



AGENDA
REGULAR CITY COUNCIL /
REDEVELOPMENT AGENCY MEETING
TUESDAY, OCTOBER 11, 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 Ebiner

1. CALL TO ORDER AND FLAG SALUTE

2. PRESENTATIONS

- Pui-Ching Ho, Library Manager, San Dimas Library
- Mitchell Crawford, Chair, Chamber of Commerce, Western Days recap

3. 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

4. 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. 2011-50**, A Resolution of the City Council of the City of San Dimas Approving certain demands for the months of September and October, 2011.
- b. Approval of minutes for September 27, 2011 regular City Council meeting.
- c. Tax Sharing Resolutions approving and accepting negotiated exchange of property tax revenues resulting from annexation to County Sanitation District No. 21 (Annexation No. 713) one proposed single-family home on Puddingstone Drive.

END OF CONSENT CALENDAR

5. PLANNING/DEVELOPMENT SERVICES

- a. Review of Development Plan Review Board's decision regarding removal of oak tree for DPRB Case No. 11-14, Precise Plan No. 11-02 and Tree Permit 11-25 (Olive Garden restaurant).
 - 1) **RESOLUTION NO. 2011-44, (Revised)** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING PRECISE PLAN NO. 11-02 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 11-14, A REQUEST TO CONSTRUCT A 7,537 SQUARE FOOT SIT-DOWN RESTAURANT (OLIVE GARDEN) WITHIN THE CITRUS STATION (APN: 8383-009-073).

6. SAN DIMAS REDEVELOPMENT AGENCY

- a. Oral Communications *(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 September 27, 2011 meeting.
- c. Executive Director
- d. Members of the Agency

7. ORAL COMMUNICATIONS

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

8. ADJOURNMENT

The next meeting is on Monday, October 17, 2011, 5:00 p.m. for the Fall City Council/Staff Retreat.

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 DURING NORMAL BUSINESS HOURS. [PRIVILEGED AND CONFIDENTIAL DOCUMENTS EXEMPTED]

POSTING STATEMENT: ON OCTOBER 7, 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); THE VONS SHOPPING CENTER (PUENTE/VIA VERDE) AND THE CITY'S WEBSITE AT WWW.CITYOFSANDIMAS.COM/MINUTES.CFM.

RESOLUTION NO. 2011-50

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIMAS, CALIFORNIA, APPROVING
CERTAIN DEMANDS FOR THE MONTHS OF
SEPTEMBER AND OCTOBER 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 Prepaid Warrant Register: 09/30/2011; 22300 through 22356; in the
amount of \$714,449.81 (including voids 136933 and 137059); Warrant Register: 10/14/2011;
137394 through 137516; in the amount of \$337,539.23.

PASSED, APPROVED AND ADOPTED THIS 11th DAY OF OCTOBER 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 October 11, 2011, by the following
vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Ina Rios, CMC, City Clerk

4. a. 1



THE WARRANT DISBURSEMENT
JOURNAL IS NOT AVAILABLE TO
VIEW THROUGH LASERFICHE

A PAPER COPY IS AVAILABLE
IN THE FINANCE DIVISION



MINUTES
REGULAR CITY COUNCIL
TUESDAY, SEPTEMBER 27, 2011, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVE.

PRESENT:

Mayor Curtis W. Morris
Mayor Pro Tem Jeff Templeman
Councilmember Emmett Badar
Councilmember Denis Bertone
Councilmember John Ebner
City Manager Blaine Michaelis
City Attorney J. Kenneth Brown
City Clerk Ina Rios
Assistant City Manager for 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 7:00 p.m. and led the flag salute.

2. ANNOUNCEMENTS

- Pui-Ching Ho, Library Manager, San Dimas Library

Pui-Ching Ho, Library Manager, announced that the Friends of San Dimas Library annual Book sale will be held on September 30 through October 2, 2011 during Western Days; the Book Party will meet Wednesday, October 5th to discuss the book for October *The Help*; Artist Charlotte Cano will host 2 workshops on October 8th to teach children how to read, write and draw their own books: For detailed information, contact the Library at 909/599-6738.

- Walnut Creek Community Meeting, Thursday, September 29, 2011, 6:30-8:00 p.m. Stanley Plummer Community Building.

Assistant City Manager Stevens reminded that in partnership with the City of San Dimas, the Watershed Conservation Authority will host a Walnut Creek Habitat Visioning Workshop on Thursday, September 29, 2011, from 6:30 p.m. to 8:00 p.m., in the Stanley Plummer Community Building. He said a site assessment report with preliminary information about the property will be available online at www.watershedconservationauthority.org or at www.cityofsandimas.com.

In response to Mayor Morris, Mr. Stevens replied that the event is open to the public and the consultant representing the Watershed Conservation Authority will be making a presentation and answering questions. The Tzu Chi Foundation will be giving a short presentation on their ideas for their use of their property.

- Earthquake Preparedness – Great California Shakeout on Thursday, October 20, 2011

Assistant City Manager Duran said October is earthquake preparedness month and a simulated earthquake exercise will be conducted on October 20, 2011, at 10:20 a.m. to encourage residents, families, businesses and organizations throughout the state to participate in the exercise to practice drop, cover and hold techniques. He said to register for the exercise or for additional information about emergency preparedness, visit website www.shakeout.org.

4. b

In response to Mayor Morris, Mr. Duran replied that city hall and city facilities would be participating in the exercise and expanded exercise.

3. 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) Mitchell Crawford, Chair, Chamber of Commerce, invited the community to attend the Western Days event on Saturday and Sunday, October 1-2. He outlined the schedule of events and activities for the fun filled weekend, including a pancake breakfast, parade, display by crafters, food, children's activities, and entertainment.

2) Mr. Crawford also reminded the community that the 17th annual San Dimas Rodeo will be held at the Tex Shoemaker Rodeo Arena at Horsethief Canyon. The gates open at 11:00 a.m. and a schedule of events is available at www.sandimasrodeo.com.

4. CONSENT CALENDAR

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

It was moved by Mayor Pro Tem Templeman, seconded by Councilmember Ebner, and carried to accept, approve and act upon the consent calendar, as follows:

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

(1) **RESOLUTION NO. 2011-48**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF SEPTEMBER 2011.

b. Ordinances read by title, further reading waived, passage and adoption recommended as follows:

(1) **ORDINANCE NO. 1209**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL-CODE TEXT AMENDMENT 11-01, AMENDING THE DRIVE-THROUGH RESTAURANT REQUIREMENTS OF CODE SECTION 18.540.130.B WITHIN SPECIFIC PLAN 24, AREA 1 – REGIONAL COMMERCIAL ZONE.
SECOND READING AND ADOPTION

c. Approval of minutes for regular meeting of September 13, 2011.

d. Reject claim for damages from Marie Sandoval.

e. Reject claim for damages from Robert T. Mathis, II.

f. Reject claim for damages from Lauren Rich.

g. Reject claim for damaged from Florence Quinn.

- h. Baseline Road at Cataract Avenue Street Pavement Improvements: Authorization to waive formal bid process to retain AAA Paving Company and award up to \$30,000 for pavement repairs. Appropriation of \$30,000 from Gas Tax funds for pavement repairs on Baseline Road in conjunction with Crestwood Communities (Tract 62861) street improvements.
- i. San Dimas High School 4th Annual Homecoming Parade. Restricted closure of certain streets within the Downtown Area on Friday, October 14, 2011 from 2:00 p.m. to 5:00 p.m.
- j. Tax Sharing Resolutions approving and accepting negotiated exchange of property tax revenues resulting from annexation to County Sanitation District No. 21 (Annexation No. 703) two existing single-family homes and one proposed single-family home on Puddingstone Drive.
- k. Tax Sharing Resolutions approving and accepting negotiated exchange of property tax revenues resulting from annexation to County Sanitation District No. 22 (Annexation No. 378) one existing single-family home on Cannon Avenue.

END OF CONSENT CALENDAR

5. OTHER MATTERS

- a. Consider a three-month extension of Agreement with University of La Verne regarding management and operation of the San Dimas cable television government access channel KWST.

Assistant City Manager Duran stated that pursuant to the Digital Infrastructure and Video Competition Act, Time Warner was granted a state franchise effective January 11, 2009 that released them from their obligation to provide management of the City's public access channel. He said in 2009, the City Council approved a one-year Agreement with the University of La Verne to manage and operate the City's channel. He said the Agreement was renewed in 2010 and extended to coincide with the City's fiscal year, with a term through June 30, 2011. Mr. Duran said the Agreement was renewed for three months through September 30, 2011 to allow time to work with the KWST staff to address some of the technical, equipment and operational issues. Staff recommends the City Council authorize the amendment to the existing Agreement with the University of La Verne to allow for an additional three month extension of the term, expiring December 31, 2011, to allow both entities the opportunity to refine technical issues and fully implement new equipment; and to authorize the City Manager to execute the amendment. He said Don Pollock, La Verne University, is present to answer questions.

It was moved by Councilmember Bertone, seconded by Mayor Pro Tem Templeman, to authorize the City Manager to execute a three-month extension to expire December 31, 2011, of an amendment to the existing Agreement with the University of La Verne for the operation of the San Dimas cable television community access channel, KWST. The motion carried unanimously.

- b. Request by Christ Church of the Valley to close Covina Boulevard between Valley Center and Kimberly Avenue on Monday, October 31, 2011, from 1:00 p.m. to 10:00 p.m. to conduct a Halloween event.

Assistant City Manager Duran presented a request from Christ Church of the Valley to close a portion of Covina Boulevard, from Valley Center to Kimberly Avenue, on Monday, October 31, 2011, from 1:00 p.m. to 10:00 p.m. to conduct a Halloween event. He said if approved, the applicant would need to submit a Special Event Permit application and provide a traffic control plan to be approved by the Traffic Safety Committee. He said since there have been previous parking issues associated with the Church, staff notified surrounding residents of this meeting. Correspondence was received from two residents opposing the

request and copies were provided to the City Council. Representatives from Christ Church of the Valley are present.

Assistant City Manager Duran responded to Council that there would be egress and ingress to Kimberly Road; and since this is the first year requiring street closure, a permit is required due to the extent of activities.

Mayor Morris invited church representatives to make their presentation.

1) Dane Johnson, Senior Associate Pastor, Christ Church of the Valley, introduced Jon Brainard, Chairman of the Board, Jeff Meiter, the registered Civil Engineer who provided the traffic plan, and Jaime Mendoza who oversees their local outreach ministry. He said this will be their 14th annual Trunk or Treat event designed to encourage families to bring small children to a safe and controlled environment. He mentioned that the event has grown every year, and moving the Trunk or Treat vehicles to the street will free parking spaces to enable families to park on campus instead of walking on the streets to get to the event. He stated he will work with staff to minimize the impact on the neighborhood.

In response to Mayor Morris, Pastor Johnson replied that the event will close at 8:00 p.m. and with the large band of volunteers, he feels confident that cleanup will conclude by 9:00 p.m.

In response to Mayor Pro Tem Templeman, Pastor Johnson stated that they are not planning to run light towers, however, adequate lighting is needed for safe access to each vehicle to avoid incurring liability issues. He added that they will control volume level from music playing on campus and will provide contact information to address issues from surrounding residents.

In response to Councilmember Bertone, Pastor Johnson stated that if the request is approved, he will meet with staff and residents to address any issue that may arise.

In response to Councilmember Ebner, Pastor Johnson replied that a safety team consisting of Police Officers, Sheriff's Deputies, Firefighters and Paramedics submitted a safety plan that includes traffic flow and security for the event.

In response to Councilmember Ebner, Public Works Director Patel replied that the applicant submitted plans this date and staff anticipates completing review of the plans by October 19th.

In response to Councilmember Badar, Director Patel replied that a traffic control company will provide all barricades and equipment funded by the Church and city staff will charge a fee for set up.

Mr. Duran mentioned that the event will require a special event permit and staff will impose specific conditions to address noise, lighting, and traffic and safety plan, whether or not the street closure is approved.

2) Bob Fleming, expressed concern that motorists coming off Covina Boulevard and Badillo Street would be blinded by the lights at the event and would not stop at the street closure. He added that there is only one way in to the dirt parking lot.

In response to Councilmember Ebner, Director Patel stated that for traffic safety purposes, staff plans to post "No Event Parking" signs along Kimberly Avenue, Hansel, and Greenhaven, and the right turn lane to Covina Boulevard would be closed.

3) Jeff Meiter, 16722 Clovermead, Covina, said he is the registered Civil Engineer who prepared the plans submitted to the Public Works Department. He outlined the signage plan required for detours and said directional signs would be posted at the intersection of Covina Boulevard/Badillo Street. He added that he addressed all METCD codes required for the temporary closure with the use of proper barricades and proper signage. He will work with city staff to ensure the plan is appropriately signed and approved according to city standards. He pointed out that the dirt lot will not be used for parking for this event and the only parking will be accessible off Badillo Street and Valley Center into a paved parking lot.

It was moved by Mayor Pro Tem Templeman, to approve the street closure on Covina Boulevard from Valley Center to Kimberly Avenue, on Monday, October 31, 2011, from 1:00 p.m. to 10:00 p.m. subject to the appropriate conditions required by the Public Works Department.

The motion was seconded by Councilmember Badar, who stated that the City provides an event for youngsters to participate in a safe location. He is encouraged that churches, schools, and other organizations are providing a safe place to enjoy Halloween and other holidays.

The motion carried unanimously.

- c. Adoption of Resolution No. 2011-49 approving a Remittance Agreement between San Dimas Redevelopment Agency and City of San Dimas for the reimbursement of funds necessary to make the Redevelopment Agency continuation payments.

1) RESOLUTION NO. 2011-49, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING A REMITTANCE AGREEMENT BY AND BETWEEN THE CITY OF SAN DIMAS AND THE SAN DIMAS REDEVELOPMENT AGENCY, PURSUANT TO THE AUTHORITY SET FORTH IN HEALTH AND SAFETY CODE SECTION 34194.2 (AB 1X 27)

Assistant City Manager Duran provided background on Assembly Bills 1x26 that dissolves Redevelopment Agencies and 1x27 that allows for the city to make specified payments to the State to allow Redevelopment Agencies to continue. Assembly Bill 1x27 also allows for the Redevelopment Agency to reimburse the City for those payments. Mr. Duran presented a proposed Reimbursement Agreement that authorizes the City to enter into an agreement with the Agency to transfer a portion of its tax increment to the City in an amount not to exceed the required annual remittance pursuant to Ordinance No. 1206 adopting an Alternative Voluntary Redevelopment Program approved by the City Council on August 23, 2011. He said the payment amount due is \$1,753,485 for fiscal year 2011-12 and approximately \$425,746 is due for fiscal year 2012-13. Mr. Duran added that the Agreement also sets forth the Agency's intention to forego making its 20% Housing Set-Aside payment this year and using those funds for a portion of the payment. Staff recommends the City Council adopt Resolution No. 2011-49 approving the Remittance Agreement.

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. 2011-49, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING A REMITTANCE AGREEMENT BY AND BETWEEN THE CITY OF SAN DIMAS AND THE SAN DIMAS REDEVELOPMENT AGENCY, PURSUANT TO THE AUTHORITY SET FORTH IN HEALTH AND SAFETY CODE SECTION 34194.2 (AB 1X 27)**. The motion carried unanimously.

6. SAN DIMAS REDEVELOPMENT AGENCY

Mayor Morris recessed the regular meeting at 7:49 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular City Council meeting reconvened at 7:54 p.m..

7. ORAL COMMUNICATIONS

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

No one came forward to speak.

- b. City Manager

City Manager Michaelis said the meeting for Walnut Creek will be held on Thursday, nevertheless, Mayor Morris will be available to answer questions at his show *Ask the Mayor* on Thursday, at 7:00 p.m.

- c. City Attorney

There were no comments.

- d. Members of the City Council

- 1) Reappointment to Golf Course Advisory Committee

Golf Course Advisory Committee Member A.F. "Shorty" Feldbush's term expires on September 30, 2011. He is eligible for and has requested reappointment to the Committee.

It was moved by Mayor Pro Tem Templeman, seconded by Councilmember Badar, to reappoint A. F. "Shorty" Feldbush to the Golf Course Advisory Committee for a two-year term expiring September 30, 2013. The motion carried unanimously.

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

- a) Mayor Pro Tem Templeman disclosed that he attended the League of California Cities conference in San Francisco on September 21-23, 2011. He focused on two sessions regarding signage and downtowns. He said the expectation is that 50% of retail will be internet driven and the interest is to have more service oriented business in a shopping center because they bring in people. He encouraged staff to think about considering more service oriented business for San Dimas.

Mr. Templeman mentioned that San Dimas supported a City of Glendora Resolution opposing the public safety realignment where responsibility for non-serious State prisoners is shifted to Counties. He expressed concern about the spike in the crime rate in the San Dimas community and the financial impact on our local Sheriff's Station.

Councilmember Bertone stated that the San Gabriel Valley Council of Governments also adopted the Glendora Resolution.

- b) Councilmember Badar reported that he attended the League of California Cities conference as well and as the delegate voting member on behalf of the City Council, he voted to support Glendora's resolution, which was unanimously supported. He said most of the prisoners released to local jurisdictions are female, and they would not normally be released from a correctional facility due to prison overcrowding. He noted he has not had the opportunity to discuss ramifications with the Sheriff's Captain.

- c) Councilmember Bertone said at the League conference he attended a very interesting and informative session concerning parliamentary procedures for mayors and councilmembers. He believed the San Dimas City Council did a good job of following those procedures.

d) Mayor Morris reported that he attended the League of California Cities conference and said the prospects for economic turnaround and other serious subjects were discussed.

3) Individual Members' comments and updates.

a) Mayor Pro Tem Templeman said he would provide a copy of Glendora's resolution to the City Clerk.

8. ADJOURNMENT

Mayor Morris adjourned the meeting at 8:02 p.m. The next meeting is on October 11, 2011, 7:00 p.m.

Respectfully submitted,

Ina Rios, CMC, City Clerk



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of October 11, 2011

From: Blaine Michaelis, City Manager

Initiated by: Ina Rios, CMC, City Clerk

Subject: Tax Sharing Resolutions Approving and accepting negotiated Exchange of property tax revenues resulting from annexation to County Sanitation District No. 21 (Annexation No. 21-713)

SUMMARY

This action provides for the annexation into the County Sanitation District for sewer service of one proposed single-family home on Puddingstone Drive. The acceptance of the exchange agreement and the annexation for sewer services are routine procedures.

RECOMMENDATION:

Adopt Tax Sharing Resolutions.



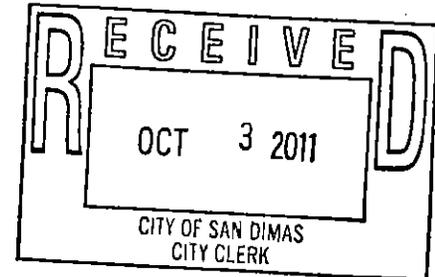
COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

September 30, 2011

General Annexation File



Ms. Ina Rios, City Clerk
City of San Dimas
245 East Bonita Avenue
San Dimas, CA 91773

Dear Ms. Rios:

Tax Sharing Resolutions

Thank you for signing and returning the last joint resolutions that were submitted to your office for tax sharing purposes.

Enclosed, in triplicate, is a Joint Tax Sharing Resolution (resolution) involving your city and others. The applicant has requested, in writing, annexation of his property into County Sanitation District No. 21 (District) in order to receive off-site disposal of sewage. Please see the table below for the annexation and its associated project. The annexation process requires that a resolution for property tax revenue exchange be adopted by all the affected local agencies before an annexation may be approved. For any jurisdictional change which will result in a special district providing new service not previously provided to an area, the law requires the governing bodies of all local agencies that receive an apportionment of the property tax from the area to determine by resolution the amount of the annual tax increment to be transferred to the special district (Revenue and Taxation Code Section 99.01). Please note that by sharing the property tax increment with the District resulting from this annexation, your city will not lose any existing ad valorem tax revenue it currently receives from the affected territory. Your city would only be giving up a portion of the revenues it would receive on increased assessed valuation.

<u>Annexation No.</u>	<u>Type of Project</u>
21-713	one proposed single-family home

Also, attached for the annexation is a copy of the applicable worksheet and map showing the location of the annexation. The worksheet lists the annual tax increment to be exchanged between your city, other affected taxing entities, and the District. The tax sharing ratios listed in the worksheet were calculated by the County Auditor Controller by specific Tax Rate Area (TRA). For example, if the annexing territory were to lie within two separate TRAs, there would be a worksheet for each TRA. The Los Angeles County Chief Executive Office (CEO) is requiring the District to implement the worksheet for all District annexations in order to increase efficiency for the calculation of property tax sharing ratios.

The resolution is being distributed to all parties for signature in counterpart. Therefore, you will only be receiving a signature page for your city. Enclosed are three sets of the resolution. One set of the resolution is for your files and the other two sets of the resolution need to be returned to the District.

DOC #2046168

Ms. Ina Rios

2

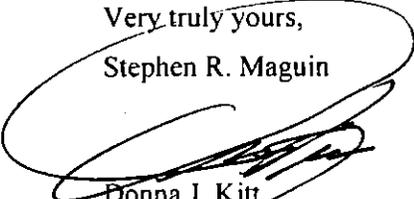
September 30, 2011

Please execute the two sets of the resolution and return them to the undersigned within 60 days as required by the Government Code. In addition, the County CEO's legal counsel is also requesting that the signature pages be properly executed from all affected agencies. Therefore, please have the Attest line signed by the appropriate person. Upon completion of the annexation process, your office will receive a fully executed copy of the tax sharing resolution for your files.

Your continued cooperation in this matter is very much appreciated. If you have any questions, please do not hesitate to call me at (562) 908-4288, extension 2708.

Very truly yours,

Stephen R. Maguin



Donna J. Kitt

Customer Service Specialist
Facilities Planning Department

DK:eg

Enclosures: 21-713

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
ACTING IN BEHALF OF

Los Angeles County General Fund

Los Angeles County Library

Los Angeles County Consolidated Fire Protection District

Los Angeles County Flood Control

THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 21 OF LOS ANGELES
COUNTY, AND THE GOVERNING BODIES OF

City of San Dimas

San Dimas Lighting District-Zone B

Three Valleys Municipal Water District

APPROVING AND ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES
RESULTING FROM ANNEXATION TO COUNTY SANITATION DISTRICT NO. 21.

“ANNEXATION NO. 713”

WHEREAS, pursuant to Section 99 and 99.01 of the Revenue and Taxation Code, prior to the effective date of any jurisdictional change which will result in a special district providing a new service, the governing bodies of all local agencies that receive an apportionment of the property tax from the area must determine the amount of property tax revenues from the annual tax increment to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenues by resolution; and

WHEREAS, the governing bodies of the agencies signatory hereto have made determinations of the amount of property tax revenues from the annual tax increments to be exchanged as a result of the annexation to County Sanitation District No. 21 entitled *Annexation No. 713*;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenues resulting from the annexation of territory to County Sanitation District No. 21 in the annexation entitled *Annexation No. 713* is approved and accepted.

2. For each fiscal year commencing on and after July 1, 2011, or after the effective date of this jurisdictional change, whichever is later, the County Auditor shall transfer to County Sanitation District No. 21 a total of 0.4235918 percent of the annual tax increment attributable to the land area encompassed within *Annexation No. 713* as shown on the attached Worksheet.

3. No additional transfer of property tax revenues shall be made from any other taxing agencies to County Sanitation District No. 21 as a result of annexation entitled *Annexation No. 713*.

4. No transfer of property tax increments from properties within a community redevelopment project, which are legally committed to a Community Redevelopment Agency, shall be made during the period that such tax increment is legally committed for repayment of the redevelopment project costs.

5. If at any time after the effective date of this resolution, the calculations used herein to determine initial property tax transfers or the data used to perform those calculations are found to be incorrect thus producing an improper or inaccurate property tax transfer, the property tax transfer shall be recalculated and the corrected transfer shall be implemented for the next fiscal year, and any amounts of property tax received in excess of that which is proper shall be refunded to the appropriate agency.

The foregoing resolution was adopted by the Board of Supervisors of the County of Los Angeles, the Board of Directors of County Sanitation District No. 21 of Los Angeles County, and the governing bodies of City of San Dimas, San Dimas Lighting District-Zone B, and Three Valleys Municipal Water District, signatory hereto.

CITY OF SAN DIMAS

SIGNATURE

PRINT NAME AND TITLE

ATTEST:

Secretary

Date

(SIGNED IN COUNTERPART)

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
ACTING IN BEHALF OF

Los Angeles County General Fund

Los Angeles County Library

Los Angeles County Consolidated Fire Protection District

Los Angeles County Flood Control

THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 21 OF LOS ANGELES
COUNTY, AND THE GOVERNING BODIES OF

City of San Dimas

San Dimas Lighting District-Zone B

Three Valleys Municipal Water District

APPROVING AND ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES
RESULTING FROM ANNEXATION TO COUNTY SANITATION DISTRICT NO. 21.

“ANNEXATION NO. 713”

WHEREAS, pursuant to Section 99 and 99.01 of the Revenue and Taxation Code, prior to the effective date of any jurisdictional change which will result in a special district providing a new service, the governing bodies of all local agencies that receive an apportionment of the property tax from the area must determine the amount of property tax revenues from the annual tax increment to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenues by resolution; and

WHEREAS, the governing bodies of the agencies signatory hereto have made determinations of the amount of property tax revenues from the annual tax increments to be exchanged as a result of the annexation to County Sanitation District No. 21 entitled *Annexation No. 713*;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenues resulting from the annexation of territory to County Sanitation District No. 21 in the annexation entitled *Annexation No. 713* is approved and accepted.

2. For each fiscal year commencing on and after July 1, 2011, or after the effective date of this jurisdictional change, whichever is later, the County Auditor shall transfer to County Sanitation District No. 21 a total of 0.4235918 percent of the annual tax increment attributable to the land area encompassed within *Annexation No. 713* as shown on the attached Worksheet.

3. No additional transfer of property tax revenues shall be made from any other taxing agencies to County Sanitation District No. 21 as a result of annexation entitled *Annexation No. 713*.

4. No transfer of property tax increments from properties within a community redevelopment project, which are legally committed to a Community Redevelopment Agency, shall be made during the period that such tax increment is legally committed for repayment of the redevelopment project costs.

5. If at any time after the effective date of this resolution, the calculations used herein to determine initial property tax transfers or the data used to perform those calculations are found to be incorrect thus producing an improper or inaccurate property tax transfer, the property tax transfer shall be recalculated and the corrected transfer shall be implemented for the next fiscal year, and any amounts of property tax received in excess of that which is proper shall be refunded to the appropriate agency.

The foregoing resolution was adopted by the Board of Supervisors of the County of Los Angeles, the Board of Directors of County Sanitation District No. 21 of Los Angeles County, and the governing bodies of City of San Dimas, San Dimas Lighting District-Zone B, and Three Valleys Municipal Water District, signatory hereto.

SAN DIMAS LIGHTING DISTRICT-ZONE B

SIGNATURE

PRINT NAME AND TITLE

ATTEST:

Secretary

Date

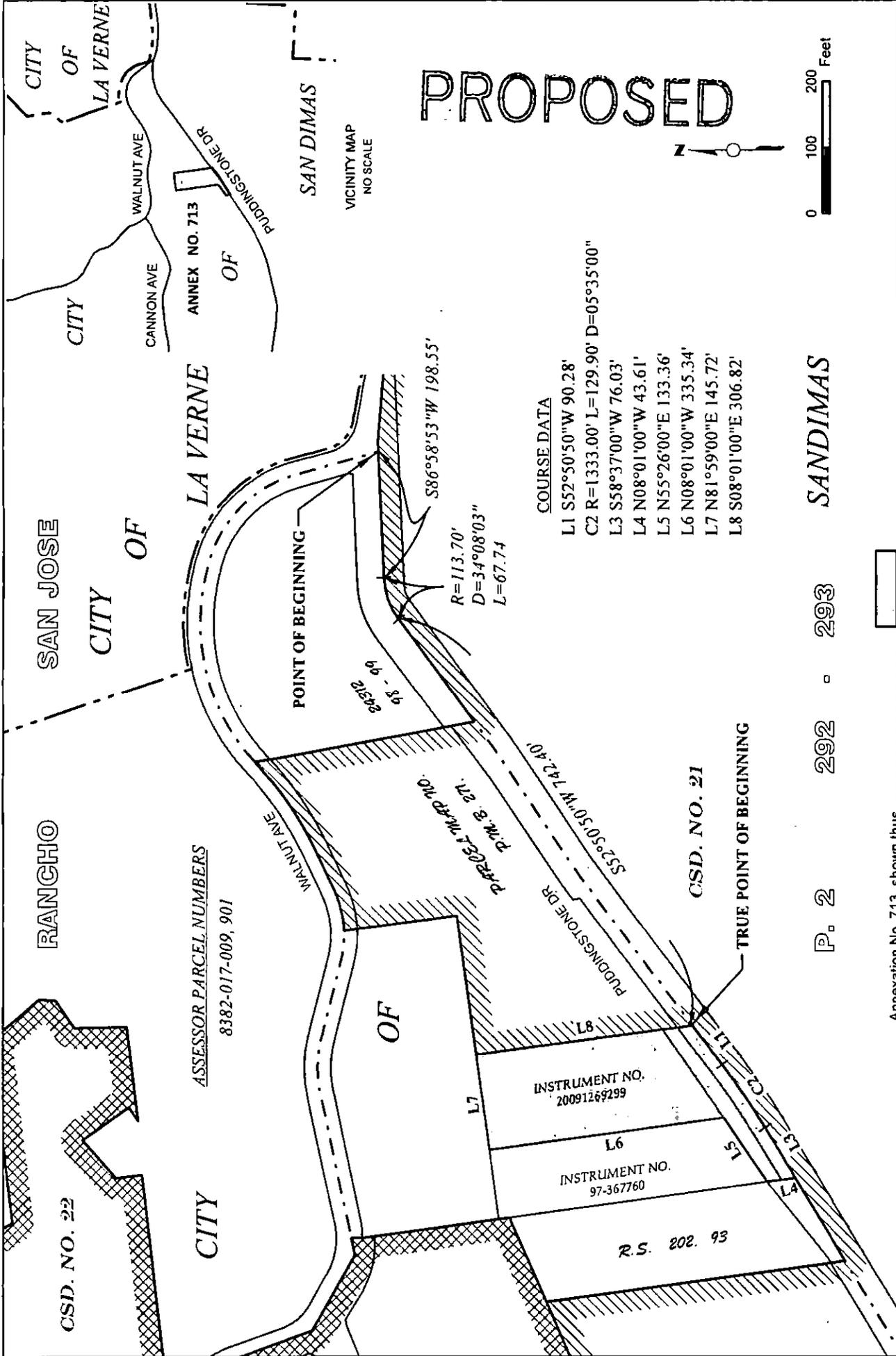
(SIGNED IN COUNTERPART)

ANNEXATION TO: CO.SANITATION DIST.NO 21 DEBT S.
ACCOUNT NUMBER: 066 80
TRA: 05087
EFFECTIVE DATE: 07/01/2011
ANNEXATION NUMBER: 713
PROJECT NAME: A-21-713 (REORG. 2011-05)
DISTRICT SHARE: 0.007427754

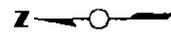
ACCOUNT #	TAXING AGENCY	CURRENT TAX SHARE	PERCENT	PROPOSED DIST SHARE	ALLOCATED SHARE	ADJUSTMENTS	NET SHARE
001.05	LOS ANGELES COUNTY GENERAL	0.285274472	28.5284 %	0.007427754	0.002118956	-0.002168416	0.283106056
001.20	L.A. COUNTY ACCUM CAP OUTLAY	0.000106801	0.0106 %	0.007427754	0.000000793	0.000000000	0.000106801
003.01	L A COUNTY LIBRARY	0.021500237	2.1500 %	0.007427754	0.000159698	-0.000159698	0.021340539
007.30	CONSOL. FIRE PRO.DIST.OF L.A.CO.	0.164144242	16.4144 %	0.007427754	0.001219223	-0.001219223	0.162925019
007.31	L A C FIRE-FFW	0.006552083	0.6552 %	0.007427754	0.000048667	0.000000000	0.006552083
030.10	L.A.CO.FL.CON.DR.IMP.DIST.MAINT.	0.001563661	0.1563 %	0.007427754	0.000011614	-0.000011614	0.001552047
030.70	LA CO FLOOD CONTROL MAINT	0.008848881	0.8848 %	0.007427754	0.000065727	-0.000065727	0.008783154
241.01	CITY-SAN DIMAS TD #1	0.070380261	7.0380 %	0.007427754	0.000522767	-0.000522767	0.069857494
241.62	CITY-SAN DIMAS LT DIST ZN B	0.007993671	0.7993 %	0.007427754	0.000059375	-0.000059375	0.007934296
365.05	THREE VALLEY MWD ORIG AREA	0.003917546	0.3917 %	0.007427754	0.000029098	-0.000029098	0.003888448
400.00	EDUCATIONAL REV AUGMENTATION FD	0.072845328	7.2845 %	0.007427754	0.000541077	EXEMPT	0.072845328
400.01	EDUCATIONAL AUG FD IMPOUND	0.155376505	15.5376 %	0.007427754	0.001154098	EXEMPT	0.155376505
400.15	COUNTY SCHOOL SERVICES	0.001323927	0.1323 %	0.007427754	0.000009833	EXEMPT	0.001323927
400.21	CHILDREN'S INSTIL TUITION FUND	0.002627569	0.2627 %	0.007427754	0.000019516	EXEMPT	0.002627569
809.04	MT.SAN ANTONIO COMMUNITY COLLEGE	0.028358502	2.8358 %	0.007427754	0.000210639	EXEMPT	0.028358502
809.20	MT SAN ANTONIO CHILDRENS CTR FD	0.000273786	0.0273 %	0.007427754	0.000002033	EXEMPT	0.000273786
830.03	BONITA UNIFIED SCHOOL DISTRICT	0.161453265	16.1453 %	0.007427754	0.001199235	EXEMPT	0.161453265
830.06	CO.SCH.SERV.FD.- BONITA	0.006712330	0.6712 %	0.007427754	0.000049857	EXEMPT	0.006712330
830.07	DEV.CTR.HDCPD.MINOR-BONITA	0.000746933	0.0746 %	0.007427754	0.000005548	EXEMPT	0.000746933

ANNEXATION NUMBER: 713 PROJECT NAME: A-21-713 (REORG. 2011-05) TRA: 05087

ACCOUNT #	TAXING AGENCY	CURRENT TAX SHARE	PERCENT	PROPOSED DIST SHARE	ALLOCATED SHARE	ADJUSTMENTS	NET SHARE
***066.80	CO.SANITATION DIST.NO 21 DEBT S.	0.000000000	0.0000 %	0.007427754	0.000000000	0.000000000	0.004235918
TOTAL:		1.000000000	100.0000 %		0.007427754	-0.004235918	1.000000000



PROPOSED



VICINITY MAP
NO SCALE

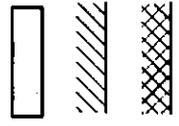
COURSE DATA

- L1 S52°50'50"W 90.28'
- C2 R=1333.00' L=129.90' D=05°35'00"
- L3 S58°37'00"W 76.03'
- L4 N08°01'00"W 43.61'
- L5 N55°26'00"E 133.36'
- L6 N08°01'00"W 335.34'
- L7 N81°59'00"E 145.72'
- L8 S08°01'00"E 306.82'

R=113.70'
D=34°08'03"
L=67.74'

SANDIMAS

P. 2 292 293



- Annexation No. 713 shown thus
- Boundary of Sanitation District No. 21 prior to Annexation No. 713 shown thus
- Boundary of Sanitation District No. 22 prior to Annexation No. 713 shown thus
- Prior Annexations shown thus
- Area of Annexation 1.291 Acres

ANNEX. #
(RECORDING DATE)

COUNTY SANITATION DISTRICT NO. 21
OF LOS ANGELES COUNTY, CA
OFFICE OF CHIEF ENGINEER
STEPHEN S. MAGUIRE
CHIEF ENGINEER & GENERAL MANAGER

ANNEXATION NO. 713
TO
COUNTY SANITATION DISTRICT NO. 21

Recorded

ASSESSOR PARCEL NUMBERS
8382-017-009, 901

INSTRUMENT NO.
20091269299

INSTRUMENT NO.
97-367760

R.S. 202. 93

CSD. NO. 21

TRUE POINT OF BEGINNING

POINT OF BEGINNING

SAN JOSE
CITY OF

LA VERNE
CITY OF

SAN DIMAS

ANNEX NO. 713
OF

WALNUT AVE

PUDDINGSTONE DR

WALNUT AVE

PUDDINGSTONE DR

PARCELS 292 & 293

292 & 293

S86°58'53"W 198.55'

RANCHO

CSD. NO. 22

CITY

OF

L7

L6

L5

L4

L8

L1

C2

L3

L4

L5

L6

L7

L8



MEMORANDUM

DATE: October 11, 2011

TO: City Council

FROM: Kristi Grabow, Associate Planner

SUBJECT: A request to construct a new Olive Garden restaurant to be located near the Southeast corner of Lone Hill Avenue and Gladstone Street. (APN: 8383-009-073)

At the October 6, 2011 Development Plan Review Board meeting, a vote of 4-2-1-0 (Coleman and Patel No, Sorcinelli Absent) approved to have all the Oak trees removed.

Pros for keeping tree #4:

- Consistent with City Council Policy for preservation of mature Oak trees,
- Shading purposes for the future retail user,
- Shading purposes for the parking spaces, and
- Aesthetics of a large, mature specimen.

Cons for keeping tree #4:

- Will restrict the possibility of having a 5,000 square foot retail space,
- Removes potential parking spaces,
- Creates a mess in nearby area, and
- Concern for stress the tree will have to endure due to construction in the nearby area.

The attached Resolution reflects the decision of the Development Plan Review Board allowing removal of the subject oak tree. In the event the City Council determines to preserve the tree, the following condition should be inserted in the Resolution in lieu of Condition 26:

"Tree Number 4, located by the future retail pad, shall be preserved. The following tree protection measures shall be implemented:

- a. Chain link fence to be installed around the tree at the limit of work prior to construction and be consistently maintained.*
- b. Utilities should be routed outside the protection zone (five foot outside of the drip-line).*
- c. Root zone to be soaked monthly during dry season. No water to be applied within 15' of the trunk.*
- d. A six-inch layer of mulch to be installed within the protection zone.*

5.a.1

- e. There shall be no trenching within the protected zone. Boring or hand-digging shall be the accepted alternative.*
- f. No construction material, debris, soil, equipment or vehicles shall be parked or stored within the protected zone at any time. There shall be no compaction within the protected zone.*
- g. No grade changes are to take place without prior approval from the City.*
- h. All exposed roots shall be covered and protected with wet burlap.*
- i. All drainage shall be directed away from the protected zone."*

RESOLUTION NO. 2011-44 (Revision)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING PRECISE PLAN REVIEW 11-02 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 11-14, A REQUEST TO CONSTRUCT A 7,537 SQUARE FOOT SIT-DOWN RESTAURANT (OLIVE GARDEN) WITHIN THE CITRUS STATION (APN: 8383-009-073)

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

Tyler Holst
Kimley-Horn and Associates, Inc.
765 The City Drive #400
Orange, CA 92868

WHEREAS, Precise Plan Review Case No. 11-02 and Development Plan Review Board Case No. 11-14 is described as:

A request to construct a 7,537 square foot sit-down restaurant (Olive Garden) within the Citrus Station.

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

Assessor Parcel Number: 8383-009-073

WHEREAS, the City Council 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 18.108.060.A, No person shall construct, relocate, modify, rebuild, and/or alter any building, wall/fence or site plan until a precise plan has been approved by the City Council; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on October 13, 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 and Planning Commission hearings, and for

the reasons discussed by the City Council at the hearing, 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 to construct a sit-down restaurant is in accordance with the Specific Plan 24, Area 1 zoning designation. The architectural design and site plan for the project is designed to improve overall site development.

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 applicant is responsible for meeting all circulation and traffic standards imposed by the City of San Dimas. The parking will accommodate the proposed use; all streets are sufficient in width and pavement to carry the quantity and kind of traffic generated by the proposed use. 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.

WHEREAS, pursuant to San Dimas Zoning Code Section 18.540.800.C in approving a Precise Plan for any lot within Specific Plan 24, the following additional Findings need to be made in addition to the standard development plan Findings;

4. The proposed improvements will maintain or enhance the existing character and purpose of Specific Plan No. 24, as set forth in Section 18.540.010.

The proposed restaurant will enhance and improve the center with its proposed architecture. The restaurant use will provide a sit-down atmosphere that is needed in the area surrounded by single-family homes.

5. The architectural character, style and use of materials harmonize with the natural setting.

The proposed building has been designed to comply with the development standards of Specific Plan 24, Area 1 and the Design Guidelines of the center.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Precise Plan Review 11-02 and Development Plan Review Board Case No. 11-14, subject to the applicant's compliance with Conditions in "Exhibit A", attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

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

PASSED, APPROVED AND ADOPTED THIS 11th DAY OF OCTOBER 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. 2011-44 was passed and adopted at the regular meeting of the City Council held on the 11th day of October 2011, by the following vote-to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Exhibit A
CONDITIONS OF APPROVAL
PRECISE PLAN 11-02, DPRB CASE NO. 11-14 & TREE PERMIT 11-25

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 Resolution 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 24 Zone.
4. The building permits for this project must be issued within one year from the date of approval from City Council or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070.E.
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.
8. A detailed sign program shall be prepared to the specifications of the Planning Division and submitted for Development Plan Review Board approval prior to installation of any signs.

DESIGN

9. Location and type of exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.

10. Plans for all exterior design features, including, but not limited to, doors, windows and architectural treatments, shall be submitted to the Planning Division for review and approval before issuance of building permits.
11. The developer shall install the parking lot lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Planning Division.
12. 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.
13. Trash enclosure (located adjacent to the future retail area) shall be constructed by the developer per City of San Dimas standard plan and shown on the construction plans.
14. 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.
15. Downspout pipes shall be placed on the inside of the buildings or concealed within architectural features of the building. When downspout pipes exit the building within the landscaped area, a splash pad shall be provided subject to review and approval by the Planning Division.
16. 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.
17. All outdoor storage areas shall be oriented away from the public right-of-way and screened with fencing and/or landscaping, as approved by the Planning Division.
18. 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.

19. There shall be no roof mounted flood lights on the structure or on the trash enclosures.
20. The developer shall install all utilities underground.

LANDSCAPE

21. 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.
22. 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.
23. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
24. Additional landscape shall be installed along the western property line to block vehicle lights from the nearby residents.
25. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping for developer-installed landscaping in 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.
26. All four (4) Oak trees shall be removed with the approval of Tree Permit 11-25.

BUILDING DIVISION – (909) 394-6260

27. Submit to the Building Division of the City of San Dimas plans to be forwarded for review by the Los Angeles County Fire Department. Plans may include, access, fire sprinklers, mechanical ventilation, and any other applicable items regulated under the Fire Code.
28. Comply with the 2010 edition of the codes as adopted by reference by the City of San Dimas: California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and the California Green Building Standard Code.
29. Comply with the latest disabled access regulations as found in the CA Code of Regulations and the Americans with Disabilities Act (parking,

- access, interior accessibility). Note, restaurant shall also be made pedestrian accessible from City sidewalk.
30. Comply with California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment.
 31. Applicant to submit justifying structural calculations at time of initial plan review.
 32. Applicant to submit a site grading plan prepared by a licensed engineer.
 33. Applicant to submit a copy of the soils report (with recent addendum) which makes recommendations for foundation and pavement section design. Compaction reports required prior to City inspection.
 34. 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.
 35. Plans shall be submitted to LA County Health Department for approval.
 36. Plans to be submitted to LA County Industrial Waste for approval

PUBLIC WORKS DIVISION – (909) 394-6240

37. The developer shall install sanitary sewers to serve the entire development to the specifications of the City Engineer.
38. The developer shall request, in writing, a flood hazard report from the City Engineer, and meet all conditions as set forth in Title 15, Chapter 15.60 of the San Dimas Municipal Code.
39. 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. A Hydrology Study for the site and contributory drainage will be required.
40. The developer shall provide sewer, drainage and Reciprocal Access Easements for the development to the satisfaction of the City Attorney and the Director of Development Services.
41. For all non-exempt projects which disturb less than one- (1) acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, 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). In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:

- i. Retention basins of sufficient size shall be utilized to retain storm water on the site.
 - ii. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency.
 - iii. Compliance with a lawfully enacted storm water management ordinance.
42. 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.
43. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.
44. The developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
45. 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.
46. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Department.

PARKS & RECREATION – (909) 394-6230

47. The developer shall comply with City regulations regarding property development tax. Fees shall be paid prior to issuance of building permits.



MINUTES
SAN DIMAS REDEVELOPMENT AGENCY MEETING
TUESDAY, SEPTEMBER 27, 2011
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

PRESENT:

Chairman Curtis W. Morris
Vice Chairman Jeffrey W. Templeman
Mr. Emmett G. Badar
Mr. Denis Bertone
Mr. John Ebiner
Executive Director Blaine Michaelis
Agency Attorney Ken Brown
Secretary Ina Rios
Assistant City Manager of Community Development Larry Stevens
Assistant City Manager Ken Duran
Director of Development Services Dan Coleman
Director of 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 to order at 7:49 p.m.

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

There were no comments.

APPROVAL OF MINUTES

It was moved by Mr. Templeman, seconded by Mr. Bertone, to approve the minutes of the September 13, 2011 meeting. The motion carried unanimously.

EXECUTIVE DIRECTOR

- 1) Adoption of Agency "Draft" Recognized Payment Obligation Schedule

Deputy Executive Director Duran reported that Assembly Bill 1x26 requires that all Redevelopment Agencies adopt a "draft" schedule of Recognized Obligation Payments prior to September 30, 2011. Staff recommends the Agency adopt the "draft" schedule.

It was moved by Mr. Ebiner, seconded by Mr. Bertone, to adopt the "Draft" Recognized Obligation Payment Schedule as outlined by staff. The motion carried unanimously.

- 2) Adoption of Resolution No. 192 approving a Remittance Agreement between San Dimas Redevelopment Agency and City of San Dimas for the reimbursement of funds necessary to make the Redevelopment Agency continuation payment.
 - a) **RESOLUTION NO. 192**, A RESOLUTION OF THE SAN DIMAS REDEVELOPMENT AGENCY APPROVING A REMITTANCE AGREEMENT BY AND BETWEEN THE CITY OF SAN DIMAS AND THE SAN DIMAS REDEVELOPMENT AGENCY, PURSUANT TO THE AUTHORITY SET FORTH IN HEALTH AND SAFETY CODE SECTION 34194.2 (AB 1X 27).

6.2

Deputy Executive Director Duran reported that Resolution No. 192 approves a Remittance Agreement to allow the City to make specified payments to the State to allow the Redevelopment Agency to continue and allows the Redevelopment Agency to reimburse the City for those payments. The Agreement also sets forth the Agency's intention to forego making the Housing Fund allocation for this fiscal year to reimburse the City for the remittance to the County auditor-controller to benefit schools and specified special districts. Staff recommends the Board adopt Resolution No. 192.

After the title was read, it was moved by Mr. Bertone, seconded by Mr. Templeman, to waive further reading and adopt **RESOLUTION NO. 192**, A RESOLUTION OF THE SAN DIMAS REDEVELOPMENT AGENCY APPROVING A REMITTANCE AGREEMENT BY AND BETWEEN THE CITY OF SAN DIMAS AND THE SAN DIMAS REDEVELOPMENT AGENCY, PURSUANT TO THE AUTHORITY SET FORTH IN HEALTH AND SAFETY CODE SECTION 34194.2 (AB 1X 27). The motion carried unanimously.

MEMBERS OF THE AGENCY

There were no comments.

ADJOURNMENT

Chairman Morris adjourned the meeting at 7:54 p.m.

Respectfully submitted,

Ina Rios, Secretary