



AGENDA
REGULAR CITY COUNCIL /
SUCCESSOR AGENCY MEETING
TUESDAY, MARCH 27, 2012, 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

- Proclaim April 2012 as Fair Housing month.

3. ANNOUNCEMENTS

- a. Announce 22nd Annual Family Festival and Egg Hunt event to be held on March 31, 2012.
- b. Pui-Ching Ho, Librarian, San Dimas Library
- c. Announce the opening of the San Dimas Farmer's Market on Wednesday, April 4, 2012.

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

- a. Members of the Audience

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. 2012-16, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF MARCH, 2012.**
- b. Approval of minutes for special meeting of February 28, 2012 and regular meeting of March 13, 2012.

END OF CONSENT CALENDAR

6. OTHER MATTERS

- a. Grove Station-Assignment to and Assumption of obligations by Olson Urban Housing LLC. (Successor Agency).
 - (1) **RESOLUTION NO. 2012-17, RESOLUTION OF THE CITY OF SAN DIMAS AS SUCCESSOR TO THE SAN DIMAS REDEVELOPMENT AGENCY APPROVING THE ASSIGNMENT TO AND ASSUMPTION BY OLSON URBAN HOUSING LLC OF THE INTEREST OF GROVE STATION, LLC IN CERTAIN AGREEMENTS.**
- b. Successor Agency activities update – Authorize Successor Agency staff to make amendments to the Recognized Obligation Payment Schedule (ROPS) as necessary.
- c. Authorize the Mayor to sign a letter in support of AB 1585 (John A. Perez) Redevelopment.
- d. Lot Line Adjustment 11-03, The subject lots are within the Grove Station Development located on the east side of San Dimas Avenue just south of the rail road tracks (APN: 8390-018-077, 082, 083, 084, 085, 086 and 087). The lot line adjustment request is in order to accommodate the development of 43 residential units
- e. Lot Line Adjustment 12-01, The subject lots are within the Grove Station Development located on the east side of San Dimas Avenue just south of the rail road tracks (APN: 8390-018-077, 085, 106, 107, 113, 114, 116, 126, 129, 153, 155, 154, 156, 159, 160, 162 and 163). The lot line adjustment request is in order to accommodate the development of 12 residential units.

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. CLOSED SESSION

Recess to a City Council closed session pursuant to Government Code Section 54956.9:

a. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (SUBDIVISION (a) OF GOVERNMENT CODE SECTION 54956.9)

Name of Case: Robert Mathis II v. Curt Morris, Mayor of San Dimas; Curt Morris an individual; City of San Dimas; and Does 1 through 50, inclusive. Case No. KC063259

- b. Report on closed session items.

9. ADJOURNMENT

The next meeting will be at 7:00 p.m. on Tuesday, April 10, 2012.

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 MARCH 11, 2008 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 MARCH 23, 2012, 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); 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.

Fair Housing Month

W *HEREAS*, one of the greatest freedoms enjoyed by Americans is the freedom to live in a home of one's choice; and

W *HEREAS*, this promise made to us by the Nation's Fair Housing Law which requires that all people be treated equally in connection with sale or rental of housing, regardless of race, color, national origin, sex, gender identity, disability, sexual orientation, marital status, age, familial status or religion; and

W *HEREAS*, this year marks the 44th anniversary of the Federal Fair Housing Act, the original legislation targeting the elimination of housing discrimination in America; and

W *HEREAS*, since the adoption of the fair housing legislation in April 1968, April has been designated Fair Housing Month. Each year the U.S. Department of Housing and Urban Development, and the Fair Housing Foundation organizes events and activities during this month to focus attention on the issue of equal opportunity in housing; and

W *HEREAS*, April is Fair Housing Month throughout the nation, we are asking each resident of the City of San Dimas to support efforts to put into practice the principles of freedom, justice and quality upon which this great nation was founded.

N *OW THEREFORE*, Be It Resolved that I, Mayor Curtis W. Morris, Mayor Pro Tem Jeff Templeman, Councilmembers Emmett Badar, Denis Bertone, and John Ebiner, do hereby proclaim April as Fair Housing Month.

I *N WITNESS WHEREOF*, I, Curtis W. Morris, have hereunto set my hand and caused the seal of the City of San Dimas to be affixed this March 27th 2012.

Curtis W Morris

Mayor

Ina Pin

Attest _____

City Clerk

RESOLUTION NO. 2012-16

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIMAS, CALIFORNIA, APPROVING
CERTAIN DEMANDS FOR THE MONTH OF
MARCH 2012

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: 03/30/2012; 139326 through 139450; in the amount of
\$656,572.49.

PASSED, APPROVED AND ADOPTED THIS 27th DAY OF MARCH 2012.

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 March 27, 2012, by the following
vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Ina Rios, CMC, City Clerk

5. a. 1



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

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

SORRY FOR ANY INCONVENIENCES.

DOCUMENT IMAGING DEPT.



MINUTES
SPECIAL CITY COUNCIL MEETING
TUESDAY, FEBRUARY 28, 2012, 5:00 P. M.
SAN DIMAS COUNCIL CONFERENCE ROOM
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 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
Senior Accounting Technician Steven Valdivia
P.W. Superintendent John Campbell
Captain Don Slawson, S.D. Sheriff's Station

Gary Enderle, San Dimas HEROES
Scott Chamberlain, Executive Director SGV Housing & Homeless Coordinating Council
Rodney Heinrich, Pastor of Homeless Ministries, NewSong Church

1. CALL TO ORDER

Mayor Morris called the meeting to order at 5:07 p.m.

2. ORAL COMMUNICATIONS

(For anyone wishing to address the City Council on an item on this 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.)

a. Members of the Audience

1) Scott Chamberlain, San Gabriel Valley Housing and Homeless Coordinating Council, with Pastor Rodney Heinrich, NewSong Church, said they are a new entity created with the help of the San Gabriel Valley Council of Governments to implement a regional strategy to address homelessness. He said it is their goal and hope that they would get financial assistance from cities in implementing the Cities' plans through vouchers. He said that to date, they have leveraged \$9 million throughout the San Gabriel Valley for targeted funds, primarily from the County of Los Angeles, and housed approximately 115 individuals. They would appreciate the City of San Dimas' support.

5.6

3. STUDY SESSION

- a. Mid-year 2011-12 budget review and Preliminary Report on 2012-13 City of San Dimas Budget.

City Manager Michaelis explained that purpose of the meeting is to present a mid-year review of the 2011-12 budget and solicit Council input for incorporation into the 2012-13 budget for approval in May/June.

Mid-Year Budget Report

Assistant City Manager Duran said the staff report details the status of the mid-year revenue and expenditure projections for the current fiscal year. He said that after the 2010-11 financial audit was conducted, results reflected the General Fund Budget balance at year end was \$14.05 million, and \$1.1 million in excess reserves. He reported that the City Council authorized \$1 million of excess reserve funds to be distributed to the Infrastructure, Park Development and Equipment Replacement Funds. He said some major revenue categories were identified and staff anticipates the general fund to end the year on budget.

In response to Mayor Pro Tem Templeman, Mr. Duran replied that \$900,000 was set aside as assigned fund balance due to the anticipated loss of a major sales tax generator, which has not occurred to date, and the city may end up with reserves in excess of \$14 million.

In response to Mayor Morris, Mr. Duran replied that budget projections include revenue for repayment of Redevelopment Agency loans to the General Fund and loss of that revenue will impact the General Fund in the amount of \$1.2 million.

Mr. Duran said it is anticipated that Special Funds will be at, or exceed, budget projections due to unanticipated revenue for Quimby fees, sewer connections, and COPS grant.

In response to Councilmember Badar, Mr. Duran noted that citation revenue was down because fewer citations were issued during the four months absence of the Motor Deputy.

Captain Slawson replied that the Motor Deputy has returned to work, however, he is required to requalify as a Motor Officer.

2012-2013 Preliminary Budget Preparations

City Manager Michaelis pointed out that the most significant budget impact was the dissolution of the Redevelopment Agency. He highlighted a priority format to assist in considering the best way to move forward with utilizing the City's General Fund reserves. Mr. Michaelis reviewed critical issues the City is facing by the loss of Redevelopment that are dependent upon the passing of two legislative bills: 1) General Fund loans to the Redevelopment Agency; and 2) housing programs and staff support.

Mr. Michaelis outlined projects the City may wish to achieve, with careful prioritization from General Fund reserves to address the City's infrastructure and the City's facilities, as well as former Agency projects such as the façade program; wooden sidewalks and landscape replacement project in the downtown. He reported that the City is required to liquidate all Redevelopment Agency assets with proceeds of the sale to be distributed to taxing entities, and the City is entitled to a 7% share of the property taxes. Other Redevelopment Agency projects include wayfinding or city entrance signs and the acquisition of the property at the Northwest corner of Bonita Avenue/San Dimas Avenue.

Councilmember Bertone stated he is promoting the acquisition of the Bonita Avenue/San Dimas Avenue property. Although he does not expect an expenditure of \$5 million, it is his wish that staff look at the

possibility of a landscaped strip mall with stores, restaurants, or antique shops. It would be his wish that the property be purchased, the existing use demolished, and a park built.

Assistant City Manager Stevens replied that staff can look at a combined commercial/residential building with parking. He said it would still remain a \$5 million project, but would trade improvements for reduction in land price.

Mayor Morris opposed the expenditure of full market value for the property, relocation fees, removal and remediation of tanks, and said any kind of rent for that property would be prohibitive. He said without redevelopment, the City would be unable to sell the property at fair market value.

Councilmember Ebner said he is not proposing any specific project, however, he suggested the City Council can consider allowing a three-story building with commercial on the first floor, and not utilizing the property for a park.

Mayor Pro Tem Templeman suggested creating a baseline to identify unrestricted funds to expend on desired projects.

In response to Councilmember Badar, Mr. Stevens replied that the zoning code would prohibit alterations to the Walker House if the State determines that the building cannot be classified as a public building.

Mayor Pro Tem Templeman stated that a commitment was made to build a Gold Line Station, however, he is opposed to using gas tax funds to construct that building. Mr. Michaelis stated that staff time can be accepted in kind to offset the \$1 million.

City Manager Michaelis interpreted that the acquisition of the Bonita Avenue/San Dimas Avenue property is off the project list, however, staff will look for variations of the use. He said staff will come back on wayfinding and entrance signs.

Mr. Michaelis highlighted a list of nonprofit charitable organizations and recommended:

- 1) that the City Council set aside \$12,500 from which to allocate contributions toward community funding based on priority and consensus;
- 2) to allocate a percentage of funds available at the beginning of the year so other requests may be considered during the year as they come forward;
- 3) confirm the community benefit and document services provided to San Dimas residents;
- 4) or the City Council can consider allocating 20% of the community funds to each member of the City Council for their discretionary administration of funds, subject to the funding requirements as outlined.

Mr. Michaelis reported that two community funding requests came forward that are not included in the budget: 1) contribution for the homeless program; 2) \$1,100 contribution to Booster Club for a magazine advertisement.

Mayor Morris suggested that rather than contributing to the San Dimas Sheriff's Boosters, the City can directly purchase necessary equipment or supplies for the Sheriff's Reserves.

Mr. Duran reported that \$7,500 per year is budgeted from the General Fund for uniforms, training, and supplies for volunteers.

Councilmember Ebner said some expenditures might be allocated from a different fund; for example, park benches at Freedom Park might come from the Park budget. He suggested increasing the maximum amount of funds to \$15,000 or up to \$25,000 to address community funding requests, and it would not be necessary to spend all the funds every year.

Councilmember Bertone said some programs benefit the entire community and he felt that benches for a City Park should come from the Parks and Recreation budget.

Mayor Pro Tem Templeman expressed his concerns about spending funds on marketing through a third party. He believes the amount of money budgeted is appropriate to help out City of San Dimas activities that benefit the community and does not support increasing that amount. He also opposed community funds to be administered by each Councilmember and felt that staff should manage the allocation of funds.

Mayor Morris expressed his concerns in using taxpayer money to fund charitable organizations unless they are directly tied to government functions of San Dimas. He was not opposed to making private contributions to the organizations.

In response to Councilmember Bertone, Director Bruns explained that the HEROES made a request to the Parks and Recreation Commission for park benches to be included in the HEROES' plan for development of the Monument. Commissioners asked if park benches were included as part of the plan or were HEROES asking for city dollars to fund that part of the plan.

In response to Councilmember Ebner, City Manager Michaelis said that staff recommended an amount for community funding, however, it is the City Council's decision to spend resources beyond the city's day-to-day operation and how much to set aside.

Councilmember Bertone said homelessness affects the community. He is in favor of contributing to the Housing and Homeless Coordinating Council.

Mayor Morris stated that before he can consider the expenditure of public funds, documentation such as Form 990 and audited financials should be submitted from any nonprofit charitable organization requesting funds.

Councilmember Ebner suggested that staff bring back to the next meeting a report that includes documentation requested by the Mayor.

In response to Mayor Morris, Mr. Chamberlain stated that, with the help of the San Gabriel Valley Council of Governments (SGVCOG), the Housing and Homeless Coordinating Council was newly created 18 months ago to implement a homeless strategy developed by the different cities in the San Gabriel Valley. He said the first 18 months was funded by Los Angeles County to help facilitate the start-up and the goal is to move toward private funding. In the interim, it is the County's desire to partner with the San Gabriel Valley Cities to sustain the organization.

Assistant City Manager Stevens said the County paid one-half of the organization's budget of \$140,000 and the budget calls for 25% from private sources. The organization expects to get the last 25% from contributions by as many SGVCOG member cities as possible. He added that homelessness is an area he is required to evaluate when he takes the Housing Element to the California Department of Housing and Development (HCD).

Mayor Morris stated that based on that information, he is prepared to approve a one-time contribution to the Housing and Homeless Coordinating Council.

Mayor Pro Tem Templeman pointed out that the San Dimas Sheriff's Boosters expect that \$1,100 would be an ongoing annual contribution.

MOTION: It was moved by Councilmember Bertone, seconded by Councilmember Ebner to approve a one-time contribution in the amount of \$2,500 for the Housing and Homeless Coordinating Council to coordinate homeless activities in the City of San Dimas. The motion carried unanimously.

MOTION: Councilmember Badar noted that volunteers support the community possibly more than any other organization. He moved to fund the San Dimas Sheriff's Boosters in the amount of \$1,100.

Mayor Morris asked City Attorney Brown if funding the Boosters organization were an impermissible mass mailing.

City Attorney Brown expressed concern that the City Council's photograph would be included in an advertisement and said he would investigate and report back to the City Council.

Councilmember Bertone stated he is supportive of not including the photograph in the Sheriff's Boosters magazine.

The motion failed due to lack of a second motion. The City Attorney will research mass mailing and return to the City Council with a response.

In response to Councilmember Badar, City Manager Michaelis said park benches will be included in the budget when brought back in May for the City Council's decision whether or not to expend city funds, as part of the budget, to install benches at Freedom Park.

City Manager Michaelis said Department Directors will present a brief overview of their department and the City Council has the opportunity to add any requests.

Mayor Pro Tem Templeman suggested budgeting funds for an appropriate number of waste receptacles for pet waste at each park.

Gary Enderle said benches were drawn in on the original plans, however, the organization never budgeted funds for the purchase of park benches. It was their intent to ask the City for contributions toward the purchase of the park benches at Freedom Park.

Administrative Services

Assistant City Manager Duran highlighted the work programs anticipated for 2012-13 and said most of the projects are for maintenance and operation. He reported that the Joint Powers Insurance Authority released the deposit for the upcoming year and the General Liability deposit is \$477,000, which is approximately \$68,000 less than 2011-12; and workers compensation would be \$165,000, approximately \$33,000 more than last year.

Mayor Morris stated that San Dimas is substantially higher than other cities in our general liability due to our loss cap.

Mr. Duran said he is seeking direction on funding \$1,000 for the lost and found pet registry program, as part of the budget process.

Councilmember Bertone urged the Council's support and funding of the Lost and Found Registry and suggested it might be useful to post the Registry on the City's website.

Councilmember Ebner suggested including the Lost and Found Registry in the budget for consideration in May and linking it on the City's website to the Los Angeles County Lost and Found Registry.

Parks and Recreation Department

Director Bruns stated that Parks and Recreation will continue to utilize available resources in order to effectively deliver services in Landscape Maintenance, Facilities, and Recreation. She said the project list has been completed and staff identified projects to be prioritized and completed based on availability of funding. She stated that Senior Citizen Commission and Swim and Racquet Club project lists are high priority. As part of the mid-year budget, staff is in the process of concluding projects earmarked for the Senior Citizen/Community Center and auditing the Swim and Racquet Club for compliance with ADA access.

Director Bruns responded to Councilmember Bertone that most of the HVAC systems are aged and replacements parts are difficult to obtain. She said when the equipment fails, staff will be forced to make a decision of replacing the units, or staff can be proactive and begin changing the equipment as a preventative measure.

Mayor Pro Tem Templeman supported rehabilitating the restrooms at the Senior Citizen/Community Center and upgrading or replacing the marquee sign at the Swim and Racquet Club. He suggested the existing sign be replaced with a digital sign.

Director Bruns mentioned that the Senior Citizen Commission also proposed a marquee sign for the Civic Center. She said this item has been discussed and denied by the City Council for the past 20 years. She said the project list also includes the replacement of aging playground equipment.

Director Bruns responded to Council that safety is staff's primary concern. She said every park has security lights, and Via Verde Park has a small system of security lights that could be upgraded. She added that there are no dark areas because there is street lighting around the perimeter of the park and part of the process is to identify any deficiencies that can be corrected.

Director Bruns said a few organizations have asked for assistance in sponsoring major special events. Staff is also working with Public Works on a curb repair project that may require removal of approximately 20-30 trees.

In response to Councilmember Bertone, Director Bruns replied that staff does not have a schedule of when development at Walnut Creek may occur, however, the basketball courts at Loma Vista Park need to be resurfaced and will cost approximately \$5,000.

Councilmember Ebner suggested playground equipment be replaced at current standards for safety; that benches at Freedom Park be included in the Parks budget; and that a plan is needed to replace the recreation building and restrooms at Marchant Park.

Ms. Bruns reported that Park Development fees and Quimby fees in the amount of \$94,000 were deposited to Special Fund 21 and are based on geographic location throughout the City. She mentioned that Marchant Park is in the area that has approximately \$90,000 of Quimby fees in the special fund, and staff anticipates additional fees in the future from the Grove Station and the Bonita Gateway projects.

In response to Mayor Pro Tem Templeman, Ms. Bruns replied that it has been over ten years that drinking fountains were inspected for lead content, replaced, and approved safe.

Public Works Department

Director Patel proposed a separate study session to discuss conceptual plans for the possible realignment of Bonita Avenue. He said \$1.3 million is allocated toward the Call for Project funding to remove the

Bonita Avenue/Cataract intersection at the Railroad crossing, and he proposed the narrowing of Bonita Avenue from Monte Vista to Acacia.

In response to Mayor Morris, Director Patel replied that signalized improvements are needed at Bonita Avenue/Cataract Street. He explained that Bonita Avenue would be narrowed to reduce the existing number of gates at the railroad crossing to improve safety, and he would like to extend the narrowing of Bonita Avenue from Monte Vista to Acacia.

Mayor Morris expressed concern that traffic flow would be severely impacted if the left turn lane were removed by narrowing Bonita Avenue. Director Patel assured Mayor Morris that the plans include a left turn pocket and a painted median.

Director Patel highlighted the Department's capital improvement, Annual and Special projects and projects carried over to fiscal year 2012-13. He replied to Council that once all permits are secured, he would like rehabilitation of Gladstone Avenue to begin in late spring or early summer. He said Southern California Edison is in the process of getting permits from Southern California Regional Rail Authority for the underground line from Amelia Street to Lone Hill Avenue under the right-of-way; the consultant is in design stage for the Terrebonne project and completion is anticipated next fiscal year 2013-14.

In response to Councilmember Ebner, Director Patel said that although the project does not meet the warrants, the Safe Ride to School program and County contributions will help fund the signal modification and enhancement at Foothill Boulevard and San Dimas Canyon Road to provide a safe road.

In response to Mayor Morris, Director Patel replied that the City's street sweepers were purchased in 2002 and the typical life of a street sweeper is approximately ten years. He said extra maintenance has extended the life of the equipment, however, staff is looking into installing alternative fuel tanks to upgrade the aging equipment within the next two years. He further replied that if the sweepers are replaced, the City is required to purchase alternative fuel street sweepers.

Mass Mailing Response:

City Manager Michaelis stated that City Attorney Brown is ready to provide a response to the City Council regarding the advertisement in the San Dimas Sheriff's Booster's Magazine. Mr. Michaelis also recommended that the study session reconvene after adjournment of the regular City Council meeting to hear reports from Departments of Community Development and Development Services.

City Attorney Brown found that the purchase of an advertisement in the San Dimas Booster's Magazine is not a violation of Government Code 18901 if the advertisement does not reference a photograph of the City Council.

Mayor Morris opposed the expenditure and said the City should be responsible for appropriating funds for public safety.

MOTION: It was moved by Mayor Pro Tem Templeman, seconded by Councilmember Badar, to appropriate a one-time donation of \$1,100 for the San Dimas Sheriff's Boosters advertisement, to help support the public safety program in San Dimas to promote volunteerism, and to edit the City Council's photograph from the advertisement. The motion carried 4:1; Mayor Morris opposed.

RECESS:

Mayor Morris recessed the study session at 6:52 p.m. to convene the regular City Council meeting. The study session reconvened at 9:12 p.m. with all members of the City Council present.

Development Services

Director Coleman said 188 Planning and Building related bills were adopted last year by the State, one of which is mandatory commercial recycling, which goes into effect July 1, 2012. He said staff will continue to utilize available resources to effectively deliver services in Planning Division, Building & Safety, and Code Enforcement. He highlighted major projects and said the 18 single family estate homes by Williams on Lone Hill are expected to be completed in the next fiscal year, and there is a possibility that a developer will acquire the remaining pads at the Costco site for a single development.

Director Coleman reported that Loma Bonita Residences and the remaining phases of residential townhome units at the Grove Station could be under construction by next fiscal year. Mr. Coleman added that he will be assisting Assistant City Manager Stevens with the 2014 update of the Housing Element. He provided updates on Code Enforcement activity and the Building & Safety survey of all city facilities for ADA accessible design. Director Coleman requested appropriation of \$1,000 for Building Emergency Abatement supplies.

Community Development Department

Assistant City Manager of Community Development Stevens stated that the staff report highlights a number of projects that will be completed during the remainder of Fiscal Year 2011-12. He said the process for the Walnut Creek Conceptual Master Plan should be completed before the end of June; he anticipates the Sign Ordinance update to go to the Planning Commission in April and to the City Council in May; it is his intent to file an appeal with Southern California Association of Governments (SCAG) on the assigned regional housing numbers on technical grounds because they over-estimated the prior cycle; EECAP is funded by Southern California Edison to evaluate greenhouse gas emissions; preserving affordable housing at the Grove Station is contingent upon the existing Recognized Obligation Payment Schedule (ROPS) and/or new legislation to preserve housing; and the Northern Foothills Trail Study will be submitted for input to the Planning, Equestrian, and Parks Commissions and is expected to go before the City Council in April.

Mr. Stevens highlighted projects for the new Fiscal Year 2012-13 including rezoning and code amendments associated with the 2008 Housing Element; and for the 2014 Housing Element, he said with the loss of redevelopment, staff may have to come up with an additional 30 units per acre property to offset the loss of 50 units at the Villas Apartments; completion of Downtown Specific Plan; possible assistance in formation of a Downtown Business Improvement District; review of downtown sidewalk renovation project; Possibly the Johnstone Building Seismic Rehab and second Floor housing project if low-mod funds are preserved through pending legislation; possible development of Costco pads; NJD Tentative Tract Map; and the Tzu Chi Foundation invited the community to comment on the potential EIR and Master Plan for their property on March 8th;

Assistant City Manager Stevens responded to City Council that he has not seen details of the plans, however, the Tzu Chi may want a school on the eastern half of the Butterfly property, east of Valley Center; they have to resolve utility easement issues across the property; they may propose access through Avenida Loma Vista; the environmental issues were addressed in the conceptual master plan; and it is the City's intention to create a new vehicular pedestrian restricted access at the property line.

Mr. Stevens said staff will evaluate continuing issues regarding use restrictions affecting shopping centers including San Dimas Station. He reported that the 99¢ Only store is in plan check, the Phoenix Garden is under construction for tenant improvements, and an application was submitted for a dance studio.

Mr. Stevens responded to Council that staff can encourage property maintenance at the Via Verde Shopping Center.

Assistant City Manager Stevens reported that he is working with Cyndia Williams on a possible public art project for Old Town Antique Store and some funds may be required for materials, students, and a stipend for the art coordinator.

In response to Council, Mr. Stevens replied that once trees are removed, there was interest in having a mural done on the Johnstone Building. He added that the art project could be done independently or in conjunction with the Johnstone project.

In response to Mayor Morris, Mr. Stevens replied that high priority projects include the downtown sidewalk rehabilitation program and the Housing Element project. He said two new bills were introduced: 1) the State to collect a \$75.00 recording fee on all property transactions and redistribute it to cities as a way of assisting affordable housing; 2) adopt a local sales tax to fund affordable housing projects; 3) the CRA report reflected four bills for sales tax enhancements.

Mayor Morris expressed concern that retail businesses would decide to relocate than to pay the increased taxes.

In response to Mayor Pro Tem Templeman, City Manager Michaelis replied that \$5.5 is the cash balance in the Housing Set-Aside fund, with the potential of increasing that amount to \$6.5 with the sale of the Grove Station units.

Assistant City Manager Stevens stated that the cash position does not include the two commitments of \$2.7 million for Bonita Gateway and \$2.6 million for Grove Station. However, he stated that the original agreement anticipating the purchase of the units at the Grove Station no longer applies. He said staff is looking at gap financing between moderate and market to make the units affordable, which should reduce the City's contribution. Staff will continue to market the units and if there is no interest, staff will examine other options.

In response to Mayor Morris, Mr. Stevens replied that there might be surplus funds from the mobile home park that can be used to supplement other opportunities in the future.

City Manager Michaelis commented that adoption of AB 1585 would preserve housing set-aside funds and repayment of loans to the general fund.

4. ADJOURNMENT

Mayor Morris adjourned the meeting at 10:10 p.m. The next meeting is on Tuesday, February 28, 2012, 7:00 p.m.

Respectfully submitted,

Ina Rios, CMC, City Clerk



MINUTES
REGULAR CITY COUNCIL
TUESDAY, MARCH 13, 2012, 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 Mark Steres
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 7:01 p.m. and led the flag salute.

2. RECOGNITIONS

- a. Recognize Suzy Crawford for outstanding coordination of the 2012 Regional Arbor Day Celebration on March 3, 2012.

On behalf of Municipal Arborist Deborah Day, Director Bruns said Suzy Crawford will be recognized for taking the leadership role in planning and organizing the City's tree planting and mulching at all Arbor Day celebrations at Bonelli Park. She said Mrs. Crawford also teaches tree lore to Third Graders at the Arbor Day Celebration and is very much appreciated. Director Bruns thanked Mrs. Crawford for going above and beyond the call of duty than any Branch Hand volunteer, and for her valuable support in all annual Arbor Day Celebrations, as well as this year's extra special Regional Arbor Day.

Mayor Morris presented Certificates of Recognition from the City of San Dimas and from Assembly Member Hagman's office to Susan Crawford as a small token of appreciation for her outstanding efforts in coordinating the 2012 Regional Arbor Day Celebration, which took place on Saturday, March 3, 2012.

Suzy Crawford extended a special thanks to Charles McCants, the Branch Hands, volunteers from San Dimas and La Verne, as well as Erica and staff who participated and assisted. She said Boy Scout Jonah Phipps coordinated with local Boy Scout Troops from San Dimas and La Verne to plant over 100 trees at Bonelli Park. He also took the time to pose for pictures and coordinated with a young mother and her children who wanted to plant trees.

Councilmember Bertone said Professor and Comedian Tim Womack was the greatest, most enthusiastic person who entertained the crowd.

3. ANNOUNCEMENTS

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

Pui-Ching Ho, Library Manager, announced that on Thursday, March 15, 6:30 p.m. the Thursday evening Book Club will read books set in Los Angeles. The book for March is *Mildred Pierce*; on Saturday, March 17, 3:00 p.m. artist and teacher Beverly Womack will present a Calligraphy Workshop that includes a brief history of the written word, a demonstration of basic tools, a step-by-step lesson in Classic Roman Italic Hand, and tools and supplies. The program is limited to 20 participants on a first come, first served basis. On Wednesday, March 21, 6:30 p.m. families are invited to join the Family Drum Circle to tell stories using a variety of musical instruments. She said the San Dimas Library has a Facebook page at www.facebook.com/sandimaslibrary.

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) Alline Kranzer said 36 years ago the Festival of Arts began as a joint venture with the City and the Chamber of Commerce to create an event that would bring culture and honor to the young city. Since inception, the Festival of Arts has not only met its goals, but continues to move forward. She highlighted the many projects the Festival has brought to the City and said the most important contribution has been raising \$100,000 to assist in the acquisition of the Walker House, which is home to the Festival of Arts and the Historical Society, and saving the Martin House, home to the Chamber of Commerce. She said the Festival of Arts, the Chamber of Commerce and the City should be proud of what they accomplished together. San Dimas is a place where volunteers work together with the City and various organizations.

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.)

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

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
- (1) **RESOLUTION NO. 2012-14**, A Resolution of the City Council of the City of San Dimas approving certain demands for the months of February and March, 2012.
 - (2) **RESOLUTION NO. 2012-15**, A Resolution of the City Council of the City of San Dimas approving the application for tree planting grant funds from Los Angeles County Regional Park and Open Space District for Fifth Supervisorial District Excess Funding.
- b. Approval of amended minutes, pages 3, 5, and 7, for regular meeting of February 14, 2012.

- c. Approval of minutes for regular meeting of February 28, 2012.
- d. Award of Cash Contract No. 2012-01, Pavement Preservation Slurry Maintenance project in Maintenance Zone "F" to Doug Martin in the amount of \$393,301.49.
- e. Repair of Localized Slope Failure on Golden Hills Road
 - 1. Appropriation of \$75,000 from the Emergency Fund.
 - 2. Award of Cash Contract No. 2012-02 Golden Hills Road Localized Slope Repairs to Bighorn Grading and Engineering, Incorporated for the amount bid of \$52,640 and waive minor bid informality.
- f. Repair/Rehabilitation of eastbound Via Verde Avenue-San Dimas Avenue to Puente Street:
 - 1) Appropriation of additional \$116,000 from Infrastructure Funds;
 - 2) Award of Cash Contract 2012-03, Repair/Rehabilitation of eastbound Via Verde Avenue - San Dimas Avenue to Puente Street to All American Asphalt, in the amount of \$133,133.00.
- g. Lone Hill and Arrow Highway Widening, Median and Signal Modification Project- Waiver of Formal Bid Process to Purchase Signal Poles and Signal Gear Equipment from JTB Supply, Inc. and Lingo Industrial Electronics.

END OF CONSENT CALENDAR

6. OTHER MATTERS

- a. Approval of Engineering Services Agreement with WKE Inc. Engineers and Planners for the Bridge Widening, Bikeway Improvements at Foothill Blvd over San Dimas Wash Project in the amount of \$325,119. (Federal Project No. BHLS 5377 (013))

Public Works Director Patel requested Council approval to award the Engineering Services Agreement contract to WKE, Inc. Engineers and Planners for the Bridge Widening, Bikeway Improvements at Foothill Boulevard over San Dimas Wash project in the amount of \$325,119. He said the improvement will alleviate the bottleneck at the San Dimas Wash. He added that the City was awarded \$2.4 million by the Federal Highway Bridge Program for the project, which will accommodate sidewalks and 6-foot bike lanes in both directions. Director Patel pointed out minor corrections to the Insurance section of the Agreement and recommended the City Manager be authorized to execute all necessary documents for the project.

MOTION: It was moved by Councilmember Bertone, seconded by Councilmember Badar, to authorize the City Manager to approve the Agreement with the stated corrections, with WKE, Inc. Engineers and Planners, for services related to Bikeway improvements at Foothill Blvd. over San Dimas Wash, Federal Project, BHLS 5367 (013). The motion carried unanimously.

- b. Authorize the Mayor to sign a letter in support of AB 1600 to authorize the Metro Gold Line Foothill Extension Construction Authority to plan, design, and construct the light rail extension through to the City of Montclair in San Bernardino.

City Manager Michaelis said the Metro Gold Line Foothill Extension Construction Authority is requesting amendment of Assembly Bill 1600 to enable the Authority to extend the light rail project from the City of Claremont to the City of Montclair. Staff recommends the Mayor be authorized to sign a letter of support for AB1600.

MOTION: It was moved by Councilmember Bertone, seconded by Councilmember Ebner, to authorize Mayor Morris to sign a letter in support of AB 1600, which would authorize the Metro Gold Line Foothill Extension Construction Authority to plan, design, and construct the light rail extension through to the City of Montclair in San Bernardino County. The motion carried unanimously.

7. ORAL COMMUNICATIONS

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

There were no comments.

- b. City Manager

There was no report.

- c. City Attorney

There was no report.

- d. Members of the City Council

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

No meetings were attended at the expense of the City.

- 2) Individual Members' comments and updates.

- a) Mayor Pro Tem Templeman welcomed the arrival of his new grandson, Luke, and asked about the extended proposal dates for the Walker House.

Assistant City Manager Duran replied that few proposals for the Walker House Concessionaire were received by the deadline Friday, March 9, and the deadline was extended to Wednesday, March 21, 2012.

- b) Councilmember Ebner mentioned that the annual San Dimas Stage Race Bicycle Race is being held this weekend. He said he went to Little League opening day at Marchant Park and enjoyed that raffle tickets were drawn to select the first pitcher and catcher. He said a 14-year old was selected as pitcher and a six-year old was selected as catcher, who caught the ball like a pro.

- c) Councilmember Badar said his daughter is about to give him a granddaughter and he congratulated Mr. Templeman on the birth of his grandson. Mr. Badar heard that the San Dimas HEROES had a great fundraiser at the Plummer Building for the Veterans Memorial and Soroptimist International did well to raise funds to buy clothes for school children. He commended staff for assisting the organizations with their programs.

- d) Councilmember Bertone thanked Mrs. Crawford for a fantastic Arbor Day celebration.

- e) Mayor Pro Tem Templeman mentioned that he brought friends from another city to tour the city hall who admired the art throughout the city building. They said the art adds to the overall ambiance and professional look of the building.

- f) Mayor Morris mentioned that magazine Art and Architecture featured an article on former Festival of Arts Artist Martin Grelle from Texas, who has become a very successful artist.

g) Mayor Morris reminded the community to watch *Ask the Mayor* on Thursday, March 15, at 7:00 p.m. on Cable Channel 3 and video streaming on the website. He encouraged callers to call in with questions and said the fan club of one is concerned the show will be cancelled.

8. ADJOURNMENT

Mayor Morris adjourned the meeting at 7:41 p.m. The next meeting is Tuesday, March 27, 2012, 7:00 p.m.

Respectfully submitted,

Ina Rios, CMC, City Clerk

McKenna Long
& Aldridge LLP
Attorneys at Law

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Tel: 213.687.2100 • Fax: 213.687.2149
www.mckennalong.com

MEMORANDUM

TO: Honorable Mayor and Members of the San Dimas City Council as Successor to the San Dimas Redevelopment Agency

FROM: J. Kenneth Brown, City Attorney

DATE: March 23, 2012

RE: Grove Station – Assignment to and Assumption of Obligations by Olson Urban Housing, LLC

On February 16, 2006 an Owner Participation and Disposition and Development Agreement (the "OPDDA") was entered into between the San Dimas Redevelopment Agency (the "Agency") and Grove Station, LLC ("Grove Station") regarding the property located on the east side of San Dimas Avenue south of the railroad tracks. Follow-up Implementation Agreements were executed between the Agency and Grove Station which resulted in development of the office building and the 14 condominium units that front on San Dimas Avenue, four of which are owned by the San Dimas Housing Authority (the "Housing Authority"). The Housing Authority Staff is moving ahead with the plan which the City Council approved to sell these units to qualifying persons of moderate income.

The original OPDDA and other agreements contemplated that Grove Station would develop the remainder of the property in phases. For various economic and other reasons that the members of the City Council are familiar with, that development did not proceed. At this time the receiver, as successor to the bank which is successor to Grove Station, is in escrow to sell the remainder of the property to Olson Urban Housing, LLC ("Olson"). Olson proposes (the "Olson Proposal") to take an assignment of Grove Station's interest under the OPDDA, and assume its development obligations albeit for a modified development which will consist of a total of 67 condominium units. The Olson Proposal has been reviewed and approved by both the City Planning Commission and the Development Plan Review Board.

The OPDDA included a requirement that a percentage of the units in the entire development be affordable to persons of moderate income and the Agency set aside moneys for that purpose. The Olson Proposal is subject to this requirement. The Agency, prior to its being dissolved on January 31, 2012 had set aside funds to provide for the construction of the additional affordable units. The City, as the Successor Agency has identified these funds on the Enforceable Obligation Payment Schedule and the follow-up Recognized Obligation Payment Schedule which it adopted earlier this year. The OPDDA which Olson is assuming obligates it to provide these affordable units. Olson is a leading niche homebuilder in Southern California with a 22 year track record focusing on the urban in-fill market. In 2000, Olson was named America's Builder of the Year by Professional Builder Magazine, and remains one of the

country's leaders in urban in-fill housing. Olson has built over 6,600 homes in more than 80 California cities and entitled more than 8,100 homes.

The resolution on the agenda approves the assignment to and assumption by Olson Urban Housing, LLC of the interest of Grove Station, LLC in the underlying agreements.

It is recommended that the City Council as the successor agency waive further reading and adopt resolution:

A RESOLUTION OF THE CITY OF SAN DIMAS AS SUCCESSOR TO THE SAN DIMAS REDEVELOPMENT AGENCY APPROVING THE ASSIGNMENT TO AND ASSUMPTION BY OLSON URBAN HOUSING LLC OF THE INTEREST OF GROVE STATION, LLC IN CERTAIN AGREEMENTS

Respectfully submitted.

J. Kenneth Brown

RESOLUTION NO. 2012-17

A RESOLUTION OF THE CITY OF SAN DIMAS AS SUCCESSOR TO THE SAN DIMAS REDEVELOPMENT AGENCY APPROVING THE ASSIGNMENT TO AND ASSUMPTION BY OLSON URBAN HOUSING LLC OF THE INTEREST OF GROVE STATION, LLC IN CERTAIN AGREEMENTS

WHEREAS, on February 16, 2006 an Owner Participation and Disposition and Development Agreement (the "OPDDA") was entered into by and between the San Dimas Redevelopment Agency (the "Agency") and Grove Station, LLC ("Grove Station") regarding the development of certain property shown on Exhibit A which is attached hereto and incorporated herein by reference (the "Site"); and

WHEREAS, the OPDDA has been modified by the First Implementation to OPDDA dated December 19, 2006 and the Second Implementation Agreement to OPDDA dated September 2, 2008 (as so modified, the "OPDDA"); and

WHEREAS, Ron Groeneveld of Paladin Asset Presentation and Management, Inc. (the "Receiver") has acquired ownership of the Site subsequent to the project construction lender's foreclosure of the Site, or deed in lieu of foreclosure; and

WHEREAS, Olson Urban Housing, LLC ("Developer") has entered into a Purchase and Sale Agreement with Receiver (the "Purchase Agreement"), pursuant to which Developer has agreed to purchase from Receiver a portion of the Site (the "Developer Property") as shown on Exhibit B which is attached hereto and incorporated herein by reference; and

WHEREAS, on January 10, 2012 the San Dimas City Council adopted Resolution No. 2012-2 and elected to serve as the Successor Agency to the dissolved San Dimas Redevelopment Agency pursuant to California Health and Safety Code Section 34173; and

WHEREAS, Developer desires to develop the Developer Property generally consistent with the intent of the OPDDA; and

WHEREAS, the OPDDA is an "enforceable obligation" of the Successor Agency which is included in the Enforceable Obligation Payment Schedule and the initial Recognized Obligation Payment Schedule of the Successor Agency which have been approved by the Successor Agency and require approval of the Oversight Board to the Successor Agency; and

WHEREAS, Developer desires to assume from the Receiver all rights, title and interest in the OPDDA with respect to the Developer Property and the City, as the Successor Agency desires to approve such assignment and assumption; and

WHEREAS, City, as the Successor Agency, and Developer desire that the Receiver continue to be subject to the OPDDA with respect to the remainder of the Site (the Receiver's Property); and

WHEREAS, City, as the Successor Agency, is responsible for administration of the "enforceable obligations" of the Agency and desires to facilitate implementation of the intent of the OPDDA in a manner which is consistent with the OPDDA as approved by the Agency, particularly as it relates to the opportunity to ensure provision of affordable housing; and

WHEREAS, City, as the Successor Agency recognizes that the housing plans originally approved by the Agency are no longer economically viable as a result of changes in consumer demands and housing values occurring after the original approval of those housing plans and as a result, it is necessary for the Developer to modify the housing plans consistent with current consumer preferences and the current economics of the project; and

WHEREAS, the Developer has requested, and the City, as the Successor Agency, adopts this resolution to clarify the status of the OPDDA and the parties' remaining obligations under it, and provide certain approvals which the City, as the Successor Agency is permitted to make under the OPDDA; and

WHEREAS, none of the OPDDA obligations described in this resolution add new obligations to be performed by the City, as the Successor Agency, or add to the cost of the obligations of the City, as the Successor Agency pursuant to the OPDDA.

NOW, THEREFORE, the City, as the Successor Agency, hereby finds, determines and declares as follows:

1. The foregoing Recitals are incorporated herein and made a part hereof. Defined terms not defined herein, shall have the same meaning as set forth in the OPDDA.

2. As provided in Section 2.3 of the OPDDA, and pursuant to authority provided to the City, as the Successor Agency, the City hereby approves the Receiver's assignment to Developer of its rights, title and interest in the OPDDA with respect to the Developer Property. In order to complete the Assignment and Assumption of the Assigned Rights, Developer and Receiver shall submit an executed Transfer Document to the City in accordance with Section 2.3 of the OPDDA. Upon such assignment the Developer shall not be responsible for any other obligation under the OPDDA other than the Assigned Rights.

3. The City hereby acknowledges and confirms that, pursuant to Section 2.3 of the OPDDA, Developer shall not be responsible for the following specific obligations, without limitation:

a. Developer shall not be required to make any deposit required pursuant to Section 3.1.1 of the OPDDA.

b. Developer shall not be responsible for the recently completed 14 residential units, the Office Building, the live/work units, any public improvements, or the Additional Public Improvements.

c. Developer shall not be responsible for providing the Separate Conveyance Portion pursuant to Section 6.12 of the OPDDA.

d. Developer shall not be required to provide an irrevocable standby letter of credit pursuant to Section IV.D of Attachment 12 of the OPDDA.

e. Developer shall not be responsible for any defaults, liabilities, acts or omissions of Grove Station or the Receiver which occurred prior to the date of assignment.

f. Developer shall not be responsible for any OPDDA obligations with respect to the Receiver Property.

4. City, as the Successor Agency, acknowledges and confirms that the Developer is entitled, under Section 9.19 of the OPDDA, to certain extensions of time for performance under the OPDDA due to events of enforced delay that are completely and strictly beyond the control of the Developer, specifically including the severe effects of the economic recession on reduced demand for housing, the foreclosure of the bank loan, and Grove Station's inability to obtain replacement financing as necessary to resume the construction. Accordingly, the Schedule of Performance which is marked Exhibit C and which is attached hereto and incorporated herein by

reference hereby supersedes and replaces the Schedule of Performance attached to the OPDDA as Exhibit "5".

5. City, as the Successor Agency, hereby accepts the Plans for the total 67 units as provided in Sections 6.1.2 and 6.1.4 of the OPDDA, in the form of the Plans submitted by Developer to and approved by the City Planning Commission and the Development Plan Review Board. These consist of 24 units on lots ____ and 43 units on lots ____ in accordance with the Schedule set forth in Exhibit C (the "Developer's Proposal").

6. City, as the Successor Agency, hereby approves Developer's proposed method of financing, as described in Developer's submission to City dated March ____, 2012.

7. City, as the Successor Agency, hereby approves Developer acting as its own general contractor, or Developer's use of an affiliated entity as the general contractor, pursuant to Section 6.1.3.3 of the OPDDA.

8. The Developer has requested City approval of the Scope of Development which is marked Exhibit D and which is attached hereto and incorporated herein by reference. Pursuant to its authority under Section 6.2.2 of the OPDDA, the City, as the Successor Agency, hereby approves the Scope of Development which is marked Exhibit D, and which shall replace the Scope of Development set forth as Exhibit "4" of the OPDDA.

9. The Developer has acknowledged to the City, as the Successor Agency, and City, as the Successor Agency, hereby acknowledges and agrees, that Sections 7.7 and 7.8 of the OPDDA are applicable to the Assigned Rights, that Sections 2(c), 2(d) and 2(e) of the Second Implementation Agreement to OPDDA are not applicable to the Assigned Rights, and that the

Developer will be required to provide six moderate income Restricted Residential Units in Developer's Proposal in satisfaction of the requirements of Section 7.7. The phasing of those units shall be agreed to by the City, as the Successor Agency, and the Development but in any event shall be provided no later than the last phase of the development. The Affordability Gap amount which the Agency will provide to each Qualified Purchaser of a Restricted Residential Unit will be determined pursuant to the formula described in Section 7.8 of the OPDDA. The City, as the Successor Agency, agrees that the Affordability Gap funds which may be provided to the Qualified Purchasers of the Restricted Residential Units shall be used solely to provide down payment assistance within the meaning of Labor Code §1720(c)(6)(C).

10. No Other Modifications. Except as set forth herein, the OPDDA shall remain in full force and effect according to its terms.

11. Exhibits Incorporated. The exhibits attached to this Resolution are incorporated herein and made a part hereof.

Passed, approved and adopted this 27th day of March 2012.

Mayor of the City of San Dimas

Attest

City Clerk

Exhibit A

Site

Exhibit B
Developer Property

Exhibit C

Schedule of Performance

Summary of obligations – this schedule does not include all obligations which the Parties are required to perform in accordance with this Agreement; in addition, because this Schedule contains summarized information, the body of this Agreement should be referred to for the particular terms and conditions pertaining to each action.

<u>ACTION</u>	<u>NO LATER THAN</u>
Escrow closes.	Completed.
Developer submits and Agency approves Construction Commitment for Office Building Phase and Residential Phase I.	Completed.
Developer submits to Agency's legal counsel and Agency's legal counsel approves Association CCR's for Office Building Phase and Residential Phase I.	Completed.
Developer submit to Agency and Agency approves Construction Contract for Office Building Phase and Residential Phase I.	Completed.
Agency, Developer, and Bank enter into Limited Agreement for Office Building Phase and Residential Phase I.	Completed.
Agency Funding deposited with Bank and Residential Phase I loan with Bank closes.	Completed.
Developer submits and obtains Agency Executive Director's approval of the Approved Marketing Program for Residential Phase I.	Completed.
Developer submits and obtains Agency Executive Director's approval of the Customer Service Program for Residential Phase I.	Completed.
Developer commences construction of Sub-Phase I of Residential Phase I.	Completed.
Developer completes construction of Sub-Phase I of Residential Phase I.	Completed.
Agency furnishes/refuses or fails to furnish Certificate of Completion for Office Building.	Completed.
Agency furnishes/refuses or fails to furnish applicable Individual Unit Certificates of Completion for Sub-Phase I of Residential Phase I.	Completed.
Developer commences construction of Sub-Phase II of Residential Phase I.	Within 60 days after Developer's acquisition of the Sub-Phase II property.
Developer completes construction of Sub-Phase II of Residential Phase I.	Within one year after commencement of construction of Sub-Phase II of Residential

	Phase I.
Agency furnishes/refuses or fails to furnish applicable Individual Unit Certificates of Completion for Sub-Phase II of Residential Phase I.	Fifteen (15) days after Developer' written request.
Developer submits preliminary Plans for Residential Phase II	Completed.
Developer submits final Plans for Residential Phase II	Completed.
Developer commences construction of Residential Phase II.	Within 60 days after completion of construction of Sub-Phase II of Residential Phase I.
Developer completes construction of Residential Phase II.	Within eighteen months after commencement of construction of Residential Phase II.
Agency furnishes/refuses or fails to furnish applicable Individual Unit Certificates of Completion for Residential Phase II.	Fifteen (15) days after Developer's written request.

Exhibit D

Scope of Development

Developer shall build 67 two and three-story residential townhomes on Sub-Phase II of Residential Phase I and Residential Phase II.

The development will include five plan types ranging from two bedrooms with two and one half baths to four bedrooms with four baths. Each unit will have a two-car enclosed garage, with 63 of the 67 units having standard two-car side-by-side garages and four units with 2-car tandem garages. In addition three units have full driveways. The following plan matrix sets forth the exact bedroom, bath and square footage amounts:

Project Summary						
Site Area	5.259 acres					
Total Units	67 units (new units); 14 units (existing Live/Work units)					
Density	15.4 units/acre					
Plan	Bldg	# of Units	Square Footage	Bed Count	Bath Count	Garage
Plan 1	3-Story	20	1242	2	2.5	2 Car Side-By-Side Garage
Plan 1 Alt	3-Story	8	1169	2	2.5	2 Car Side-By-Side Garage
Plan 2	2-Story	15	1503	3	2.5	2 Car Side-By-Side Garage
Plan 3	3-Story	4	1543	3	3	2 Car Tandem Garage
Plan 4A	3-Story	4	1754	4	4	2 Car Side-By-Side Garage
Plan 4B	3-Story	9	1754	3	9	2 Car Side-By-Side Garage
Plan 4C	3-Story	3	1754	3	3	2 Car Side-By-Side Garage
Plan 5	3-Story	4	1771	4	4	2 Car Side-By-Side Garage

The community's entry shall be provided via a private road off of San Dimas Avenue. Ample guest parking shall be provided meeting the existing zoning code requirements for guest and resident parking requiring no variances. A community open space shall be provided at the southwestern end of the site with guest parking provided directly adjacent with a sidewalk connection to the common space. The community open space will feature a barbeque and shade structure with seating for outdoor gatherings.

This community will be a Leadership in Energy and Environmental Design, or LEED, certified community by the US Green Building Council (USGBC). This certification ensures that the proposed development incorporates measures to utilize green building practices. LEED certification focuses on performance standards in five key areas of human and environmental health including: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.



Agenda Item Staff Report

DATE: March 27, 2012

TO: Mayor and City Council

FROM: Blaine Michaelis, City Manager

INITIATED: Ken Duran, Assistant City Manager

SUBJECT: Successor Agency activities update – Authorization for Successor Agency staff to amend the approved Recognized Obligation Payment Schedule as needed.

SUMMARY

There has been much activity by staff in the last 30 days regarding the Successor Agency and the dissolution of the Redevelopment Agency. The purpose of this report is to provide a brief update on some of those activities and provide information on some upcoming key deadlines. Since new information and clarification is occurring on almost a daily basis, staff will provide an oral report on the most current information at the meeting.

Background

As has been reported in the past the RDA dissolution process as laid out in the AB x1 26 is full of problems. Since its original adoption in June 2011 and following the Supreme Court decision, there have been many who have tried to understand and clarify the process. However there are still many unanswered questions and varying interpretations on various issues. Staff and other Redevelopment Agency professionals have spent a great deal of time and effort in just trying to understand how to go about this process.

Several weeks ago the California Redevelopment Association hosted workshops to try and educate and provide the best thinking on various topics including;

- The process and procedures of dissolution
- Responsibilities of the various parties including Successor Agencies, Oversight Boards, Housing Authorities, County Auditor-Controllers, State Department of Finance

6.6

- Recognized Obligation Payment Schedules
- Property and asset distribution
- Accounting and auditing requirements
- Housing responsibilities
- Bond compliance issues

Several City staff members and the City Attorney attended the workshops. It was informative but even then there were varying opinions on issues. Another problem has been that the State Department of Finance and County Auditor-Controllers, who play key roles in the process, have been either slow to provide guidance, changed their minds on previously given directions or in the case of County Auditor-Controllers have differing opinions among Counties. The Los Angeles County Auditor-Controller, just this week hosted two Town Hall meetings for agencies within in the County to provide guidance.

All this being said there are some very specific statutory deadlines that need to be met. Some of those have already passed and others are imminent. The following is a timeline of some of those deadlines and a commentary on where the City is in meeting those deadlines.

KEY DATES TIME LINE

- Feb. 1 – Redevelopment Agency was dissolved. Successor Agency assumed responsibilities. Housing Authority assumed housing responsibilities. Staff has been closing out the financial books on the Redevelopment Agency and setting up new accounting structures for the Successor Agency and Housing Authority.
- March 1 – Deadline for Successor Agencies to adopt a Recognized Obligation Payment Schedule (ROPS) for the January - June 2012 period. The City Council adopted the ROPS at your February 27th meeting. However, as described further below in this report that already needs to be amended.
- April 1 – Deadline for Successor Agencies to inform the County that there will be insufficient funds to meet their ROPS obligations. This determination is made very difficult because of interpretations of the State and County on what can be included in the ROPS and the amount of funds that will be available.
- April 15 – January – June 2012 ROPS is required to be submitted to the State for review. The ROPS is required to be approved by the Successor Agency Oversight Board and certified by the County Auditor-Controller prior to being submitted to the State.
- May 1 – Deadline for Oversight Board to be in place. On February 27th the City made its two appointments to the Oversight Board. We have received verbal but not written confirmation on the School District appointment. We have been in frequent communication with the County on their three

appointments, including the Fire District. We are told that the soonest the County will make any appointments is March 27th. We have not heard on the Community College appointment. Once a quorum of appointees has been made the Board can begin to meet. The Board is subject to the Brown Act so all meetings will be properly noticed and agendized. Obviously, there will be a need to provide an orientation for the Board members and establish meeting procedures.

May 11 – July – December 2012 ROPS is required to be submitted to the State for review. Like the previous ROPS it needs to be approved by the Oversight Board and certified by the County Auditor-Controller.

May 16 – County to make the January – June ROPS payment to the City. Los Angeles County Auditor-Controller has made the interpretation that they are not required to make this payment because the Agency received tax increment payments in December. Since that tax increment payment was not sufficient to make the entire fiscal years obligations this decision has serious cash flow implications.

June 1 – County to make the July – December 2012 ROPS payment to the City.

July 1 – County audit to be complete. The County is required to perform an audit of each closed Redevelopment Agency. The audit is to be used to certify each Agencies ROPS. The County is in the process of retaining auditing firms to perform this work beginning in April.

As you can see from the time-line there are a number of disconnects. For example the first ROPS is due to the State by April 15th, after being approved by the Oversight Board and certified by the County. However, clearly the Oversight Board will not be in place, have been orientated and in a position to approve the ROPS prior to April 15th. Additionally, the County, not having concluded their audit, will not be in a position to certify the ROPS. The State still expects the ROPS to be submitted by this date, conditioned by future reviews by the Oversight Board and County.

Staffs objective is to meet the statutory deadlines as best we can. It will mean accelerating things when necessary and adapting to the ever changing information we are given. With this in mind one of the most critical elements of this process is the ROPS. As a reminder the ROPS is the schedule of the payment obligations of the Agency based upon commitments prior to the legislation being adopted. For San Dimas this includes items such as the three different bond payments, Costco parking lot lease payments, Grove Station and Bonita Gateway low-moderate housing commitments, pass-thru obligations, loan payments to the City, Monte Vista apartment maintenance and operations expenses, administrative expenses including personnel and legal and consulting expenses. The City is only eligible to be paid for expense obligations that are listed on the approved ROPS. So you can see that it is very important that the ROPS is as inclusive and accurate as possible.

As mentioned previously the City approved the January – June 2012 ROPS on February 27th to meet the March 1 deadline. Since that time staff has become aware of new information that necessitates making amendments to the ROPS. Given that there are some areas regarding the ROPS that are still unclear, it is quite likely that the ROPS will need to be further amended up until the time it is submitted to the State, County and Oversight Board. Therefore, staff is suggesting that the City Council authorize staff to make amendments to the ROPS as necessary as new information becomes available. The City Attorney has opined that since the City Council has previously approved the EOPS and ROPS giving staff authority to make future amendments is acceptable.

ACTION

Staff recommends that the City Council authorize staff to make future amendments to the ROPS as deemed necessary.



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of March 27, 2012

FROM: Blaine Michaelis, City Manager *BM*

SUBJECT: Authorize the Mayor to sign a letter in support of AB 1585 (Perez) regarding amendments to the Redevelopment dissolution process

SUMMARY

Speaker of the Assembly John A. Perez and others have introduced AB 1585 as an urgency measure to amend and clarify certain elements of the Redevelopment dissolution process. Some of the more important elements of AB 1585 to the city of San Dimas are provisions and conditions by which city loans to Redevelopment Agencies would be considered for payment in the dissolution process. Another provision allows a Successor Agency to be able to use low and moderate income housing funds on deposit at the date of dissolution to be made available for affordable housing projects.

AB 1585 is an urgency bill that requires a 2/3rds vote. Our hope is that this measure will promptly move through the legislative process and the Governor and become law as soon as possible.

RECOMMENDATION

Authorize the Mayor to sign letters in support of AB 1585 (Perez) amendments to the Redevelopment dissolution process.

Attachment: Draft letter

6.C

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

March 27, 2012

Assemblyman Curt Hagman
60th Assembly District
State Capitol
Sacramento, CA 95814

RE: AB 1585 (John A. Perez) Redevelopment – Support

Assemblyman Hagman:

The City of San Dimas requests your support for AB 1585 (Perez) to clarify and address issues that have arisen from the process to eliminate Redevelopment. Some of the provisions of this legislation are very important to us and they represent responsible and appropriate changes to the process to eliminate Redevelopment.

We appreciate your vote against the elimination of Redevelopment last year. Redevelopment has been such an effective tool for our community and every taxing entity including the State has benefited from those Redevelopment projects. However, Redevelopment is now eliminated and we must work through the dissolution process. In order to be timely and effective, AB 1585 is an urgency measure requiring a 2/3rds affirmative vote of the legislature. We urge your support for this legislation as a means to responsibly wind down the financial operations of Redevelopment Agencies all over the state.

Please contact us with any questions regarding this important legislation – we look forward to the prompt passage and implementation of AB 1585. Thank you.

Sincerely,

Curtis W. Morris, Mayor
City of San Dimas



The Honorable Cameron M. Smyth
Chair
Local Government Committee
California State Assembly
Capitol Building #4098
Sacramento, CA 95814

Subject: Request for Support of AB 1585 (J. Perez): Redevelopment

Dear Assemmblymember Smyth:

On behalf of the California Contract Cities Association, we wish to express our support for AB 1585, as amended on March 8, 2012. This legislation addresses the concerns of many cities and counties that are now in the process of dissolving their redevelopment agencies. We would also like to express our gratitude for the efforts of Assemblymember Perez and other members of the Legislature for tirelessly working with the League of California Cities (LOCC) and the California Redevelopment Association (CRA) in crafting legislation which will make technical and substantive changes to the redevelopment dissolution bill, AB 1X 26.

This legislation includes several features that will provide direction for the bonding community and local agencies in this transition process, and we support the following important elements contained in AB 1585:

1. Ensure that a full year of bond debt service requirements may be provided on the first six-month enforcement obligation list;
2. Clarifies the ability of oversight boards to ensure that certain loans between local governments and redevelopment agencies are repaid;
3. Allows asset disposal to occur in a more responsible manner; and
4. Reserves affordable housing funding for its intended purposes.

Thank you for your consideration of this matter and we urge your support for AB 1585 (J. Perez).

Sincerely,

A handwritten signature in black ink that reads 'Sam Olivito'.

Sam Olivito
CCCA Executive Director

Cc Members of the Assembly Local Government Committee
Assemblymember John A. Perez
LOCC, CRA, Joe A. Gonsalves and Son
CCCA Executive Board
CCCA Legislative Board



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of March 27, 2012

FROM: Blaine Michaelis, City Manager

INITIATED BY: Marco A. Espinoza, Associate Planner

SUBJECT: Lot Line Adjustment 11-03
The subject lots are within the Grove Station Development located on the east side of San Dimas Avenue just south of the rail road tracks (APN: 8390-018-077, 082, 083, 084, 085, 086 and 087). The lot line adjustment request is in order to accommodate the development of 43 residential units.

BACKGROUND

Lots 8 and 9 were rough graded as part of the Grove Station Development for two loft style residential buildings within Creative Growth Area 3 B. Due to the downturn in the economy the buildings were never constructed and the property was sold to a different developer. The new developer, The Olson Company, is looking to develop condominiums in a townhome design on the property.

The applicant is proposing to realign Lots 8 and 9 in order to facilitate the development of the townhome design of 43 units, in eight buildings within this portion of the project. The applicant is proposing to develop a total of 67 units within the project.

There are no minimum lot dimensions within the Creative Growth Area 3 B zone and the Lot Line Adjustment will not negatively affect the feasibility of developing each of the lots with the allowable uses permitted within Creative Growth Area 3 B.

Lot Line Adjustment 11-03 complies with 66412.d Map Act Exclusions of the Subdivision Map Act.

RECOMMENDATION

Staff recommends approval of Lot Line Adjustment 11-03.

b.d

Aerial of Subject Site



Subject Sites (Lots 8 and 9)

RECORDING REQUESTED BY:
City of San Dimas

WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Certificate of Compliance
Lot Line Adjustment
11-03

I/we, the undersigned owner(s) of record of the following described real property within the City of San Dimas, County of Los Angeles, hereby request to adjust our lot lines and request that the City of San Dimas to determine if said real property complies with the provisions of the Subdivision Map Act, (Sec. 66411 et seq., Government Code of the State of California) and any local subdivision ordinances of the City of San Dimas.

See attached Exhibit "A" for legal description and Exhibit "B" for plat.

PARCEL A:

Assessor's Parcel Number (APN): PORTIONS OF 8390-018-083, 084, 085, 086 & 087

Site Address: NO ADDRESS AVAILABLE

Owner's Name(s): RON GROENEVELD OF PALADIN ASSET PRESERVATION
& MANAGEMENT, APPOINTED RECEIVER FOR GROVE STATION
LLC, A CALIFORNIA LIABILITY COMPANY

Owner's Mailing Address:
(for tax statements) 9830 IRVINE CENTER DRIVE
IRVINE CA 92618-4353

Signature <must be notarized>

Signature <must be notarized>

(Notary to attach appropriate acknowledgement)

Note: Owners name(s) and signature(s) must match deeds- see instructions.

Corporation Note: Compliance with Corp Code Section 313 is required if the entity on whose behalf this document is signed is a corporation.

**Certificate of Compliance
Lot Line Adjustment
11-03**

PARCEL B:

Assessor's Parcel Number (APN): PORTIONS OF 8390-018-082 & 8390-018-085

Site Address: NO ADDRESS AVAILABLE

Owner's Name(s): RON GROENEVELD OF PALADIN ASSET PRESERVATION
& MANAGEMENT, APPOINTED RECEIVER FOR GROVE STATION
LLC, A CALIFORNIA LIABILITY COMPANY

Owner's Mailing Address
(for tax statements) 9830 IRVINE CENTER DR.
IRVINE, CA 92618-4353

Signature <must be notarized>

Signature <must be notarized>

(Notary to attach appropriate acknowledgement)

Note: Owners name(s) and signature(s) must match deeds- see instructions.

Corporation Note: Compliance with Corp Code Section 313 is required if the entity on whose behalf this document is signed is a corporation.

**Certificate of Compliance
Lot Line Adjustment
11-03**

PARCEL C :

Assessor's Parcel Number (APN): PORTIONS OF 8390-018-082, 083, 084, 085, 086, 087 & 077

Site Address: NO ADDRESS AVAILABLE

Owner's Name(s): RON GROENEVELD OF PALMDALE ASSET PRESERVATION & MANAGEMENT, APPOINTED RECEIVER FOR GROVE STATION LLC, A CALIFORNIA LIABILITY COMPANY

Owner's Mailing Address:
(for tax statements) 9830 IRVING CENTER DRIVE
IRVINE, CA 92618-4353

Signature <must be notarized>

Signature <must be notarized>

(Notary to attach appropriate acknowledgement)

Note: Owners name(s) and signature(s) must match deeds- see instructions.

Corporation Note: Compliance with Corp Code Section 313 is required if the entity on whose behalf this document is signed is a corporation.

**Certificate of Compliance
Lot Line Adjustment**

11-03

NOTICE

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel(s) described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

DETERMINATION OF COMPLIANCE

I hereby certify that the 3 parcels described above comply with the provisions of the Subdivision Map Act and local subdivision ordinances of the City of San Dimas, and may be sold, leased, financed, or transferred in full compliance with all applicable provisions of the Subdivision Map Act and local subdivision ordinances of the City of San Dimas.

By:

By:

Dan Coleman
Director of Development Services *Date*
City of San Dimas

Dominic C. Milano
City Engineer *Date*
City of San Dimas

State of California)
) ss
County of)

On _____ before me, _____ a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

My principal place of business is in:
My commission expires:

EXHIBIT "A"
CERTIFICATE OF COMPLIANCE
LOT LINE ADJUSTMENT
11-03

PARCEL A:

THOSE PORTIONS OF LOTS 9 AND 10 OF TRACT NO. 66251, IN THE CITY OF SAN DIMAS, AS PER MAP FILED IN BOOK 1350 PAGES 87 TO 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT NO. 66251; THENCE NORTH 73'18'12" WEST 54.39 FEET, ALONG THE NORTHERLY LINE OF SAID TRACT NO. 66251, TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00'00'00" EAST 70.77 FEET; THENCE NORTH 90'00'00" WEST 121.10 FEET; THENCE NORTH 00'00'00" WEST 98.30 FEET; THENCE NORTH 90'00'00" WEST 20.00 FEET; THENCE SOUTH 00'00'00" EAST 98.30 FEET; THENCE NORTH 90'00'00" WEST 120.75 FEET; THENCE NORTH 00'00'00" WEST 142.39 FEET; THENCE NORTH 90'00'00" WEST 22.00 FEET; THENCE SOUTH 00'00'00" EAST 139.90 FEET; THENCE NORTH 90'00'00" WEST 48.00 FEET; THENCE NORTH 00'00'00" WEST 167.81 FEET, TO SAID NORTHERLY LINE OF TRACT NO. 66251; THENCE ALONG SAID NORTHERLY LINE, SOUTH 73' 18' 12" EAST 346.46 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING: 0.798 ACRES OF LAND, (MORE OR LESS).

PARCEL B:

THOSE PORTIONS OF LOTS 8 AND 10 OF TRACT NO. 66251, IN THE CITY OF SAN DIMAS, AS PER MAP FILED IN BOOK 1350 PAGES 87 TO 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT NO. 66251; THENCE SOUTH 89'59'43" WEST 183.88 FEET, ALONG THE SOUTHERLY LINE OF SAID TRACT NO. 66251; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 00'00'00" EAST 172.31 FEET; THENCE NORTH 90'00'00" EAST 48.00 FEET; THENCE SOUTH 00'00'00" WEST 166.97 FEET; THENCE NORTH 90'00'00" EAST 25.00 FEET; THENCE NORTH 00'00'00" EAST 64.14 FEET; NORTH 90'00'00" EAST 105.89 FEET; THENCE NORTH 00'00'31" EAST 8.92 FEET; THENCE NORTH 68'46'36" EAST 30.02 FEET; THENCE NORTH 45'07'57" EAST 18.51 FEET; THENCE NORTH 00'00'00" EAST 7.15 FEET; THENCE SOUTH 90'00'00" WEST 147.00 FEET; THENCE NORTH 00'00'00" EAST 65.33 FEET; THENCE NORTH 90'00'00" EAST 152.00 FEET; THENCE SOUTH 00'00'00" WEST 74.56 FEET, TO THE SOUTHEASTERLY LINE OF SAID TRACT NO. 66251; THENCE ALONG SAID SOUTHEASTERLY LINE, THE NEXT THREE COURSES: (1) SOUTH 45'07'57" WEST 20.59 FEET; (2) THENCE SOUTH 68'01'30" WEST 28.59 FEET; (3) THENCE SOUTH 00'00'31" EAST 75.01 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.605 ACRES OF LAND, (MORE OR LESS).

TITLE: LOT LINE ADJUSTMENT



Hall & Foreman, Inc.

Engineering • Planning • Surveying

14297 CAJON AVE, SUITE 101 • VICTORVILLE, CA 92392 • 760-524-9100

DATE OF PREPARATION: 01/31/12 JOB NO. 110207

EXHIBIT "A"
CERTIFICATE OF COMPLIANCE
LOT LINE ADJUSTMENT
11-03

PARCEL C:

THOSE PORTIONS OF LOTS 8 THROUGH 10 INCLUSIVE OF TRACT NO. 66251, IN THE CITY OF SAN DIMAS, AS PER MAP FILED IN BOOK 1350 PAGES 87 TO 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT NO. 66251; THENCE NORTH 73°18'12" WEST 54.39 FEET, ALONG THE NORTHERLY LINE OF SAID TRACT NO. 66251; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00°00'00" EAST 70.77 FEET; THENCE NORTH 90°00'00" WEST 121.10 FEET; THENCE NORTH 00°00'00" WEST 98.30 FEET; THENCE NORTH 90°00'00" WEST 20.00 FEET; THENCE SOUTH 00°00'00" EAST 98.30 FEET; THENCE NORTH 90°00'00" WEST 120.75 FEET; THENCE NORTH 00°00'00" WEST 142.39 FEET; THENCE NORTH 90°00'00" WEST 22.00 FEET; THENCE SOUTH 00°00'00" EAST 139.90 FEET; THENCE NORTH 90°00'00" WEST 48.00 FEET; THENCE NORTH 00°00'00" WEST 167.81 FEET, TO SAID NORTHERLY LINE OF TRACT NO. 66251; THENCE NORTH 73° 18' 12" EAST 172.32 FEET ALONG SAID NORTHERLY LINE, TO THE EASTERLY LINE OF LOT 3 OF SAID TRACT NO. 66251; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 3, THE NEXT 2 COURSES: (1) SOUTH 00°00'47" EAST 197.73 FEET; (2) THENCE SOUTH 89°59'13" WEST 42.13 FEET TO THE MOST WESTERLY LINE OF SAID LOT 10, ALSO BEING THE EASTERLY LINE OF SAN DIMAS AVENUE, AS SHOWN ON SAID MAP; THENCE ALONG SAID WESTERLY LINE, THE NEXT 3 COURSES: (1) SOUTH 00°00'47" EAST 29.14 FEET; (2) THENCE SOUTH 03°49'37" EAST 30.07 FEET; (3) THENCE SOUTH 00°00'47" EAST 28.88 FEET TO THE NORTHERLY LINE OF LOT 2 OF SAID TRACT NO. 66251; THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID LOT 2, THE NEXT 3 COURSES: (1) NORTH 89°59'13" EAST 42.70 FEET; (2) THENCE SOUTH 00°00'47" EAST 149.41 FEET; (3) THENCE SOUTH 89°59'13" WEST 42.70 FEET TO THE MOST WESTERLY LINE OF SAID LOT 10, ALSO BEING THE EASTERLY LINE OF SAID SAN DIMAS AVENUE, THENCE ALONG SAID WESTERLY LINE, SOUTH 00°00'47" EAST 10.51 FEET, TO THE NORTHERLY LINE OF LOT 1 OF SAID TRACT NO. 66251; THENCE ALONG THE NORTHERLY LINES OF SAID LOT 1 AND THE SOUTHERLY LINE OF SAID TRACT NO. 66251, THE NEXT 3 COURSES: (1) NORTH 89°59'13" EAST 74.13 FEET; (2) THENCE NORTH 00°00'47" WEST 7.69 FEET; (3) THENCE NORTH 89°59'43" EAST 130.96 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 00°00'00" EAST 172.31 FEET; THENCE NORTH 90°00'00" EAST 48.00 FEET; THENCE SOUTH 00°00'00" WEST 166.97 FEET; THENCE NORTH 90°00'00" EAST 25.00 FEET; THENCE NORTH 00°00'00" EAST 64.14 FEET; THENCE NORTH 90°00'00" EAST 105.89 FEET; THENCE NORTH 00°00'31" EAST 8.92 FEET; THENCE NORTH 68°46'36" EAST 30.02 FEET; THENCE NORTH 45°07'57" EAST 18.51 FEET; THENCE NORTH 00°00'00" EAST 7.15 FEET; THENCE SOUTH 90°00'00" WEST 147.00 FEET; THENCE NORTH 00°00'00" EAST 65.33 FEET;

TITLE: LOT LINE ADJUSTMENT

 **Hall & Foreman, Inc.**

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DATE OF PREPARATION: 01/31/12 JOB NO. 110207

EXHIBIT "A"
CERTIFICATE OF COMPLIANCE
LOT LINE ADJUSTMENT
11-03

THENCE NORTH 90°00'00" EAST 152.00 FEET; THENCE SOUTH 00°00'00" WEST 74.56 FEET, TO THE SOUTHEASTERLY LINE OF SAID TRACT NO. 66251; THENCE ALONG SAID SOUTHEASTERLY LINE, THE NEXT FOUR COURSES: (1) NORTH 45°07'57" EAST 26.52 FEET; (2) THENCE NORTH 51°21'13" EAST 90.43 FEET; (3) THENCE NORTH 67°53'35" EAST 54.58 FEET; (4) THENCE SOUTH 89°59'31" EAST 18.96 FEET TO THE EASTERLY LINE OF SAID TRACT NO. 66251; THENCE ALONG SAID EASTERLY LINE, NORTH 00°00'24" EAST 77.32 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF LOTS 4, 5, 6 AND 7 OF SAID TRACT NO. 66251.

CONTAINING: 2.024 ACRES OF LAND, (MORE OR LESS).

EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

Matthew H. Okubo 2/17/12
MATTHEW H OKUBO, P.L.S. 8686 DATE

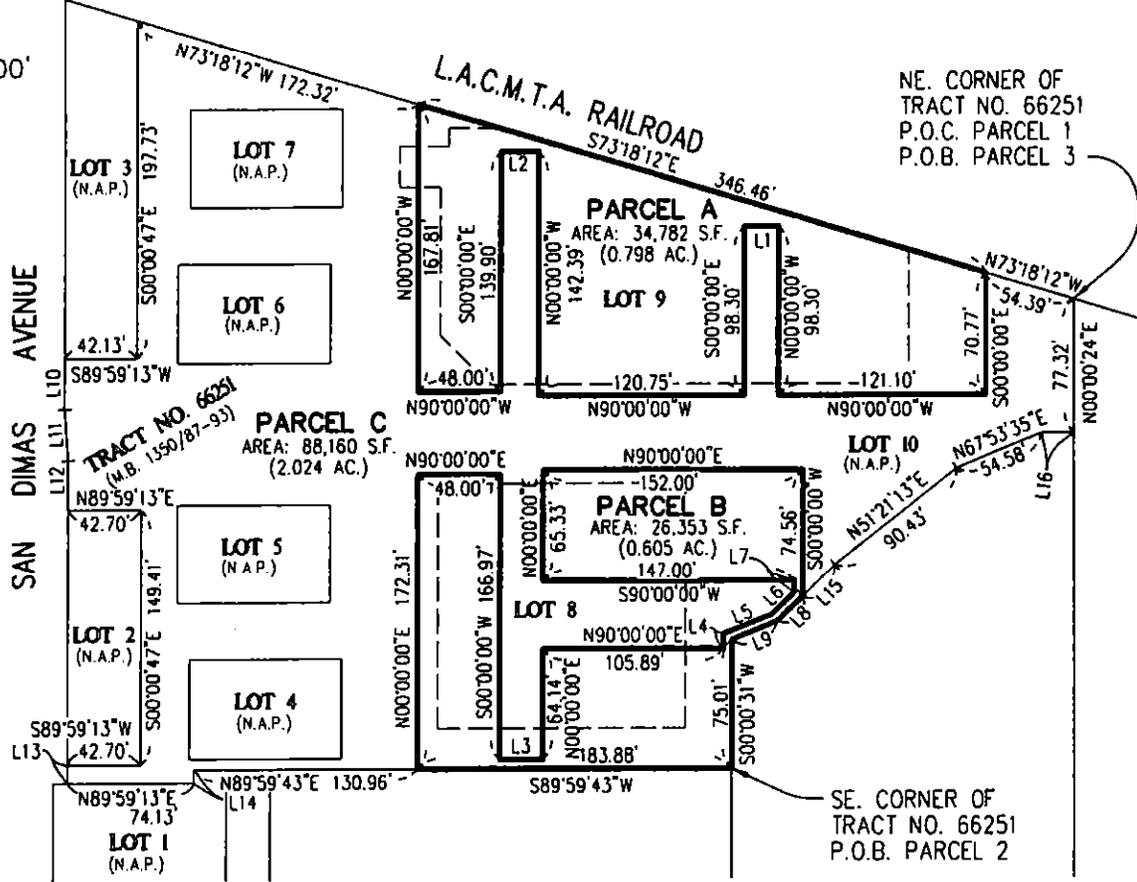
TITLE: LOT LINE ADJUSTMENT
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DATE OF PREPARATION: 01/31/12 JOB NO. 110207



EXHIBIT "B"
CERTIFICATE OF COMPLIANCE
LOT LINE ADJUSTMENT
11-03
PARCELS AS ADJUSTED



1"=100'



NE. CORNER OF
 TRACT NO. 66251
 P.O.C. PARCEL 1
 P.O.B. PARCEL 3

SE. CORNER OF
 TRACT NO. 66251
 P.O.B. PARCEL 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"W	20.00'
L2	N90°00'00"W	22.00'
L3	N90°00'00"E	25.00'
L4	N00°00'31"E	8.92'
L5	N68°46'36"E	30.02'
L6	N45°07'57"E	18.51'
L7	N00°00'00"E	7.15'
L8	S45°07'57"W	20.59'
L9	S68°01'30"W	28.59'
L10	S00°00'47"E	29.14'
L11	S03°49'37"E	30.07'
L12	S00°00'47"E	28.88'
L13	S00°00'47"E	10.51'
L14	N00°00'47"W	7.69'
L15	N45°07'57"E	26.52'
L16	S89°59'31"E	18.96'

LEGEND

- N.A.P. NOT A PART
- EXIST. LINE TO REMAIN
- NEW PROPERTY LINE
- OLD LINE TO BE DELETED

TITLE: **LOT LINE ADJUSTMENT**

Hall & Foreman, Inc.
 Engineering · Planning · Surveying
 14297 CAJON AVE, SUITE 101 · VICTORVILLE, CA 92392 · 760-524-9100
 DATE OF PREPARATION: 01/31/12 JOB NO. 110207



S:\110207\mapping\110207-000\Map-Set\110207.dwg



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of March 27, 2012

FROM: Blaine Michaelis, City Manager

INITIATED BY: Marco A. Espinoza, Associate Planner

SUBJECT: Lot Line Adjustment 12-01
The subject lots are within the Grove Station Development located on the east side of San Dimas Avenue just south of the rail road tracks (APN: 8390-018-077, 085, 106, 107, 113, 114, 116, 126, 129, 153, 155, 154, 156, 159, 160, 162 and 163). The lot line adjustment request is in order to accommodate the development of 12 residential units.

BACKGROUND

Lots 5 and 6 were rough graded as part of the Grove Station Development for two condominium style residential buildings within Creative Growth Area 3 B. Due to the downturn in the economy the buildings were never constructed and the property was sold to a different developer. The new developer, The Olson Company, is looking to develop condominiums in a townhome design on the property.

The applicant is proposing to move the South property line of Lot 5 approximately six feet further South and move North property line of Lot 6 approximately six feet further North to facilitate the development of the townhome design of 12 units within this portion of the project. The applicant is proposing to develop a total of 67 units within the project.

There are no minimum lot dimensions within the Creative Growth Area 3 B zone and the Lot Line Adjustment will not negatively affect the feasibility of developing each of the lots with the allowable uses permitted within Creative Growth Area 3 B.

Lot Line Adjustment 11-03 complies with 66412.d Map Act Exclusions of the Subdivision Map Act.

RECOMMENDATION

6.e

Aerial of Subject Site



Subject Sites (Lots 5 and 6)

RECORDING REQUESTED BY:
City of San Dimas

WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Certificate of Compliance
Lot Line Adjustment
12-01**

I/we, the undersigned owner(s) of record of the following described real property within the City of San Dimas, County of Los Angeles, hereby request to adjust our lot lines and request that the City of San Dimas to determine if said real property complies with the provisions of the Subdivision Map Act, (Sec. 66411 et seq., Government Code of the State of California) and any local subdivision ordinances of the City of San Dimas.

See attached Exhibit "A" for legal description and Exhibit "B" for plat.

PARCEL D:

Assessor's Parcel Number (APN): PORTIONS OF 8390-018-106, 156, 155, 153, 126, 154, 107
077 & 085

Site Address: NO ADDRESS AVAILABLE

Owner's Name(s): RON GROENEVELD OF PALADIN ASSET PRESERVATION
MANAGEMENT, APPOINTED RECEIVER FOR GROVE STATION
LLC, A CALIFORNIA LIABILITY COMPANY

Owner's Mailing Address:
(for tax statements) 9830 IRVINE CENTER DRIVE
IRVINE CA 92618-4353

Signature <must be notarized>

Signature <must be notarized>

(Notary to attach appropriate acknowledgement)

Note: Owners name(s) and signature(s) must match deeds- see instructions.

Corporation Note: Compliance with Corp Code Section 313 is required if the entity on whose behalf this document is signed is a corporation.

**Certificate of Compliance
Lot Line Adjustment
12-01**

PARCEL E:

Assessor's Parcel Number (APN): PORTIONS OF 8390-018-129, 114, 110, 159, 162, 113,
071 & 085

Site Address: NO ADDRESS AVAILABLE

Owner's Name(s): RON GROENVELD OF PALADIN ASSET PRESERVATION
C. MANAGEMENT, APPOINTED RECEIVER FOR GROVE STATION
LLC, A CALIFORNIA LIABILITY COMPANY

Owner's Mailing Address
(for tax statements) 9830 IRVINE CENTER DR.
IRVINE, CA 92618-4353

Signature <must be notarized>

Signature <must be notarized>

(Notary to attach appropriate acknowledgement)

Note: Owners name(s) and signature(s) must match deeds- see instructions.

Corporation Note: Compliance with Corp Code Section 313 is required if the entity on whose behalf this document is signed is a corporation.

Certificate of Compliance
Lot Line Adjustment

12-01

PARCEL F :

Assessor's Parcel Number (APN): PORTIONS OF 8390-018-106, 156, 155, 153, 129, 163,
114, 116, 176, 154, 107, 159, 162, 113, 077 & 085

Site Address: NO ADDRESS AVAILABLE

Owner's Name(s): ROJ GREENFIELD OF PALMDALE ASSET PRESERVATION &
MANAGEMENT, APPOINTED RECEIVER FOR GROUND STATION
LL, A CALIFORNIA LIABILITY COMPANY

Owner's Mailing Address:
(for tax statements) 9830 IRVING CENTER DRIVE
IRVINE, CA 92618-4353

Signature <must be notarized>

Signature <must be notarized>

(Notary to attach appropriate acknowledgement)

Note: Owner's name(s) and signature(s) must match deeds- see instructions.

Corporation Note: Compliance with Corp Code Section 313 is required if the entity on whose behalf this document is signed is a corporation.

EXHIBIT "A"
CERTIFICATE OF COMPLIANCE
LOT LINE ADJUSTMENT
12-01

PARCEL D:

LOT 5 OF TRACT NO. 66251, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1350, PAGES 87 TO 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF PARCEL "C" OF THAT CERTAIN LOT LINE ADJUSTMENT 11-03, RECORDED ON XX-XX-XX AS INSTRUMENT NO. XXXXXX IN THE COUNTY RECORDERS OFFICE OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 89°59'13" EAST 89.89 FEET ALONG THE NORTHERLY LINE THEREOF, TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°00'47" EAST 63.83 FEET ALONG THE EASTERLY LINE AND ITS SOUTHERLY PROLONGATION THEREOF TO POINT ON A LINE PARALLEL WITH AND DISTANT 6.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES) FROM THE SOUTHERLY LINE OF SAID LOT 5; THENCE ALONG SAID PARALLEL LINE SOUTH 89°59'13" WEST 89.89 FEET TO A POINT ON A LINE DISTANT SOUTH 00°00'47" EAST 63.83 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 00°00'47" WEST 63.83 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5,738 SQ. FT. (0.132 AC.) OF LAND, (MORE OR LESS).

PARCEL E:

LOT 6 OF TRACT NO. 66251, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1350, PAGES 87 TO 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF PARCEL "C" OF THAT CERTAIN LOT LINE ADJUSTMENT 11-03, RECORDED ON XX-XX-XX AS INSTRUMENT NO. XXXXXX IN THE COUNTY RECORDERS OFFICE OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89°59'13" EAST 89.89 FEET ALONG THE SOUTHERLY LINE THEREOF TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 00°00'47" WEST 63.83 FEET ALONG THE EASTERLY LINE AND ITS NORTHERLY PROLONGATION THEREOF TO A POINT ON A LINE PARALLEL WITH AND DISTANT 6.00 FEET NORTHERLY (AS MEASURED AT RIGHT ANGLES) FROM THE NORTHERLY LINE OF SAID LOT 6; THENCE ALONG SAID PARALLEL LINE SOUTH 89°59'13" WEST 89.89 FEET TO A POINT DISTANT NORTH 00°00'47" WEST 63.83 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 00°00'47" EAST 63.83 FEET TO THE POINT OF BEGINNING

CONTAINING: 5,738 SQ. FT. (0.132 AC.) OF LAND, (MORE OR LESS).

TITLE: **LOT LINE ADJUSTMENT**

 **Hall & Foreman, Inc.**

Engineering • Planning • Surveying

14297 CAJON AVE, SUITE 101 • VICTORVILLE, CA 92392 • 760-524-9100

DATE OF PREPARATION: 02/17/12 JOB NO. 110207

EXHIBIT "A"
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LOT LINE ADJUSTMENT
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THENCE NORTH 90°00'00" EAST 152.00 FEET; THENCE SOUTH 00°00'00" WEST 74.56 FEET, TO THE SOUTHEASTERLY LINE OF SAID TRACT NO. 66251; THENCE ALONG SAID SOUTHEASTERLY LINE, THE NEXT FOUR COURSES: (1) NORTH 45°07'57" EAST 26.52 FEET; (2) THENCE NORTH 51°21'13" EAST 90.43 FEET; (3) THENCE NORTH 67°53'35" EAST 54.58 FEET; (4) THENCE SOUTH 89°59'31" EAST 18.96 FEET TO THE EASTERLY LINE OF SAID TRACT NO. 66251; THENCE ALONG SAID EASTERLY LINE, NORTH 00°00'24" EAST 77.32 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LOTS 4 AND 7 OF SAID TRACT NO. 66251.

ALSO EXCEPTING THEREFROM, LOT 5 OF SAID TRACT NO. 66251, TOGETHER WITH THAT PORTION OF PARCEL "C" OF THAT CERTAIN LOT LINE ADJUSTMENT 11-03, RECORDED ON XX-XX-XX AS INSTRUMENT NO. XXXXXX IN THE COUNTY RECORDERS OFFICE OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 89°59'13" EAST 89.89 FEET ALONG THE NORTHERLY LINE THEREOF, TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°00'47" EAST 63.83 FEET ALONG THE EASTERLY LINE AND ITS SOUTHERLY PROLONGATION THEREOF TO POINT ON A LINE PARALLEL WITH AND DISTANT 6.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES) FROM THE SOUTHERLY LINE OF SAID LOT 5; THENCE ALONG SAID PARALLEL LINE SOUTH 89°59'13" WEST 89.89 FEET TO A POINT ON A LINE DISTANT SOUTH 00°00'47" EAST 63.83 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 00°00'47" WEST 63.83 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, LOT 6 OF TRACT NO. 66251, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1350, PAGES 87 TO 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF PARCEL "C" OF THAT CERTAIN LOT LINE ADJUSTMENT 11-03, RECORDED ON XX-XX-XX AS INSTRUMENT NO. XXXXXX IN THE COUNTY RECORDERS OFFICE OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89°59'13" EAST 89.89 FEET ALONG THE SOUTHERLY LINE THEREOF TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 00°00'47" WEST 63.83 FEET ALONG THE EASTERLY LINE AND ITS NORTHERLY PROLONGATION THEREOF TO A POINT ON A LINE PARALLEL WITH AND DISTANT

TITLE: **LOT LINE ADJUSTMENT**



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S:\110207\Maping\110207-000\MapSets\LLA\LLA_LOTS 5, 6 AND PAR. 3 (LLA)\LLA_Proposed(Lot 5 and 6).dwg

