the noise was too loud. There were several remarks about the music and noise level being acceptable, and there were a few comments requesting more and louder music. The current Conditions allow for: Non-amplified live entertainment when there is no Music in the Park or Movies in the Park program; Pre-recorded music at low volume; and no music on the nights of Music in the Park or Movies in the Park.

Mr. Cuellar reported that he has been testing low volume, amplified music for a couple of weeks and there have been no comments. One resident at the meeting stated that she was aware that this was happening, but that the volume levels have been acceptable, and would prefer that they not go any louder.

There have not been any significant comments or issues of note regarding traffic, parking or trash related to the Farmer's Market while operating alone. Those issues may increase with the addition of Music in the Park, and staff will work with the Music in the Park volunteers to do their part at clean up.

The current Conditions of Approval also include the requirement that Mr. Cuellar explore alternative locations in an effort to determine the most appropriate and acceptable available location for all subsequent Farmer's Market events that he may propose. To date, no other locations have been evaluated or explored. Staff urged his exploration of churches, schools and shopping centers.

In addition to the mid-season review meeting, an event evaluation meeting will be conducted with the community at the conclusion of the season as well.

DISCUSSION

Advocates for Healthy Living have requested the following changes to their current TUP:

1. City Hall parking lot closure at 3:00pm instead of 4:00pm to allow vendors to be set up for a 4:00pm start time.
2. Allow for low amplified musical performances before 7:00pm during Music and Movies in the Park and until the end of September.
3. Use of the Civic Center Plaza for set up of musical groups and food vendors.
4. The option to extend the Market to year round on First Street only, from October through March, during the hours of 4:00-8:00pm, with no amplified music during this period.

Staff response to these requests include the following:

1. City Hall is open until 5:30pm each Wednesday, and the current closure of the parking lot at 4:00pm has created an impact. A 3:00pm closure would obviously create an even greater inconvenience to City Hall visitors. The Market has been successful with the current start time. If there are issues with coordination of the

closures and with two opening times, perhaps an overall start time of 5:00pm should be considered, particularly in the summer months when the daylight hours are longer.

2. Low volume, amplified music is acceptable.
3. The current layout has been successful with the Plaza available as a congregate area with no designated specified use. There is concern that music set up on the Plaza "stage" area will create a concert performance effect which may drive the volume to higher than "low volume" levels. Currently the Market space is not filled, and the number of vendors appears to have been consistent and sufficient. The current Conditions of Approval do allow for the use of Civic Center Park for non-food vendors, and that space has not been utilized.
4. Extension of the Market past September and through March, creating a year round Market, has proven to be unsuccessful when attempted in the past. Local produce supply diminishes and the weather deters participation.

Staff has sought balance among the interests of the community, the neighborhood, and the event promoter throughout the process of approval for this year's Farmer's Market event. The current Conditions of Approval were determined after lengthy discussion and public input. The goal of this event as stated by Advocates for Healthy Living is providing fresh local produce to the community. It is clear through participation each week that the community supports the event and that there is sufficient interest in attendance and participation. It is also clear that the neighborhood residents have asked for consideration in the length of the season, time of the event, and the noise of the event. The current Conditions were considered as a compromise solution, and appear to have mitigated the impacts on the residents. The current season, April through September, is a reasonable Farmer's Market, including the spring and summer seasons. The inclusion of low volume, amplified music allows for an enjoyable event atmosphere, but does not create disruptive concert noise for the neighborhood. At this point it appears that the Market has been perceived as a "good neighbor" and responsive to residents.

RECOMMENDATION

Staff recommends that City Council authorize staff to amend Temporary Use Permit #11-19 to allow for low volume, amplified music within the current approved location for the 2011 Farmer's Market.

Including the closure of the City Hall parking lot at 3:00pm; the inclusion of the Civic Center Plaza for the set up of music or vendors; and the extension of the season to include October through March is at the pleasure of the Council.

Attachments:

- Advocates for Healthy Living Request for Change to Temporary Use Permit 11-19
- Temporary Use Permit 11-19 Conditions of Approval
- Minute Notes, Farmer's Market Mid-Season Community Input Meeting, June 21, 2011
- Attendance Roster, Farmer's Market Mid-Season Community Input Meeting
- Email Submitted for Farmer's Market Mid-Season Community Input Meeting

Theresa Bruns

From: Maurice Cuellar <maurice@afhl.org>
Sent: Wednesday, June 22, 2011 2:29 PM
To: Theresa Bruns
Subject: TUP Change Request

Theresa,

We would like to request a change of the TUP based on public comments and insight we have learned during the first 3 months of the farmers market.

We would request that we have the parking lot closed at 3pm. This will give the vendors time to setup and be ready for the 4pm customers.

We would request that you allow us to have low amplified musical performances before 7pm on music in the park night and till the end of September.

We would request that you allow us to setup non food vendors on the plaza as well as place the musical groups.

We would also ask that we be given an option to extend the market year round on 1st street only between the dead end from October through March. Wednesdays 4-8p. No amplified music during this period.

Thank you for your consideration.

Maurice Cuellar
Advocates for Healthy Living

TEMPORARY USE PERMIT 11-19

Conditions of Approval

Temporary Use Permit 11-19; the weekly operation of a Farmer's Market within the First Street public right of way is approved subject to the following conditions:

1. This permit is valid for the term of April 13, 2011 – September 28, 2011. Said Temporary Use Permit shall be subject to renewal on an annual basis thereafter.
2. T.U.P. 11-19 shall authorize the weekly use of the First Street public right of way except shall not obstruct public sidewalk, adjacent to Civic Center Park; as well as use of the easterly portion of the City Hall Municipal Parking lot, and the southerly portion of Civic Center Park adjacent to First Street, each Wednesday for a weekly Farmer's Market. Only non-food vendors and children's rides will be allowed on the Civic Center Park.
3. The Farmer's Market shall commence on First Street and within Civic Center Park at 4:00 p.m. and within the City Hall Municipal Parking Lot at 5:00p.m.
4. The Farmer's Market shall conclude at 8:00 p.m. on school nights; 8:30 p.m. on non-school nights; and 9:00 p. m. during the Music in the Park program.
5. The Farmer's Market shall be operated in the location pursuant to the submitted site plan on file with the Department of Development Services. Site plan shall indicate the placement of all booths, canopies, platforms, restrooms, activities and other improvements. Accessible routes shall be indicated on the plan. Restrooms will be provided by the City.
6. The applicant shall submit plans to the Building Division to determine whether a blanket seasonal permit is required for the installation of multiple membrane structures (temporary canopies) used by vendors. Plans shall include a general site plan of proposed structures as well as specific membrane structure issues such as; size ranges of individual structures, separation/attachment of structures, and whether open or closed. The site will be subject to periodic inspection from the Building Division, and all deficiencies shall be promptly addressed.
7. The applicant shall provide and maintain appropriate access and services for persons with disabilities in conformance with all applicable state and federal laws.
8. The applicant shall be responsible for obtaining the appropriate Certificates of Insurance, as required by the City Manager's Office, naming the City of San Dimas as an additional insured, which shall remain in effect for the term of this event.
9. The applicant shall obtain a master business license pursuant to Section 5.24.070(u) of the San Dimas Municipal Code, for participating farmers and correlate the number of "employees" to the number of farmers participating in the Farmer's Market; and, shall work with the City to devise a business licensing program for the other vendors.

10. The applicant and vendors shall be responsible for obtaining all necessary operating permits and shall comply with the regulations of all applicable agencies, including but not limited to the Los Angeles County Department of Health Services, California Department of Food and Agriculture, Los Angeles County Fire Department, State of California Alcohol Beverage Control, and other agencies as applicable.
11. The traffic detour circulation plan adopted pursuant to the Traffic Safety Committee approval, shall be periodically evaluated during the duration of T.U.P. 11-19. Such evaluation shall include analysis of the effectiveness of the traffic volumes and detour impacts. Alternative Farmer's Market site locations may be a component of the analysis.
12. The applicant shall be responsible for all traffic control during event, including set-up and tear-down of equipment needed for execution of traffic plan, such as traffic barricades. Applicant shall be responsible for the closing and opening of First Street and the City Hall Municipal Parking Lot for the operation of this event.
13. Closure of First Street shall be limited to the hours of 3:00 p.m. to 9:00 p.m. on school nights; 3:00 p.m. to 9:30 p.m. on non-school nights; and 3:00 p.m. to 10:00 p.m. during the dates of the Music in the Park program.
14. Closure of the City Hall Municipal Parking Lot shall be limited to the hours of 4:00 p.m. to 9:00 p.m. on school nights; 4:00 p.m. to 9:30 p.m. on non-school nights; and 4:00 p.m. to 10:00 p.m. during the dates of the Music in the Park program.
15. Applicant must ensure that vendors do not occupy the public right of way prior to the authorized time for street and/or parking lot closure.
16. Applicant shall provide all vendors with a vehicle placard to be clearly displayed that states "San Dimas Farmer's Market Vendor." Vendor parking shall be encouraged on the east side of Iglesia Street or in the Municipal Parking Lots on First Street and Bonita Avenue. Some parking on the east side of Iglesia Street may be reserved for performers during the Music in the Park program.
17. No vendor parking shall be permitted on the west side of Iglesia Street from Bonita Avenue to Second Street, nor shall vendors be permitted to park on First Street or Second Street west of Iglesia Street.
18. Each week the applicant shall post "Resident Parking Only" signs on stakes, barricades, delineators, or other temporary post on the west corners of Iglesia Street at First Street and Second Street and at every 300' between per vehicle code standards. Signs shall also be posted on First Street from Iglesia Street to the entry to the Municipal Parking Lot. The signs shall be placed and removed each week of the Farmer's Market event.
19. Applicant shall respond in a timely manner to all complaints and concerns, and shall take prompt and appropriate action to resolve such concerns.

20. Applicant shall be authorized for use of City electrical sources, and shall be responsible for the repair of any damage to City property which may occur as a result of the Farmer's Market event. Any electrical cords shall be located a minimum 10 feet above all walkways and 16 feet above all parking lot areas, or secured to the ground and covered on all walkway areas.
21. This permit shall allow the installation of a street banner to publicize the Farmer's Market.
22. The applicant shall provide sufficient waste receptacles for the duration of the Farmer's Market. The applicant shall provide containers for the collection of recyclable products.
23. The site shall be thoroughly cleared of all trash and material(s) associated with the temporary weekly event and returned to the original condition of the site at the conclusion of each Wednesday event. All waste generated from the event must be disposed of in the City dumpsters located in the Civic Center public parking lot.
24. Applicant shall patrol the surrounding neighborhood (Iglesia Street, First Street, Second Street, and Bonita Avenue) to pick up trash generated from the event.
25. Applicant shall be responsible for making all vendors aware of NPDES discharge requirements and responsibilities, and comply with City standards, including ensuring that all pavement inside and extended beyond the area of each food vendor booth is covered with plastic tarp and/or cardboard prior to the start of food preparation to protect the pavement surface. Grease spatters and other spills shall be absorbed with rags or absorbent material before removing tarp. All soiled materials shall be disposed of properly.
26. Applicant shall be responsible for securely protecting the catch basins at the south end of the City Hall Municipal Parking Lot and on First Street with tarps and sand bags prior to the start of food preparation.
27. The applicant shall be responsible for the cleaning and repair of any damage to City property which may occur as a result of the Farmer's Market event.
28. Applicant shall obtain approval of a security plan from the Los Angeles County Sheriff and shall comply with any conditions established by the Sheriff and shall be subject to periodic review and updating.
29. Applicant must provide proof of California non-profit status.
30. Applicant may provide non-amplified live entertainment only during the weeks of the event when the Music in the Park and Movies in the Park Programs are not operating. Pre-recorded music is permitted at low volume. There will be no music provided on the nights of the Music in the Park or Movies in the Park events.
31. Applicant will evaluate and consider alternative site locations during the 2011 Farmer's Market season in an effort to determine the most appropriate and acceptable available location for subsequent proposed Farmer's Markets.

32. This permit is subject to review, revision, or revocation if the applicant does not conform to the above operating conditions, and/or if the Farmer's Market operation is deemed a nuisance by the City Council.
33. Copies of all written permits and/or conditions shall be maintained on site for reviewing by any public official.
34. Above conditions are final unless appealed, pursuant to Chapter 18.212 of the City of San Dimas Municipal Code.

2011 Farmer's Market
Mid-Season Community Input Meeting
June 21, 2011

Minute Notes

Day/Dates: Wednesdays, April 13 – September 28 (25 weeks)

No conflicts or issues regarding the day or dates.

<u>Times:</u>	Street Closure	Operating Hrs
First Street	3pm	4-8pm School; 8:30pm Non-School; 9:00pm MIP
Parking Lot	4pm	5pm

Times are working well; residents appreciate the early closure during school times. Maurice would like to synchronize the parking lot and First Street closure to 3:00pm.

Traffic Control:

Less traffic in the neighborhood now than when Market was on Bonita. Traffic control set up is much easier, except for the transition with closing the parking lot later than First Street. Need to make certain to place large vehicles at the closures.

Parking: - Conditions of Approval state: No vendor parking on west side of Iglesia, between Bonita and Second, or on First St. or Second St. west of Iglesia. Resident Parking Only signs posted on Iglesia and First St.

No conflict or issues identified. Vendors are parking behind their booths, so no impact to the neighborhood. It doesn't appear that the "resident only" area is being utilized.

Trash: - Conditions require Market staff to patrol Iglesia, First, Second, and Bonita

One resident telephone comment was received about some trash in her yard. No other comments regarding trash. Maurice has a street sweeper sweeping the parking lot, First Street and Iglesia each night. Volunteers patrol after each Market.

Noise:

Less noise now than when on Bonita. Residents appreciate no or low amplified music, and realized that amplified music has been played later, but at a tolerable level. Resident commented that they prefer low amplified music with controlled volume. Maurice would like to have that included in the TUP, as well as to allow music until 7pm on Music in the Park nights. He has been testing low volume, amplified music for a couple of weeks and there have been no comments.

Activities: Farmer Vendors – good number, consistent, good variety, going well
Food Vendors – good number, consistent, going well

Commercial Vendors – keeping fairly small, managed

Rides – not much participation, charging too much and time on the ride too short

Music – TUP Condition is:

Non-amplified live entertainment when no MIP/Movies

Pre-recorded music at low volume

No music on the nights of MIP/Movies

Maurice requests:

Low amplification, controlled volume music

Music every night until close, and until 7pm on MIP nights

Set Up/Lay Out:

Working well. Maurice would like to use the Plaza for music in front of the Community Building, and non-food vendors on the plaza, such as sponsors, crafters or commercial vendors. Discussion was held regarding intent of the event, and the difference between a concert and music for atmosphere.

Security:

No issues. Sheriff patrols have been visible. A few skaters and scooters around.

NPDES:

No issues after the first couple of weeks. Vendors need to be reminded not to dump anything into the planter areas or parking lot and to place their ground cover.

Other Impacts at Current Location:

None identified

Other Suggestions:

Maurice would like the option to operate a year round Farmers Market for the farmers and pre-packaged food.

Alternative Locations:

None have been explored. The TUP Conditions require that other locations be explored. Maurice feels the event will lose momentum if moved again. Staff urged his exploration of churches, schools and shopping centers.

Comments were made that the current location is safer and better than on Bonita in front of City Hall. One resident suggested that Bonita downtown was a nicer location. A discussion ensued about other markets where the business community gets involved.

One Second Street resident stated that there is no problem with the current location so long as the event is conducted as it has been with early closure, and no loud music. She hopes that the music would not become a concert.

2011 Farmer's Market
 Mid-Season Community Input Meeting
 June 21, 2011
 6:00 p. m.

Name	Address
1 Jill Gibbs	227 E 2nd St
2 Elizabeth Anderson	158 N. San Dimas Ave
3 LESLIE THORNTON	234 E. 5th St.
4 James McCants	813 N. OCEAN BLUFF AVE
5 Charles McCants	813 N OCEAN BLUFF AVE
6 MAURICE CUELLAR	909 CALLE SERRA
7 JOHN EBINGER	509 N. SAN DIMAS AVE
8 Andrea Pastor-Letter	908 Calle Serra
9 Jeff Turvey	1471 Pacific Way VP 104
10 Dan DeRady	126 E 2ND ST SAN DIMAS
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Farmers Market <input@afhl.org>

Farmer's Market

probateplu@aol.com <probateplu@aol.com>
To: input@afhl.org

Tue, Jun 21, 2011 at 12:06 PM

I believe that the Farmer's Market should be moved back on Bonita, like it was in the past. I went to the new location this year. I am unable to walk for "blocks" to get there and then have to carry my produce back that far. I found that there was absolutely no place close to park as EVERYTHING was marked as no parking and designated for resident use only. I have a handicapped placard, but I was unable to locate any handicap parking either. Previously, I was able to park on Bonita very close to the corner where the Farmer's Market started, and, since the produce I was interested in was at the far west side of the market area, I had no problem walking back and forth.



Farmers Market <input@afhl.org>

Farmer's Market- San Dimas

Staci Clifford <karrickrylee@yahoo.com>

Tue, Jun 21, 2011 at 8:48 AM

Reply-To: Staci Clifford <karrickrylee@yahoo.com>

To: "input@afhl.org" <input@afhl.org>

We just wanted to e-mail our thoughts and support of Farmer's Market. We live at 202 E. 3rd St, and have lived on 3rd St. for 5 years now. We attend Farmer's Market every Wednesday as a family. We have dinner at the Market, shop for produce and goodies, and love Music in the Park. The hours are perfect, our children are 9 and 12, and even during the school year we still attend. We live very close to the Civic Center (on the corner of 3rd and Iglesia) and have no problem with the amplified music, in fact we miss hearing it. We miss the amplified music by the food vendors and hope that it will be allowed to be amplified, it adds to the atmosphere. It would be great if the market was allowed to expand into the Civic Center Plaza, it would allow for more vendors and choices for us shoppers. San Dimas is a wonderful community, and we are very proud of the Farmer's Market. Thanks, Maurice and Advocates for Healthy Living, for all the hard work you put in to make this a reality. We ask the City Council to continue with their support of our Farmer's Market.

Sincerley- Mike, Staci, Karrick & Rylee Clifford



Farmers Market <input@afhl.org>

(no subject)

Barbara Strachan <babs4happiness26@yahoo.com>

Tue, Jun 21, 2011 at 12:32 AM

Reply-To: Barbara Strachan <babs4happiness26@yahoo.com>

To: "input@afhl.org" <input@afhl.org>

Do you think the market should be moved? If so, where?

No, is a great location

Do you think the market should allow bands with amplification? Low amplification?

Low amplifiers sound good. Is cool to be able to socialize with the farmers

Do you think the market should have a band as well as Music in the Park? (2 bands?)

If it does have both, contradicts the noise issue, so I think one or the other would be the best

Do you think the market should expand to the City Hall Plaza area?

Yes, is great for the market to expand, expanding is always good. Promotes business.

Do you think the hours should be expanded for the City Hall Parking lot to match 1st Street hours? (Setup to start at 3pm?)

If that works for the farmers yes, they should be allowed more time to start setting up.



Farmers Market <input@afhl.org>

San Dimas Farmers Market

gryba@verizon.net <gryba@verizon.net>
To: input@afhl.org

Mon, Jun 20, 2011 at 10:33 PM

To whom it may concern,

As I cannot make the meeting tomorrow, please consider my e-mail response to the questions being addressed below:

Do you think the market should be moved? If so, where? I rather liked where it was in front of Albertsons and frankly shop there less knowing they put up a stink (used to even go in there & buy accompanying odds and ends on Market night in the past). However, I'm ok with it's current location too.

Do you think the market should allow bands with amplification? Low amplification? Yes, amplify! Liven it up, keep it fun, and keep customers lingering & spending. Our local economy needs it.

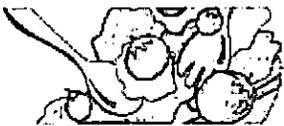
Do you think the market should have a band as well as Music in the Park? (2 bands?) Sure, as long as they don't mind, that could be fun.

Do you think the market should expand to the City Hall Plaza area? Yes, if you have enough vendors.

Do you think the hours should be expanded for the City Hall Parking lot to match 1st Street hours? (Setup to start at 3pm?) Yes, the longer the hours the better, so long as there's a customer base to warrant it!

Thank you for your time and consideration.

Sincerely,
Ginger Ryba
151 Cannon Ave.
San Dimas, CA 91773



Farmers Market <input@afhl.org>

Farmers market

Andrea Cuellar <andrefabiana11@yahoo.com>

Mon, Jun 20, 2011 at 7:12 PM

To: input@afhl.org

I think that people should start realizing the real meaning of a farmers market, entrainment is great but is not the heart of the market, fresh produce is! Now that is music in the park people can enjoy both and Advocates for healthy Living can allocate that expense into more programs for healthy living. Thank you AFHL for all you have done for schools that now offer salad bars, Good Job!

DDL



Farmer's Market Survey

Alana Bermudez <goudababy@msn.com>
To: input@afhl.org

Mon, Jun 20, 2011 at 4:42 PM

Questions that we would like addressed:

Do you think the market should be moved? If so, where?

- Do you think the market should allow bands with amplification? Low amplification?

I really liked the bands we used to have that were amped. While I understand that residents in nearby homes may have an issue with sound levels, it seemed to be okay with the larger band in the park in years past, and they were much louder. If the band is located in the lot, where there are not many houses around, I believe it would keep visitors to the Farmer's Market around longer, extending their stay to enjoy the music. The way it was the last time I visited, it seemed like a waste of time to have a band that you could not hear unless you sat on their laps. Unless you have resident's complaints, I say give the band some juice!

- Do you think the market should have a band as well as Music in the Park? (2 bands?)

We really enjoyed the 2 band experience last year. It gives the city of San Dimas a very community feel that other cities don't have and gives residents a chance to mingle and enjoy. My husband and I moved here in '08 and when we first saw the 2 band nights we felt so lucky to live here and so proud of our new city and it's love of community and celebration. San Dimas has a feel like it appreciates those who choose to live here and visit. The 2 band experience is an expression of the fact that our city Board cares for the experience of being in San Dimas.

- Do you think the market should expand to the City Hall Plaza area?

I would like to see the market expand, however I understand that this would mean attracting more vendors. To have a more wide open feel would be more like how it used to be on Bonita. It was a place to mill about and meet with neighbors we only got to see on Wednesdays with their kids. Right now, the way the market is set up, it is quite congested and I feel like I just want to get in and get out. Anything more open will inspire us to enjoy the band (because we have the space to) and browse the vendors without being right at their booths. More air in the open air market! I notice also that the craft vendors are gone. Could space be the reason? Glad to see that Cal Poly is back!

- Do you think the hours should be expanded for the City Hall Parking lot to match 1st Street hours? (Setup to start at 3pm?)

Only if it does not create an inconvenience for the City Hall employees. I believe that most of the visitors to Farmer's Market are still getting off of work at 3. When I do get there early, it is still light foot traffic and there does not appear to be a need for the extra parking. If residents are complaining about the cars in front of their homes, that is another matter. Still, I believe that the city employees should come first. I understand that Albertsons had issues in the past with Farmer's Market visitors being inconsiderate toward their bathroom facilities. Still, while most of us use their parking lot to access the Farmer's Market easily, I can tell you that I've become a more frequent visitor to Albertsons than before because I park in their lot.

Thank you for giving me a chance to give my two-cents. Just another reason why we feel so fortunate to live in San Dimas. This city and those who run it are a blessing to us who benefit from all you do. My husband and I would not live anywhere else on Earth now that we've had the joy of living here.

-Alana Bermudez
303 South Shirlmar Avenue
San Dimas, Ca 91773



Farmers Market <input@afhl.org>

San Dimas Farmers Market

Karen Osborn <ke_osborn@hotmail.com>

Mon, Jun 20, 2011 at 1:37 PM

To: input@afhl.org

Do you think the market should allow bands with amplification? Low amplification?

YES!

Do you think the market should have a band as well as Music in the Park? (2 bands?)

As long as the music doesn't compete.

Do you think the market should expand to the City Hall Plaza area?

Yes, the more the merrier.

Do you think the hours should be expanded for the City Hall Parking lot to match 1st Street hours? (Setup to start at 3pm?)

Seems to me they should match.



Farmers Market <input@afhl.org>

San Dimas Farmer's Market

Stephanie Leukhardt <stephanie@aeries.com>

Mon, Jun 20, 2011 at 10:26 AM

To: "input@afhl.org" <input@afhl.org>

Do you think the market should allow bands with amplification? Low amplification? **Yes, with amplification**

Do you think the market should have a band as well as Music in the Park? (2 bands?) **Yes, with different genres in each location.**

Do you think the market should expand to the City Hall Plaza area? **Absolutely, more options for vendor set up.**

Do you think the hours should be expanded for the City Hall Parking lot to match 1st Street hours? (Setup to start at 3pm?)

Yes

Stephanie R. Leukhardt

227 W 3rd Street

San Dimas, CA 91773



Farmers Market <input@afhl.org>

Action Required: San Dimas Farmers Market

Lydia Chen Shah <Ichenshah@gmail.com>

Mon, Jun 20, 2011 at 10:23 AM

To: input@afhl.org

I cannot attend the meeting. Here is feedback regarding the Farmers Market:

Do you think the market should be moved? If so, where?

I think the location is fine.

Do you think the market should allow bands with amplification? Low amplification?

This has no influence on whether or not shop at the Farmers Market.

Do you think the market should have a band as well as Music in the Park? (2 bands?)

No, one band is sufficient. I attend for the produce sold by vendors and not the music.

Do you think the market should expand to the City Hall Plaza area?

If the city can attract more vendors, specifically those focused on farming/local/organic products, then yes.

Do you think the hours should be expanded for the City Hall Parking lot to match 1st Street hours? (Setup to start at 3pm?)

The hours are fine.



Farmers Market <input@afhl.org>

RE: Action Required: San Dimas Farmers Market

John Trapani <john@personaltouchproducts.com>
To: input@afhl.org

Mon, Jun 20, 2011 at 10:07 AM

Please see my comments below with the disclosure that I rarely attend the San Dimas Farmers Market. .

To your success,

John Trapani

As a man thinketh... so is he.

From: Farmers Market [mailto:info@sandimasfarmersmarket.com]
Sent: Monday, June 20, 2011 8:36 AM
To: john@personaltouchproducts.com
Subject: Action Required: San Dimas Farmers Market

Important Meeting Tomorrow. Tuesday, June 21, 2010 6pm. Read Below.
~~~~~

## San Dimas Farmers Market Newsletter

**Wednesdays, 4:00PM-9:00PM (Expanded hours during Music in the Park)**  
~~~~~

Dear John, tomorrow is an important meeting that will set the path of next years farmers market and possibly the remainder of the year. We ask that you attend or send an email to us at input@afhl.org

For the latest updates check out our [facebook](#) and/or [twitter](#) pages. Your questions emailed and phone calls are also welcome.

Important Meeting: Tuesday, June 21, 2011 6pm. City Hall. City Chambers.

~~~~~

Day/Time: Tuesday, June 21, 2011. 6pm.

Location: City Hall Council Chambers, 245 E. Bonita Ave, San Dimas, CA 91773

Its a community input meeting regarding the San Dimas Farmers Market. When we received approval for the 2011 farmers market, we were asked to hold a mid season input meeting and one at the end of the season.

These meeting will guide the direction of the San Dimas Farmers Market.

Questions that we would like addressed:

Do you think the market should be moved? If so, where?

Yes. When I recently visited at the new location it struck me that this change would surely cause the already challenged venders to be even less successful and therefore stop attending. Shutting down a section of Bonita or a main street simply increases awareness and therefore increases visitors by many that would otherwise not attend. My family resides in La Verne, and while we've rarely planned to visit the market in the past, but we always seemed to take the time to stop and enjoy the market when we ran into the closed street It's like an impulse buy, and the bigger the event the more intriguing. Get back to what you know worked in the past. Refine as needed.

Do you think the market should allow bands with amplification? Low amplification?

Yes, low amplification in the market.

Do you think the market should have a band as well as Music in the Park? (2 bands?)

Both have the opportunity contribute to greater enjoyment and therefore greater success. Low amplification at the market. Low to full amplification at the park. Try both....

Do you think the market should expand to the City Hall Plaza area?

Do you think the hours should be expanded for the City Hall Parking lot to match 1st Street hours? (Setup to start at 3pm?)

Yes



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of June 28, 2011*

**FROM:** Blaine Michaelis, City Manager

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

**SUBJECT:** Agreement with the University of La Verne for the Management of the City's Government and Education Access Channel.

## BACKGROUND

In 2006 the California State Legislature adopted the Digital Infrastructure and Video Competition Act (DIVCA) that allowed a cable provider to obtain a state franchise agreement in lieu of an individual local franchise. DIVCA eliminated all cable provider obligations that were a historic requirement of local franchises including support for public access. They were still required to provide channels within their line-up for public access but not support.

Time Warner was granted a state franchise effective January 1, 2009 which as described above released them from their obligation to provide management of the City's public access channel. To continue to provide the channel the City was faced with the obligation to find an alternative way to continue its operation. The City considered various options to continue with an (EG) education and government channel and chose to contract with the University of La Verne (ULV). ULV was already providing services for the City of La Verne public access station and had a studio, offices and equipment already in place.

ULV took over the management of the channel in January 2009 under a one year Agreement. The Agreement was renewed in 2010 and was also extended to coincide with the City's fiscal year, with it expiring June 30, 2011.

From the beginning of the City taking over the channel from Time Warner there have been many challenges. The most significant has been Time Warner's inability to provide the necessary live feed from the ULV studio. Alternative arrangements were made to provide the live feed and play out from City Hall, however, this prohibited the use of the studio at ULV for live shows and required ULV staff to travel to City Hall to program play outs and update the bulletin board. There have been additional challenges this past year and a half with the temporary relocation of the Council Chambers and play out equipment to the

6.2

Senior Center and now with the move back to City Hall and adjusting to the new equipment.

City staff has been working with the KWST staff to address some of the technical, equipment and operational issues that we have been experiencing. There has been some recent success on addressing some of the technical issues and we are awaiting receipt of new play out equipment that should resolve other issues.

Over the past few months City staff has had discussions with ULV on renewal of the Agreement, however, there needs to be further discussion. With the existing Agreement expiring the end of June, City and ULV staffs both agree that a short term extension of the existing Agreement would be appropriate at this time. This will allow for the continued operation of the channel while also allowing some time to assess the effectiveness of some of the technical and equipment changes. It will also allow for further discussions on the terms of the Agreement or for Staff to explore other options if necessary. It is recommended that the Agreement be extended for 3 months, through September 30<sup>th</sup>, 2011, at a pro-rated rate of \$6,746 per month.

## **RECOMMENDATION**

Staff recommends that the City Council authorize the execution of an amendment to the existing Agreement with the City of La Verne to allow for a 3 month extension of the term, expiring September 30, 2011.



# City Council Staff Report

**DATE:** June 28, 2011

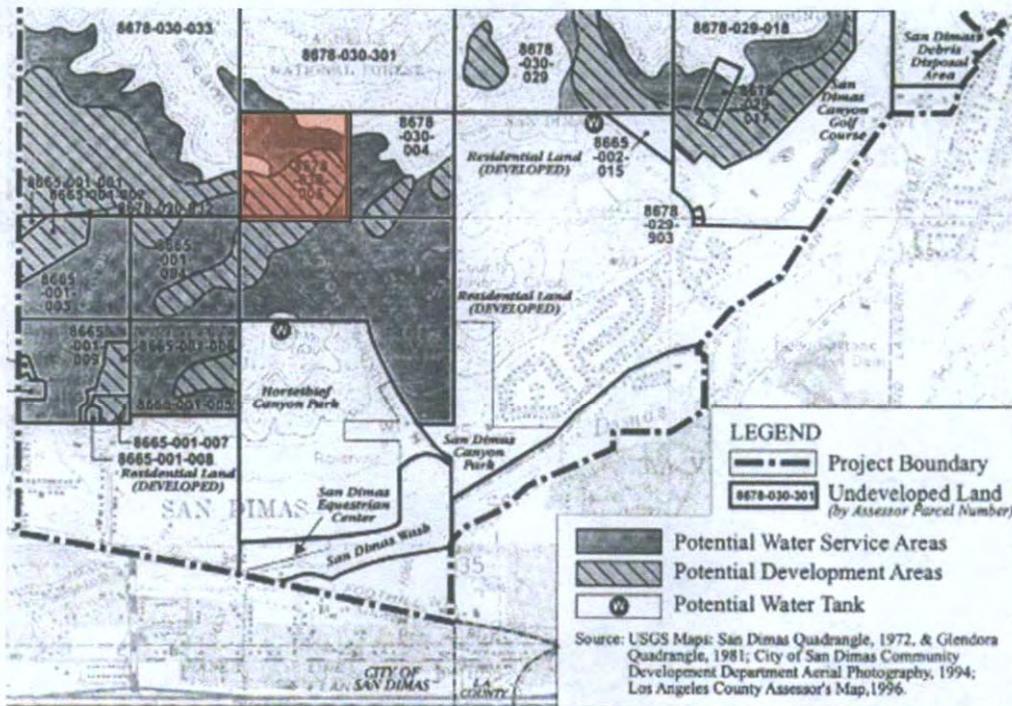
**TO:** Mayor and Members of the City Council

**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. This item was continued from the May 24, 2011 agenda at the request of the applicant.

## 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:

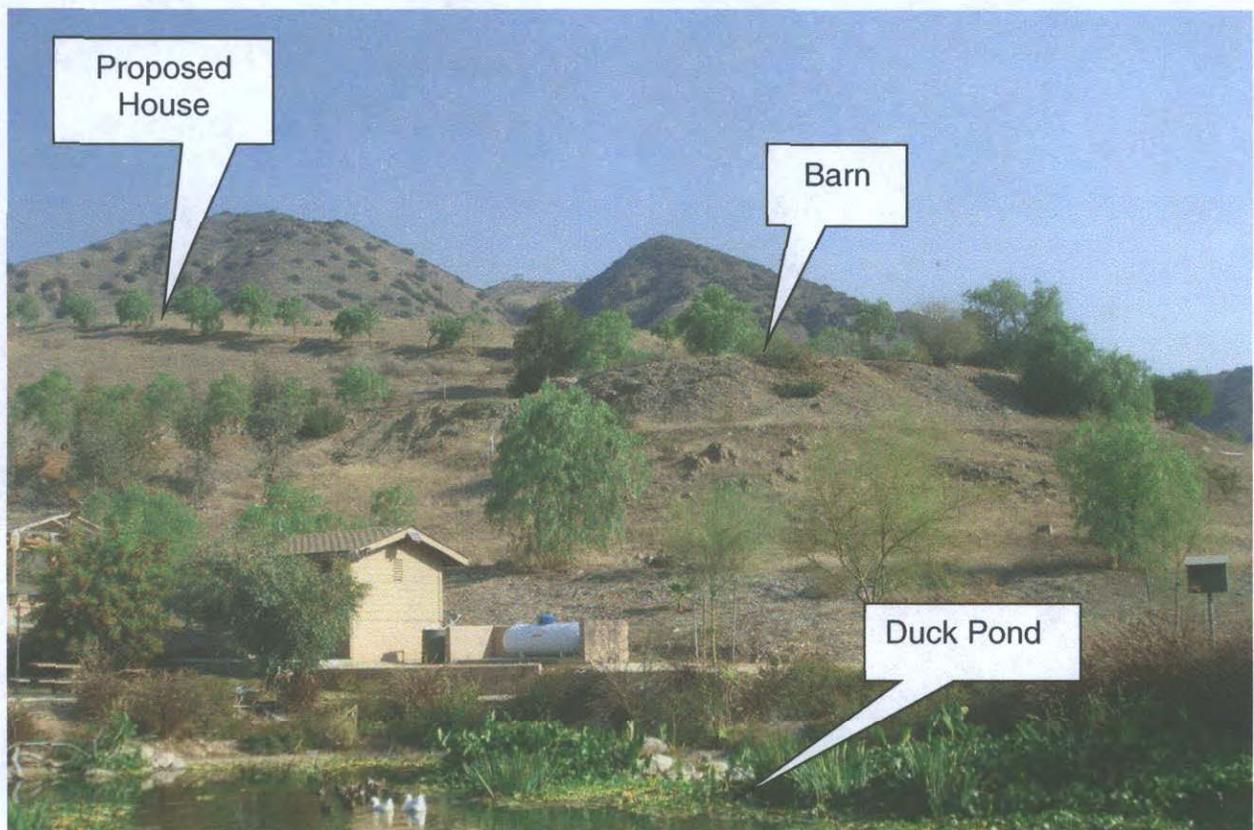


7.2.1-2

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:**

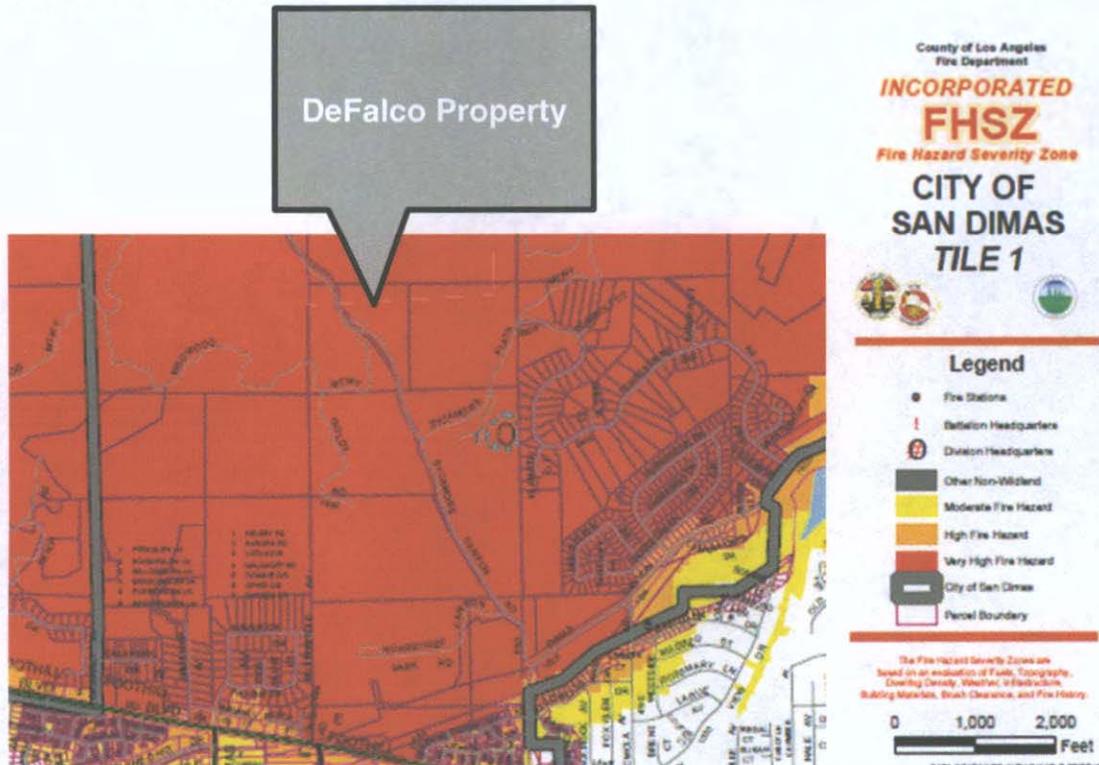
The applicant has worked diligently with staff to resolve all design issues. SP 25 has architectural guidelines, but intentionally does not mandate any style: "Architectural statements should convey a feeling or impression rather than standing out as any particular style. Each building should convey 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 R327) 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

**Trails** – The applicant has encouraged trail use by installing amenities for trail users, such as water troughs. Specific Plan No. 25 indicates that “applicants may be required to

<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.

dedicate easements or otherwise permit access for [equestrian] trails set forth in the adopted trails plan;" however, an equestrian trails plan was never adopted for the Northern Foothills. Equestrian trail connections were a major issue during the recent review of the Brasada Ranch residential project, proposed by NJD on 270 acres of land to the west of DeFalco's property. The primary trail across the Brasada Ranch project connects to the DeFalco property at the existing Wildwood Motorway. Staff has discussed with Mr. DeFalco a provision for public equestrian trail use across his land, such as a trail license or easement. Mr. DeFalco has indicated his willingness to accommodate the City's request. Staff would suggest that this be negotiated independently from this project rather than as a condition of approval.

#### **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).

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:

| Geotechnical & Hydrology                                                       | General Biological                                |
|--------------------------------------------------------------------------------|---------------------------------------------------|
| 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.

**CONDITIONS OF APPROVAL:** The applicant had requested a continuance of Council consideration of his project due to concerns and questions regarding the draft conditions of approval. Staff has met with the applicant and were able to address his concerns, except for the condition requiring realignment of the Sycamore Canyon Road easement. The existing Sycamore Canyon Road does not follow the alignment of the offer of dedication of right-of-way. The intent of this condition is to rectify this alignment problem by shifting the easement location to coincide with the roadway location. City is not asking for full public right-of-way dedication, nor asking for the nature of the easement to be changed, only that it be properly aligned to reflect the as-built condition. Another reason to realign the existing road easement is that it crosses the Sycamore Creek blue line stream twice on the DeFalco property. Blue line streams are federally protected as "waters of the United States" under the Clean Water Act. The 1998 Northern Foothills Development and Infrastructure Study, and associated Environmental Impact Report, which became the basis for Specific Plan No. 25, identifies Sycamore Canyon Road as "one of two existing paved access roads serving the study area" and as a "potential access location" extending through the DeFalco property to other properties. Since there is no pressing need at this time, staff would recommend adding language (shown in bold) to allow a deferral agreement: "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. **Prior to issuance of building permits, the applicant may enter into an agreement with City to defer implementation of this condition until such time as warranted by development on surrounding property.**"

The applicant has provided the following explanation of their reasons for objecting to this condition:

*"You must first address the County of Los Angeles Parks & Recreation. I have had numerous on site meetings with the County Supervisor's Office regarding their stance on opening up their portion of the easement to the general public to vehicle traffic. Both departments are not in favor of opening this section to the general public for traffic purposes. The County represents approximately 400 feet of the roadway from the yellow gate to access at my property. I must maintain the County's portion of this property by cleaning up the public's trash, weed abatement and watering the trees that I have planted. When you enter my 40-acre property, the terrain on the east side of the paved road is so steep that there is not a road system that could be constructed to serve my property adjacent to the easterly property line. Note: At present, the property owner next to me is in preliminary engineering to determine how many lots can be planned on his portion of the property and he will take access from the existing tract on his easterly boundary and also his utilities. On the westerly side of the access road you have a blue line stream which the easement would encroach and as you continue up the canyon and go west to the Arizona Crossing there are all steep sides. If you continue further north on my property the terrain becomes more rugged with canyons on all sides and, of course, a blue line stream. You must contend with the property owner on my north boundary which is the National Forest.*

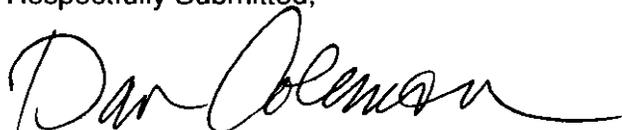
*There are also some other reasons that I will not open up my property to the general public My property is considered a "Nature Preserve" as I raise and release mallard ducks, wood ducks, valley quail, gamble quail and mountain quail into the wild. I have numerous watering holes for wildlife: deer, bear, bob cat, fox, all birds, etc.*

*I allow horse back riders access through my property -- cars and horses are not compatible. I also allow dog walkers - dogs must be on a leash and all hikers. The pond is a vocal point for these groups and I provide picnic tables and provide toilet facilities. I let the Boy and Girl Scouts camp on my property as long as they are supervised. We have the group "Seeds for Life" use our garden facilities so that they can grow food to distribute to the less fortunate."*

**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

Sycamore Canyon Road alignment map

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 with Staff Response to Applicants Comments

Draft Conditions of Approval Revised

## 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 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

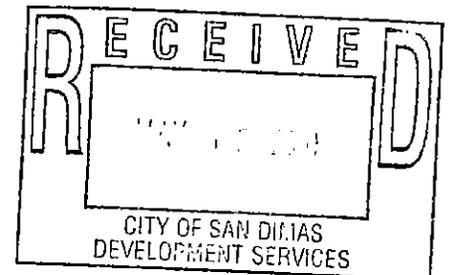
Name & Address of developer or project sponsor: Same as Project Owner

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

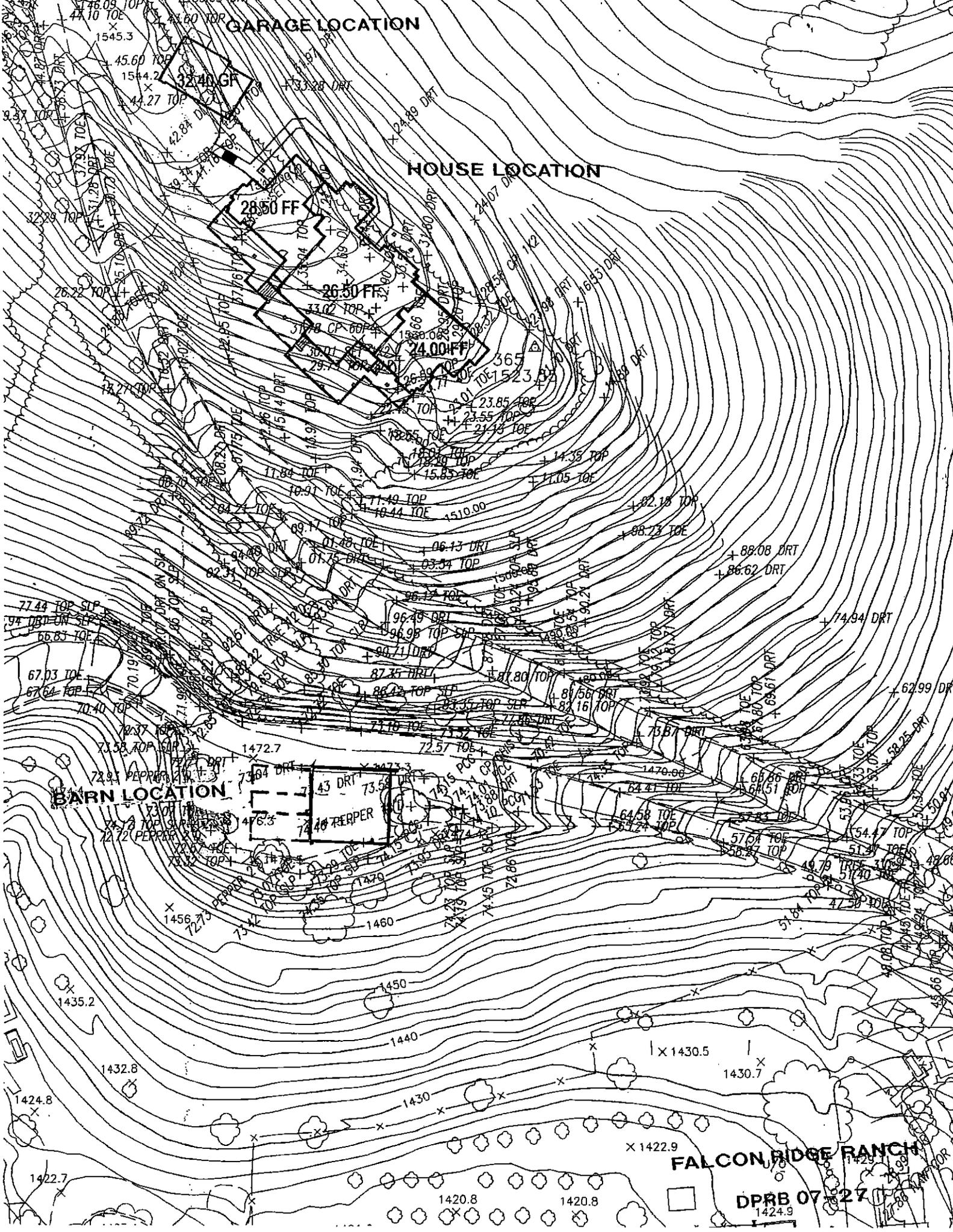
**GARAGE LOCATION**

**HOUSE LOCATION**

**BARN LOCATION**

**FALCON RIDGE RANCH**

DPRB 07-827



**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



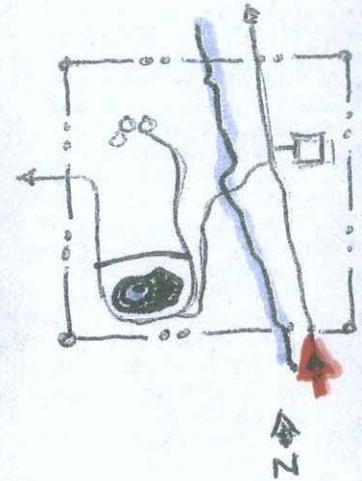
↑  
LP/L (TYPICAL)



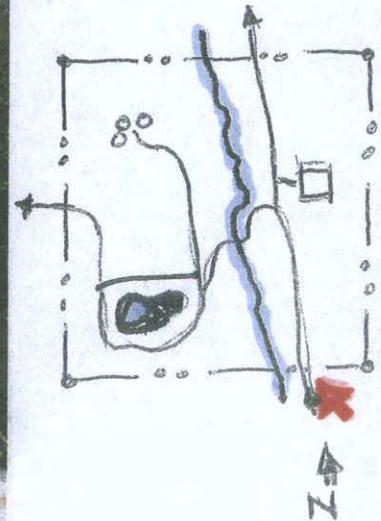
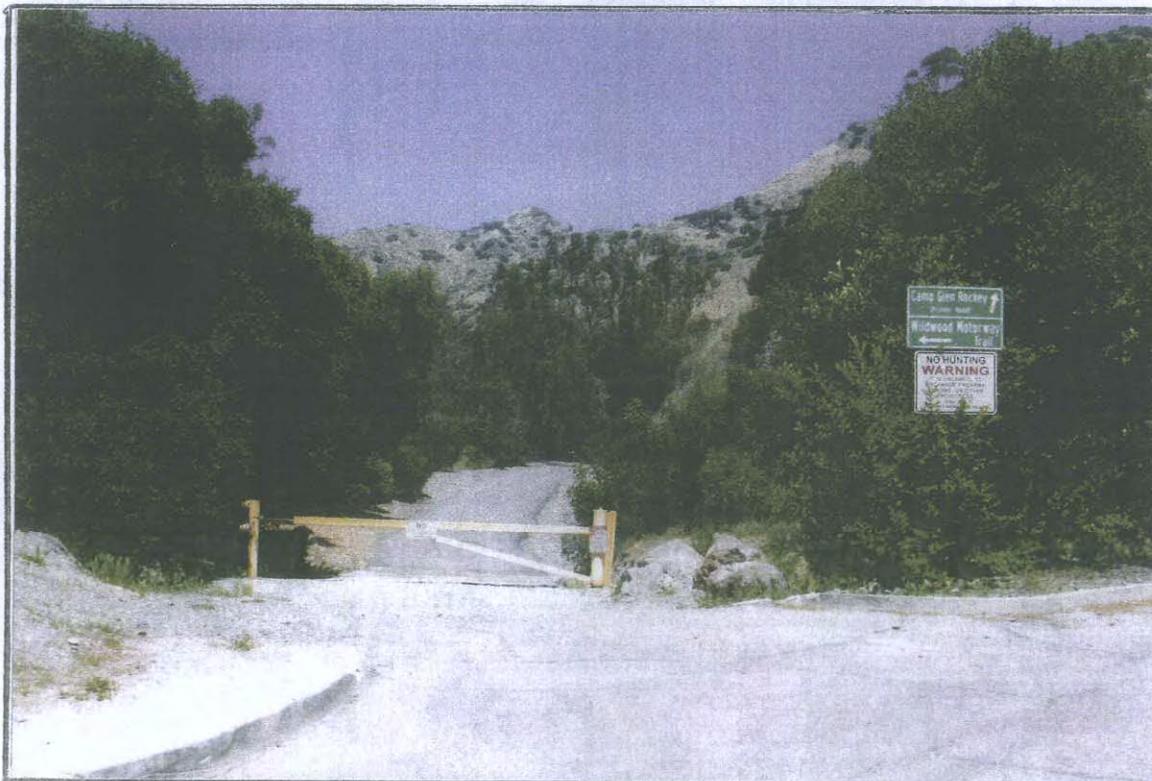
## PROJECT INFORMATION #1

5/27/2008

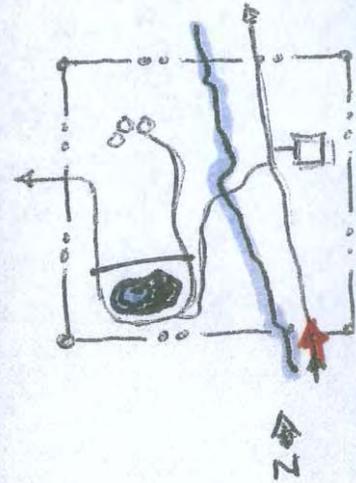




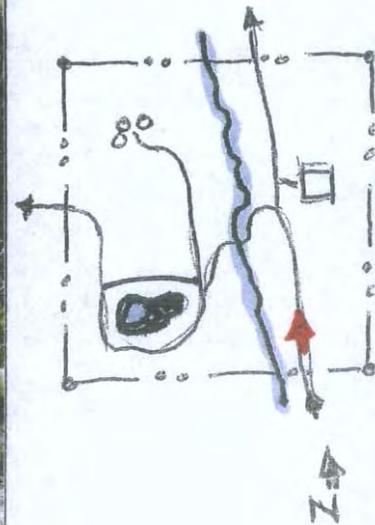
No. 1 Private Road-Fire Maintenance Road Through County's Property



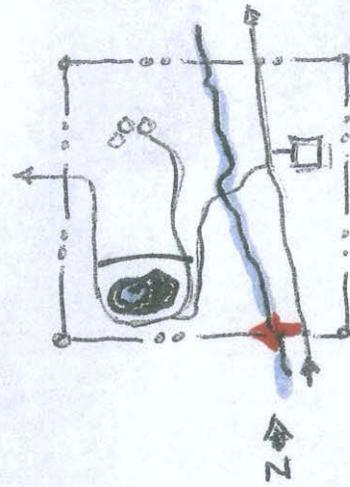
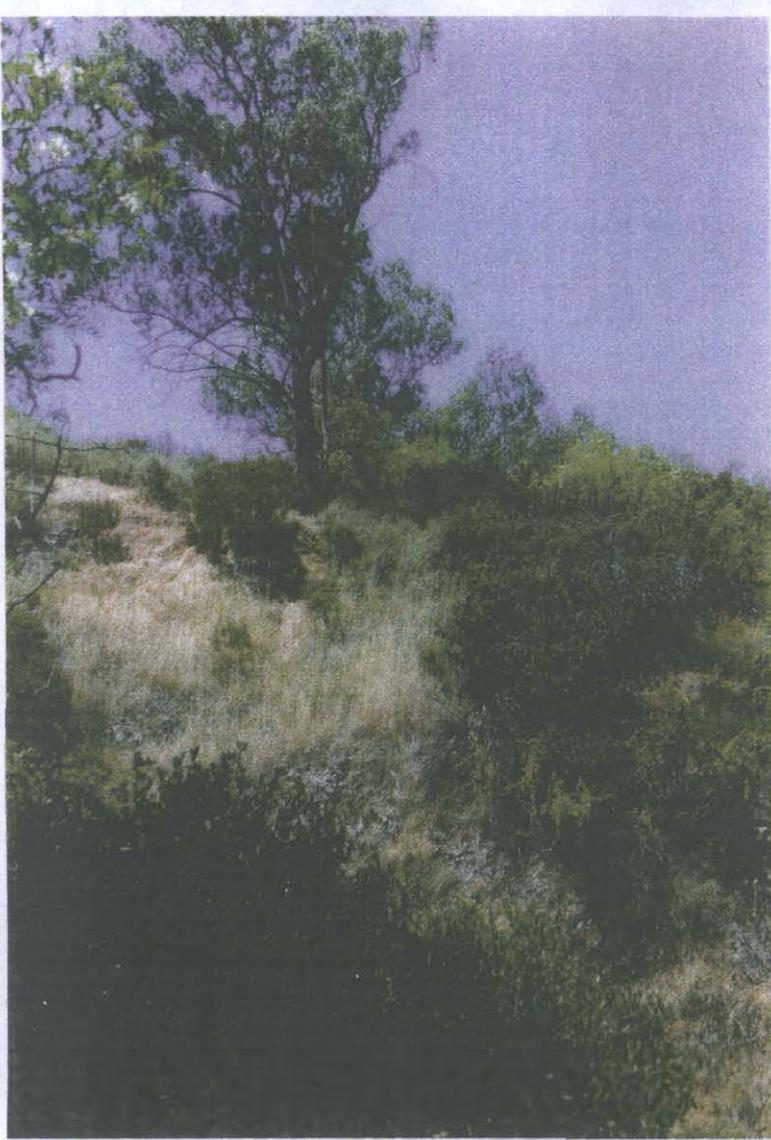
Entrance Through "Yellow Gate", Which is County of L.A. Parks & Recreation Property



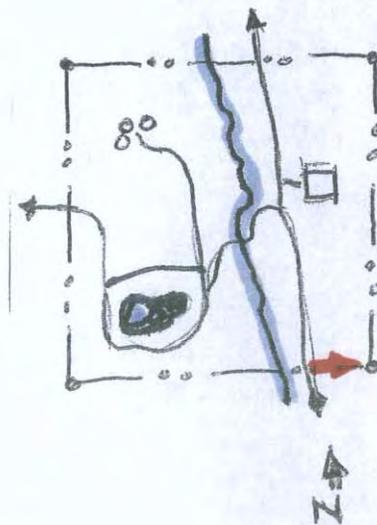
No. 2 Private Road, Fire Maintenance Road, Entering Subject Property.  
John & Carole Falcon Ridge Ranch



- Entrance sign to Falcon Ridge Ranch

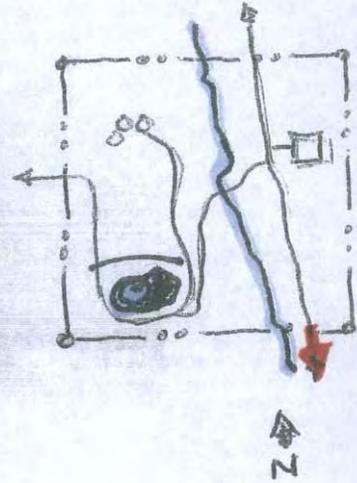


No. 3 South Property Line Looking West

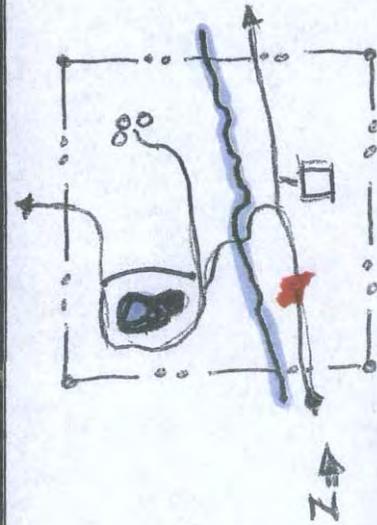


South Property Line Looking East

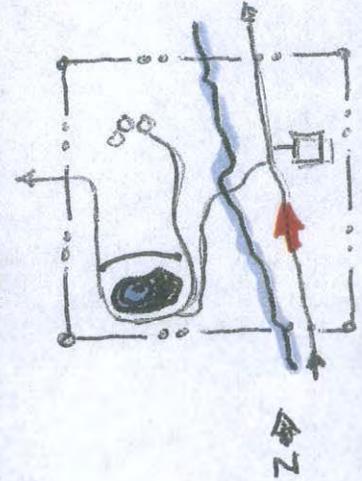




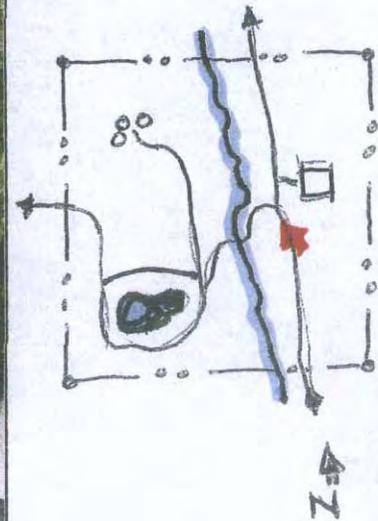
No. 4 Private Road (Fire Maintenance Road) Looking South into Falcon Ridge and Los Angeles County Parks & Recreation Road.



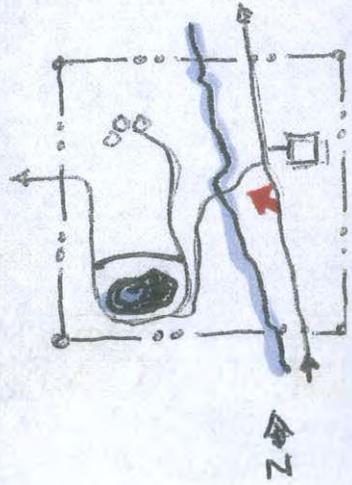
- Looking East off Private Road (Entrance) to Falcon Ridge



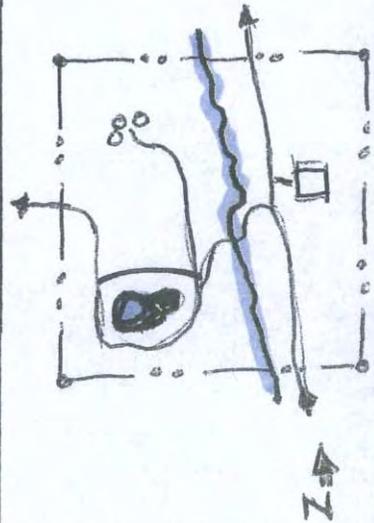
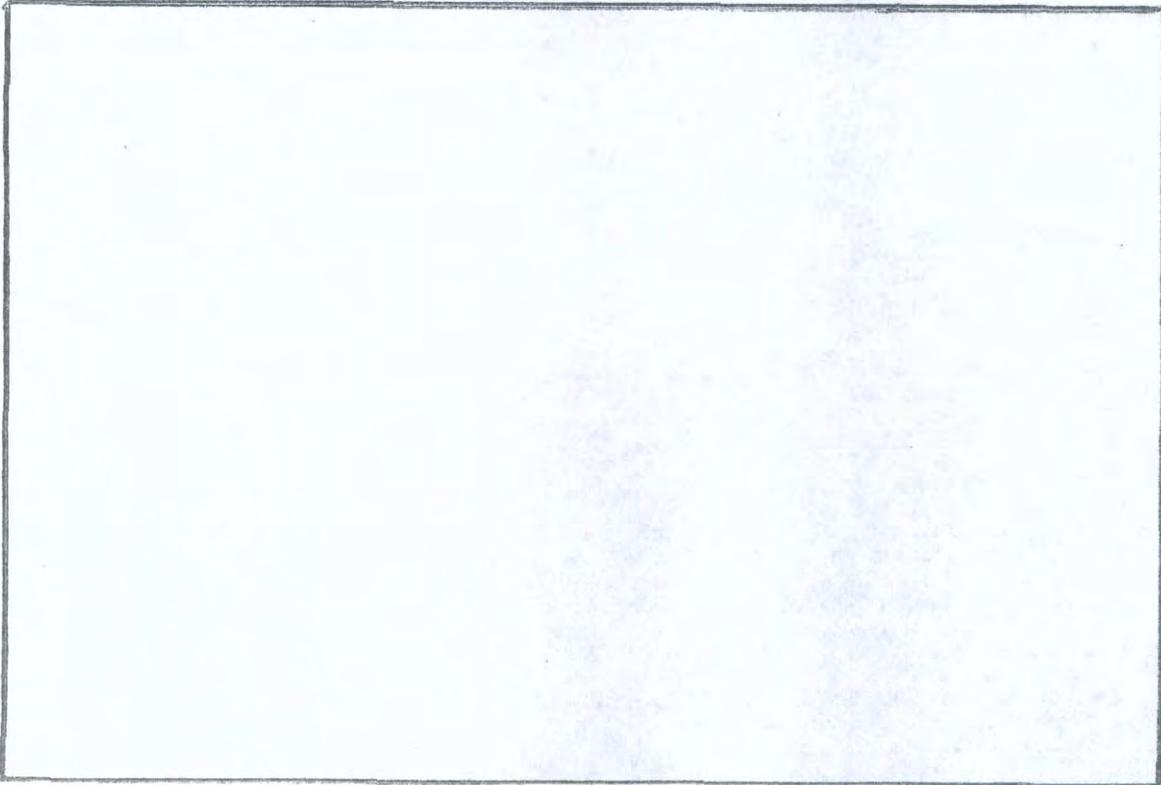
No. 5 Looking North on Private Entrance Road.

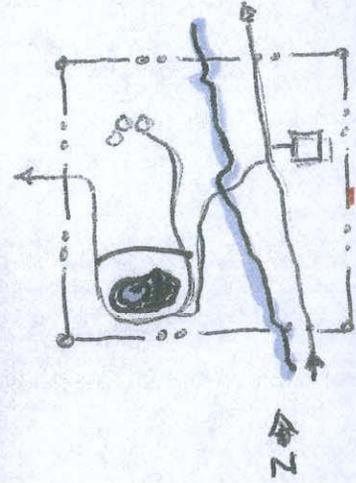


- Roadway to the right Goes North to the Canyon.  
Roadway to the Left Crosses the Arizona Crossing.

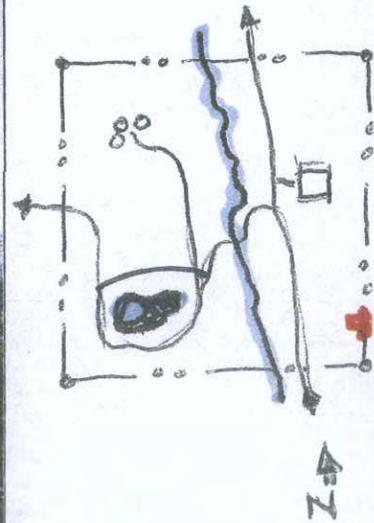


No. 6 Arizona Crossing.

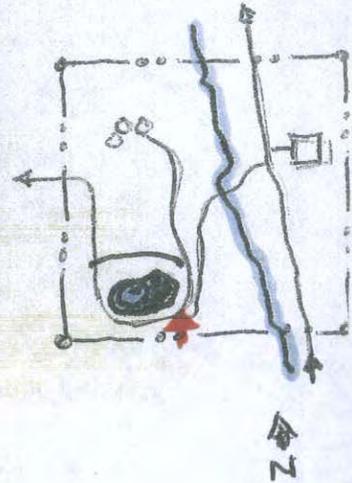




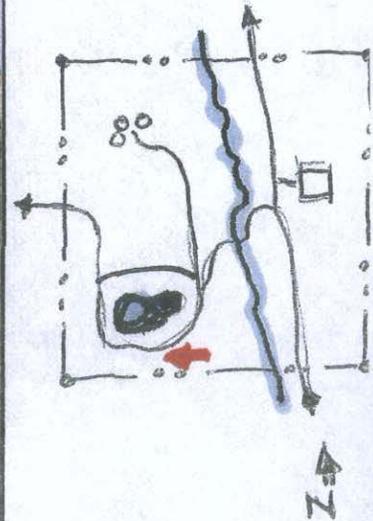
No. 7 Property to the East



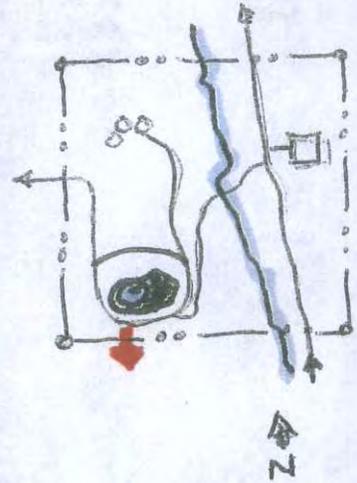
- Property to the East and South Property Line.



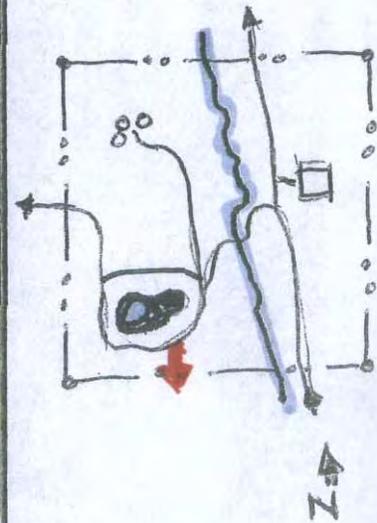
No. 8 Entrance Gate to Proposed Barn, Proposed House, & Water Storage Tanks.



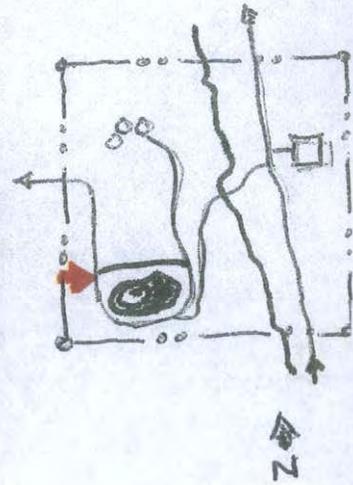
- South Property Line Adjacent to Shed/Horse Corrals.



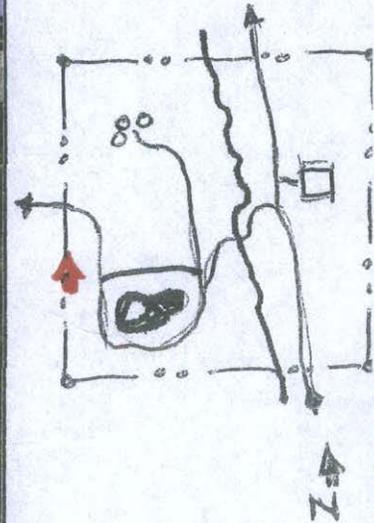
No. 9 County of Los Angeles Parks & Recreation Property South of Property Line Adjacent to Horse Corrals.



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



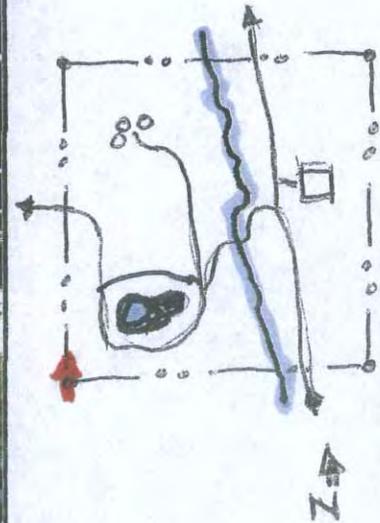
No. 10 Entrance Gates to Lower Pad at Proposed Barn site.



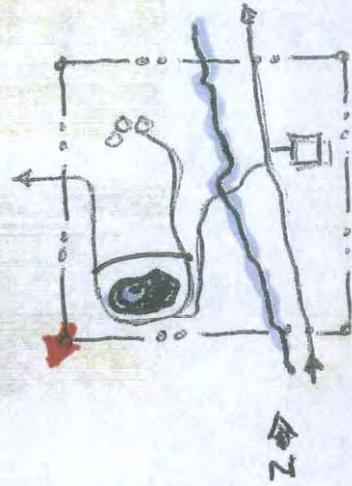
- West Boundary Line – Looking North-Old Fence Post Depicts P/L



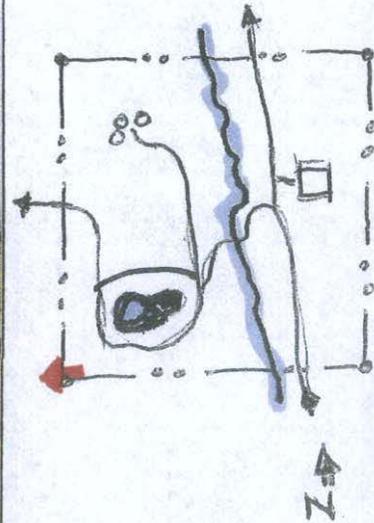
No. 11 Southwest Property Corner Looking East along Property Line.



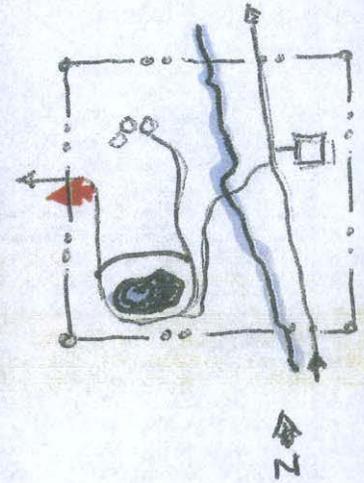
- Southwest Property Corner Looking North along Property Line.



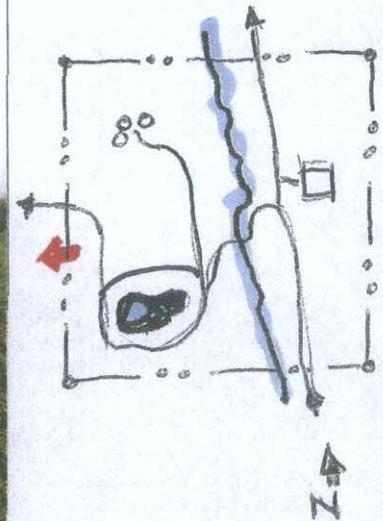
No. 12 Southwest Property Corner Looking South into County of Los Angeles and McHenry's Property.



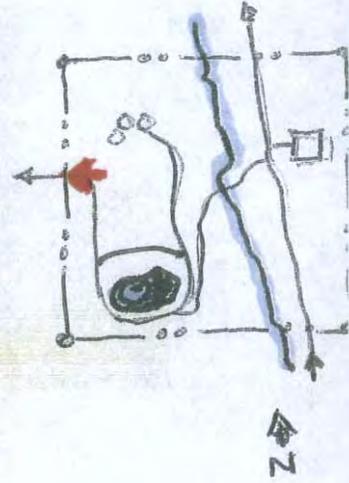
- Southwest Property Corner Looking West into NJD, Ltd. Property.



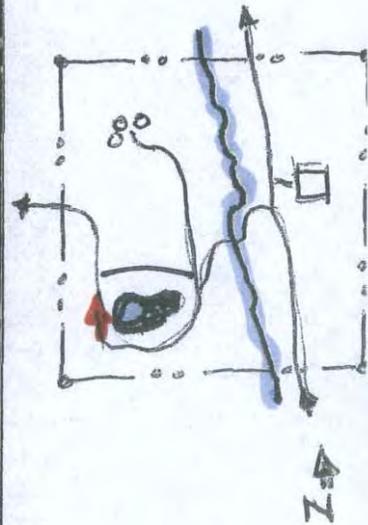
No. 13 West Property Line Looking into NJD, Ltd. Property



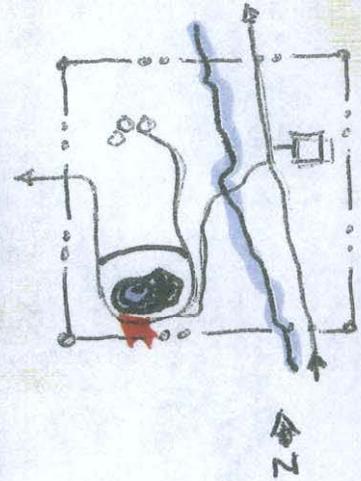
- West Property Line Looking into NJD/Ltd. Property.



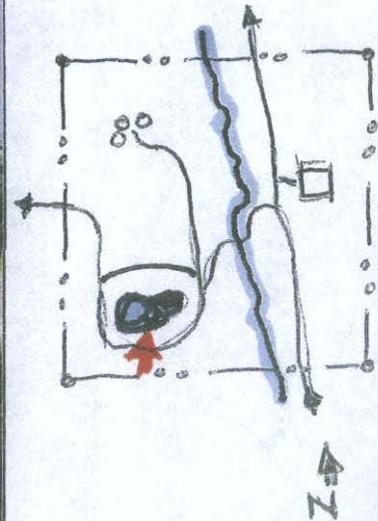
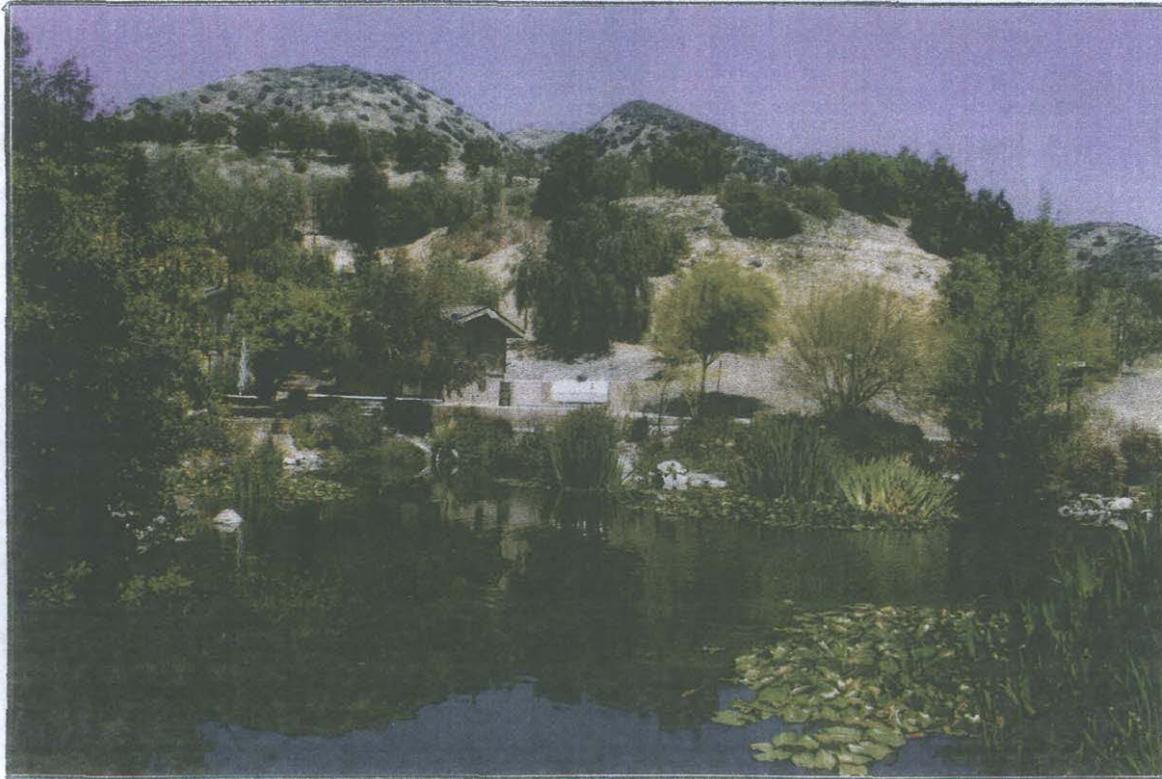
No. 14 Gate at the Property Line that Separates Property of Falcon Ridge & NJD, Ltd. The Road is a Fire Main Entrance. At NJD's it becomes Wildwood Motorway.



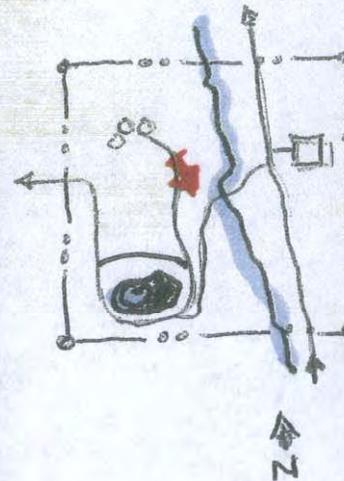
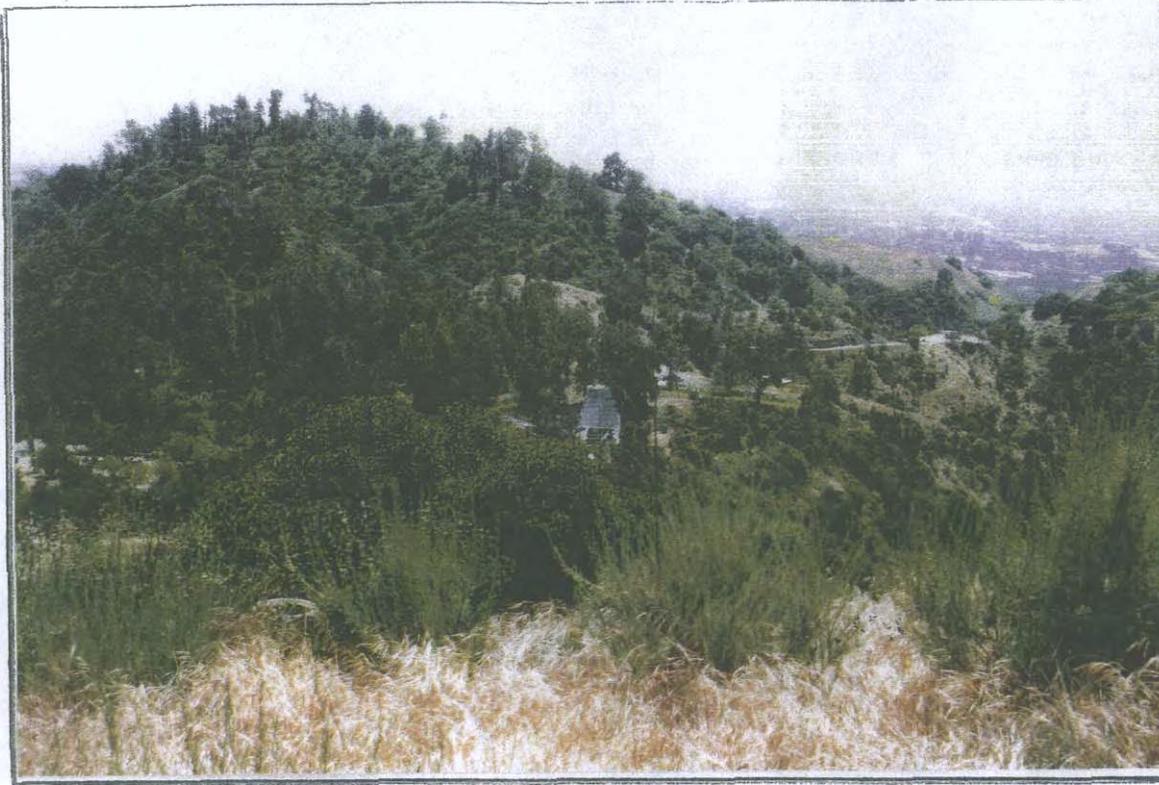
- Road System Through Falcon Ridge Adjacent to the Pond.



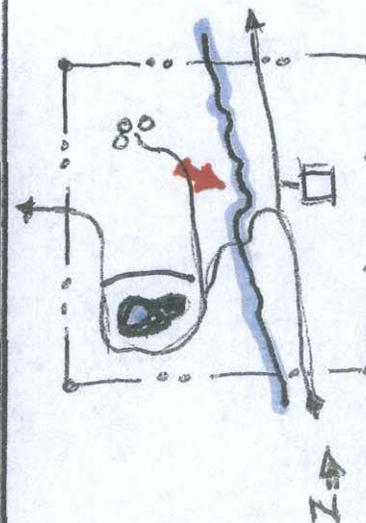
No. 15 West Side of Pond.



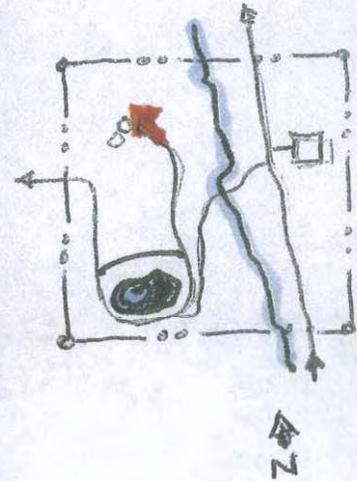
- The Pond, Generator Room, Propane Tank, & Lower Pad for Future Barn. at the Top, the Tree Line Road leads up to the Water Storage Tanks.



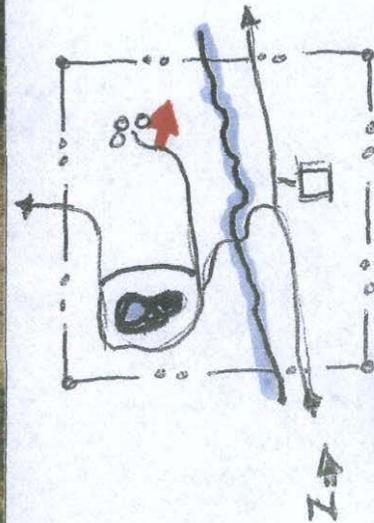
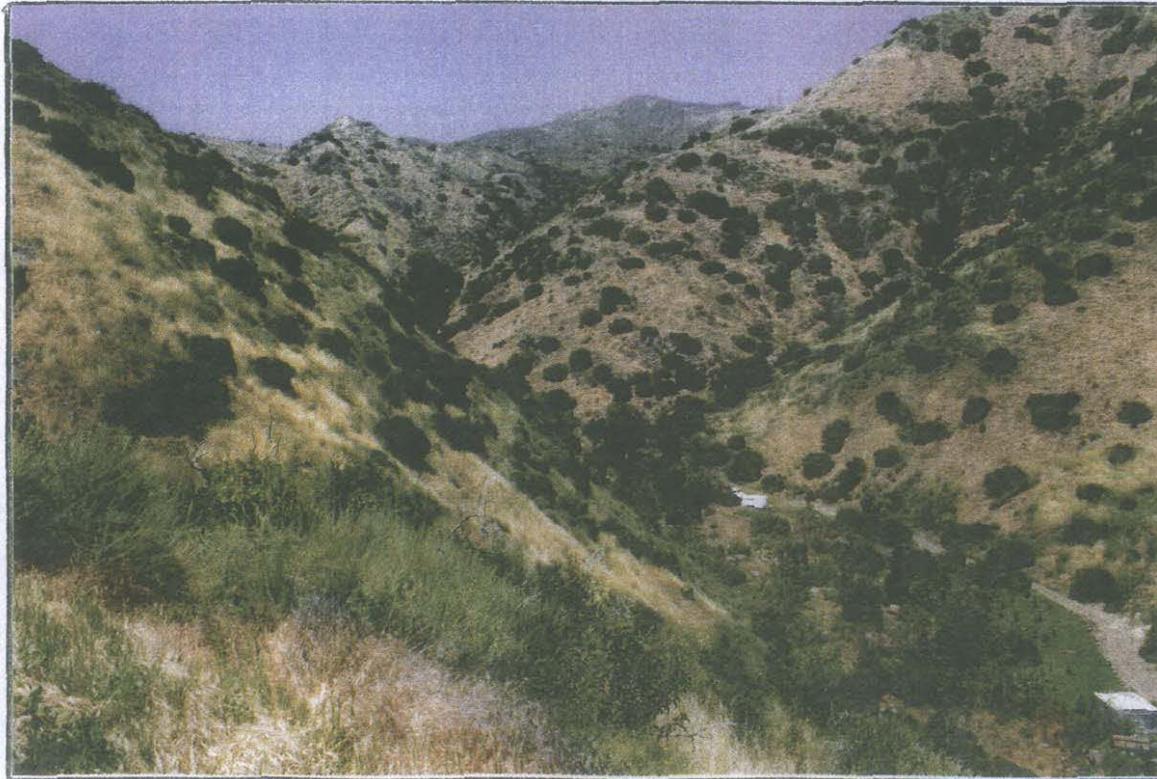
No. 16 Primary Ridge Looking South along the West Property Line. Hill is the County of Los Angeles' Property.



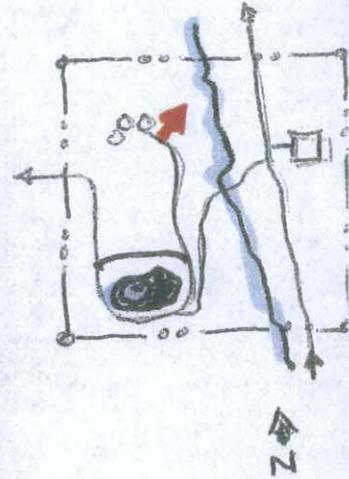
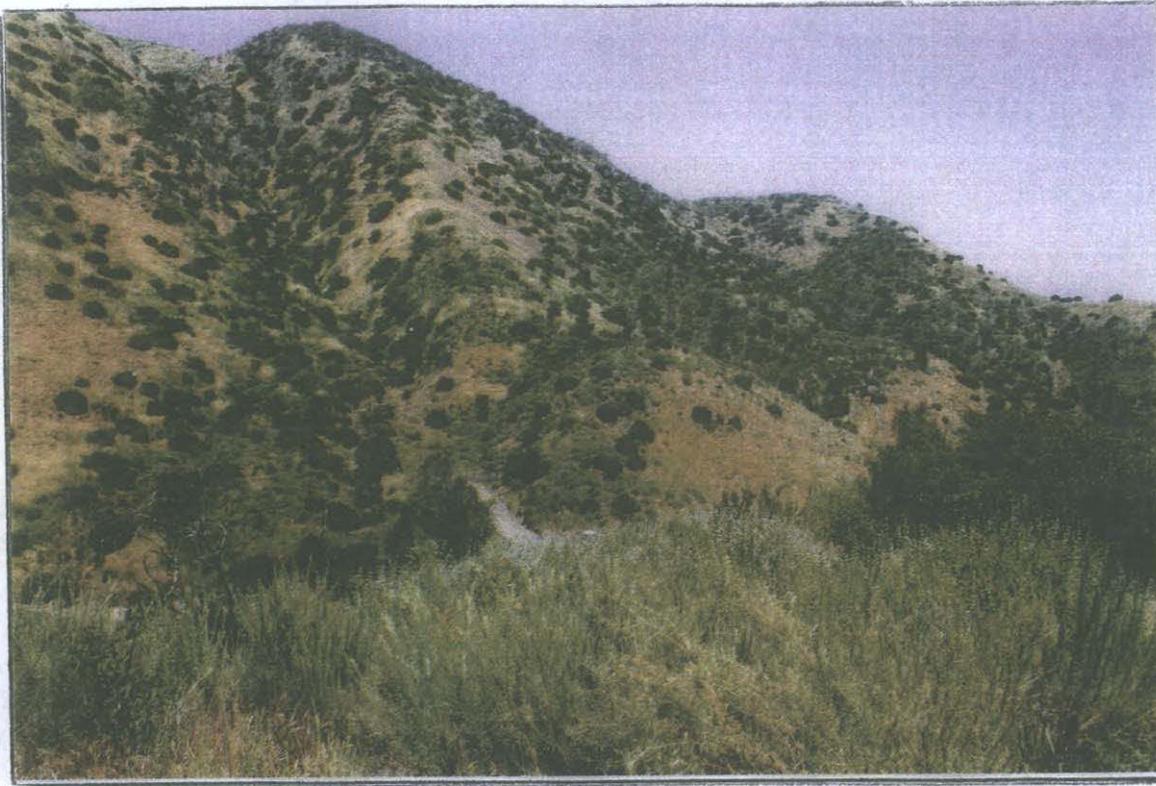
- Primary Ridge Looking Southeast



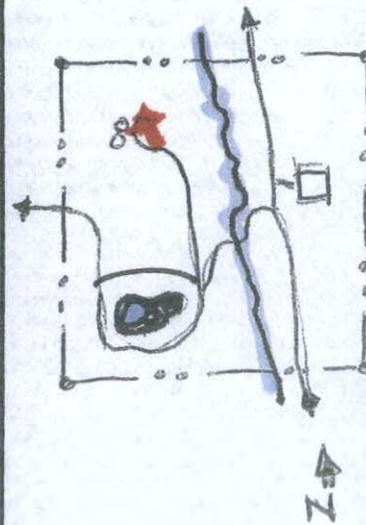
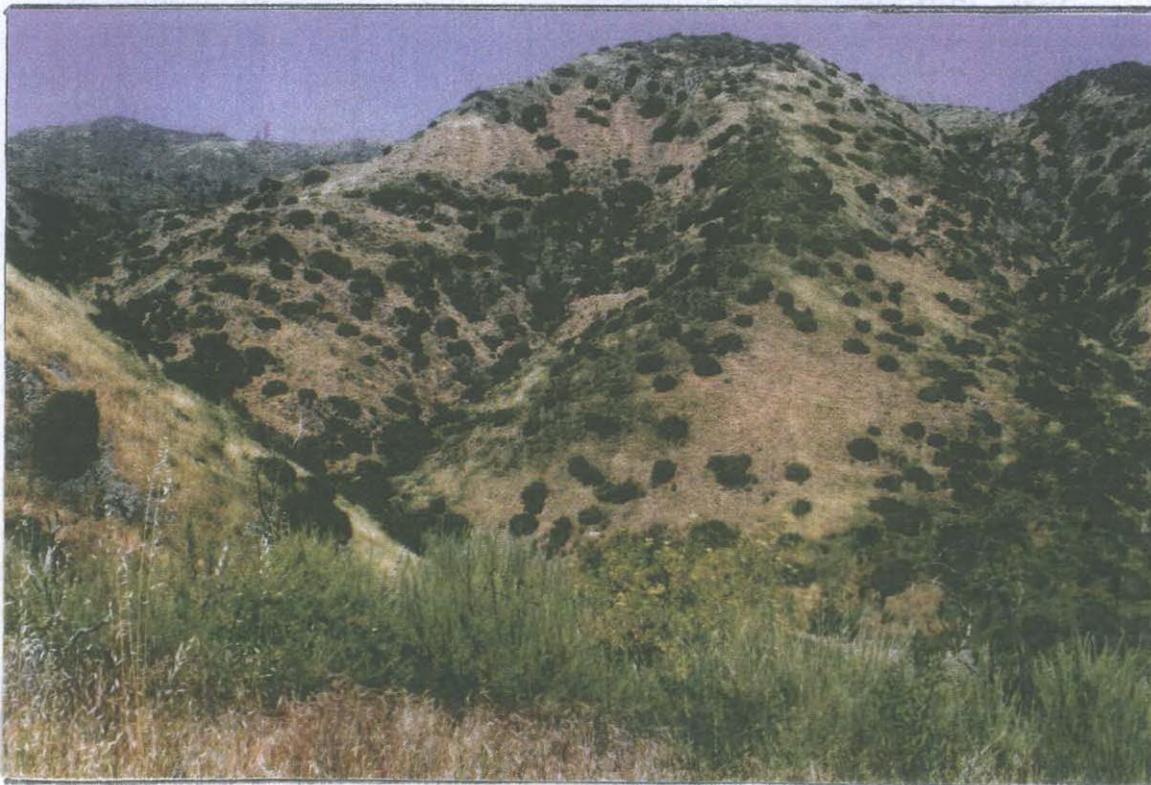
No. 17 Primary Ridge looking North to National Forest



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



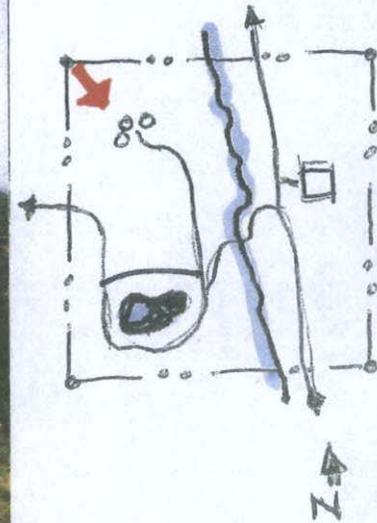
No. 18 Primary Ridge Looking Northeast Into National Forest.



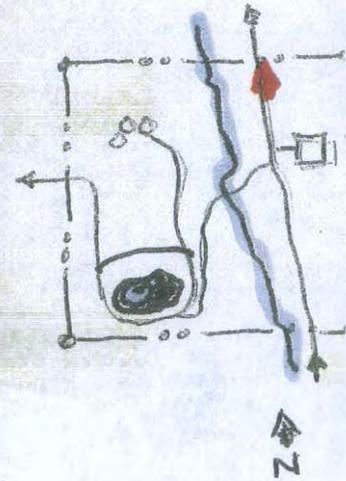
- Primary Ridge Looking Northeast into National Forest & Adjacent Property Owner.



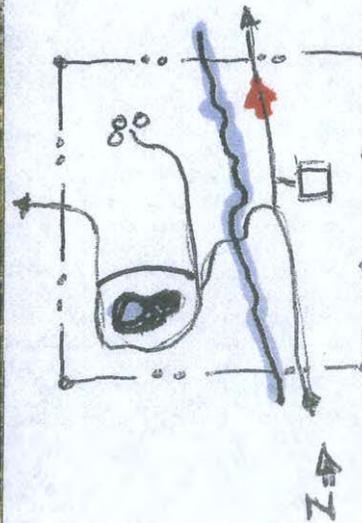
No. 19 View From West Property line Looking into Storage/Avocado Area of Falcon Ridge into Adjacent property Owner Property.



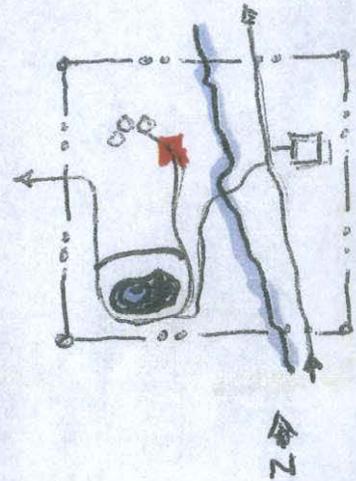
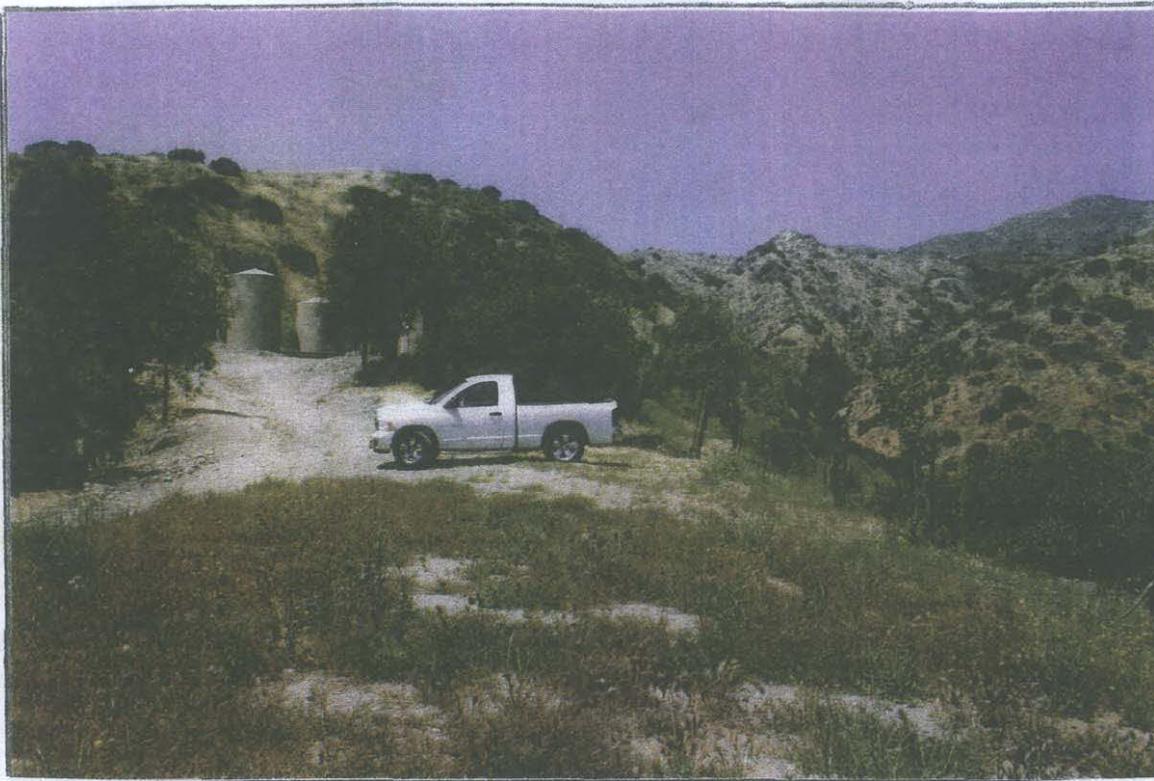
- West property line Looking Directly into Adjacent Property Owner.



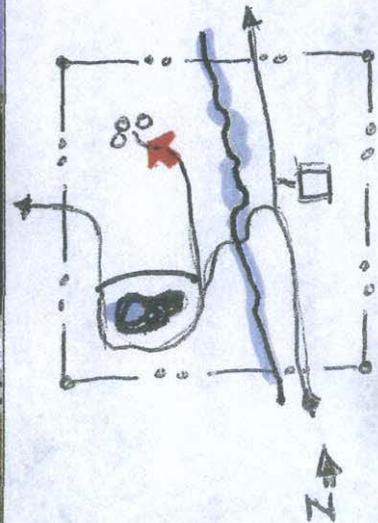
- Roadway is a Fire Maintenance Road, the Green area is a Quail Food Plot. This is the Area Where the Quail are Released.



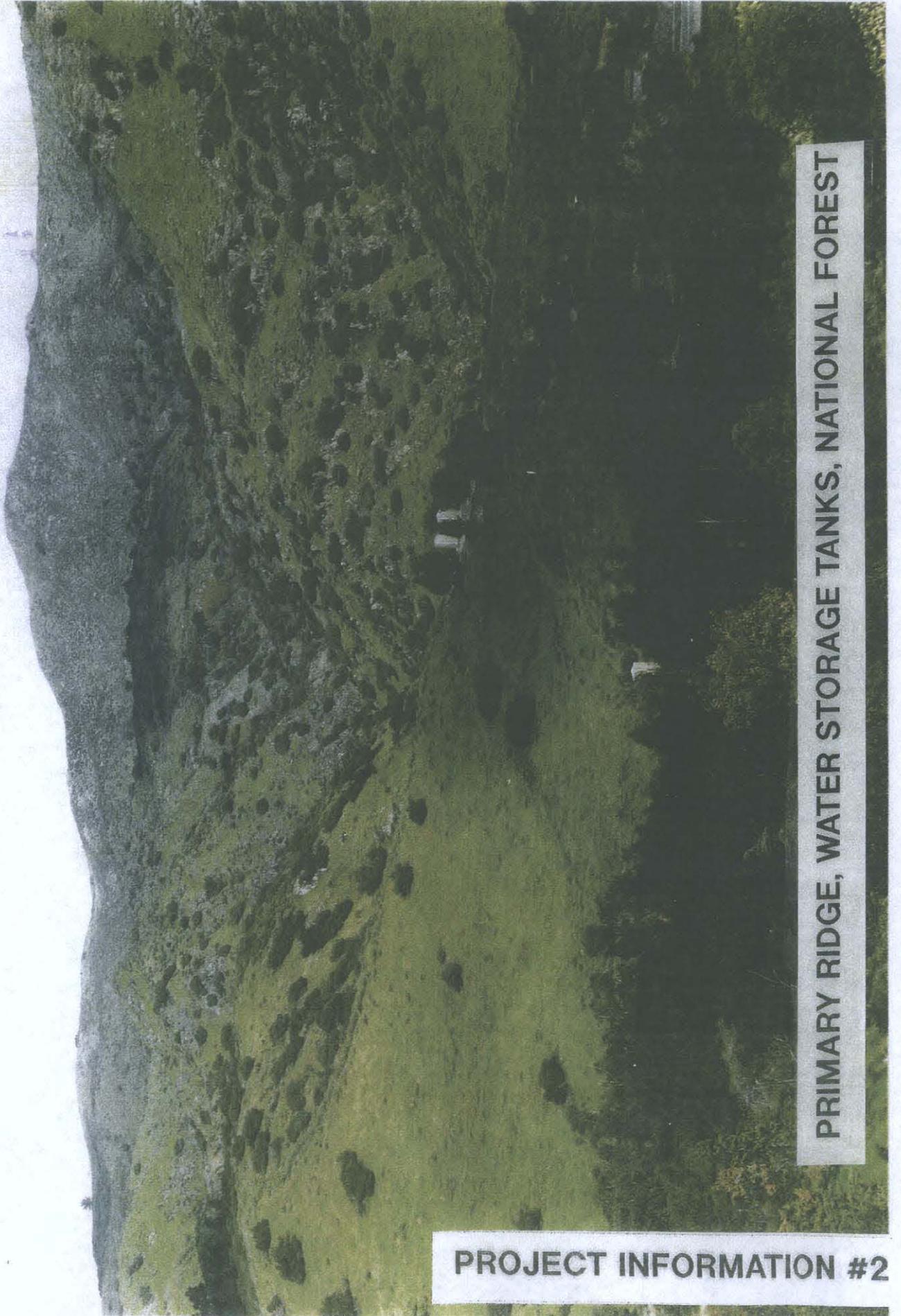
No. 20 North Boundary Looking into National Forest Property.



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

START OF SECONDARY RIDGE LINE 1560.0

FG TANK 1559.5

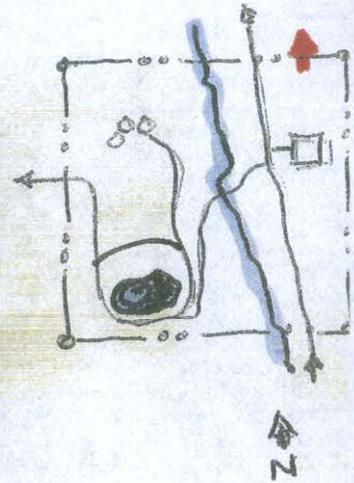
PROPERTY LINE  
1585.0

LOCATION OF HOUSE  
FINISH FLOOR 1577  
TOP OF ROOF

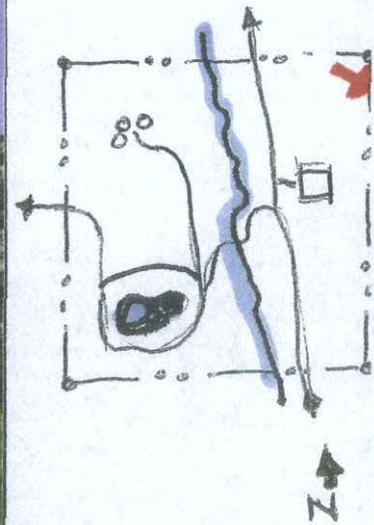
20 FT DIFFERENCE FROM START OF  
SECONDARY RIDGE TO FINISH ROOF

40 FT FF

PRIMARY RIDGE, DATA



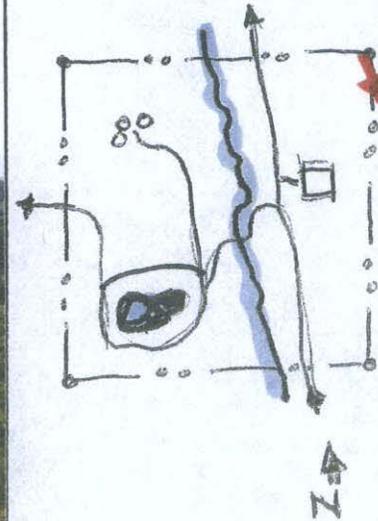
No. 22 Looking North into Falcon Ridge & National Forest Property.



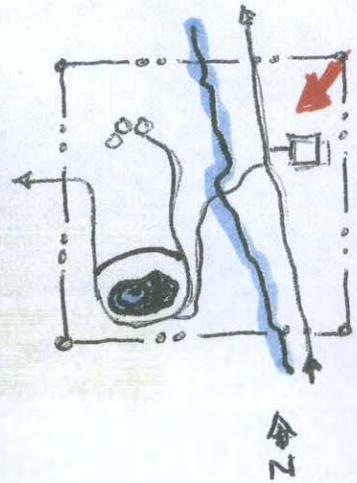
• Looking Northeast into Falcon Ridge & National Forest.



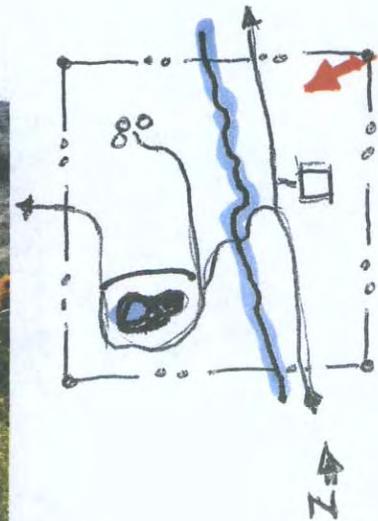
No. 23 Looking Southwest from the Northeast Property Line into Falcon Ridge & County Property.



- 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 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).

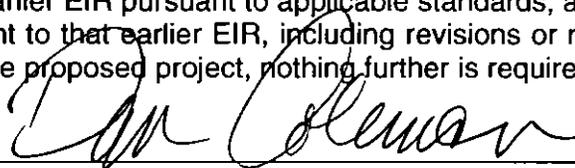
Mitigation measures BIO6 and BIO7 require focused biological survey for state or federally listed threatened or endangered plant and wildlife species. A biological survey was prepared by EARSi in September 2008. The survey found that the site possesses natural resources (potentially sensitive wildlife/plant 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:

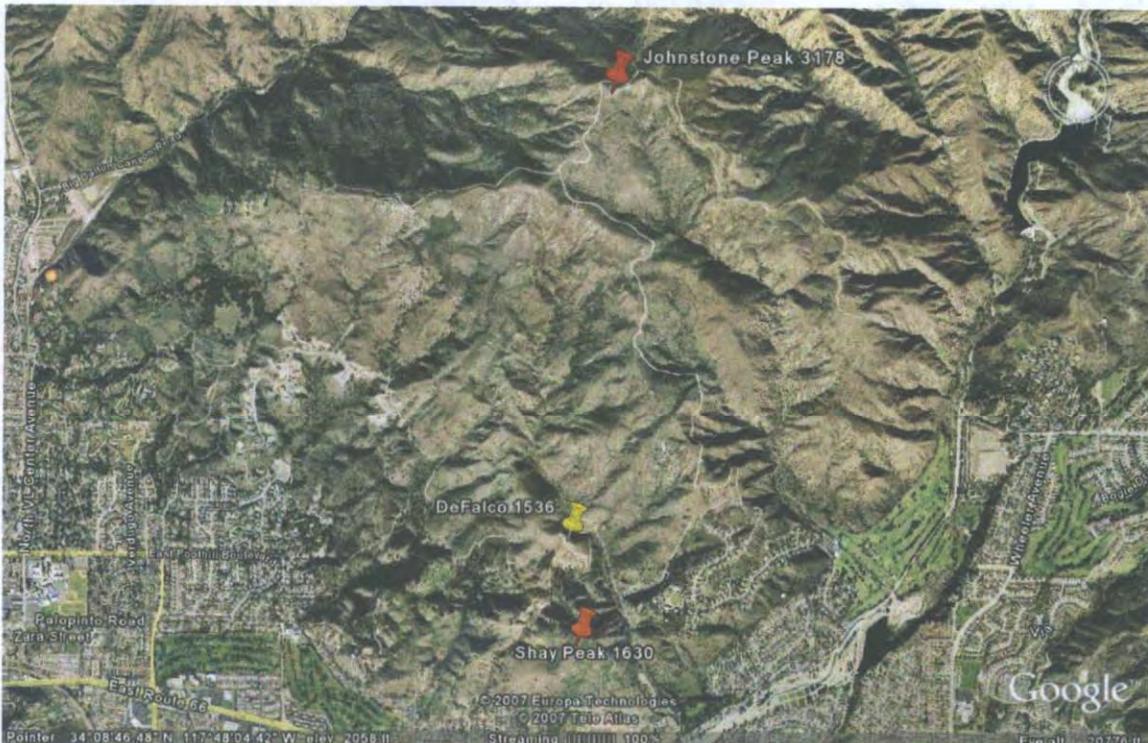
- (✓) Northern Foothills Implementation Program Environmental Impact Report (SCH#98121072)
- (✓) Other: Drainage Report (Andreasen Engineering, Inc., April 9, 2007)
- (✓) Other: Preliminary Soils Investigation (Duco Engineering, February 17, 2006)
- (✓) Other: Percolation Testing and Engineering Feasibility 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

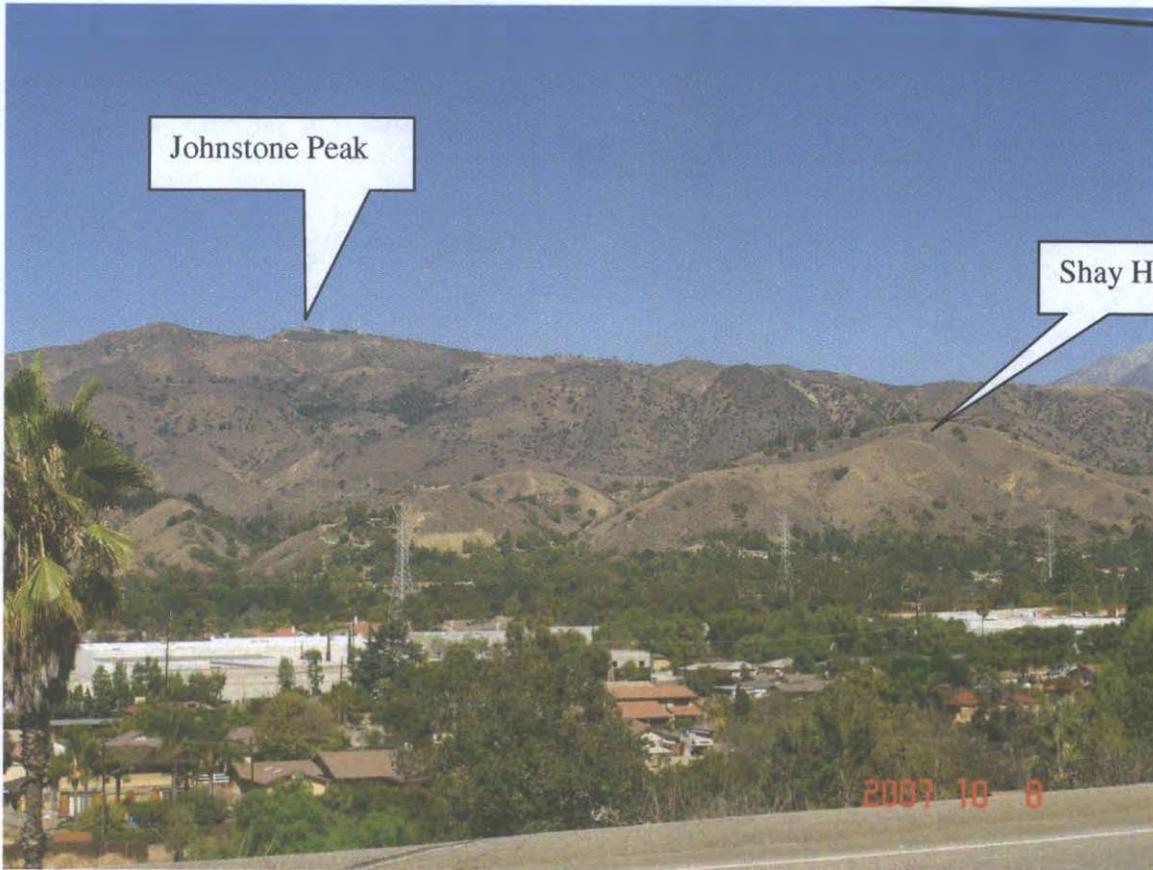
## DPRB 07-27 VIEWSHED ANALYSIS

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."

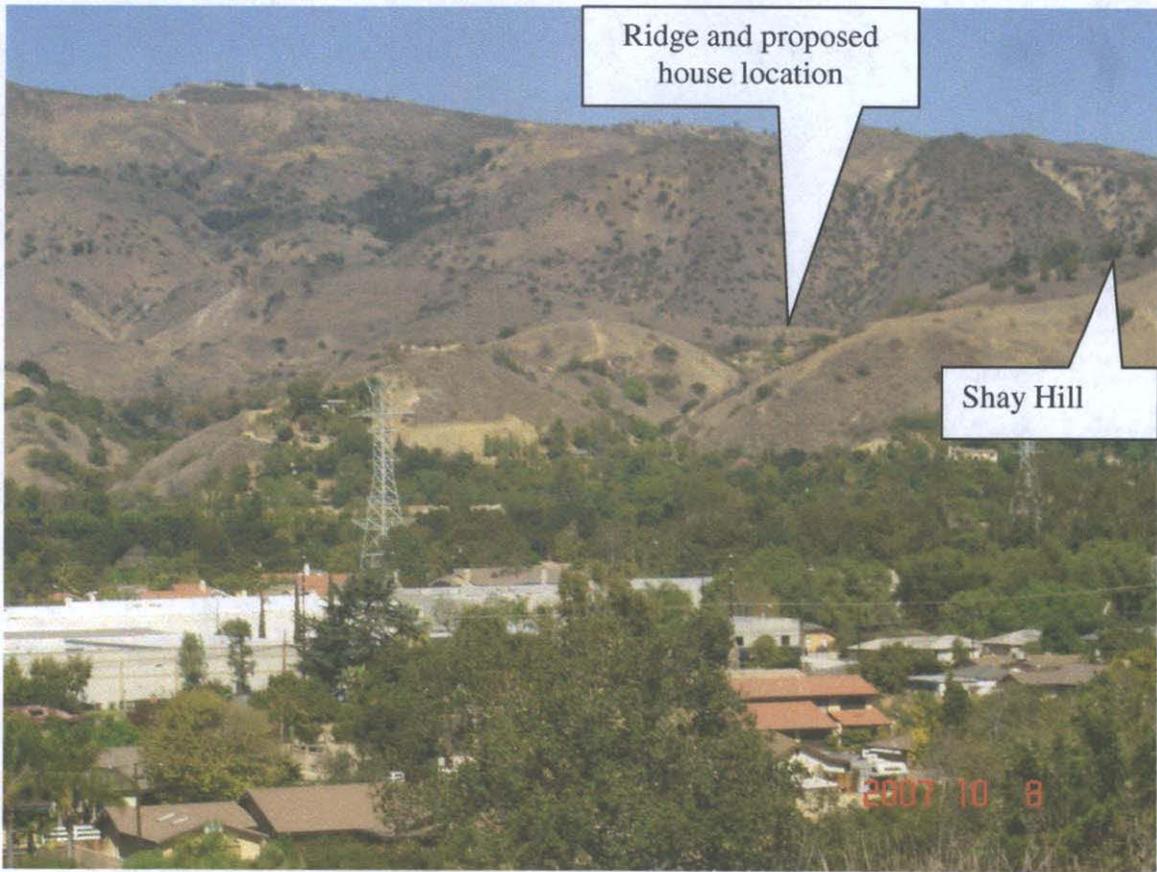
It is the views of the project area and interior views that we are concerned with in this analysis. The *Northern Foothills Development and Infrastructure Study*, which formed the basis for Specific Plan No. 25, describes the area: "Major topographic features within the study area include: Johnstone 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.



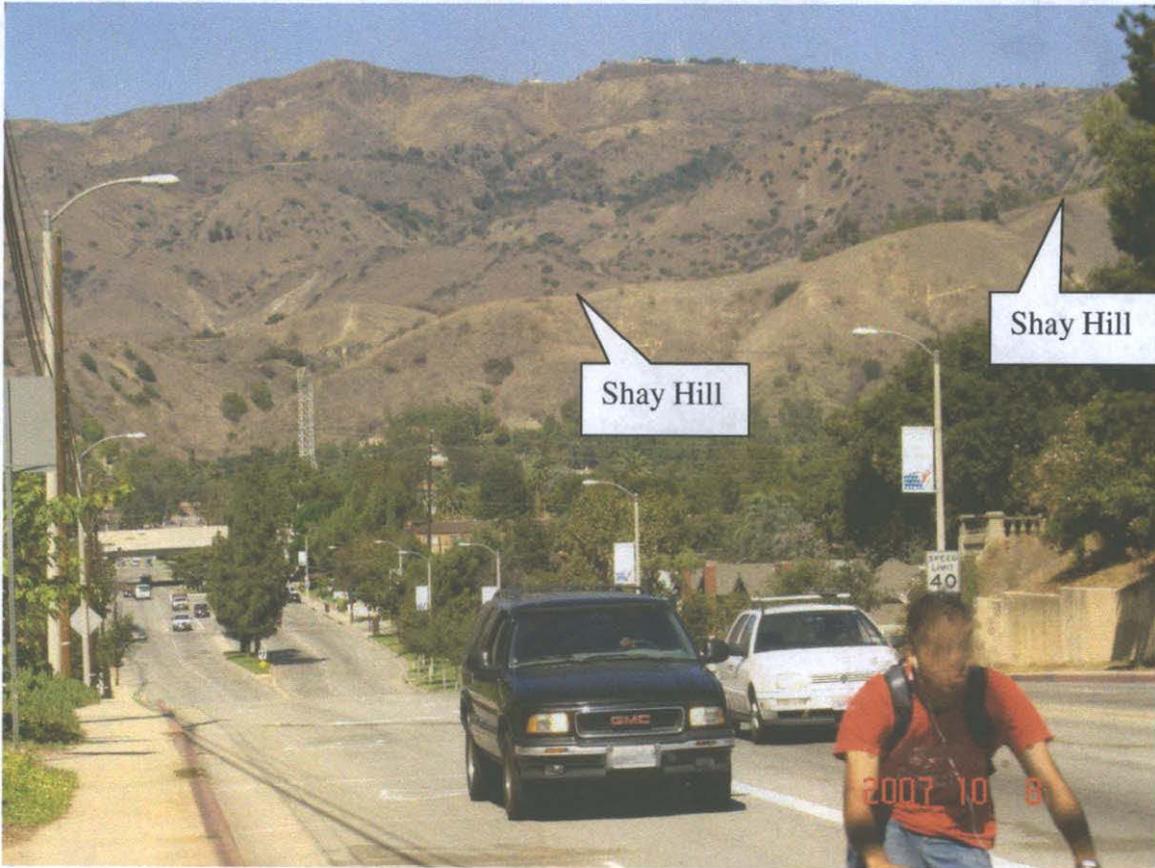
As noted in the *Northern Foothills Development and Infrastructure Study*, long views from outlying areas “vary depending upon elevation and distance from the area...As the study area is approached from other portions of the City, views become obscured by existing development. Views are limited to glimpse 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.



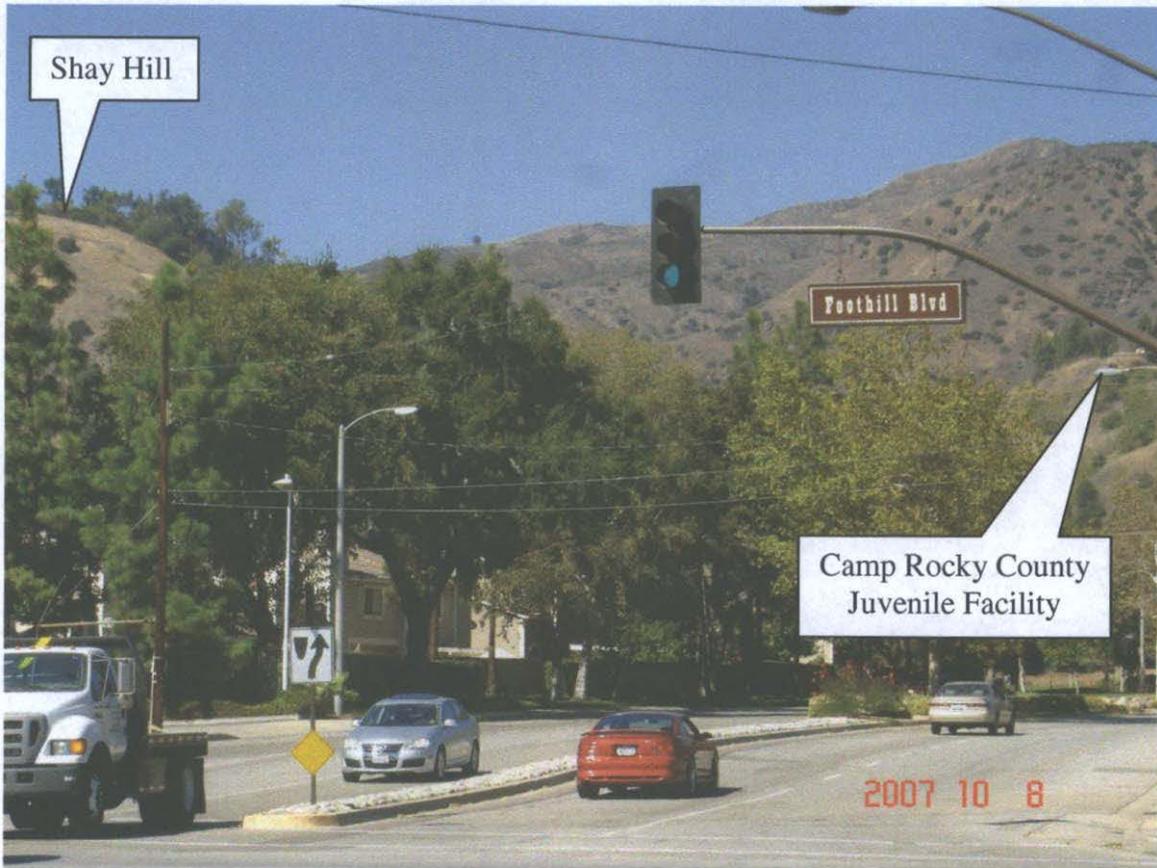
Long View looking north from the crest of Gladstone Street, just east of Amelia, where a short break in the vegetation and homes allows views of Northern Foothills. Johnstone Peak dominates the skyline. Approximately 1.75 miles from DeFalco property.



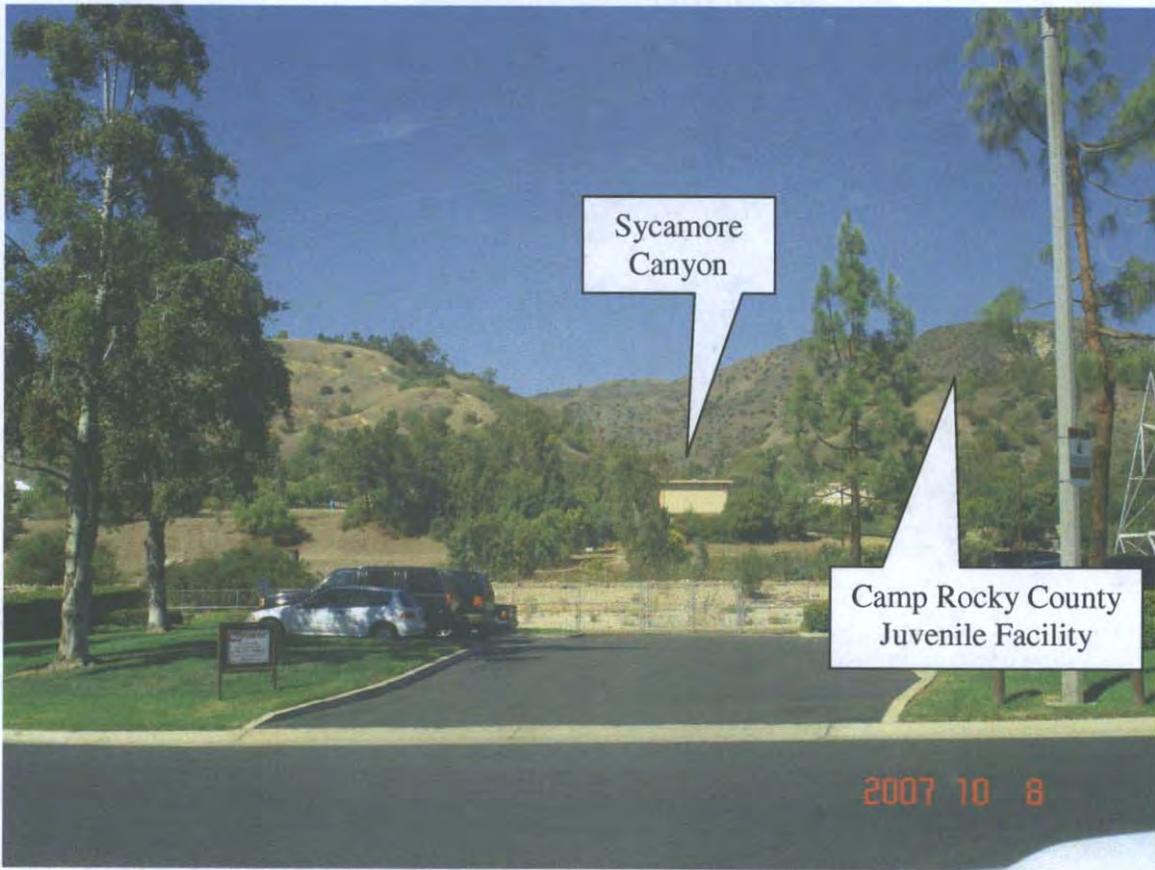
Same Long View as previous photo, but enlarged with telephoto lens. The ridgeline where the house is proposed is visible, just beyond the west flank of Shay Hill.



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.

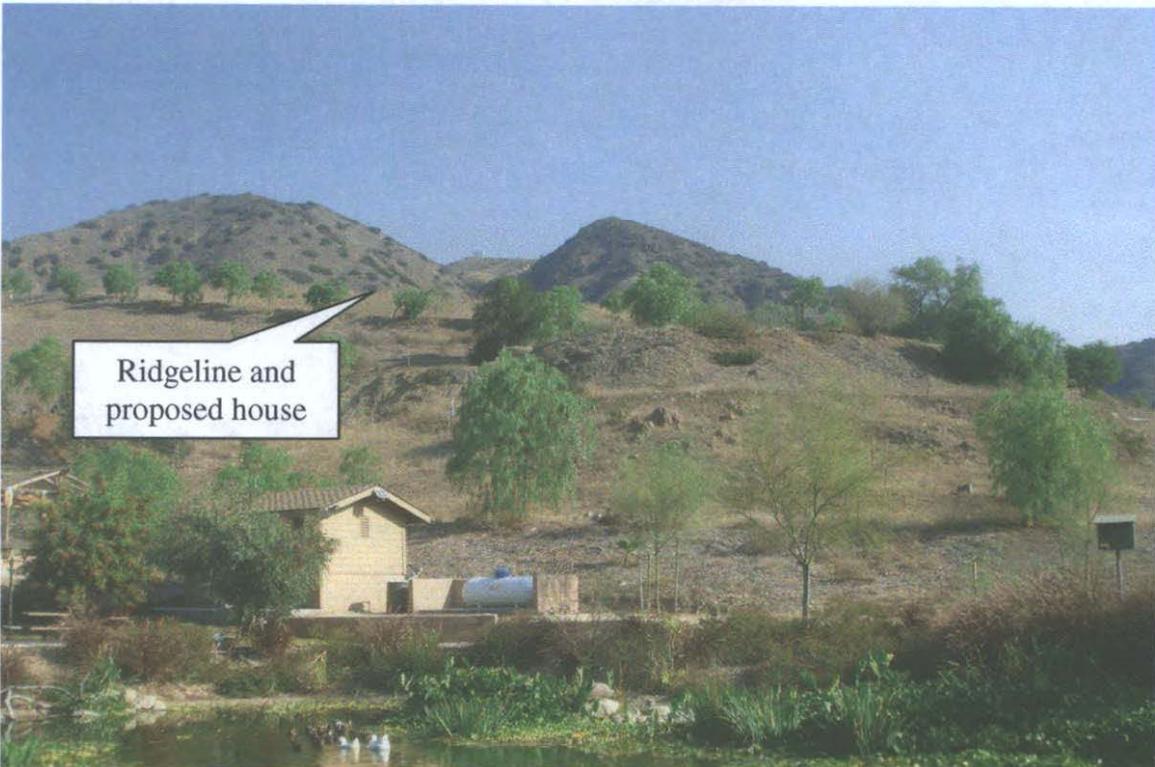


Medium view north from Canyon Hill Road, just west of San Dimas Canyon Road intersection, provides a rare unobstructed view up Sycamore Canyon; however, still does not reveal the DeFalco property. Approximately 1 mile from DeFalco property. Johnstone Peak dominates skyline on the right and Shay Hill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

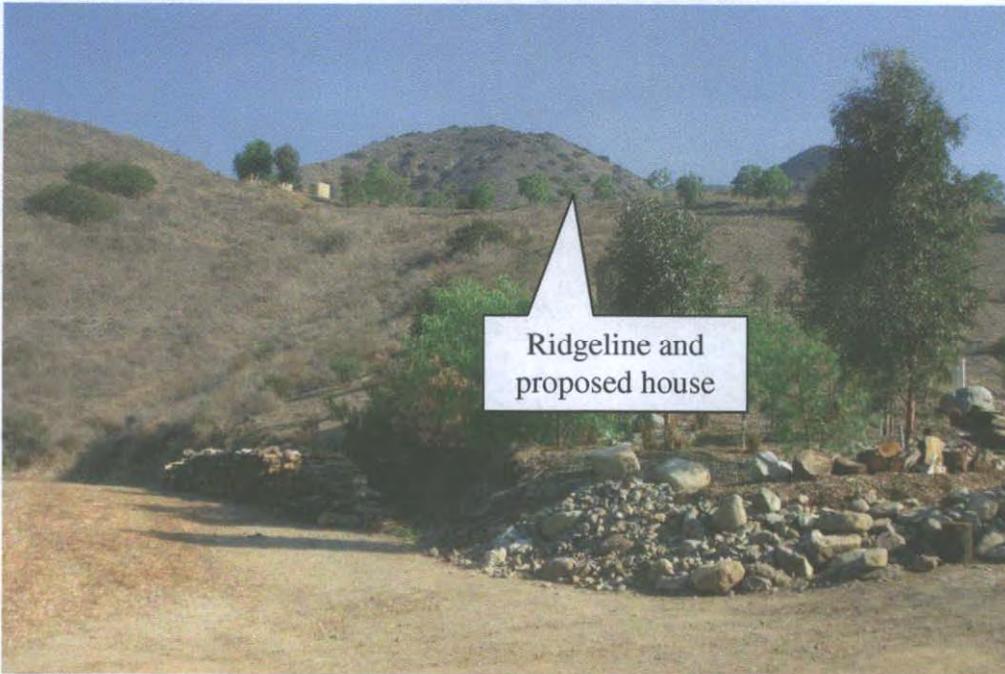
There are no short views of the DeFalco property except from within the property itself or from surrounding ridgelines. The *Northern Foothills Development and Infrastructure Study* notes that "From within the study area, interior views of canyons and successive ridge lines to the north are dominant." 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.



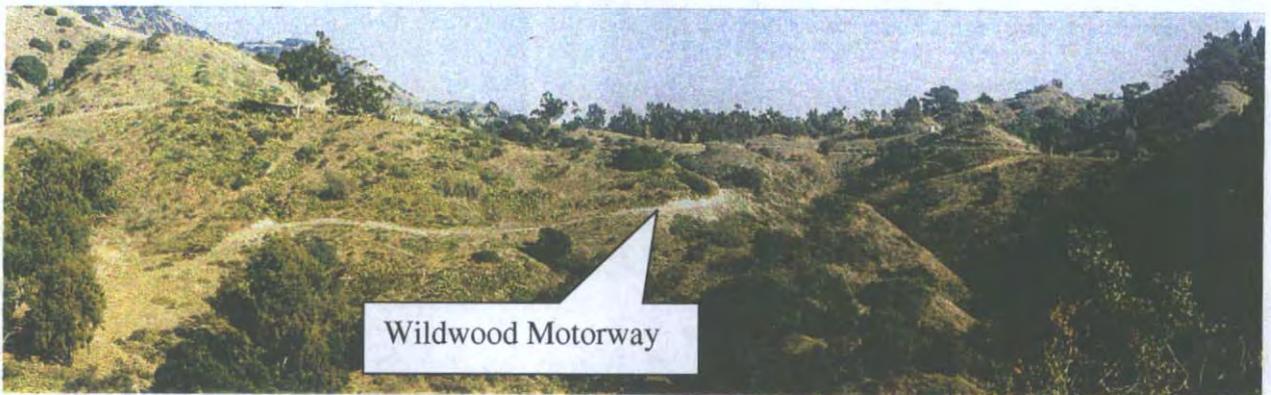
The short view above shows where the ridgeline finally becomes visible at the end of Sycamore Canyon Road where it connects to the Wildwood Motorway that crosses Sycamore Creek.



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**  
 BENCH MARK G-5339  
 CITY OF SAN DIMAS, CALIFORNIA  
 SAN DIMAS 92585

**CURVE DATA**

| Δ   | B        | L       | T       |
|-----|----------|---------|---------|
| 1   | 175.711" | 142.00' | 26.37'  |
| 2   | 175.711" | 156.00' | 41.38'  |
| 3   | 175.711" | 156.00' | 43.81'  |
| 4   | 175.711" | 156.00' | 46.24'  |
| 5   | 175.711" | 156.00' | 48.67'  |
| 6   | 175.711" | 156.00' | 51.10'  |
| 7   | 175.711" | 156.00' | 53.53'  |
| 8   | 175.711" | 156.00' | 55.96'  |
| 9   | 175.711" | 156.00' | 58.39'  |
| 10  | 175.711" | 156.00' | 60.82'  |
| 11  | 175.711" | 156.00' | 63.25'  |
| 12  | 175.711" | 156.00' | 65.68'  |
| 13  | 175.711" | 156.00' | 68.11'  |
| 14  | 175.711" | 156.00' | 70.54'  |
| 15  | 175.711" | 156.00' | 72.97'  |
| 16  | 175.711" | 156.00' | 75.40'  |
| 17  | 175.711" | 156.00' | 77.83'  |
| 18  | 175.711" | 156.00' | 80.26'  |
| 19  | 175.711" | 156.00' | 82.69'  |
| 20  | 175.711" | 156.00' | 85.12'  |
| 21  | 175.711" | 156.00' | 87.55'  |
| 22  | 175.711" | 156.00' | 89.98'  |
| 23  | 175.711" | 156.00' | 92.41'  |
| 24  | 175.711" | 156.00' | 94.84'  |
| 25  | 175.711" | 156.00' | 97.27'  |
| 26  | 175.711" | 156.00' | 99.70'  |
| 27  | 175.711" | 156.00' | 102.13' |
| 28  | 175.711" | 156.00' | 104.56' |
| 29  | 175.711" | 156.00' | 106.99' |
| 30  | 175.711" | 156.00' | 109.42' |
| 31  | 175.711" | 156.00' | 111.85' |
| 32  | 175.711" | 156.00' | 114.28' |
| 33  | 175.711" | 156.00' | 116.71' |
| 34  | 175.711" | 156.00' | 119.14' |
| 35  | 175.711" | 156.00' | 121.57' |
| 36  | 175.711" | 156.00' | 124.00' |
| 37  | 175.711" | 156.00' | 126.43' |
| 38  | 175.711" | 156.00' | 128.86' |
| 39  | 175.711" | 156.00' | 131.29' |
| 40  | 175.711" | 156.00' | 133.72' |
| 41  | 175.711" | 156.00' | 136.15' |
| 42  | 175.711" | 156.00' | 138.58' |
| 43  | 175.711" | 156.00' | 141.01' |
| 44  | 175.711" | 156.00' | 143.44' |
| 45  | 175.711" | 156.00' | 145.87' |
| 46  | 175.711" | 156.00' | 148.30' |
| 47  | 175.711" | 156.00' | 150.73' |
| 48  | 175.711" | 156.00' | 153.16' |
| 49  | 175.711" | 156.00' | 155.59' |
| 50  | 175.711" | 156.00' | 158.02' |
| 51  | 175.711" | 156.00' | 160.45' |
| 52  | 175.711" | 156.00' | 162.88' |
| 53  | 175.711" | 156.00' | 165.31' |
| 54  | 175.711" | 156.00' | 167.74' |
| 55  | 175.711" | 156.00' | 170.17' |
| 56  | 175.711" | 156.00' | 172.60' |
| 57  | 175.711" | 156.00' | 175.03' |
| 58  | 175.711" | 156.00' | 177.46' |
| 59  | 175.711" | 156.00' | 179.89' |
| 60  | 175.711" | 156.00' | 182.32' |
| 61  | 175.711" | 156.00' | 184.75' |
| 62  | 175.711" | 156.00' | 187.18' |
| 63  | 175.711" | 156.00' | 189.61' |
| 64  | 175.711" | 156.00' | 192.04' |
| 65  | 175.711" | 156.00' | 194.47' |
| 66  | 175.711" | 156.00' | 196.90' |
| 67  | 175.711" | 156.00' | 199.33' |
| 68  | 175.711" | 156.00' | 201.76' |
| 69  | 175.711" | 156.00' | 204.19' |
| 70  | 175.711" | 156.00' | 206.62' |
| 71  | 175.711" | 156.00' | 209.05' |
| 72  | 175.711" | 156.00' | 211.48' |
| 73  | 175.711" | 156.00' | 213.91' |
| 74  | 175.711" | 156.00' | 216.34' |
| 75  | 175.711" | 156.00' | 218.77' |
| 76  | 175.711" | 156.00' | 221.20' |
| 77  | 175.711" | 156.00' | 223.63' |
| 78  | 175.711" | 156.00' | 226.06' |
| 79  | 175.711" | 156.00' | 228.49' |
| 80  | 175.711" | 156.00' | 230.92' |
| 81  | 175.711" | 156.00' | 233.35' |
| 82  | 175.711" | 156.00' | 235.78' |
| 83  | 175.711" | 156.00' | 238.21' |
| 84  | 175.711" | 156.00' | 240.64' |
| 85  | 175.711" | 156.00' | 243.07' |
| 86  | 175.711" | 156.00' | 245.50' |
| 87  | 175.711" | 156.00' | 247.93' |
| 88  | 175.711" | 156.00' | 250.36' |
| 89  | 175.711" | 156.00' | 252.79' |
| 90  | 175.711" | 156.00' | 255.22' |
| 91  | 175.711" | 156.00' | 257.65' |
| 92  | 175.711" | 156.00' | 260.08' |
| 93  | 175.711" | 156.00' | 262.51' |
| 94  | 175.711" | 156.00' | 264.94' |
| 95  | 175.711" | 156.00' | 267.37' |
| 96  | 175.711" | 156.00' | 269.80' |
| 97  | 175.711" | 156.00' | 272.23' |
| 98  | 175.711" | 156.00' | 274.66' |
| 99  | 175.711" | 156.00' | 277.09' |
| 100 | 175.711" | 156.00' | 279.52' |
| 101 | 175.711" | 156.00' | 281.95' |
| 102 | 175.711" | 156.00' | 284.38' |
| 103 | 175.711" | 156.00' | 286.81' |
| 104 | 175.711" | 156.00' | 289.24' |
| 105 | 175.711" | 156.00' | 291.67' |
| 106 | 175.711" | 156.00' | 294.10' |
| 107 | 175.711" | 156.00' | 296.53' |
| 108 | 175.711" | 156.00' | 298.96' |
| 109 | 175.711" | 156.00' | 301.39' |
| 110 | 175.711" | 156.00' | 303.82' |
| 111 | 175.711" | 156.00' | 306.25' |
| 112 | 175.711" | 156.00' | 308.68' |
| 113 | 175.711" | 156.00' | 311.11' |
| 114 | 175.711" | 156.00' | 313.54' |
| 115 | 175.711" | 156.00' | 315.97' |
| 116 | 175.711" | 156.00' | 318.40' |
| 117 | 175.711" | 156.00' | 320.83' |
| 118 | 175.711" | 156.00' | 323.26' |
| 119 | 175.711" | 156.00' | 325.69' |
| 120 | 175.711" | 156.00' | 328.12' |
| 121 | 175.711" | 156.00' | 330.55' |
| 122 | 175.711" | 156.00' | 332.98' |
| 123 | 175.711" | 156.00' | 335.41' |
| 124 | 175.711" | 156.00' | 337.84' |
| 125 | 175.711" | 156.00' | 340.27' |
| 126 | 175.711" | 156.00' | 342.70' |
| 127 | 175.711" | 156.00' | 345.13' |
| 128 | 175.711" | 156.00' | 347.56' |
| 129 | 175.711" | 156.00' | 350.00' |
| 130 | 175.711" | 156.00' | 352.43' |
| 131 | 175.711" | 156.00' | 354.86' |
| 132 | 175.711" | 156.00' | 357.29' |
| 133 | 175.711" | 156.00' | 359.72' |
| 134 | 175.711" | 156.00' | 362.15' |
| 135 | 175.711" | 156.00' | 364.58' |
| 136 | 175.711" | 156.00' | 367.01' |
| 137 | 175.711" | 156.00' | 369.44' |
| 138 | 175.711" | 156.00' | 371.87' |
| 139 | 175.711" | 156.00' | 374.30' |
| 140 | 175.711" | 156.00' | 376.73' |
| 141 | 175.711" | 156.00' | 379.16' |
| 142 | 175.711" | 156.00' | 381.59' |
| 143 | 175.711" | 156.00' | 384.02' |
| 144 | 175.711" | 156.00' | 386.45' |
| 145 | 175.711" | 156.00' | 388.88' |
| 146 | 175.711" | 156.00' | 391.31' |
| 147 | 175.711" | 156.00' | 393.74' |
| 148 | 175.711" | 156.00' | 396.17' |
| 149 | 175.711" | 156.00' | 398.60' |
| 150 | 175.711" | 156.00' | 401.03' |
| 151 | 175.711" | 156.00' | 403.46' |
| 152 | 175.711" | 156.00' | 405.89' |
| 153 | 175.711" | 156.00' | 408.32' |
| 154 | 175.711" | 156.00' | 410.75' |
| 155 | 175.711" | 156.00' | 413.18' |
| 156 | 175.711" | 156.00' | 415.61' |
| 157 | 175.711" | 156.00' | 418.04' |
| 158 | 175.711" | 156.00' | 420.47' |
| 159 | 175.711" | 156.00' | 422.90' |
| 160 | 175.711" | 156.00' | 425.33' |
| 161 | 175.711" | 156.00' | 427.76' |
| 162 | 175.711" | 156.00' | 430.19' |
| 163 | 175.711" | 156.00' | 432.62' |
| 164 | 175.711" | 156.00' | 435.05' |
| 165 | 175.711" | 156.00' | 437.48' |
| 166 | 175.711" | 156.00' | 439.91' |
| 167 | 175.711" | 156.00' | 442.34' |
| 168 | 175.711" | 156.00' | 444.77' |
| 169 | 175.711" | 156.00' | 447.20' |
| 170 | 175.711" | 156.00' | 449.63' |
| 171 | 175.711" | 156.00' | 452.06' |
| 172 | 175.711" | 156.00' | 454.49' |
| 173 | 175.711" | 156.00' | 456.92' |
| 174 | 175.711" | 156.00' | 459.35' |
| 175 | 175.711" | 156.00' | 461.78' |
| 176 | 175.711" | 156.00' | 464.21' |
| 177 | 175.711" | 156.00' | 466.64' |
| 178 | 175.711" | 156.00' | 469.07' |
| 179 | 175.711" | 156.00' | 471.50' |
| 180 | 175.711" | 156.00' | 473.93' |
| 181 | 175.711" | 156.00' | 476.36' |
| 182 | 175.711" | 156.00' | 478.79' |
| 183 | 175.711" | 156.00' | 481.22' |
| 184 | 175.711" | 156.00' | 483.65' |
| 185 | 175.711" | 156.00' | 486.08' |
| 186 | 175.711" | 156.00' | 488.51' |
| 187 | 175.711" | 156.00' | 490.94' |
| 188 | 175.711" | 156.00' | 493.37' |
| 189 | 175.711" | 156.00' | 495.80' |
| 190 | 175.711" | 156.00' | 498.23' |
| 191 | 175.711" | 156.00' | 500.66' |
| 192 | 175.711" | 156.00' | 503.09' |
| 193 | 175.711" | 156.00' | 505.52' |
| 194 | 175.711" | 156.00' | 507.95' |
| 195 | 175.711" | 156.00' | 510.38' |
| 196 | 175.711" | 156.00' | 512.81' |
| 197 | 175.711" | 156.00' | 515.24' |
| 198 | 175.711" | 156.00' | 517.67' |
| 199 | 175.711" | 156.00' | 520.10' |
| 200 | 175.711" | 156.00' | 522.53' |
| 201 | 175.711" | 156.00' | 524.96' |
| 202 | 175.711" | 156.00' | 527.39' |
| 203 | 175.711" | 156.00' | 529.82' |
| 204 | 175.711" | 156.00' | 532.25' |
| 205 | 175.711" | 156.00' | 534.68' |
| 206 | 175.711" | 156.00' | 537.11' |
| 207 | 175.711" | 156.00' | 539.54' |
| 208 | 175.711" | 156.00' | 541.97' |
| 209 | 175.711" | 156.00' | 544.40' |
| 210 | 175.711" | 156.00' | 546.83' |
| 211 | 175.711" | 156.00' | 549.26' |
| 212 | 175.711" | 156.00' | 551.69' |
| 213 | 175.711" | 156.00' | 554.12' |
| 214 | 175.711" | 156.00' | 556.55' |
| 215 | 175.711" | 156.00' | 558.98' |
| 216 | 175.711" | 156.00' | 561.41' |
| 217 | 175.711" | 156.00' | 563.84' |
| 218 | 175.711" | 156.00' | 566.27' |
| 219 | 175.711" | 156.00' | 568.70' |
| 220 | 175.711" | 156.00' | 571.13' |
| 221 | 175.711" | 156.00' | 573.56' |
| 222 | 175.711" | 156.00' | 575.99' |
| 223 | 175.711" | 156.00' | 578.42' |
| 224 | 175.711" | 156.00' | 580.85' |
| 225 | 175.711" | 156.00' | 583.28' |
| 226 | 175.711" | 156.00' | 585.71' |
| 227 | 175.711" | 156.00' | 588.14' |
| 228 | 175.711" | 156.00' | 590.57' |
| 229 | 175.711" | 156.00' | 593.00' |
| 230 | 175.711" | 156.00' | 595.43' |
| 231 | 175.711" | 156.00' | 597.86' |
| 232 | 175.711" | 156.00' | 600.29' |
| 233 | 175.711" | 156.00' | 602.72' |
| 234 | 175.711" | 156.00' | 605.15' |
| 235 | 175.711" | 156.00' | 607.58' |
| 236 | 175.711" | 156.00' | 610.01' |
| 237 | 175.711" | 156.00' | 612.44' |
| 238 | 175.711" | 156.00' | 614.87' |
| 239 | 175.711" | 156.00' | 617.30' |
| 240 | 175.711" | 156.00' | 619.73' |
| 241 | 175.711" | 156.00' | 622.16' |
| 242 | 175.711" | 156.00' | 624.59' |
| 243 | 175.711" | 156.00' | 627.02' |
| 244 | 175.711" | 156.00' | 629.45' |
| 245 | 175.711" | 156.00' | 631.88' |
| 246 | 175.711" | 156.00' | 634.31' |
| 247 | 175.711" | 156.00' | 636.74' |
| 248 | 175.711" | 156.00' | 639.17' |
| 249 | 175.711" | 156.00' | 641.60' |
| 250 | 175.711" | 156.00' | 644.03' |
| 251 | 175.711" | 156.00' | 646.46' |
| 252 | 175.711" | 156.00' | 648.89' |
| 253 | 175.711" | 156.00' | 651.32' |
| 254 | 175.711" | 156.00' | 653.75' |
| 255 | 175.711" | 156.00' | 656.18' |
| 256 | 175.711" | 156.00' | 658.61' |
| 257 | 175.711" | 156.00' | 661.04' |
| 258 | 175.711" | 156.00' | 663.47' |
| 259 | 175.711" | 156.00' | 665.90' |
| 260 | 175.711" | 156.00' | 668.33' |
| 261 | 175.711" | 156.00' | 670.76' |
| 262 | 175.711" | 156.00' | 673.    |





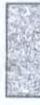
**BENCH MARK G-5339**  
 LOCATION: 100' N, 100' W FROM CORNER OF SECTION 16, T4S, R10E, S4E, COUNTY OF SAN DIMAS, CALIFORNIA

DATE: 05/20/08

**CURB DATA**

| Δ  | R          | L       | T       |
|----|------------|---------|---------|
| 01 | 10735.11"  | 38.37'  | 18.81'  |
| 02 | 10735.11"  | 150.00' | 41.50'  |
| 03 | 10735.11"  | 150.00' | 43.81'  |
| 04 | 54765.90"  | 82.00'  | 56.10'  |
| 05 | 54765.90"  | 100.00' | 87.80'  |
| 06 | 54765.90"  | 100.00' | 100.37' |
| 07 | 17235.00"  | 242.00' | 48.00'  |
| 08 | 17235.00"  | 250.00' | 48.00'  |
| 09 | 17235.00"  | 250.00' | 51.30'  |
| 10 | 19700.00"  | 142.00' | 44.81'  |
| 11 | 19700.00"  | 150.00' | 47.15'  |
| 12 | 19700.00"  | 150.00' | 49.84'  |
| 13 | 17785.41"  | 292.00' | 81.04'  |
| 14 | 17785.41"  | 300.00' | 82.72'  |
| 15 | 17785.41"  | 300.00' | 84.30'  |
| 16 | 19715.00"  | 142.00' | 46.70'  |
| 17 | 19715.00"  | 150.00' | 49.30'  |
| 18 | 19715.00"  | 150.00' | 52.02'  |
| 19 | 152225.11" | 7.00'   | 18.34'  |
| 20 | 492225.00" | 35.00'  | 28.33'  |

**LEGEND**



SLOPE EXCEEDS 12' HIGH

**SLOPE HEIGHT**

| HEIGHT | HEIGHT |
|--------|--------|
| 0.5M   | 11.00' |
| 0.75M  | 7.87'  |
| 1.0M   | 9.84'  |
| 1.25M  | 13.72' |
| 1.5M   | 16.77' |
| 1.75M  | 19.87' |
| 2.0M   | 22.97' |
| 2.25M  | 26.07' |
| 2.5M   | 29.17' |
| 2.75M  | 32.27' |
| 3.0M   | 35.37' |

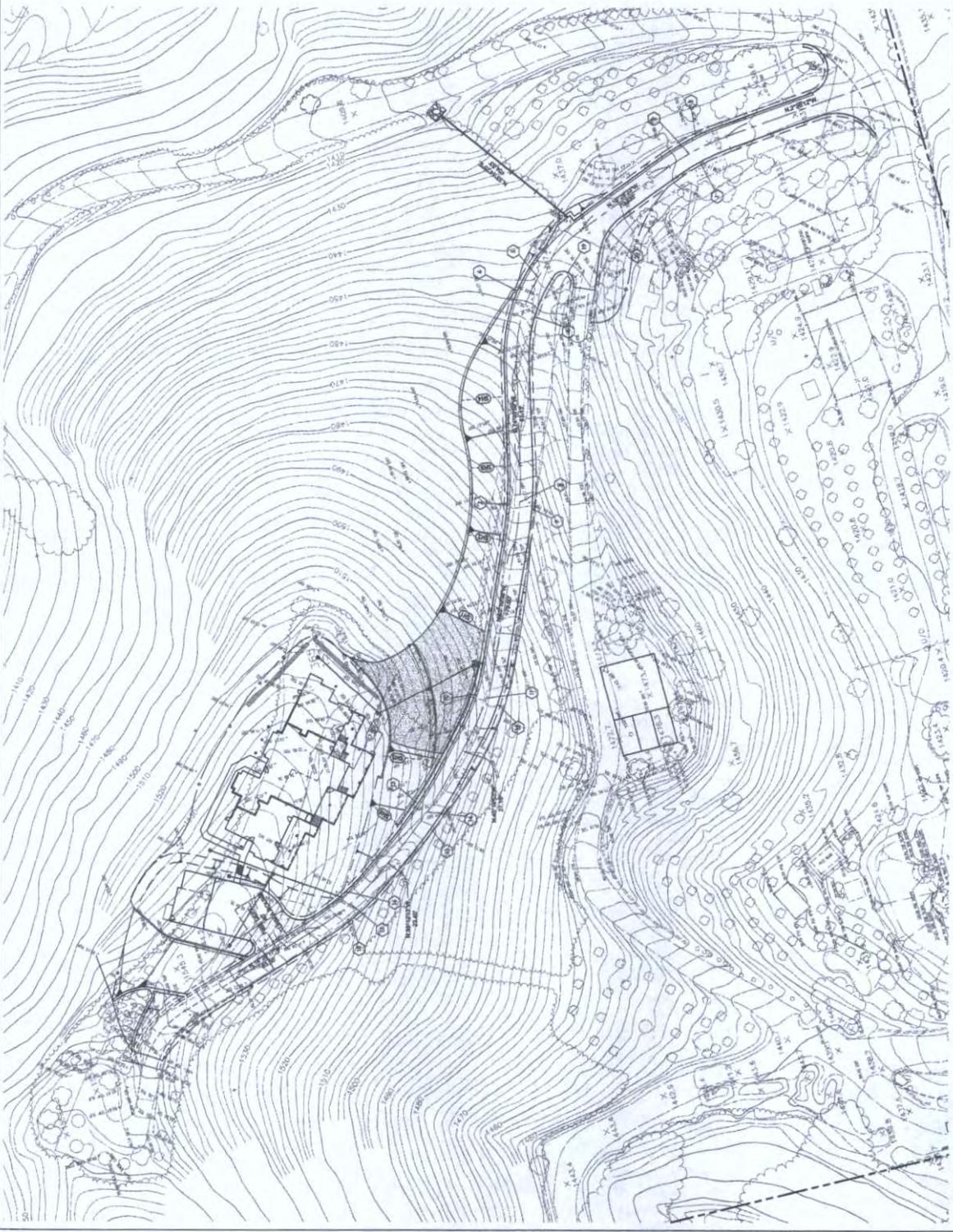


ASBRL TOPOGRAPHY DATE: MAY 20, 2008  
**ANDREASEN ENGINEERING, INC.**  
 CIVIL ENGINEERING & LAND SURVEYING, MINERAL CONSULTING  
 1000 S. GARDEN AVENUE, SUITE 100, ANAHEIM, CALIFORNIA 92805  
 (714) 942-1188 • FAX: (714) 942-0018  
 STEPHEN VERTMAN, R.L.C. 25437 DATE: \_\_\_\_\_  
 I HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL ENGINEER IN CHARGE OF THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN ON THESE PLANS AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERS BOARD OF CALIFORNIA.

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

**SLOPE EXHIBIT**  
**FALCON RIDGE RANCH**

PG 1 OF 1  
 JN3036



**ENGINEER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**APPROVED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**REVIEWED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**COMMUNITY DEVELOPMENT DIR.:** \_\_\_\_\_

**CITY ENGINEER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PLAN CHECK BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ENG. / G.O.S. INC.**  
 GMLU Geotechnical, Inc.  
 25041 Arroyo Viejo  
 Redwood City, CA 94061  
 Tel: (649) 888-6513  
 Fax: (649) 888-1380  
 Project No. 09-010-00  
 Attn: Lisa L. Blake-Seabold, CEG 2293

DATE: C:\land\Projects\0808\0808\Drawings\0808\_Slope-Exhibit.dwg 07/11/08 04:11:09

**TOPOGRAPHICAL DESCRIPTIONS**

1. FIRM EVIDENCE OF BANK EROSION BY 3.000 GAL STORAGE TANKS- STORAGE TANKS FILLED BY WATER
2. FIRM EVIDENCE OF BANK EROSION BY 3.000 GAL STORAGE TANKS- STORAGE TANKS FILLED BY WASTE
3. FIRM EVIDENCE OF BANK EROSION BY 3.000 GAL STORAGE TANKS- STORAGE TANKS FILLED BY WASTE
4. FIRM EVIDENCE OF BANK EROSION BY 3.000 GAL STORAGE TANKS- STORAGE TANKS FILLED BY WASTE
5. FIRM EVIDENCE OF BANK EROSION BY 3.000 GAL STORAGE TANKS- STORAGE TANKS FILLED BY WASTE
6. FIRM EVIDENCE OF BANK EROSION BY 3.000 GAL STORAGE TANKS- STORAGE TANKS FILLED BY WASTE
7. FIRM EVIDENCE OF BANK EROSION BY 3.000 GAL STORAGE TANKS- STORAGE TANKS FILLED BY WASTE
8. FIRM EVIDENCE OF BANK EROSION BY 3.000 GAL STORAGE TANKS- STORAGE TANKS FILLED BY WASTE
9. FIRM EVIDENCE OF BANK EROSION BY 3.000 GAL STORAGE TANKS- STORAGE TANKS FILLED BY WASTE
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11. FIRM EVIDENCE OF BANK EROSION BY 3.000 GAL STORAGE TANKS- STORAGE TANKS FILLED BY WASTE
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28. FIRM EVIDENCE OF BANK EROSION BY 3.000 GAL STORAGE TANKS- STORAGE TANKS FILLED BY WASTE
29. FIRM EVIDENCE OF BANK EROSION BY 3.000 GAL STORAGE TANKS- STORAGE TANKS FILLED BY WASTE
30. FIRM EVIDENCE OF BANK EROSION BY 3.000 GAL STORAGE TANKS- STORAGE TANKS FILLED BY WASTE

NOTE: 1. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 2. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 3. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 4. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 5. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 6. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 7. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 8. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 9. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 10. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 11. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 12. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 13. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 14. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 15. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 16. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 17. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 18. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 19. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 20. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 21. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 22. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 23. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 24. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 25. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 26. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 27. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 28. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 29. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK. 30. ALL EXISTING UTILITIES ARE AS SHOWN ON THE 1995 SAN DIMAS 2008, BLACK W/BLACK.

**EXISTING GRADING QUANTITIES**

- POUD 300 C.Y.
- ROAD TO WATER TANKS 800 C.Y.

**LEGEND**

- AVOCADO GROVES
- CERUS TREES
- BACALUPUS TREES
- FRUIT TREES
- PALM TREES
- PALM VEGET. TREES
- POPPER TREES
- STANDARDS TREES
- WATER LINE FROM "NAME" SOURCE
- WATER LINE FROM "WELL" SOURCE
- FIRE MAIN LINE
- WOOD POLE OR HULL AND HEISING BOX

ADDRESSES INVOLVED WITH THE POND DEVELOPMENT:  
 STATE OF CALIFORNIA  
 COUNTY OF SAN DIMAS  
 CITY OF SAN DIMAS  
 1000 W. MAIN STREET  
 SAN DIMAS, CALIFORNIA 91764  
 TEL: 916-944-8847

DEPARTMENT OF THE ARMY  
 WASHINGTON FIELD OFFICE  
 1000 W. MAIN STREET  
 SAN DIMAS, CALIFORNIA 91764  
 TEL: 916-944-8847

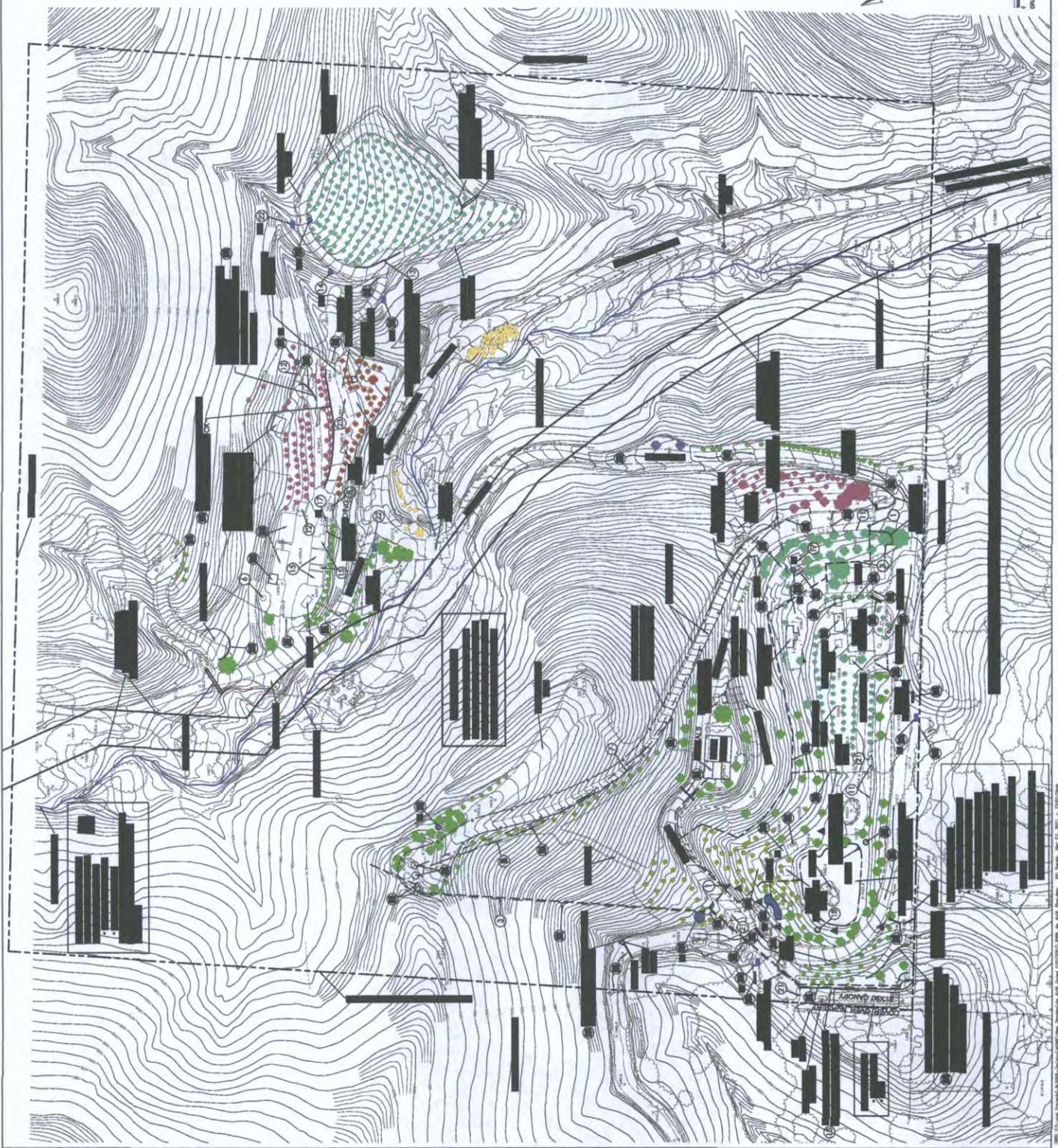
PROFANE TANKS 1, 2 & 3 APPROVED MARCH 1, 2008 SUBJECT TO FIELD INSPECTION  
 CONTRACTOR: ANDREASEN ENGINEERING, INC.  
 1000 W. MAIN STREET  
 SAN DIMAS, CALIFORNIA 91764  
 TEL: 916-944-8847

**FALCON RIDGE RANCH**  
 C/O JOHN & CAROLE DEFALCO  
 824 S. EUCLID STREET  
 FULLERTON, CALIFORNIA 92832  
**AS-BUILT**

**SITE PLAN, JULY 07, 2007**  
**ADDENDED - CORRECTED PER CITY OF**  
**SAN DIMAS - MARCH 22, 2008**  
**AERIAL PHOTO - MAY 20, 2006**

NOTE: THIS PROJECT WAS APPROVED BY THE CITY OF SAN DIMAS, CALIFORNIA AND SUBSEQUENTLY APPROVED BY THE CITY OF SAN DIMAS, CALIFORNIA ON JULY 11, 2007.  
 ANDREASEN ENGINEERING, INC.  
 1000 W. MAIN STREET  
 SAN DIMAS, CALIFORNIA 91764  
 TEL: 916-944-8847

DRAWING SCALE: 1" = 80'



DATE: 07/11/07 10:00 AM  
 PROJECT: FALCON RIDGE RANCH  
 DRAWING: AS-BUILT  
 SHEET: 1 OF 1  
 SCALE: 1" = 80'







| REVISIONS | BY | DATE |
|-----------|----|------|
|           |    |      |
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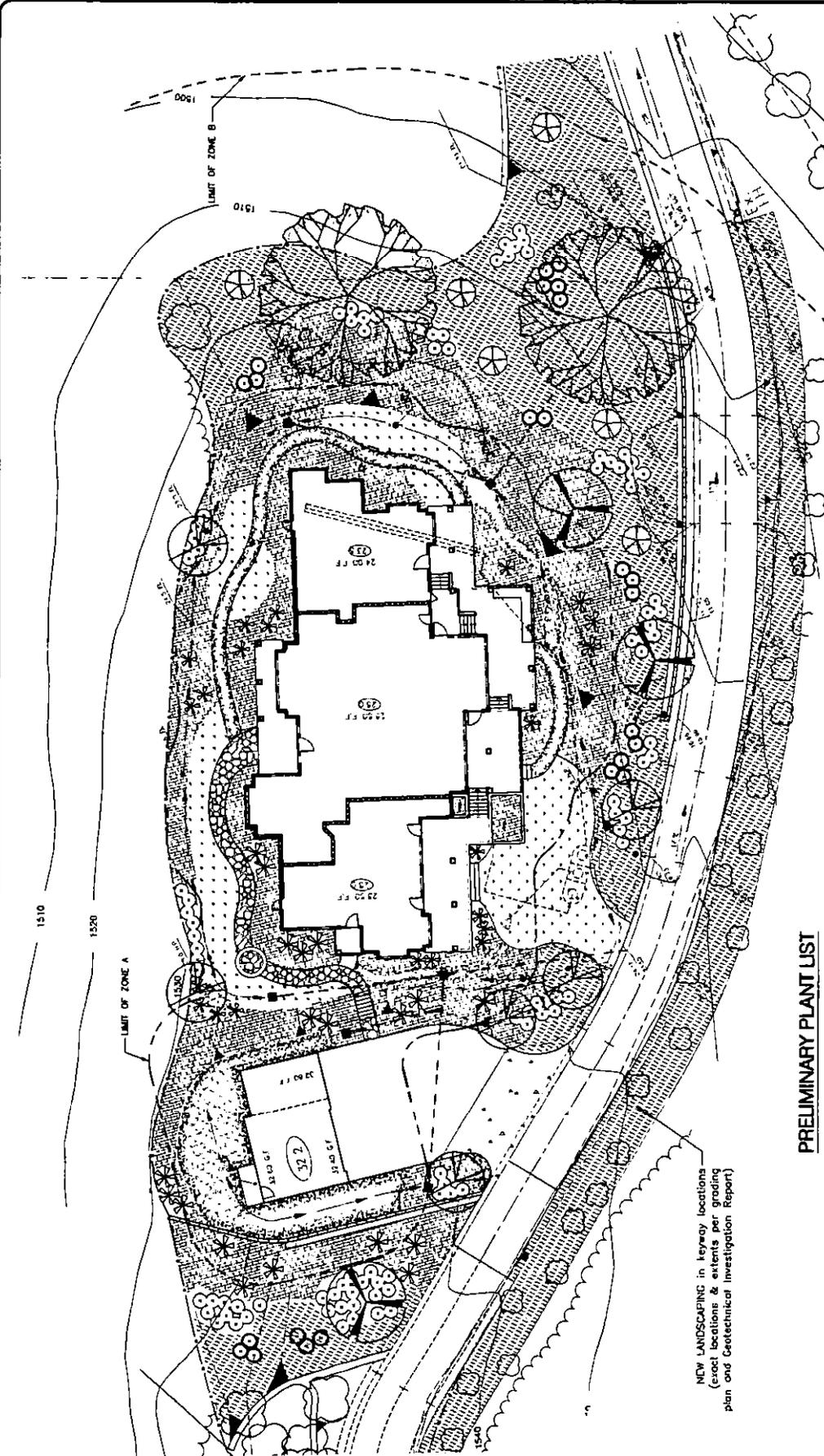
ROYAL OAK DESIGN  
 2128 Arroyo Viejo  
 Los Angeles, CA 91204-2371  
 Telephone: (818) 243-1188

CONCEPTUAL  
 LANDSCAPE PLAN

JOHN  
 DETALCO  
 ARCHITECTS  
 1100 WEST 10TH STREET, SUITE 200  
 LOS ANGELES, CALIFORNIA 90015  
 PHONE: (213) 481-1111

ROYAL OAK DESIGN  
 2128 Arroyo Viejo  
 Los Angeles, CA 91204-2371  
 Telephone: (818) 243-1188

L-2  
 11/17/04  
 11/17/04  
 11/17/04  
 11/17/04



**PRELIMINARY PLANT LIST**

**SMALL SHRUBS (5-10' max)**

- 1. **1.01** **101** **101** **101** (5 & 15-yr max)
- 2. **2.01** **201** **201** (5 & 15-yr max)
- 3. **3.01** **301** **301** (5 & 15-yr max)
- 4. **4.01** **401** **401** (5 & 15-yr max)
- 5. **5.01** **501** **501** (5 & 15-yr max)
- 6. **6.01** **601** **601** (5 & 15-yr max)
- 7. **7.01** **701** **701** (5 & 15-yr max)
- 8. **8.01** **801** **801** (5 & 15-yr max)
- 9. **9.01** **901** **901** (5 & 15-yr max)
- 10. **10.01** **1001** **1001** (5 & 15-yr max)
- 11. **11.01** **1101** **1101** (5 & 15-yr max)
- 12. **12.01** **1201** **1201** (5 & 15-yr max)
- 13. **13.01** **1301** **1301** (5 & 15-yr max)
- 14. **14.01** **1401** **1401** (5 & 15-yr max)
- 15. **15.01** **1501** **1501** (5 & 15-yr max)
- 16. **16.01** **1601** **1601** (5 & 15-yr max)
- 17. **17.01** **1701** **1701** (5 & 15-yr max)
- 18. **18.01** **1801** **1801** (5 & 15-yr max)
- 19. **19.01** **1901** **1901** (5 & 15-yr max)
- 20. **20.01** **2001** **2001** (5 & 15-yr max)
- 21. **21.01** **2101** **2101** (5 & 15-yr max)
- 22. **22.01** **2201** **2201** (5 & 15-yr max)
- 23. **23.01** **2301** **2301** (5 & 15-yr max)
- 24. **24.01** **2401** **2401** (5 & 15-yr max)
- 25. **25.01** **2501** **2501** (5 & 15-yr max)
- 26. **26.01** **2601** **2601** (5 & 15-yr max)
- 27. **27.01** **2701** **2701** (5 & 15-yr max)
- 28. **28.01** **2801** **2801** (5 & 15-yr max)
- 29. **29.01** **2901** **2901** (5 & 15-yr max)
- 30. **30.01** **3001** **3001** (5 & 15-yr max)
- 31. **31.01** **3101** **3101** (5 & 15-yr max)
- 32. **32.01** **3201** **3201** (5 & 15-yr max)
- 33. **33.01** **3301** **3301** (5 & 15-yr max)
- 34. **34.01** **3401** **3401** (5 & 15-yr max)
- 35. **35.01** **3501** **3501** (5 & 15-yr max)
- 36. **36.01** **3601** **3601** (5 & 15-yr max)
- 37. **37.01** **3701** **3701** (5 & 15-yr max)
- 38. **38.01** **3801** **3801** (5 & 15-yr max)
- 39. **39.01** **3901** **3901** (5 & 15-yr max)
- 40. **40.01** **4001** **4001** (5 & 15-yr max)
- 41. **41.01** **4101** **4101** (5 & 15-yr max)
- 42. **42.01** **4201** **4201** (5 & 15-yr max)
- 43. **43.01** **4301** **4301** (5 & 15-yr max)
- 44. **44.01** **4401** **4401** (5 & 15-yr max)
- 45. **45.01** **4501** **4501** (5 & 15-yr max)
- 46. **46.01** **4601** **4601** (5 & 15-yr max)
- 47. **47.01** **4701** **4701** (5 & 15-yr max)
- 48. **48.01** **4801** **4801** (5 & 15-yr max)
- 49. **49.01** **4901** **4901** (5 & 15-yr max)
- 50. **50.01** **5001** **5001** (5 & 15-yr max)
- 51. **51.01** **5101** **5101** (5 & 15-yr max)
- 52. **52.01** **5201** **5201** (5 & 15-yr max)
- 53. **53.01** **5301** **5301** (5 & 15-yr max)
- 54. **54.01** **5401** **5401** (5 & 15-yr max)
- 55. **55.01** **5501** **5501** (5 & 15-yr max)
- 56. **56.01** **5601** **5601** (5 & 15-yr max)
- 57. **57.01** **5701** **5701** (5 & 15-yr max)
- 58. **58.01** **5801** **5801** (5 & 15-yr max)
- 59. **59.01** **5901** **5901** (5 & 15-yr max)
- 60. **60.01** **6001** **6001** (5 & 15-yr max)
- 61. **61.01** **6101** **6101** (5 & 15-yr max)
- 62. **62.01** **6201** **6201** (5 & 15-yr max)
- 63. **63.01** **6301** **6301** (5 & 15-yr max)
- 64. **64.01** **6401** **6401** (5 & 15-yr max)
- 65. **65.01** **6501** **6501** (5 & 15-yr max)
- 66. **66.01** **6601** **6601** (5 & 15-yr max)
- 67. **67.01** **6701** **6701** (5 & 15-yr max)
- 68. **68.01** **6801** **6801** (5 & 15-yr max)
- 69. **69.01** **6901** **6901** (5 & 15-yr max)
- 70. **70.01** **7001** **7001** (5 & 15-yr max)
- 71. **71.01** **7101** **7101** (5 & 15-yr max)
- 72. **72.01** **7201** **7201** (5 & 15-yr max)
- 73. **73.01** **7301** **7301** (5 & 15-yr max)
- 74. **74.01** **7401** **7401** (5 & 15-yr max)
- 75. **75.01** **7501** **7501** (5 & 15-yr max)
- 76. **76.01** **7601** **7601** (5 & 15-yr max)
- 77. **77.01** **7701** **7701** (5 & 15-yr max)
- 78. **78.01** **7801** **7801** (5 & 15-yr max)
- 79. **79.01** **7901** **7901** (5 & 15-yr max)
- 80. **80.01** **8001** **8001** (5 & 15-yr max)
- 81. **81.01** **8101** **8101** (5 & 15-yr max)
- 82. **82.01** **8201** **8201** (5 & 15-yr max)
- 83. **83.01** **8301** **8301** (5 & 15-yr max)
- 84. **84.01** **8401** **8401** (5 & 15-yr max)
- 85. **85.01** **8501** **8501** (5 & 15-yr max)
- 86. **86.01** **8601** **8601** (5 & 15-yr max)
- 87. **87.01** **8701** **8701** (5 & 15-yr max)
- 88. **88.01** **8801** **8801** (5 & 15-yr max)
- 89. **89.01** **8901** **8901** (5 & 15-yr max)
- 90. **90.01** **9001** **9001** (5 & 15-yr max)
- 91. **91.01** **9101** **9101** (5 & 15-yr max)
- 92. **92.01** **9201** **9201** (5 & 15-yr max)
- 93. **93.01** **9301** **9301** (5 & 15-yr max)
- 94. **94.01** **9401** **9401** (5 & 15-yr max)
- 95. **95.01** **9501** **9501** (5 & 15-yr max)
- 96. **96.01** **9601** **9601** (5 & 15-yr max)
- 97. **97.01** **9701** **9701** (5 & 15-yr max)
- 98. **98.01** **9801** **9801** (5 & 15-yr max)
- 99. **99.01** **9901** **9901** (5 & 15-yr max)
- 100. **100.01** **10001** **10001** (5 & 15-yr max)

**SMALL TREES (15-25' max)**

- 1. **101.01** **10101** **10101** (15-yr & less max)
- 2. **102.01** **10201** **10201** (15-yr & less max)
- 3. **103.01** **10301** **10301** (15-yr & less max)
- 4. **104.01** **10401** **10401** (15-yr & less max)
- 5. **105.01** **10501** **10501** (15-yr & less max)
- 6. **106.01** **10601** **10601** (15-yr & less max)
- 7. **107.01** **10701** **10701** (15-yr & less max)
- 8. **108.01** **10801** **10801** (15-yr & less max)
- 9. **109.01** **10901** **10901** (15-yr & less max)
- 10. **110.01** **11001** **11001** (15-yr & less max)
- 11. **111.01** **11101** **11101** (15-yr & less max)
- 12. **112.01** **11201** **11201** (15-yr & less max)
- 13. **113.01** **11301** **11301** (15-yr & less max)
- 14. **114.01** **11401** **11401** (15-yr & less max)
- 15. **115.01** **11501** **11501** (15-yr & less max)
- 16. **116.01** **11601** **11601** (15-yr & less max)
- 17. **117.01** **11701** **11701** (15-yr & less max)
- 18. **118.01** **11801** **11801** (15-yr & less max)
- 19. **119.01** **11901** **11901** (15-yr & less max)
- 20. **120.01** **12001** **12001** (15-yr & less max)
- 21. **121.01** **12101** **12101** (15-yr & less max)
- 22. **122.01** **12201** **12201** (15-yr & less max)
- 23. **123.01** **12301** **12301** (15-yr & less max)
- 24. **124.01** **12401** **12401** (15-yr & less max)
- 25. **125.01** **12501** **12501** (15-yr & less max)
- 26. **126.01** **12601** **12601** (15-yr & less max)
- 27. **127.01** **12701** **12701** (15-yr & less max)
- 28. **128.01** **12801** **12801** (15-yr & less max)
- 29. **129.01** **12901** **12901** (15-yr & less max)
- 30. **130.01** **13001** **13001** (15-yr & less max)
- 31. **131.01** **13101** **13101** (15-yr & less max)
- 32. **132.01** **13201** **13201** (15-yr & less max)
- 33. **133.01** **13301** **13301** (15-yr & less max)
- 34. **134.01** **13401** **13401** (15-yr & less max)
- 35. **135.01** **13501** **13501** (15-yr & less max)
- 36. **136.01** **13601** **13601** (15-yr & less max)
- 37. **137.01** **13701** **13701** (15-yr & less max)
- 38. **138.01** **13801** **13801** (15-yr & less max)
- 39. **139.01** **13901** **13901** (15-yr & less max)
- 40. **140.01** **14001** **14001** (15-yr & less max)
- 41. **141.01** **14101** **14101** (15-yr & less max)
- 42. **142.01** **14201** **14201** (15-yr & less max)
- 43. **143.01** **14301** **14301** (15-yr & less max)
- 44. **144.01** **14401** **14401** (15-yr & less max)
- 45. **145.01** **14501** **14501** (15-yr & less max)
- 46. **146.01** **14601** **14601** (15-yr & less max)
- 47. **147.01** **14701** **14701** (15-yr & less max)
- 48. **148.01** **14801** **14801** (15-yr & less max)
- 49. **149.01** **14901** **14901** (15-yr & less max)
- 50. **150.01** **15001** **15001** (15-yr & less max)
- 51. **151.01** **15101** **15101** (15-yr & less max)
- 52. **152.01** **15201** **15201** (15-yr & less max)
- 53. **153.01** **15301** **15301** (15-yr & less max)
- 54. **154.01** **15401** **15401** (15-yr & less max)
- 55. **155.01** **15501** **15501** (15-yr & less max)
- 56. **156.01** **15601** **15601** (15-yr & less max)
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- 58. **158.01** **15801** **15801** (15-yr & less max)
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- 60. **160.01** **16001** **16001** (15-yr & less max)
- 61. **161.01** **16101** **16101** (15-yr & less max)
- 62. **162.01** **16201** **16201** (15-yr & less max)
- 63. **163.01** **16301** **16301** (15-yr & less max)
- 64. **164.01** **16401** **16401** (15-yr & less max)
- 65. **165.01** **16501** **16501** (15-yr & less max)
- 66. **166.01** **16601** **16601** (15-yr & less max)
- 67. **167.01** **16701** **16701** (15-yr & less max)
- 68. **168.01** **16801** **16801** (15-yr & less max)
- 69. **169.01** **16901** **16901** (15-yr & less max)
- 70. **170.01** **17001** **17001** (15-yr & less max)
- 71. **171.01** **17101** **17101** (15-yr & less max)
- 72. **172.01** **17201** **17201** (15-yr & less max)
- 73. **173.01** **17301** **17301** (15-yr & less max)
- 74. **174.01** **17401** **17401** (15-yr & less max)
- 75. **175.01** **17501** **17501** (15-yr & less max)
- 76. **176.01** **17601** **17601** (15-yr & less max)
- 77. **177.01** **17701** **17701** (15-yr & less max)
- 78. **178.01** **17801** **17801** (15-yr & less max)
- 79. **179.01** **17901** **17901** (15-yr & less max)
- 80. **180.01** **18001** **18001** (15-yr & less max)
- 81. **181.01** **18101** **18101** (15-yr & less max)
- 82. **182.01** **18201** **18201** (15-yr & less max)
- 83. **183.01** **18301** **18301** (15-yr & less max)
- 84. **184.01** **18401** **18401**





**THE WARD GROUP**  
 ARCHITECTS  
 1000 W. 10TH AVENUE  
 SUITE 1000  
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 FAX: 303.733.1101  
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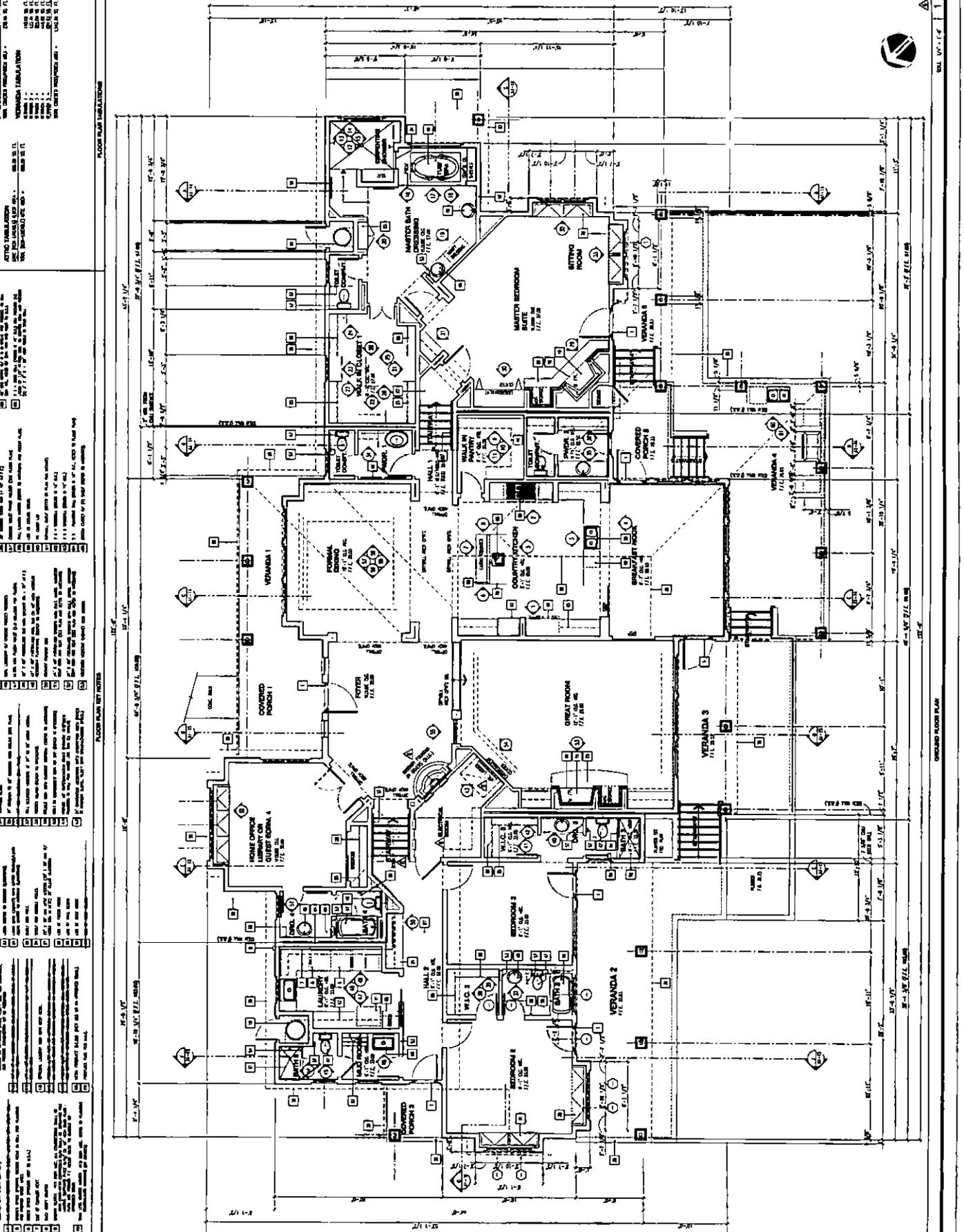
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**FLOOR PLAN NOTATIONS**









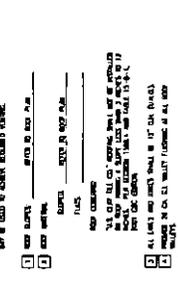
- FOUNDATION OUTLINE KEY NOTES**
1. FOUNDATION SHALL BE CONCRETE ON GRADE WITH 4" REINFORCING BARS.
  2. FOUNDATION SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  3. FOUNDATION SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  4. FOUNDATION SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  5. FOUNDATION SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  6. FOUNDATION SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  7. FOUNDATION SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  8. FOUNDATION SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  9. FOUNDATION SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  10. FOUNDATION SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  11. FOUNDATION SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  12. FOUNDATION SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  13. FOUNDATION SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  14. FOUNDATION SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  15. FOUNDATION SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.



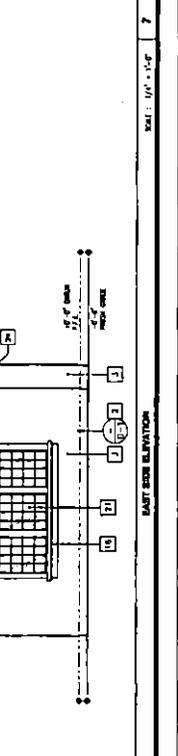
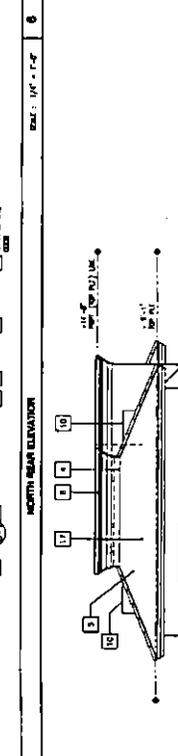
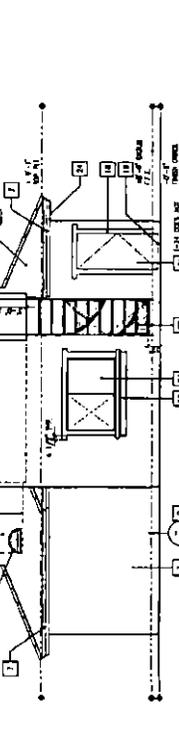
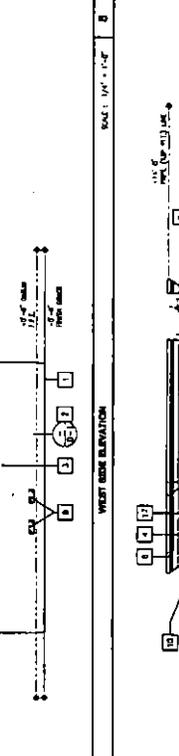
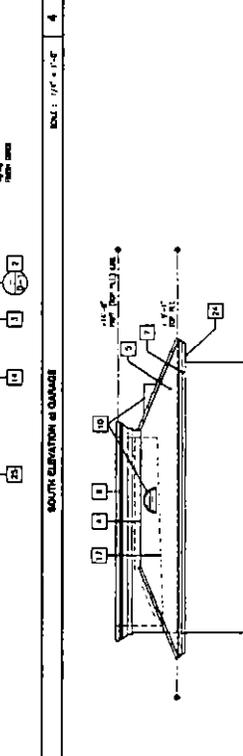
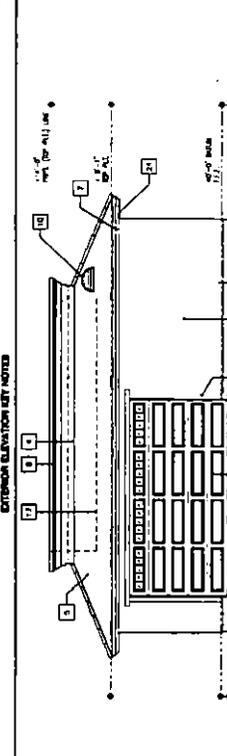
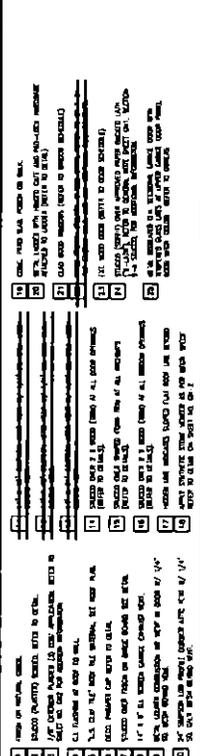
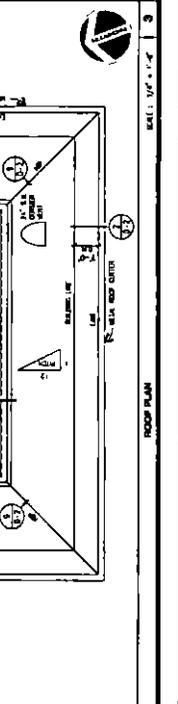
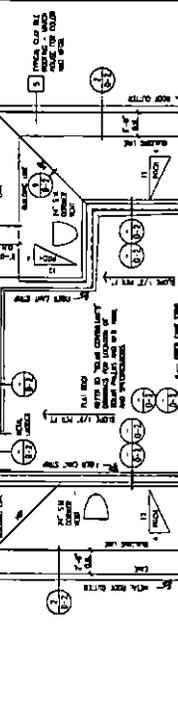
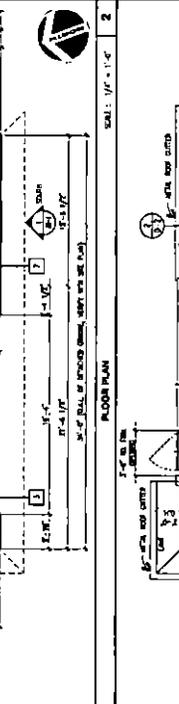
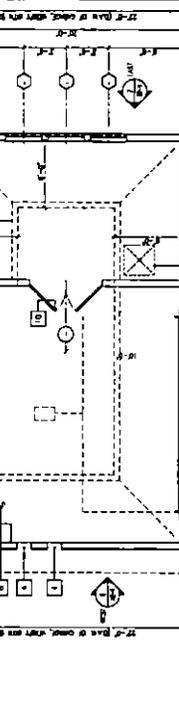
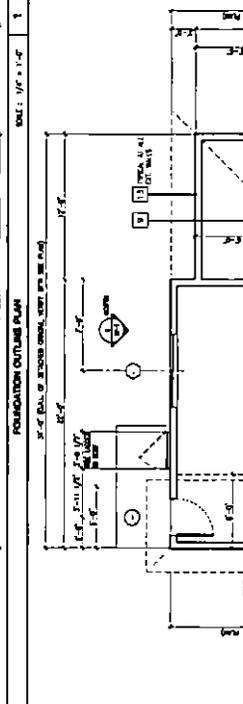
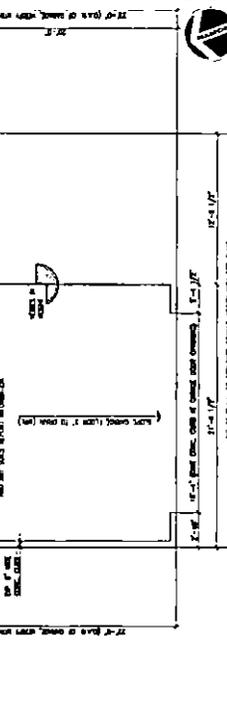
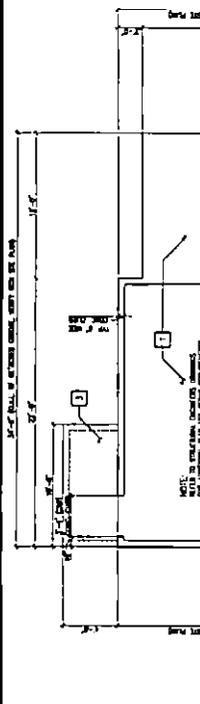
- FLOOR PLAN KEY NOTES**
1. FLOOR SHALL BE 4" THICK CONCRETE ON GRADE WITH 4" REINFORCING BARS.
  2. FLOOR SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  3. FLOOR SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  4. FLOOR SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  5. FLOOR SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  6. FLOOR SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  7. FLOOR SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  8. FLOOR SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  9. FLOOR SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  10. FLOOR SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  11. FLOOR SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  12. FLOOR SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  13. FLOOR SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  14. FLOOR SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  15. FLOOR SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.



- ROOF PLAN KEY NOTES**
1. ROOF SHALL BE 4" THICK CONCRETE ON GRADE WITH 4" REINFORCING BARS.
  2. ROOF SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  3. ROOF SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  4. ROOF SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  5. ROOF SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  6. ROOF SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  7. ROOF SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  8. ROOF SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  9. ROOF SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  10. ROOF SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  11. ROOF SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  12. ROOF SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  13. ROOF SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  14. ROOF SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  15. ROOF SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.



- EXTERIOR ELEVATION KEY NOTES**
1. EXTERIOR WALL SHALL BE 12" THICK CONCRETE ON GRADE WITH 4" REINFORCING BARS.
  2. EXTERIOR WALL SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  3. EXTERIOR WALL SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  4. EXTERIOR WALL SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  5. EXTERIOR WALL SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  6. EXTERIOR WALL SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
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  12. EXTERIOR WALL SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  13. EXTERIOR WALL SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.
  14. EXTERIOR WALL SHALL BE 12" WIDE AT TOP AND 18" WIDE AT BOTTOM.
  15. EXTERIOR WALL SHALL BE 12" HIGH AT TOP AND 18" HIGH AT BOTTOM.



- REVISIONS**
- | NO. | DATE | DESCRIPTION                 |
|-----|------|-----------------------------|
| 1   |      | ISSUED FOR PERMITS          |
| 2   |      | REVISED PER PERMIT COMMENTS |
| 3   |      | REVISED PER PERMIT COMMENTS |
| 4   |      | REVISED PER PERMIT COMMENTS |
| 5   |      | REVISED PER PERMIT COMMENTS |
| 6   |      | REVISED PER PERMIT COMMENTS |
| 7   |      | REVISED PER PERMIT COMMENTS |
| 8   |      | REVISED PER PERMIT COMMENTS |
| 9   |      | REVISED PER PERMIT COMMENTS |
| 10  |      | REVISED PER PERMIT COMMENTS |
| 11  |      | REVISED PER PERMIT COMMENTS |
| 12  |      | REVISED PER PERMIT COMMENTS |
| 13  |      | REVISED PER PERMIT COMMENTS |
| 14  |      | REVISED PER PERMIT COMMENTS |
| 15  |      | REVISED PER PERMIT COMMENTS |
| 16  |      | REVISED PER PERMIT COMMENTS |
| 17  |      | REVISED PER PERMIT COMMENTS |
| 18  |      | REVISED PER PERMIT COMMENTS |
| 19  |      | REVISED PER PERMIT COMMENTS |
| 20  |      | REVISED PER PERMIT COMMENTS |

**FLOOR PLAN KEY NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES (FRACTIONS).

2. ALL WALLS AND PARTITIONS ARE 1/2" THICK UNLESS NOTED OTHERWISE.

3. ALL DOORS ARE 36" HIGH AND 30" WIDE UNLESS NOTED OTHERWISE.

4. ALL WINDOWS ARE 60" HIGH UNLESS NOTED OTHERWISE.

5. ALL CEILING HEIGHTS ARE 8'-0" UNLESS NOTED OTHERWISE.

6. ALL FLOOR FINISHES ARE AS NOTED IN THE FINISH SCHEDULE.

7. ALL WALL FINISHES ARE AS NOTED IN THE FINISH SCHEDULE.

8. ALL CEILING FINISHES ARE AS NOTED IN THE FINISH SCHEDULE.

9. ALL LIGHT FIXTURES ARE AS NOTED IN THE LIGHTING SCHEDULE.

10. ALL ELECTRICAL SYMBOLS ARE AS NOTED IN THE ELECTRICAL SCHEDULE.

11. ALL MECHANICAL SYMBOLS ARE AS NOTED IN THE MECHANICAL SCHEDULE.

12. ALL PLUMBING SYMBOLS ARE AS NOTED IN THE PLUMBING SCHEDULE.

13. ALL FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

14. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS NOTED IN THE SPECIFICATIONS.

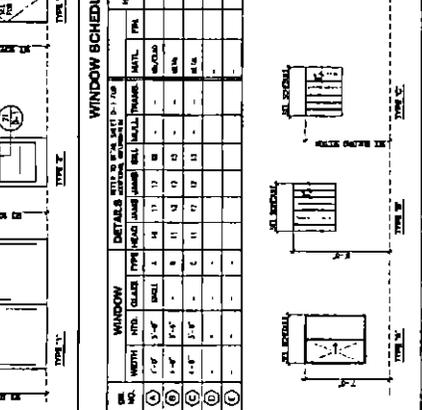
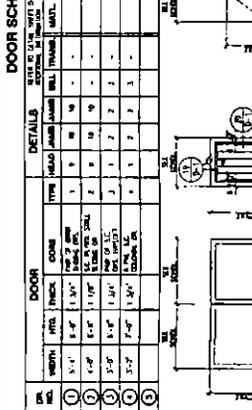
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ANAHEIM BUILDING DEPARTMENT PERMITS AND ORDINANCES.

**DOOR SCHEDULE**

| NO. | TYPE     | WIDTH | HEIGHT | FINISH | REMARKS |
|-----|----------|-------|--------|--------|---------|
| 1   | STANDARD | 30"   | 80"    | 01     |         |
| 2   | GLASS    | 36"   | 80"    | 02     |         |
| 3   | GLASS    | 30"   | 80"    | 02     |         |
| 4   | GLASS    | 36"   | 80"    | 02     |         |
| 5   | GLASS    | 30"   | 80"    | 02     |         |
| 6   | GLASS    | 36"   | 80"    | 02     |         |
| 7   | GLASS    | 30"   | 80"    | 02     |         |
| 8   | GLASS    | 36"   | 80"    | 02     |         |
| 9   | GLASS    | 30"   | 80"    | 02     |         |
| 10  | GLASS    | 36"   | 80"    | 02     |         |
| 11  | GLASS    | 30"   | 80"    | 02     |         |
| 12  | GLASS    | 36"   | 80"    | 02     |         |
| 13  | GLASS    | 30"   | 80"    | 02     |         |
| 14  | GLASS    | 36"   | 80"    | 02     |         |
| 15  | GLASS    | 30"   | 80"    | 02     |         |
| 16  | GLASS    | 36"   | 80"    | 02     |         |
| 17  | GLASS    | 30"   | 80"    | 02     |         |
| 18  | GLASS    | 36"   | 80"    | 02     |         |
| 19  | GLASS    | 30"   | 80"    | 02     |         |
| 20  | GLASS    | 36"   | 80"    | 02     |         |

**WINDOW SCHEDULE**

| NO. | TYPE     | WIDTH | HEIGHT | FINISH | REMARKS |
|-----|----------|-------|--------|--------|---------|
| 1   | STANDARD | 36"   | 60"    | 01     |         |
| 2   | STANDARD | 30"   | 60"    | 01     |         |
| 3   | STANDARD | 36"   | 60"    | 01     |         |
| 4   | STANDARD | 30"   | 60"    | 01     |         |
| 5   | STANDARD | 36"   | 60"    | 01     |         |
| 6   | STANDARD | 30"   | 60"    | 01     |         |
| 7   | STANDARD | 36"   | 60"    | 01     |         |
| 8   | STANDARD | 30"   | 60"    | 01     |         |
| 9   | STANDARD | 36"   | 60"    | 01     |         |
| 10  | STANDARD | 30"   | 60"    | 01     |         |
| 11  | STANDARD | 36"   | 60"    | 01     |         |
| 12  | STANDARD | 30"   | 60"    | 01     |         |
| 13  | STANDARD | 36"   | 60"    | 01     |         |
| 14  | STANDARD | 30"   | 60"    | 01     |         |
| 15  | STANDARD | 36"   | 60"    | 01     |         |
| 16  | STANDARD | 30"   | 60"    | 01     |         |
| 17  | STANDARD | 36"   | 60"    | 01     |         |
| 18  | STANDARD | 30"   | 60"    | 01     |         |
| 19  | STANDARD | 36"   | 60"    | 01     |         |
| 20  | STANDARD | 30"   | 60"    | 01     |         |

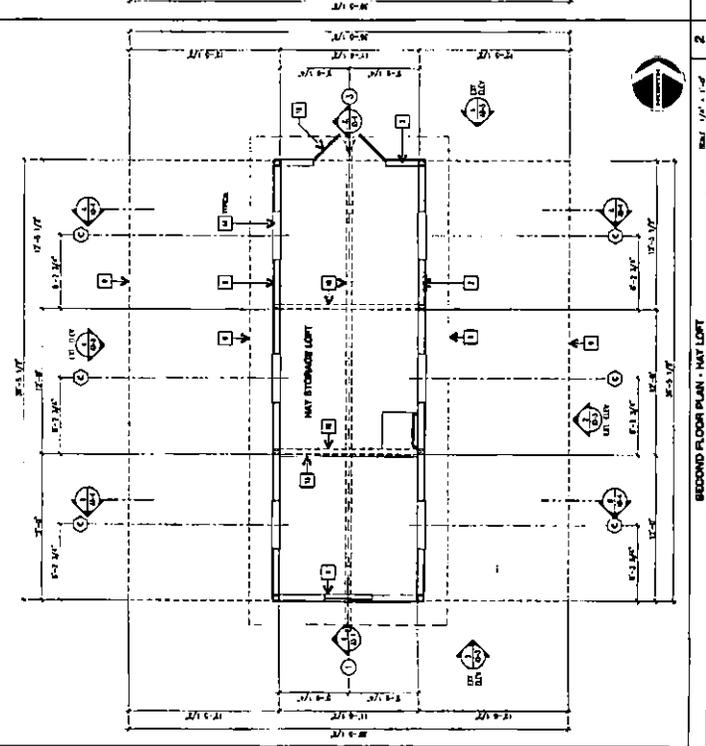
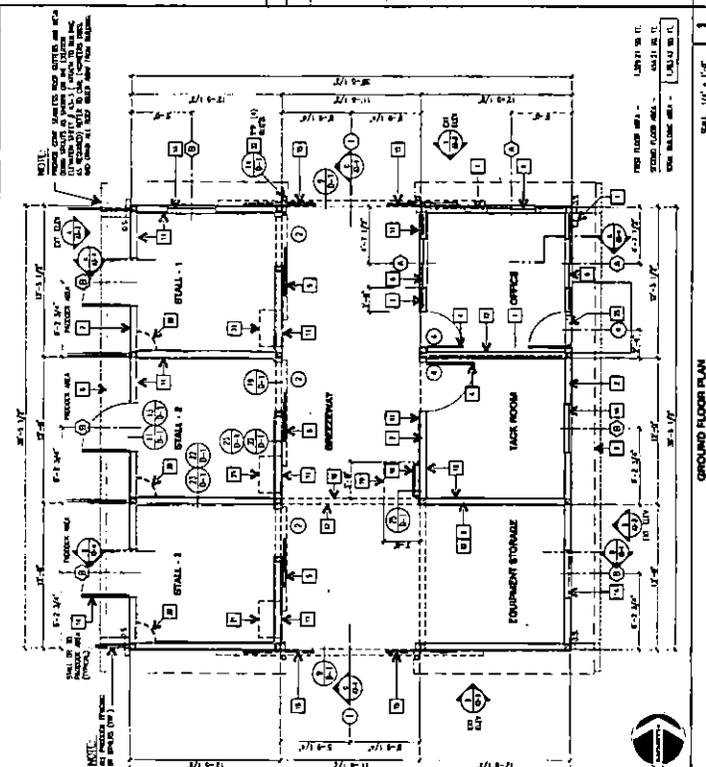


**INTERIOR FINISH SCHEDULE**

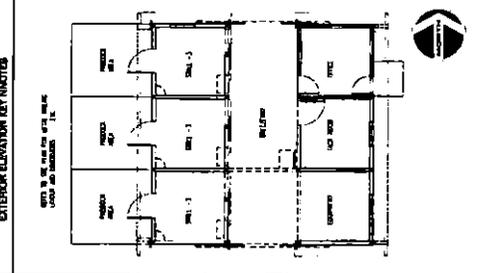
| ROOM DESCRIPTION | WALLS | CEILING | REMARKS |
|------------------|-------|---------|---------|
| LOBBY            | 01    | 01      |         |
| RECEPTION        | 01    | 01      |         |
| OFFICE           | 01    | 01      |         |
| CONFERENCE ROOM  | 01    | 01      |         |
| TRAINING ROOM    | 01    | 01      |         |
| MEETING ROOM     | 01    | 01      |         |
| WORK ROOM        | 01    | 01      |         |
| STORAGE          | 01    | 01      |         |
| RESTROOM         | 01    | 01      |         |
| MECHANICAL       | 01    | 01      |         |
| UTILITY          | 01    | 01      |         |
| STAIR            | 01    | 01      |         |
| ELEVATOR         | 01    | 01      |         |
| MECHANICAL       | 01    | 01      |         |
| UTILITY          | 01    | 01      |         |
| STAIR            | 01    | 01      |         |
| ELEVATOR         | 01    | 01      |         |

**FINISH SCHEDULE**

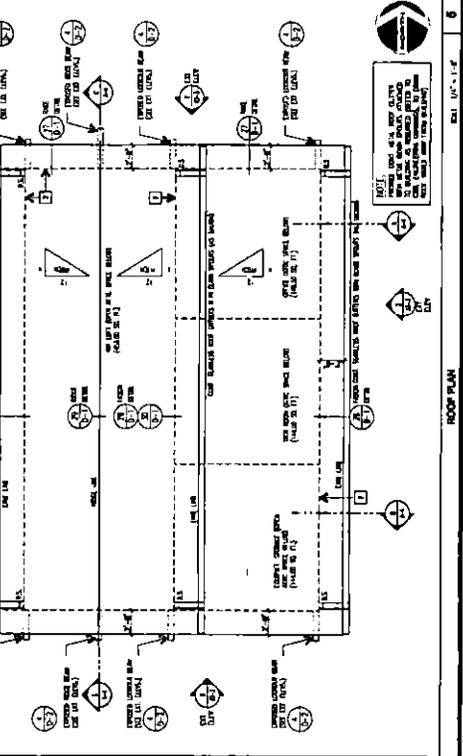
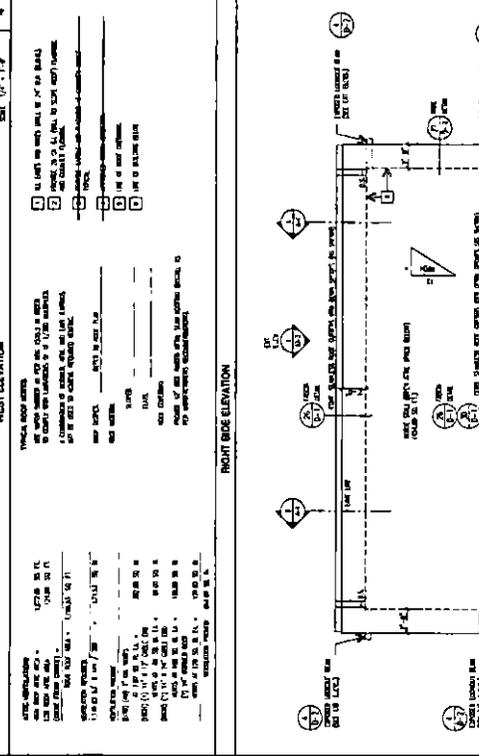
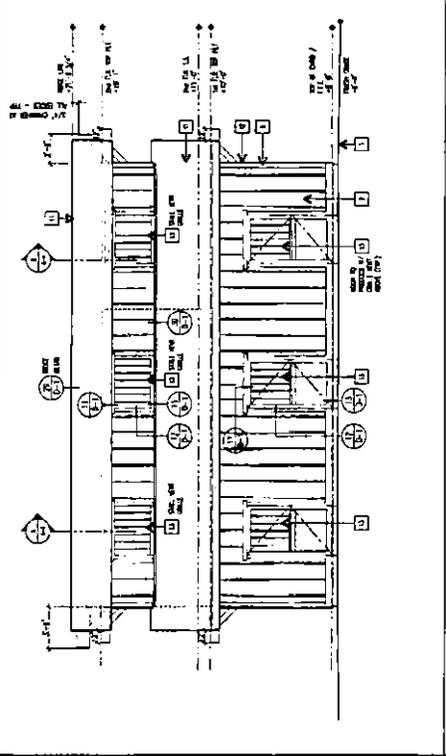
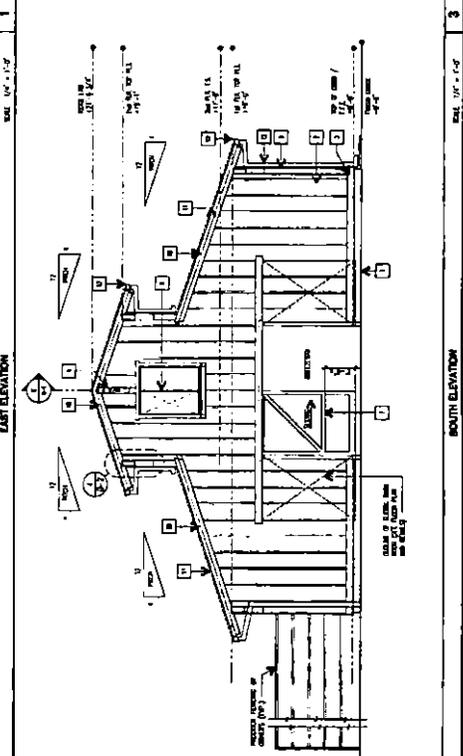
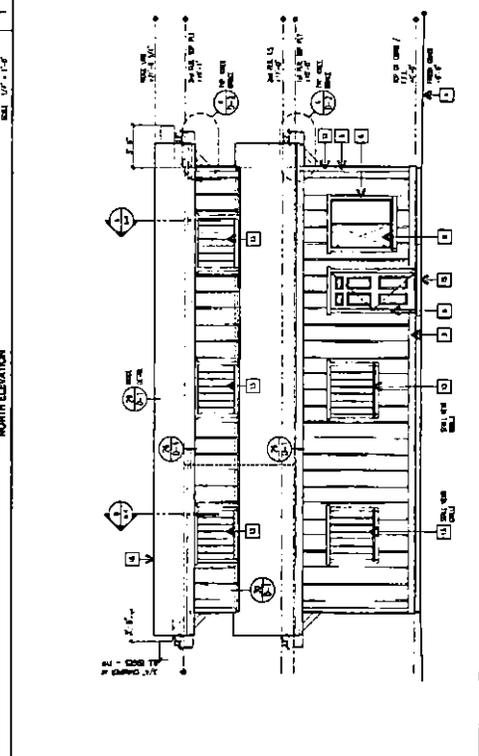
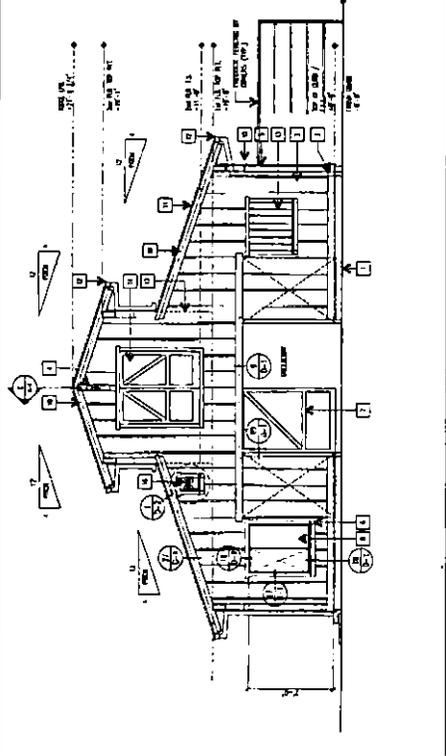
| NO. | DESCRIPTION | REMARKS |
|-----|-------------|---------|
| 1   | PAINT       |         |
| 2   | WALL PAPER  |         |
| 3   | CEILING     |         |
| 4   | FLOOR       |         |
| 5   | WALL        |         |
| 6   | CEILING     |         |
| 7   | FLOOR       |         |
| 8   | WALL        |         |
| 9   | CEILING     |         |
| 10  | FLOOR       |         |
| 11  | WALL        |         |
| 12  | CEILING     |         |
| 13  | FLOOR       |         |
| 14  | WALL        |         |
| 15  | CEILING     |         |
| 16  | FLOOR       |         |
| 17  | WALL        |         |
| 18  | CEILING     |         |
| 19  | FLOOR       |         |
| 20  | WALL        |         |



- GENERAL NOTES:**
1. REFER TO ALL DRAWINGS FOR NOTES.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
  3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
  4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT REQUIREMENTS.
  6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HEALTH DEPARTMENT REQUIREMENTS.
  7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT REQUIREMENTS.
  8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL PLUMBING DEPARTMENT REQUIREMENTS.
  9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ELECTRICAL DEPARTMENT REQUIREMENTS.
  10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL MECHANICAL DEPARTMENT REQUIREMENTS.
  11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ENVIRONMENTAL DEPARTMENT REQUIREMENTS.
  12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HISTORIC PRESERVATION DEPARTMENT REQUIREMENTS.
  13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL LANDMARK COMMISSION REQUIREMENTS.
  14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HISTORIC DISTRICT COMMISSION REQUIREMENTS.
  15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HISTORIC ARCHITECTURE COMMISSION REQUIREMENTS.
  16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HISTORIC LANDMARK COMMISSION REQUIREMENTS.
  17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HISTORIC ARCHITECTURE COMMISSION REQUIREMENTS.
  18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HISTORIC LANDMARK COMMISSION REQUIREMENTS.
  19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HISTORIC ARCHITECTURE COMMISSION REQUIREMENTS.
  20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HISTORIC LANDMARK COMMISSION REQUIREMENTS.

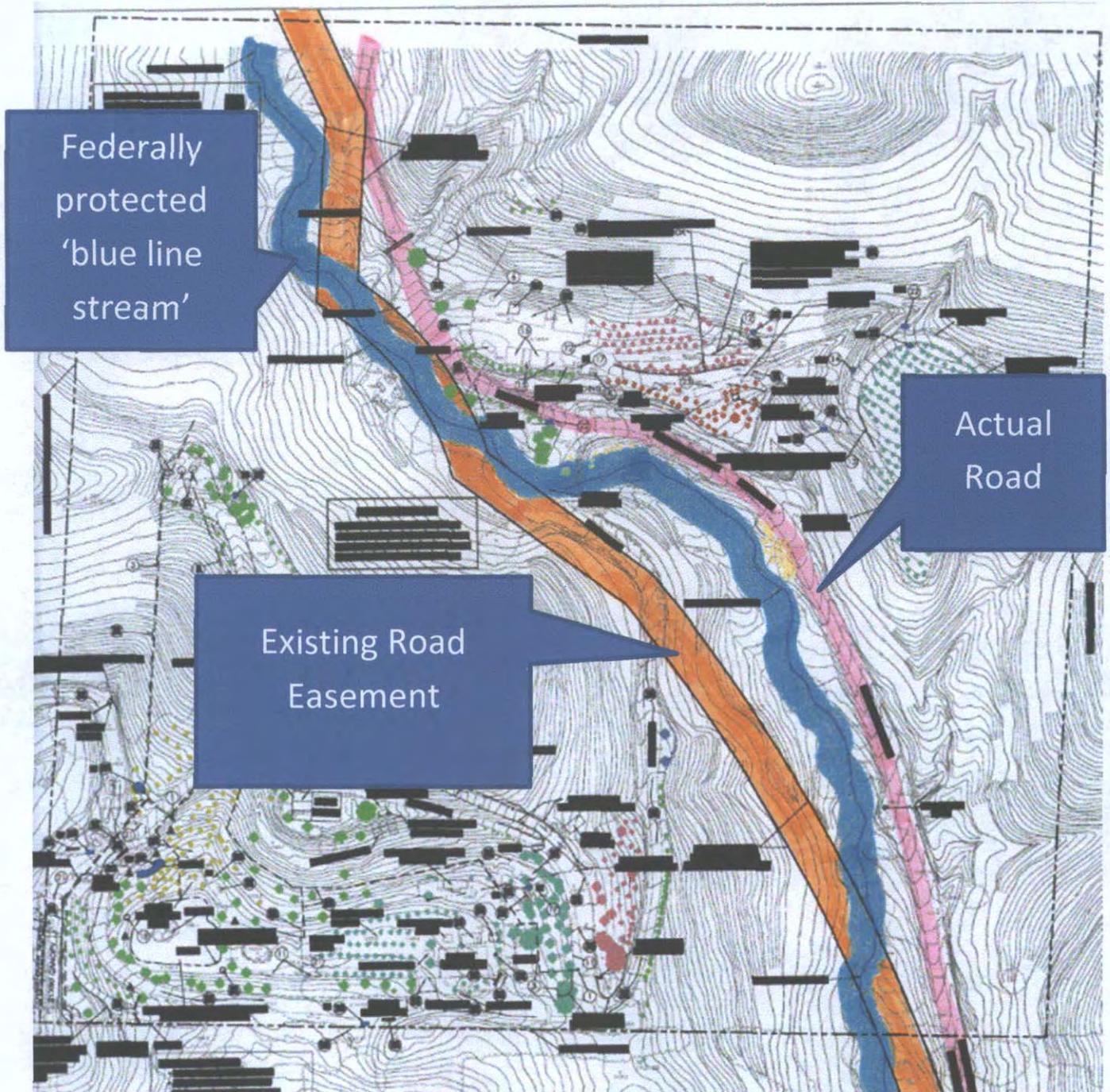


- FLOOR PLAN REFERENCE**
1. 1ST FLOOR PLAN
  2. 2ND FLOOR PLAN
  3. 3RD FLOOR PLAN
  4. 4TH FLOOR PLAN
  5. 5TH FLOOR PLAN
  6. 6TH FLOOR PLAN
  7. 7TH FLOOR PLAN
  8. 8TH FLOOR PLAN
  9. 9TH FLOOR PLAN
  10. 10TH FLOOR PLAN
  11. 11TH FLOOR PLAN
  12. 12TH FLOOR PLAN
  13. 13TH FLOOR PLAN
  14. 14TH FLOOR PLAN
  15. 15TH FLOOR PLAN
  16. 16TH FLOOR PLAN
  17. 17TH FLOOR PLAN
  18. 18TH FLOOR PLAN
  19. 19TH FLOOR PLAN
  20. 20TH FLOOR PLAN





# Sycamore Canyon Road Alignment



**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.

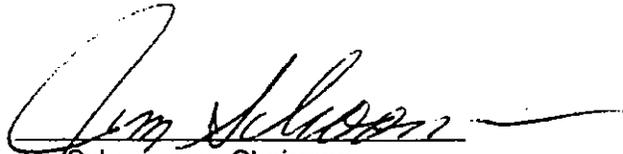
PASSED, APPROVED and ADOPTED, the 20th day of April 2011 by the following vote:

AYES:

NOES:

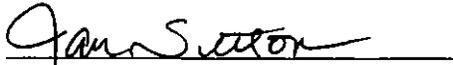
ABSENT:

ABSTAIN:



Jim Schoonover, Chairman  
San Dimas Planning Commission

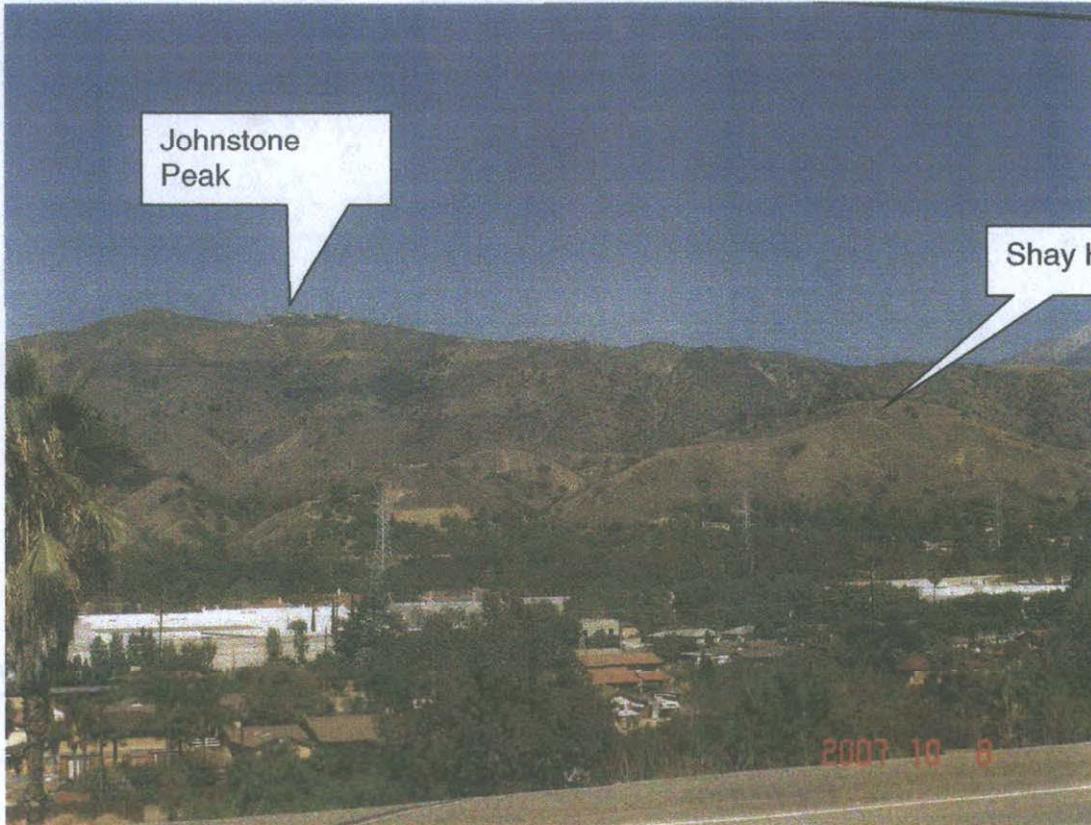
ATTEST:



Jan Sutton  
Planning Commission Secretary



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.

**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.

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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.

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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.

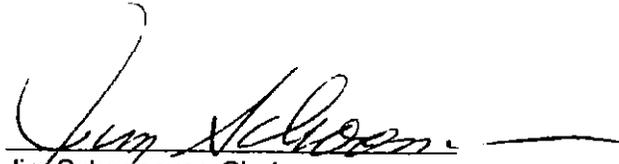
PASSED, APPROVED and ADOPTED, the 20th day of April 2011 by the following vote:

AYES:

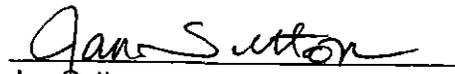
NOES:

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.

**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)

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, 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 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 complement 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 SP-25 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 new planning area two of SP-25. Ordinance No. 1201 resolved the major issue of building on a primary ridgeline identified by SP-25 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 complement 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 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:

**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)

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.

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, 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 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 complement 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 new planning area two of SP-25. Ordinance No. 1201 resolved the major issue of building on a primary ridgeline identified by SP-25 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 complement 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:

## 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- [REDACTED] 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. **[DeFalco: environment. Staff: No change recommended because this is a standard condition based upon minimum code requirements. All development within Northern Foothills is required to comply with SP 25.]**
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. **[DeFalco: need an extension of time. Staff: No change recommended because this is a standard condition based upon minimum code requirements. This is a standard "awareness" condition to inform applicant of the City's code requirement. DPRB approvals expire if "construction of improvements" are not "commenced within one year of the date of approval" per SDMC 18.12.070.F. No change recommended.]**
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. **[DeFalco: does not apply. Staff: No change recommended because this is a standard condition based upon minimum code requirements. In particular, this condition applies to parking inside garage per standards of SDMC 18.156.080.]**
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. **[DeFalco: why?? Staff: No change recommended because this is a standard condition based upon minimum code requirements. Required by SDMC 18.18.060.A.12 and 15.]**
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. **[DeFalco: why?? Staff: No change recommended because this is a standard condition based upon minimum code requirements. Required by SDMC 18.18.060.A.4.]**
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. **[DeFalco: public cannot see this building. Staff: This is a standard condition based upon minimum code requirements. Although there are currently no neighboring homes, there could be in the future, such as NJD's Brasada Ranch, which would have views of home. Required by SDMC 18.12.060.A.9; however, solar panels are exempt from screening (moot point because the solar panels in project design are screened by parapet). Staff recommends adding language regarding solar exemption.]**
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. **[DeFalco: propane tank. Staff: No change recommended because this is a standard condition based upon policy. The property has several existing propane tanks and other ground-mounted equipment that comply.]**
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. **[DeFalco: fencing how high? Staff: No change recommended because this is a standard condition based upon minimum code requirements. No fencing is proposed by this project; however, if fencing is desired, then applicant must submit fencing plan as required by SDMC 18.542.370 and 18.542.620 The Zoning Code has no maximum fence height standard; however, staff would recommend 6 feet as maximum.]**
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.~~ **[DeFalco: does not apply. Staff: Agree to delete condition.]**

15. The developer shall install all utilities underground. **[DeFalco: does not apply. Staff: This is a standard condition based upon minimum code requirements set forth in SDMC 18.542.320; however, staff agrees to modify language based upon the unique utility undergrounding standards of SP25: "15. The developer shall underground all utilities utility connections from Sycamore Canyon Road right-of-way to the buildings, as required by Specific Plan No. 25. Overhead utilities may be permitted within the Sycamore Canyon Road right-of-way and shall comply with the standards of SP 25."]**

## 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. **[DeFalco: did not comment. Staff: This is a standard condition based upon minimum code requirements set forth in SDMC 18.542.240 and 18.542.310; however, staff proposes the following revised language to clarify that it only applies to manufactured slopes: "All manufactured 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.~~ **[DeFalco: does not apply. Staff: Agree to delete condition.]**
20. ~~No trees shall be removed other than those indicated on the approved set of landscape plans.~~ **[DeFalco: does not apply. Staff: No tree removals are proposed. Agree to delete condition.]**
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. **[DeFalco: already submitted. Staff: This is a standard condition based upon minimum code requirements set forth in California Building Code. Soils reports are used to develop structural calculations for buildings. Applicant did submit a soils report in (dated February 17, 2006); however, must update the report with an addendum and submit with plan check submittal. Recommend adding language clarifying need for addendum update.]**
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. **[DeFalco: \_\_\_?\_\_\_ phases barn 1<sup>st</sup> phase?? Staff: This is a standard condition based upon minimum code requirements set forth in California Building Code. No phasing plan was submitted with this project. If the applicant desires to phase construction, then a phasing plan will be required prior to issuance of first building permit. It is important to note that accessory structures, such as barn and garage, cannot be built first (before house) because they are only allowed as accessory structures to the predominate building (i.e., house) per SDMC 18.08.010 and 18.542.120. Staff recommends revising language to clarify that building foundation inspections cannot be performed until rough grades have been certified: "Building permits foundation inspections shall not be issued performed 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. **[DeFalco: does not apply. Staff: No change recommended because this is a standard condition based upon minimum code requirements set forth in SDMC 8.36.100. There is a process for developer to submit an application to City Building Official to request extending construction hours pursuant to SDMC 8.36.100.B. There are no exceptions for properties within Northern Foothills. Although there are currently no neighboring homes, there could be in the future, such as NJD’s Brasada Ranch, which could be impacted by construction noise and dust.]**
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. **[DeFalco: fire requirements. Staff: No change recommended because this is a standard condition based upon minimum code requirements set forth in 2010 California Residential Code.]**
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. **[DeFalco: ? Please clarify. Staff: The project design complies. Agree to revise language to clarify: “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. **[DeFalco: does not apply. Staff: This is a standard condition that applies to Sycamore Canyon Road right-of-way. The City is not requiring any new street improvements. Staff agrees to revise language to clarify that applicant is only responsible to repair any damage caused by construction traffic upon existing street improvements: "40. The Developer shall be responsible for any repairs of damage caused by construction traffic within the limits of the development Sycamore Canyon Road right-of-way, 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. **[DeFalco: need to go thru the County of L.A. Parks & Recreation property. Staff: This is a standard condition, pursuant to SDMC Chapter 10.28, that applies to Sycamore Canyon Road right-of-way. Staff agrees that Sycamore Canyon Road access to the subject property goes through the County park property. The applicant has made improvements to Sycamore Canyon Road, such as pavement, without permits. This condition also applies if the applicant's construction traffic damages any street improvements within Sycamore Canyon Road right-of-way. No change recommended.]**
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. **[DeFalco: does not apply. Staff: No change recommended because this is a standard condition based upon minimum code requirements set forth in federal Clean Water Act. The City Engineer has determined that the project is disturbing more than one (1) acre of soil. Stormwater discharges from construction activities (such as clearing, grading, excavating, and stockpiling) that disturb one or more acres, or smaller sites that are part of a larger common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater program created pursuant to Clean Water Act. Prior to discharging stormwater, construction operators must obtain coverage under an NPDES permit. Where EPA is the permitting authority, construction stormwater discharges are almost all permitted under the**

**Construction General Permit (CGP). The CGP requires compliance with effluent limits and other permit requirements, such as the development of a SWPPP.]**

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. **[DeFalco: does not apply? Staff: No change recommended because this is a standard condition based upon minimum code requirements set forth in the City's Construction General Permit. The City Engineer has determined that this project is subject to the SUSMP regulations, in particular the protection of the Sycamore Creek blue line stream. On July 15, 1996, the Los Angeles Regional Water Quality Control Board issued a National Pollutant Discharge Elimination System (NPDES) permit to the 85 incorporated cities and the county within Los Angeles County. Pursuant to provisions within the permit, the County was required to submit Standard Urban Storm Water Mitigation Plans (SUSMPs).]**
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. **[DeFalco: No because road doesn't serve any other properties. You must first address the County of Los Angeles Parks & Recreation. I have had numerous on site meetings with the County Supervisor's Office regarding their stance on opening up their portion of the easement to the general public to vehicle traffic. Both departments are not in favor of opening this section to the general public for traffic purposes. The County represents approximately 400 feet of the roadway from the yellow gate to access at my property. I must maintain the County's portion of this property by cleaning up the public's trash, weed abatement and watering the trees that I have planted. When you enter my 40-acre property, the terrain on the east side of the paved road is so steep that there is not a road system that could be constructed to serve my property adjacent to the easterly property line. Note: At present, the property owner next to me is in preliminary engineering to determine how many lots can be planned on his portion of the property and he will take access from the existing tract on his easterly boundary and also his utilities. On the westerly side of the access road you have a blue line stream which the easement would encroach and as you continue up the canyon and go west to the Arizona Crossing there are all steep sides. If you continue further north on my property the terrain becomes more rugged with canyons on all sides and, of course, a blue line stream. You must contend with the property owner on my north boundary which is the National Forest. There are also some other reasons that I will not open up my property to the general public My property is considered a "Nature Preserve" as I raise and release mallard ducks, wood ducks, valley quail, gamble quail and mountain quail into the wild. I have numerous watering holes for wildlife: deer, bear, bob cat, fox, all birds, etc. I allow horseback riders access through my property -- cars and horses are not compatible. I also allow dog walkers - dogs must be on a leash and all**

**hikers. The pond is a focal point for these groups and I provide picnic tables and provide toilet facilities. I let the Boy and Girl Scouts camp on my property as long as they are supervised. We have the group "Seeds for Life" use our garden facilities so that they can grow food to distribute to the less fortunate.** Staff: The existing Sycamore Canyon Road does not follow the alignment of the offer of dedication of right-of-way. The intent of this condition is to rectify this alignment problem by shifting the easement location to coincide with the roadway location. City is not asking for full public right-of-way dedication, nor asking for the nature of the easement to be changed, only that it be properly aligned to reflect the as-built condition. Another reason to realign the existing road easement is that it crosses the Sycamore Creek blue line stream twice on the DeFalco property. Blue line streams are federally protected as "waters of the United States" under the Clean Water Act. The 1998 Northern Foothills Development and Infrastructure Study, which became the basis for Specific Plan No. 25, identifies Sycamore Canyon Road as "one of two existing paved access roads serving the study area" and as a "potential access location" extending through the DeFalco property to other properties. Since there is no pressing need at this time, staff would recommend adding language to allow a deferral agreement: "Prior to issuance of building permits, the applicant may enter into an agreement with City to defer implementation of this condition until such time as warranted by development on surrounding property."]

45. Provide written verification that water supply is potable in compliance with CA Plumbing Code. **[DeFalco: well-approved by:.. Staff: No change recommended because this is a condition based upon minimum code requirements set forth in the California Plumbing Code. Although applicant did install a well, which is currently used for irrigation and other agricultural purposes, that does not certify that water is potable for humans. The applicant also has a water source from a cave dug into mountainside further upstream. The property is not connected to Golden State Water's public water system. Therefore, whatever water sources are used to supply potable water for new buildings must be tested to document that it meets minimum health standards.]**
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". **[DeFalco: Impossible unless NJD extends utilities on to site. Staff: This "buyer beware" condition provides notice to future buyers of these unique site constraints. No change recommended.]**

## **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.

## **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, except for solar, 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. The developer shall underground all utility connections from Sycamore Canyon Road right-of-way to the buildings, as required by Specific Plan No. 25. Overhead utilities may be permitted within the Sycamore Canyon Road right-of-way and shall comply with the standards of SP 25. The developer shall install all utilities underground.

## **LANDSCAPE**

15. 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.
16. 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.
17. All manufactured slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
18. 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, with an addendum update, 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 foundation inspections shall not be performed 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.
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 of damage caused by construction traffic within the limits of Sycamore Canyon Road right-of-way, including streets and paving, curbs and gutters, sidewalks, and street lights, 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. Prior to issuance of building permits, the applicant may enter into an agreement with City to defer implementation of this condition until such time as warranted by development on surrounding property.**

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 June 28, 2011*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Dan Coleman, Director of Development Services

**SUBJECT:** **Request to allow late appeal of public nuisance determination regarding 405 W Gladstone (Code Enforcement Case No. 10-1488).**

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## **SUMMARY**

*This property has been in code enforcement for various violations for several years which resulted in the issuance of 10 administrative citations. Most of the violations were abated; however, the fill dirt and debris were not. In 2011, the City began nuisance abatement proceedings and a nuisance abatement hearing was conducted on May 11, 2011. On May 12, the hearing officer mailed the property owner a public nuisance determination and order of abatement requiring the fill dirt and debris to be removed by May 26, 2011.*

*Per San Dimas Municipal Code, there is a 10 day appeal period which expired on May 23. Mr. Stan Stringfellow attempted to file an appeal three days late on May 26. **Staff recommends that the Council take no further action and let the public nuisance determination and order of abatement stand.***

## **BACKGROUND**

In 2006, without the required grading permit, fill dirt was stockpiled on the property in anticipation of a proposed subdivision to create four lots. During the Planning Commission public hearing, a neighbor asked if a permit had been issued for the grading that had already been done. The subdivision applicant, Mr. Stan Stringfellow, responded that "they will take immediate steps to correct things with the City" (see Exhibit C). Unfortunately, neither the property owner nor Mr. Stringfellow ever applied for a grading

7.2

permit. Essentially, the City has been in code enforcement ever since regarding the illegal grading and other violations.

**ENFORCEMENT CASE HISTORY**

The following are the most recent code enforcement cases on the property:

| <b>Date</b>            | <b>Case #</b>     | <b>Description</b>                                                                                                  | <b>Status</b> |
|------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------|---------------|
| January 14, 2008       | CE08-0048         | Illegal dumping; dangerous and abandoned buildings; dismantled, inoperative vehicles; lack of property maintenance. | Active        |
| May 22, 2009           | CE09-0552         | Public nuisance and property maintenance.                                                                           | Abated        |
| July 28, 2010          | CE10-1160         | Dead and overgrown vegetation.                                                                                      | Abated        |
| July 28, 2010          | CE10-1161         | Storage of commercial vehicles over 10,000 pounds in residential zone.                                              | Abated        |
| <b>October 7, 2010</b> | <b>CE 10-1488</b> | <b>Fill dirt without grading permit; debris (wood pile)</b>                                                         | <b>Active</b> |
| March 14, 2011         | CE11-1631         | Two RV's (trailers) parked on an unimproved surface                                                                 | Abated        |

Following is a summary of the code enforcement case, CE10-1488, which is the subject of the appeal request:

| <b>Date</b>       | <b>Action</b>                                                            |
|-------------------|--------------------------------------------------------------------------|
| October 7, 2010   | Complaint received                                                       |
| November 11, 2011 | City Prosecutor sent compliance letter                                   |
| February 7, 2011  | Final Notice of Violation sent by code officer                           |
| February 23, 2011 | 1 <sup>st</sup> Administrative Citation #000174 issued (\$100 fine)      |
| March 3, 2011     | 2 <sup>nd</sup> Administrative Citation #000203 issued (\$200 fine)      |
| March 11, 2011    | 3 <sup>rd</sup> Administrative Citation #000211 issued (\$500 fine)      |
| May 11, 2011      | Nuisance Abatement Hearing                                               |
| May 12, 2011      | Public Nuisance Determination/Order of Abatement mailed                  |
| May 13, 2011      | 1 <sup>st</sup> attempt by Post Office to deliver PND/OOA*. Notice left. |
| May 20, 2011      | 2 <sup>nd</sup> attempt by Post Office to deliver PND/OOA. Notice left.  |
| May 22, 2011      | Appeal period (10-day) closed                                            |
| May 25, 2011      | Certified Mail picked up at Post Office                                  |
| May 26, 2011      | Stan Stringfellow attempted to appeal                                    |

\*Public Nuisance Determination/Order of Abatement

Attached is a list of the 10 Administrative Citations issued for this property (see Exhibit B). Due to lack of payment, these citations were sent to the City's collection agency. Four of the citation fines (\$800) have now been paid; however, the property owner still owes the City \$1,600 for the remaining six citations.

## **APPEAL PROCESS**

The property owner or any interested party may appeal the decisions of the public nuisance hearing officer by filing a written appeal with the city clerk within 10 days from the date of the mailing of the order of abatement pursuant to San Dimas Municipal Code §8.16.090. If a timely appeal is not filed, then the decision is final unless challenged through civil courts. There are no provisions or criteria in our ordinance to allow non-timely appeals:

***“8.16.090 Appeal of hearing officer’s decision. The owner of property or premises affected by the decision of the hearing officer, or any interested party, may appeal the decision of the hearing officer to the city council. For the purposes of this chapter, the city council shall serve as the board of appeals referenced in the Uniform Code for the Abatement of Dangerous Buildings and the housing advisory and appeals board referenced in the Uniform Housing Code.***

*An appeal shall be made in writing and filed with the city clerk within ten days from the date of the mailing of the order of abatement. Such appeal shall state the grounds for the appeal. The city clerk shall, upon receipt of such appeal, set the matter for hearing before the city council not more than thirty days following the filing of the appeal. Notice of hearing shall be given in the manner provided for in Sections 8.16.050 and 8.16.060. (Ord. 1012 § 1 (part), 1994)”*

The property owner and Mr. Stringfellow were informed at the May 11 nuisance abatement hearing that they would be receiving the decision of the hearing officer by mail and also informed of their right to appeal within 10 days. On May 12, the hearing officer’s public nuisance determination and order of abatement was mailed by regular mail and certified mail to the property owner; therefore, even if the recipient ignores certified mail, they would still have received via regular mail. According to the U.S. Post Office records, they attempted to deliver the certified letter on May 13 and left a notice (see Exhibit E). The letter was unclaimed, and they made a second attempt to deliver on May 20. The last day to file a timely appeal was May 23. The certified letter was picked up from the Post Office by John Hollander, the property owner, on May 25 (see Exhibit F). Mr. Stringfellow attempted to file an appeal three days late on May 26.

## **NEXT STEPS**

If the property owner fails to comply with the Order of Abatement, which they already have by failing to abate by May 26, the City of San Dimas may seek legal remedy to cause compliance, including, but not limited to, the following:

- Criminal (misdemeanor) prosecution per SDMC §8.16.250, including the City petitioning the Court for the appointment of a receiver pursuant to State Housing Law.
- Civil prosecution per SDMC §8.16.160, including the City petitioning the Court for the appointment of a receiver pursuant to State Housing Law.
- Civil remedy by causing the work to be done and charging the costs against the property owners through recordation of a tax lien per SDMC §8.16.150. The City

has obtained three bids to remove the dirt ranging from \$20,332 to \$33,750 (Council authorization required).

- Civil remedy by causing the work to be done and charging the costs against the property owners through recordation of a nuisance abatement lien per SDMC §8.16.180. The City has obtained three bids to remove the dirt ranging from \$20,332 to \$33,750 (Council authorization required).
- Civil proceedings per SDMC §1.12.060 such as restraining orders, civil injunctions or the like.
- Issuance of more Administrative Citations (\$500 fine) per SDMC §1.06.030. Each day of violation is a separate offense.

### **CONCLUSION**

There are no provisions or criteria in our ordinance to allow non-timely appeals. The property owner was informed by the public nuisance abatement hearing officer of the 10 day appeal process, including that "failure to appeal within the stated time frames will render this determination final." If the Council decides to allow a late appeal, then the appellant must pay the \$109 appeal fee and the hearing would be scheduled for a future agenda in July.

### **RECOMMENDATION**

Staff recommends that the Council adopt a motion to:

- Deny the request to appeal after the 10 day appeal period expired, thus letting stand the public nuisance determination and order of abatement.
- Direct staff to proceed with legal remedies, including, but not limited to, abatement work and cost recovery.
- Direct staff to not accept any new planning applications or amendments of planning applications, and to not issue any building permits on the property, until abated.

Respectfully Submitted,



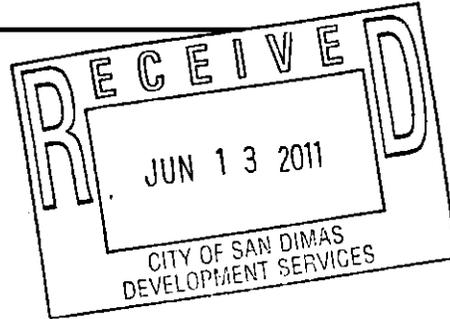
Dan Coleman  
Director of Development Services

Attachments: Exhibit A – Appeal Letter from Stan Stringfellow  
Exhibit B – List of Administrative Citations  
Exhibit C – Minutes of December 20, 2006 Planning Commission  
Exhibit D – Public Nuisance Determination/Order of Abatement  
Exhibit E – U.S. Post Office Certified Mail Tracking History  
Exhibit F – Certified Mail Return Receipt

# REAL ESTATE CONSULTING SERVICES

June 8, 2011

Honorable Curtis Morris  
Members of the San Dimas City Council  
245 W. Bonita Ave  
San Dimas, Ca. 91773



Subject: Declaration of Public Nuisance and Order to Abate  
Subject Location: 405 W. Gladstone Street, San Dimas, Ca. APN: 8392-015-029  
Case No.: CE10-1488

Dear Mr. Mayor and Councilmen:

On May 11, 2011 there was a Public Nuisance Hearing held to determine whether the above referenced property constituted a public nuisance. I attended that meeting, along with John Hollander of Hollander Financial Holdings, Inc. (Property Owner). The Hearing Officer found that the property was in violation of the following code sections:

15.04.016 A2 SDMC                      Fill, grade, excavate without a permit

8.14.020 G SDMC                      Trash, dirt, debris visible from the public right of way

The Hearing Officer told us at the hearing that we would have 10 days from the date the Determination Letter was sent to appeal any adverse decision to the City Council. The Determination Letter was sent by Certified Mail on May 12, 2011. The property owner, however, did not receive the Letter until May 25, 2011, four days *after* the appeal period ended. I subsequently and immediately requested the appeal on the morning of May 26, 2011. The letter, dated May 12, 2011, and the receipt, dated May 25, 2011, from the United States Postal Service indicating when the letter was received by the property owner are attached for your review.

Since we filed our request to appeal the public nuisance finding within one day of receiving the Determination Letter, we submit that our appeal is timely, but since the appeal request exceeded the statutory period only the City Council can determine whether to allow an appeal.

Therefore, pursuant to recommendations from the City staff, the property owner or his representative plans to appear at the City Council Meeting on June 14, 2011. During the Oral Communication portion of the meeting, they will request the Council consider, at a future City Council meeting, whether the Council will agree to hear their appeal. If the Council agrees to consider whether it will hear the request for appeal, the Council would direct the Staff to place the request on the agenda of a future meeting for consideration by the Council. If the council agrees to hear the appeal, the actual hearing of the appeal would heard by the Council in a subsequent City Council Meeting.

# REAL ESTATE CONSULTING SERVICES

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Here are just a few facts to refresh your memories regarding this site.

On February 13, 2007, the City Council approved Tentative Parcel Map 69750, dividing this 4-acre site into four lots. The dirt had been dumped on the site prior to your approval of the parcel map. The City Council was aware of this fact because questions were asked at the time of the approval specifically about the dirt that had been dumped there. .

Previous to the property owners' acquisition of the property and the City Council's approval of the Tentative Parcel Map, the site had been used for years by a firewood business and tree trimming service. There were old cars and vagrants on the site, as well as a substantial amount of trash. In the last 18 months, however, we have spent approximately \$40,000 to remove the trash and debris from the site. What remains is the dirt that was dumped and a pile of firewood that was separated from the trash.

The City did not take any action over the dirt until the last eight months. During this time the property owner has been issued a number of citations amounting to thousands of dollar in fines and to the best of my knowledge they have all been paid. The site has been regularly disked for weed abatement and fire protection. Furthermore, there are no runoff or drainage problems affecting neighboring properties as a result of the soil being stockpiled on the site.

We have submitted a request to the City I Staff for comments concerning proposed amendments to the approved parcel map. I have informed the Staff that we plan to make a submittal to build two homes for consideration by the DPRB before the end of June and, barring any further serious decline in property values or the economy, the plan is to be under construction before the end of the year.

If you grant the request to hear the appeal, it would likely be scheduled within 30 days of the June 14, 2011 Council Meeting.

Members of the City Staff recommended that we submit a brief letter together with the above referenced exhibits so that when the property owner or his representative appears before the Council to make the request to consider hearing the appeal, the members of the Council would already have the background information.

Thank you for your consideration of this request to determine if you will hear an appeal. If you have any questions, don't hesitate to call.

Best Regards,



Stan Stringfellow

| Cite                     | Cite Date  | Violation 1  | Violation 1 Description                   | Location            | Cite Balance      | Status      |
|--------------------------|------------|--------------|-------------------------------------------|---------------------|-------------------|-------------|
| 174                      | 02/22/2011 | 8.14.020G    | BOXES/LUMBER,/TRASH,/DIRT/DEBRIS > 72 HRS | 405 W GLADSTONE ST  | \$100.00          | Collections |
| 198                      | 03/30/2011 | 18.156.100A3 | UNPAVED PARKING IN FRONT OF HOUSE         | 405 W GLADSTONE ST  | \$100.00          | Collections |
| 203                      | 03/03/2011 | 8.14.020     | PROPERTY MAINTENANCE - 2ND OFFENSE        | 405 W GLADSTONE ST  | \$200.00          | Collections |
| 211                      | 03/11/2011 | 8.14.020G    | BOXES/LUMBER,/TRASH,/DIRT/DEBRIS > 72 HRS | 405 W GLADSTONE ST  | \$500.00          | Collections |
| 58                       | 08/11/2010 | 18.156.100A1 | COMMERCIAL VEHICLE > 10,000LBS IN SF ZONE | 405 W GLADSTONE ST  | \$0.00            | Paid        |
| 61                       | 08/25/2010 | 18.156.100A1 | COMMERCIAL VEHICLE > 10,000LBS IN SF ZONE | 405 W GLADSTONE ST  | \$0.00            | Paid        |
| 64                       | 09/02/2010 | 8.14.020     | PROPERTY MAINTENANCE                      | 405 W GLADSTONE ST  | \$0.00            | Paid        |
| 65                       | 09/02/2010 | 18.156.100A1 | COMMERCIAL VEHICLE > 10,000LBS IN SF ZONE | 405 W GLADSTONE ST  | \$0.00            | Paid        |
| 74                       | 10/08/2010 | 8.14.020     | PROPERTY MAINTENANCE - 3RD OFFENSE        | 405 W GLADSTONE ST  | \$500.00          | Collections |
| 70                       | 09/21/2010 | 8.14.020     | PROPERTY MAINTENANCE - 2ND OFFENSE        | 405 W. GLADSTONE ST | \$200.00          | Collections |
| <b>TOTAL BALANCE DUE</b> |            |              |                                           |                     | <b>\$1,600.00</b> |             |

**EXHIBIT B**

**Commissioner Ensberg** asked if the crib walls would be visible from Gladstone, and would crib walls be needed whether the project is three or four lots.

Stan Stringfellow, applicant, stated they won't be visible from Gladstone but will be to the properties to the west. He felt they would need the crib walls no matter the size of the development in order to create a safe access. He stated they proposed crib walls because they thought it would have less impact than a retaining wall.

**Mark Rief, 404 Mustang Court**, stated he has lived in the area for 26 years and asked if there was anything that would prevent this property from being subdivided again in the future, and if the utilities will be run underground.

**Manager Hensley** stated that under the current standards the property cannot be subdivided again. He added the utilities will be placed underground from the pole to the units.

**Mark Rief** stated he has seen a lot of grading being done near his property and that 30-40 truckloads of dirt have been brought to the property. He asked if there was a permit issued for this since he thought the discussion tonight was to determine that.

**Stan Stringfellow, Applicant**, thought his office had obtained permits to stockpile the dirt and they have a soils report on all of the loads, so they will take immediate steps to correct things with the City.

**Naz Nageer, 412 Mustang Court**, asked if the neighbors that have septic systems will be able to access the sewer with the construction of these new lots.

**Manager Hensley** stated he could speak with the developer and Public Works to see if an arrangement can be made.

There being no further comments, the public hearing was closed.

**Commissioner Ensberg** felt the concerns raised by staff have been addressed. The landlocked parcel is consistent with other properties around the site and the purchaser's will be notified of the access easement at the time of sale. He felt there wasn't a specific code that regulates creation of landlocked parcels and an inference has to be drawn. It appears the applicant is sensitive to the tree issue and they will be replaced more appropriately, and equestrian access has been addressed.

**Commissioner Bratt** concurred. He did not like the idea of landlocked parcels and that it sets the stage for future problems, but it already exists in this area and hasn't been an issue.

**Commissioner Rahi** concurred and asked if they would be making a decision based on the plans presented tonight.

**Manager Hensley** said if the Commission feels the plan is acceptable, staff will return with a resolution containing conditions which would establish the maintenance agreement, equestrian access, etc.

**Commissioner Schoonover** felt it was good to have four instead of three equestrian lots.

**EXHIBIT C**

Received 5-25-2011

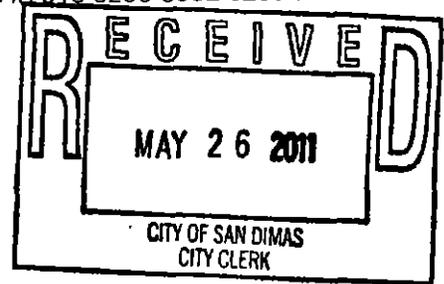
Requested appeal to Assistant City Clerk on  
5-26-2011

City of San Dimas  
Public Nuisance Determination

May 12, 2011

SENT CERTIFIED #7010 0290 0002 6209 7005

Hollander Financial Holding, Inc.  
Mark Hollander  
1291 N. Indian Hill Blvd  
Claremont, CA 91711-3860



Subject: Declaration of Public Nuisance and Order to Abate  
Subject Property: 405 W. Gladstone Street, San Dimas, CA APN:8392-015-029

Case No. CE10-1488

Mr. Hollander:

On May 11, 2011, at the hour of 9am a duly noticed Public Nuisance Hearing was held to determine whether the property located at 405 W. Gladstone Street constitutes a Public Nuisance as described in section 8.16.020 of the San Dimas Municipal Code.

**Description of Violations:**

1. 15.04.016 A2 SDMC Fill, grade, excavate without required permit
2. 8.14.020 G SDMC Trash, dirt, debris visible from public right-of-way

**Present for the Hearing:**

Ronald Compton- Administrative Hearing Officer  
Dan Coleman- Director of Development Services  
David Shono- **Code Enforcement Officer**  
John Hollander- Secretary/ Treasurer Hollander Financial Holding, Inc  
Stan Stringfellow- Co-Investor of Subject Property  
Anthony Pastran- Neighborhood Resident

**EXHIBIT D**

**Summary:**

The matters to be determined by the hearing officer at the hearing were:

1. Was fill dirt brought onto the property without the required permit.
2. Did grading occur of that fill dirt without the required permit.
3. Does there exist on the property a large pile of wood containing junk, debris and cast-off items being stored on the property in the public view.
4. Do the unabated conditions represent a public nuisance per the Municipal Code.

The evidence shows that about four years ago a large amount of fill dirt was deposited upon the property and that grading of that fill dirt subsequently occurred without the required city permits. Further, that for an extended period of time a large pile of wood debris that contains junk, debris and cast-off items has been stored on the property in public view. Also, that the property owner failed to abate the violations despite formal warnings by city officials.

Hollander Financial Holdings request that abatement of the fill dirt be delayed so that a pending plan to obtain permits and begin building on the property must be argued on appeal to the city council as the conditions on the property represent a violation of the municipal code and an extension of time to enforce the order to abate cannot be reasonably considered by the hearing officer as the current plans to improve the property are in the very preliminary stage and offer no guidance as to a time frame to implement.

**Determination:**

**The property is declared a public nuisance as defined in San Dimas Municipal Code 8.16.020 and the following order of abatement is issued:**

**That all corrections and/or work ordered are to be completed within 14 (fourteen) days of the mailing date of this determination letter. All work ordered is to be accomplished in a "workman-like" manner.**

1. **Remove the large wood pile and all miscellaneous junk, debris and cast-off items from the property.**
2. **Remove the un-permitted fill dirt deposited on the property to city specifications.**

Public Nuisance Determination  
405 W. Gladstone Street  
San Dimas, CA  
Case No. CE10-1488

That should the property owner fail to comply with the Order to Abate or its stated time frames the City of San Dimas may seek legal remedy to cause compliance, including:

- A. Criminal (misdemeanor) or civil prosecution, including the City petitioning the Court for the appointment of a receiver pursuant to the State Housing Law.
- B. Civil remedy by causing the work to be done and charging the costs against the property owners.
- C. Civil Fines
- D. Abatement

That a notice of "Substandard Property" be recorded with the Los Angeles County Recorder's Office should the property owners fail to comply with the stated time frames.

That any and all costs incurred by the City shall be charged to the property owner pursuant to San Dimas Municipal Code Sections 8.16.130 and 8.16.140 or 8.16.180.

**Appeals:**

Pursuant to Section 8.16.090 San Dimas Municipal Code you have the right to appeal this determination (decision) by filing an appeal with the City Clerk within 10 (ten) days of the mailing date of this determination. Such appeal shall state the grounds for the appeal. Upon receipt of the appeal the City Clerk will set the matter before the City Council no more than 30 (thirty) days from the filing of the appeal. Failure to appeal within the stated time frames will render this determination final.

Submitted,



Ronald Compton  
Administrative Hearing Officer



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[Track & Confirm](#)

[FAQs](#)

## Track & Confirm

### Search Results

Label/Receipt Number: **7010 0290 0002 6209 7005**  
Service(s): **Certified Mail™**  
Status: **Delivered**

### Track & Confirm

Enter Label/Receipt Number.

[Go >](#)

Your item was delivered at 3:08 pm on May 25, 2011 in CLAREMONT, CA 91711.

#### Detailed Results:

- **Delivered, May 25, 2011, 3:08 pm, CLAREMONT, CA 91711**
- **Notice Left, May 20, 2011, 9:21 am, CLAREMONT, CA 91711**
- **Notice Left, May 13, 2011, 8:48 am, CLAREMONT, CA 91711**
- **Processed through Sort Facility, May 13, 2011, 1:42 am, CITY OF INDUSTRY, CA 91715**

#### Notification Options

##### Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

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No FEAR Act EEO Data

FOIA



Useful Information  
How to use our services



How to use our services  
How to use our services

EXHIBIT E

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MARK HOLLANDER  
 HOLLANDER FINANCIAL HOLDING INC  
 1291 N INDIAN HILL BLVD  
 CLAREMONT CA 91711-3860

CE 10-1488  
 405 W. Gladstone  
 Public Nuisance Determination

2. Article Number

(Transfer from service label)

7010 0290 0002 6209 7005

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

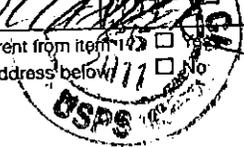
*[Handwritten Date]*

D. Is delivery address different from item 1?

If YES, enter delivery address below

Yes

No



3. Service Type

Certified Mail

Express Mail

Registered

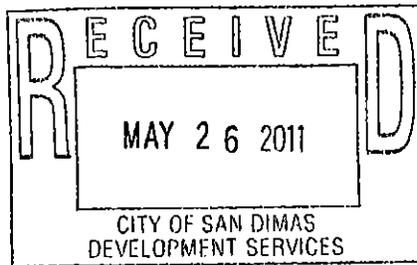
Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes



# REAL ESTATE CONSULTING SERVICES

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June 24, 2011

Honorable Curtis Morris  
Members of the San Dimas City Council  
245 W. Bonita Ave  
San Dimas, Ca. 91773

Subject: Declaration of Public Nuisance and Order to Abate  
Subject Location: 405 W. Gladstone Street, San Dimas, Ca. APN:8392-015-029  
Case No.: CE10-1488

Dear Mr. Mayor and Councilmen;

The willingness of the Council to consider whether or not to hear an appeal of the above reference determination is appreciated by Hollander Financial Holdings, Inc., and by me.

On May 11, 2011 there was a Public Nuisance Hearing held to determine whether the above referenced property constituted a Public Nuisance. The Hearing Officer found that the property was in violation of the following code sections:

15.04.016 A2 SDMC                      Fill, grade, excavate without a permit

8.14.020 G SDMC                      Trash, dirt, debris visible from the public right of way

In my letter of June 6, 2011, I had previously stated that the hearing officer told us that we would have 10 days from the date the determination letter was sent to appeal any adverse decision to the City Council. Following are the facts as I understand them:

- The Determination letter was sent by certified mail on May 12, 2011.
- The appeal period ended on May 21, 2011.
- The letter was not received by the property owner (Hollander Financial Holdings, Inc; John Hollander or Mark Hollander) until May 25, 2011, four days after the appeal period ended.
- I appeared at City Hall on the morning of May 26, 2011 to request an appeal.

The attached declarations serve to establish that we did not know the date the determination letter would be sent but anticipated it and the need to file an appeal.

Since the determination letter was not received by the property owner until (4) days after the appeal period ended, I hope, in the interest of fairness, that the Council would agree to hear the appeal of the property owner.

**Therefore, we respectfully request a hearing before the City Council concerning the finding of the hearing officer that the 15.04.016 A2 SDMC constitutes a public nuisance.**

# REAL ESTATE CONSULTING SERVICES

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The pile of firewood that was the focus of the 8.14.020 G SDMC has been removed from the site.

In the June 6, 2011, letter to the Council I state that to the best of my knowledge the citations issued for the violations had been paid. Dan Coleman provided me with \$1600 in citations that had not been paid. A check has been sent to satisfy the unpaid citations. My records now show there has been a total of \$2401.37 in fines paid.

Marco Espinoza called me on Thursday evening, June 23, 2011 to give me staffs comments regarding the proposed revisions to the Tentative Parcel Map. Staff comments will be reviewed and if appropriate incorporated into the submittal for processing. I had hoped to have this completed before the end of the month but that self- imposed deadline will have be extended two more weeks.

If you have any questions, don't hesitate to call.

Best Regards,



Stan Stringfellow



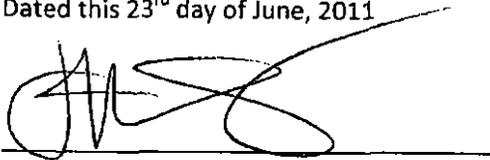
# Hollander Financial

## **Declaration of Jennifer Marks**

I am the person in charge of sorting and collecting the mail for Hollander Financial Holdings, Inc., and their affiliate companies.

On May 25<sup>th</sup> there were several certified letter notices from the post office in the stack of mail that was delivered that day. I took the notices to John Hollander for pick up at the post office.

Dated this 23<sup>rd</sup> day of June, 2011



Jennifer Marks



# Hollander Financial

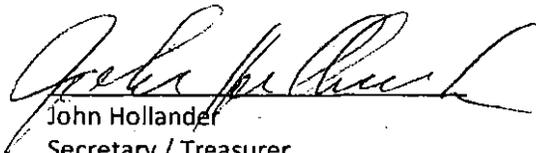
## Declaration of John Hollander

On the afternoon of May 25, 2011, Jennifer Marks brought me several certified mail notices. I took them to the Post Office and collected the certified letters; one was from the City of San Dimas and contained the decision concerning the abatement hearing that was held on May 11, 2011.

Stan Stringfellow phoned me a number of times after the hearing to see if I had received the hearing officer's decisions so that we could file an appeal. So when I received the decision on the afternoon of May 25<sup>th</sup>, I immediately forwarded the information to Stan Stringfellow, who, I believe, tried to file an appeal on the morning of May 26, 2011.

At the conclusion of the abatement hearing we were given instructions by the hearing officer that we would be notified about the decision and have 10 days to appeal to the City Council. I was surprised when it stated in the letter that it was 10 days from the date the letter was placed in the mail.

Dated this 23<sup>rd</sup> day of June, 2011



John Hollander  
Secretary / Treasurer  
Hollander Financial Holding, Inc

# Real Estate Consulting Services

## Declaration of Stan Stringfellow

I attended the Public Nuisance Hearing on May 25, 2011 together with John Hollander and Tony Pastran who lives on Cody Avenue. At the conclusion of the hearing, Ronald Compton, the Administrative Hearing Officer, instructed us that he would be sending out the decision and that we would have 10 days to file an appeal to the City Council. He did not indicate, to the best of my recollection, when the determination letter would be sent but I remember being told that the 10-day period for filing the appeal began on the date the determination was mailed. For this reason I made a significant effort to contact Mr. Hollander to see if he had received the determination letter.

I called Mr. Hollander no less than three times during the week of May 16<sup>th</sup> to May 20<sup>th</sup> to find out if he had received the determination letter. Each time I was told that he had not received it. The last call I made to find out if Mr. Hollander had received the determination letter was on May 24<sup>th</sup>, 2011. He said he had not received it. He called me in the late afternoon of May 25<sup>th</sup> to tell me that he had received the letter. The letter was scanned and e-mailed to me.

On the morning of May 26, 2011, the very next day after receiving the determination letter from Mr. Hollander, I appeared before the Assistant City Clerk at San Dimas City Hall to request an appeal before the City Council.

In the previous submittal to the Council, I had indicated that to the best of my knowledge all the citations that had been issued were paid. Dan Coleman provided me some additional citations that had not been paid and I have now paid them. I have attached a copy of the check to this affidavit.

Dated this 23<sup>th</sup> day of June, 2011

  
Stan Stringfellow

STANLEY G STRINGFELLOW II  
920 VIA AMADEO 909-394-4692  
SAN DIMAS, CA 91773 3932

2013

6-23-2011 Date

16-339/1220  
126

Pay to the Order of City of San Dimas - Administrative \$ 1,600.00  
One Thousand Six Hundred <sup>00</sup>/<sub>100</sub> Dollars



CALIFORNIA BANK TRUST

SAN DIMAS OFFICE  
520 WEST BONITA AVE., SAN DIMAS, CALIFORNIA 91773  
CST Contact 1-800-800-6000 www.calbanktrust.com

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⑆ 1 2 2 0 0 3 3 9 6 ⑆ 2 0 1 3 ⑆ 0 1 9 3 0 0 2 3 5 7 ⑆

Payment of Unpaid Citations

# REAL ESTATE CONSULTING SERVICES

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June 8, 2011

Honorable Curtis Morris  
Members of the San Dimas City Council  
245 W. Bonita Ave  
San Dimas, Ca. 91773

Subject: Declaration of Public Nuisance and Order to Abate  
Subject Location: 405 W. Gladstone Street, San Dimas, Ca. APN: 8392-015-029  
Case No.: CE10-1488

Dear Mr. Mayor and Councilmen:

On May 11, 2011 there was a Public Nuisance Hearing held to determine whether the above referenced property constituted a public nuisance. I attended that meeting, along with John Hollander of Hollander Financial Holdings, Inc. (Property Owner). The Hearing Officer found that the property was in violation of the following code sections:

15.04.016 A2 SDMC                      Fill, grade, excavate without a permit

8.14.020 G SDMC                      Trash, dirt, debris visible from the public right of way

The Hearing Officer told us at the hearing that we would have 10 days from the date the Determination Letter was sent to appeal any adverse decision to the City Council. The Determination Letter was sent by Certified Mail on May 12, 2011. The property owner, however, did not receive the Letter until May 25, 2011, four days *after* the appeal period ended. I subsequently and immediately requested the appeal on the morning of May 26, 2011. The letter, dated May 12, 2011, and the receipt, dated May 25, 2011, from the United States Postal Service indicating when the letter was received by the property owner are attached for your review.

Since we filed our request to appeal the public nuisance finding within one day of receiving the Determination Letter, we submit that our appeal is timely, but since the appeal request exceeded the statutory period only the City Council can determine whether to allow an appeal.

Therefore, pursuant to recommendations from the City staff, the property owner or his representative plans to appear at the City Council Meeting on June 14, 2011. During the Oral Communication portion of the meeting, they will request the Council consider, at a future City Council meeting, whether the Council will agree to hear their appeal. If the Council agrees to consider whether it will hear the request for appeal, the Council would direct the Staff to place the request on the agenda of a future meeting for consideration by the Council. If the council agrees to hear the appeal, the actual hearing of the appeal would heard by the Council in a subsequent City Council Meeting.

# REAL ESTATE CONSULTING SERVICES

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Here are just a few facts to refresh your memories regarding this site.

On February 13, 2007, the City Council approved Tentative Parcel Map 69750, dividing this 4-acre site into four lots. The dirt had been dumped on the site prior to your approval of the parcel map. The City Council was aware of this fact because questions were asked at the time of the approval specifically about the dirt that had been dumped there.

Previous to the property owners' acquisition of the property and the City Council's approval of the Tentative Parcel Map, the site had been used for years by a firewood business and tree trimming service. There were old cars and vagrants on the site, as well as a substantial amount of trash. In the last 18 months, however, we have spent approximately \$40,000 to remove the trash and debris from the site. What remains is the dirt that was dumped and a pile of firewood that was separated from the trash.

The City did not take any action over the dirt until the last eight months. During this time the property owner has been issued a number of citations amounting to thousands of dollar in fines and to the best of my knowledge they have all been paid. The site has been regularly disked for weed abatement and fire protection. Furthermore, there are no runoff or drainage problems affecting neighboring properties as a result of the soil being stockpiled on the site.

We have submitted a request to the City Staff for comments concerning proposed amendments to the approved parcel map. I have informed the Staff that we plan to make a submittal to build two homes for consideration by the DPRB before the end of June and, barring any further serious decline in property values or the economy, the plan is to be under construction before the end of the year.

If you grant the request to hear the appeal, it would likely be scheduled within 30 days of the June 14, 2011 Council Meeting.

Members of the City Staff recommended that we submit a brief letter together with the above referenced exhibits so that when the property owner or his representative appears before the Council to make the request to consider hearing the appeal, the members of the Council would already have the background information.

Thank you for your consideration of this request to determine if you will hear an appeal. If you have any questions, don't hesitate to call.

Best Regards,



Stan Stringfellow



Received 5-25-2011

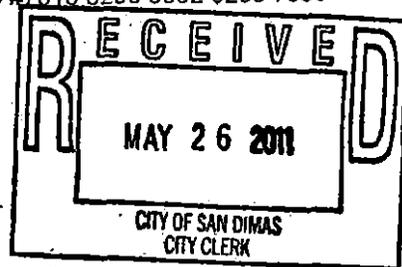
Requested appeal to Assistant City Clerk on  
5-26-2011

City of San Dimas  
Public Nuisance Determination

May 12, 2011

SENT CERTIFIED #7010 0290 0002 6209 7005

Hollander Financial Holding, Inc.  
Mark Hollander  
1291 N. Indian Hill Blvd  
Claremont, CA 91711-3860



Subject: Declaration of Public Nuisance and Order to Abate  
Subject Property: 405 W. Gladstone Street, San Dimas, CA APN:8392-015-029

Case No. CE10-1488

Mr. Hollander:

On May 11, 2011, at the hour of 9am a duly noticed Public Nuisance Hearing was held to determine whether the property located at 405 W. Gladstone Street constitutes a Public Nuisance as described in section 8.16.020 of the San Dimas Municipal Code.

**Description of Violations:**

1. 15.04.016 A2 SDMC Fill, grade, excavate without required permit
2. 8.14.020 G SDMC Trash, dirt, debris visible from public right-of-way

**Present for the Hearing:**

Ronald Compton- Administrative Hearing Officer  
Dan Coleman- Director of Development Services  
David Shono- ~~Code Enforcement Officer~~  
John Hollander- Secretary/ Treasurer Hollander Financial Holding, Inc  
Stan Stringfellow- Co-Investor of Subject Property  
Anthony Pastran- Neighborhood Resident

Public Nuisance Determination  
405 W. Gladstone Street  
San Dimas, CA  
Case No. CE10-1488

**Summary:**

The matters to be determined by the hearing officer at the hearing were:

1. Was fill dirt brought onto the property without the required permit.
2. Did grading occur of that fill dirt without the required permit.
3. Does there exist on the property a large pile of wood containing junk, debris and cast-off items being stored on the property in the public view.
4. Do the unabated conditions represent a public nuisance per the Municipal Code.

The evidence shows that about four years ago a large amount of fill dirt was deposited upon the property and that grading of that fill dirt subsequently occurred without the required city permits. Further, that for an extended period of time a large pile of wood debris that contains junk, debris and cast-off items has been stored on the property in public view. Also, that the property owner failed to abate the violations despite formal warnings by city officials.

Hollander Financial Holdings request that abatement of the fill dirt be delayed so that a pending plan to obtain permits and begin building on the property must be argued on appeal to the city council as the conditions on the property represent a violation of the municipal code and an extension of time to enforce the order to abate cannot be reasonably considered by the hearing officer as the current plans to improve the property are in the very preliminary stage and offer no guidance as to a time frame to implement.

**Determination:**

**The property is declared a public nuisance as defined in San Dimas Municipal Code 8.16.020 and the following order of abatement is issued:**

**That all corrections and/or work ordered are to be completed within 14 (fourteen) days of the mailing date of this determination letter. All work ordered is to be accomplished in a "workman-like" manner.**

1. **Remove the large wood pile and all miscellaneous junk, debris and cast-off items from the property.**
2. **Remove the un-permitted fill dirt deposited on the property to city specifications.**

Public Nuisance Determination  
405 W. Gladstone Street  
San Dimas, CA  
Case No. CE10-1488

That should the property owner fail to comply with the Order to Abate or its stated time frames the City of San Dimas may seek legal remedy to cause compliance, including:

- A. Criminal (misdemeanor) or civil prosecution, including the City petitioning the Court for the appointment of a receiver pursuant to the State Housing Law.
- B. Civil remedy by causing the work to be done and charging the costs against the property owners.
- C. Civil Fines
- D. Abatement

That a notice of "Substandard Property" be recorded with the Los Angeles County Recorder's Office should the property owners fail to comply with the stated time frames.

That any and all costs incurred by the City shall be charged to the property owner pursuant to San Dimas Municipal Code Sections 8.16.130 and 8.16.140 or 8.16.180.

**Appeals:**

Pursuant to Section 8.16.090 San Dimas Municipal Code you have the right to appeal this determination (decision) by filing an appeal with the City Clerk within 10 (ten) days of the mailing date of this determination. Such appeal shall state the grounds for the appeal. Upon receipt of the appeal the City Clerk will set the matter before the City Council no more than 30 (thirty) days from the filing of the appeal. Failure to appeal within the stated time frames will render this determination final.

Submitted,



Ronald Compton  
Administrative Hearing Officer

City Council  
CURTIS W. MORRIS, Mayor  
JEFF TEMPLEMAN, Mayor Pro Tem  
DENIS BERTONE  
EMMETT BADAR  
JOHN EBINER

City Manager  
BLAINE M. MICHAELIS

Assistant City Manager / Treasurer  
KENNETH J. DURAN

City Attorney  
J. KENNETH BROWN



Assistant City Manager of  
Community Development  
LAWRENCE STEVENS

Director of Public Works  
KRISHNA PATEL

Director of Development  
Services  
DAN COLEMAN

Director of Parks  
and Recreation  
THERESA BRUNS

City Clerk  
INA RIOS

May 31, 2011

SENT VIA CERTIFIED AND REGULAR MAIL  
7010 0290 0002 6209 7012 - STRINGFELLOW  
7008 1300 0002 1409 4081 - HOLLANDER

Stan Stringfellow  
326 W Arrow  
San Dimas, CA 91773

Re: 405 W GLADSTONE

Dear Mr. Stringfellow:

On May 26, 2011, you attempted to appeal the decision of the Hearing Officer as contained in their Declaration of Public Nuisance and Order to Abate dated May 12, 2011. Your appeal was not timely filed because it was not filed within 10 calendar days of the mailing of the Order to Abate as required by San Dimas Municipal Code 8.16.090. Therefore, the decision of the Hearing Officer is final and no further appeals are possible.

The Order to Abate required that all corrections and/or work were to be completed by May 26, 2011. Should the work not be completed, then the City of San Dimas will seek legal remedy to cause compliance as set forth in the Order to Abate.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Coleman".

Dan Coleman  
Director of Development Services

Cc: Mark Hollander, Hollander Financial Holding, Inc.  
David Shono



CITY OF SAN DIMAS  
MINUTES  
SAN DIMAS REDEVELOPMENT AGENCY MEETING  
TUESDAY, June 14, 2011  
SAN DIMAS COUNCIL CHAMBERS  
245 E. BONITA AVENUE

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**PRESENT:**

Chairman Curtis W. Morris  
Vice Chairman Jeffrey W. Templeman  
Mr. Emmett G. Badar  
Mr. Denis Bertone  
Mr. John Ebner  
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 Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns

**CALL TO ORDER**

Chairman Morris called the meeting of the San Dimas Redevelopment Agency Board of Directors or order at 9:19 p.m.

**ORAL COMMUNICATIONS** (This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.)

No one spoke.

**APPROVAL OF MINUTES**

It was moved by Mr. Templeman, seconded by Mr. Ebner, to approve the minutes of the May 24, 2011 meeting. The motion carried unanimously.

**EXECUTIVE DIRECTOR**

- 1) Annual determination by the Agency that administrative costs are necessary for the Low and Moderate Income Housing fund.

Executive Director Michaelis reported that pursuant to Health and Safety Code Section 33334.3(d) the Agency is required to annually determine that the planning and administrative expenses are necessary for the production, improvement or preservation of low and moderate income housing and recommended minute action.

**MINUTE ACTION** - It was moved by Mr. Bertone, seconded by Mr. Templeman, to find that planning and administrative costs proposed for the 2011-2012 budget are necessary for the production, improvement or preservation of low and moderate income housing. The motion carried unanimously.

8.6

- 2) Amendment to the Administrative Services Agreement between the City of San Dimas and the San Dimas Redevelopment Agency for the operation of the Agency's Amended Creative Growth Redevelopment Project Area.

Assistant Executive Director Duran submitted an updated agreement between the City and the Redevelopment Agency to provide city personnel, equipment and facilities for the operation of the Redevelopment Project Areas. Staff recommended that the Agency approve the revised Agreement to continue to reimburse the City for the necessary support for the Creative Growth Project Area.

**MINUTE ACTION:** It was moved by Mr. Bertone, seconded by Mr. Templeman, to approve the revised Administrative Services Agreement between the City and the Redevelopment Agency as outlined by Attachment "A" for the operation of the Agency's Amended Creative Growth Redevelopment Project Area. The motion carried unanimously.

#### **MEMBERS OF THE AGENCY**

There were no comments.

#### **ADJOURNMENT**

Chairman Morris adjourned the meeting at 9:28 p.m.

Respectfully submitted,

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Ina Rios, Secretary



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the meeting of June 28, 2011*

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

**Initiated by:** Ina Rios, CMC, City Clerk

**Subject:** Designate Voting Delegates for 2011 League Annual Conference

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## SUMMARY

The League of California Cities conducts an annual business meeting to take action on conference resolutions. Each City should designate a voting representative and an alternate who will be registered at the conference and present at the Annual Business meeting on Friday, September 23, 2011, at 2:30 p.m. at the San Francisco Moscone West Convention Center.

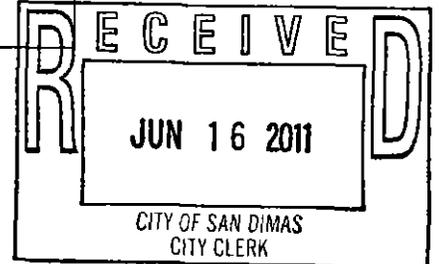
Councilmember Emmett Badar is the City's delegate and Councilmember Denis Bertone is the alternate.

## RECOMMENDATION

Designate a delegate and alternate to represent the City at the League of California Cities Annual Convention.

Council Action Advised by August 26, 2011

June 9, 2011



**TO: Mayors, City Managers and City Clerks**

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES  
League of California Cities Annual Conference – September 21–23, San Francisco**

The League's 2011 Annual Conference is scheduled for September 21-23 in San Francisco. An important part of the Annual Conference is the Annual Business Meeting (*at the closing General Assembly*), scheduled for 2:30 p.m., Friday, September 23, at the San Francisco Moscone West Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity.

**Please complete the attached Voting Delegate form and return it to the League's office no later than Friday, August 26, 2011. This will allow us time to establish voting delegate/alternates' records prior to the conference.**

Please note the following procedures that are intended to ensure the integrity of the voting process at the Annual Business Meeting.

- **Action by Council Required.** Consistent with League bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates must be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. To register for the conference, please go to our website: [www.cacities.org](http://www.cacities.org). In order to cast a vote, at least one person must be present at the Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up

-more-



1400 K Street, Suite 400 • Sacramento, California 95814  
Phone: 916.658.8200 Fax: 916.658.8240  
www.cacities.org

## Annual Conference Voting Procedures 2011 Annual Conference

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to League policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the League Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in his or her possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



CITY: \_\_\_\_\_

2011 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM

Please complete this form and return it to the League office by Friday, August 26, 2011. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

In order to vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: \_\_\_\_\_

Title: \_\_\_\_\_

2. VOTING DELEGATE - ALTERNATE

Name: \_\_\_\_\_

Title: \_\_\_\_\_

3. VOTING DELEGATE - ALTERNATE

Name: \_\_\_\_\_

Title: \_\_\_\_\_

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES.

OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: \_\_\_\_\_ E-mail \_\_\_\_\_

Mayor or City Clerk \_\_\_\_\_ Phone: \_\_\_\_\_
(circle one) (signature)

Date: \_\_\_\_\_

Please complete and return by Friday, August 26 to:

League of California Cities
ATTN: Mary McCullough
1400 K Street
Sacramento, CA 95814

FAX: (916) 658-8240
E-mail: mccullom@cacities.org
(916) 658-8247



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the meeting of June 28, 2011*

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

**Subject:** Public Safety Commission Appointments

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## SUMMARY

There are two vacancies on the Public Safety Commission.

Interviews were conducted in June by Mayor Morris and Councilmember Badar.

## BACKGROUND

Commissioners Dave Campbell and Bob Olander have completed three terms and are not eligible for reappointment. Effective February 10, 2011, there are two vacancies on the Public Safety Commission.

The vacancies were advertised and applications were accepted until the end of March. Candidates who had previously submitted applications also expressed a desire to be considered for these two openings.

Mayor Morris and Councilmember Badar conducted interviews in June and will recommend appointment.

## RECOMMENDATION

Pleasure of the Council.



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the meeting of June 28, 2011*

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

**Initiated by:** Ken Duran, Assistant City Manager

**Subject:** Equestrian Commission Appointment

## SUMMARY

Effective August 1, 2011, there will be one vacancy on the Equestrian Commission.

Recruitment was opened and interviews were held.

## BACKGROUND

Equestrian Commissioner Doug Aschenbrenner's term will expire on July 31, 2011, and he declined reappointment for personal reasons. There is one vacancy on the Equestrian Commission.

Recruitment was opened with a deadline to apply by May 27, 2011. Two candidates applied by the deadline and were interviewed in June by Mayor Morris and Mayor Pro Tem Templeman.

## RECOMMENDATION

Pleasure of the City Council.

*a.d.s*