



AGENDA
REGULAR CITY COUNCIL MEETING
TUESDAY, JULY 24, 2012, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

CITY COUNCIL:

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

1. CALL TO ORDER AND FLAG SALUTE

- 2. 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

3. CONSENT CALENDAR

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

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

- (1) **RESOLUTION NO. 2012-42, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF JULY 2012.**
- (2) Installation of Storm Drain on Rennell Avenue north of Arrow Highway.
 - a) Waiver of formal Bid Process for the installation of an upgraded Storm Drain and other Drainage Facilities.
 - b) **RESOLUTION NO. 2012-43, AUTHORIZING AN AGREEMENT WITH WILLIAMS HOMES AND CONTRACTOR TO COMPLETE STORM DRAIN INSTALLATION.**

b. Revised resolutions to correct administrative errors for Bonita Canyon Gateway, a mixed-use project on 8.53 acres of land located at the northwest corner of East Bonita Avenue and San Dimas Canyon Road.

- 1) **RESOLUTION NO. 09-37R, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING REVISION TO TENTATIVE TRACT MAP 69609, A REQUEST TO SUBDIVIDE AN 8.53 ACRE PROPERTY INTO SIX (6) LOTS ON THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD (APN: 8390-013-010, 011 and 012).**

- 2) **RESOLUTION NO. 09-38R**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW NO. 09-20, A REQUEST TO DEVELOP A 2.24 ACRE PROPERTY INTO A NEIGHBORHOOD RETAIL CENTER ON THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD. (APN: 8390-013-010, 011, and 012).
 - 3) **RESOLUTION NO. 09-39R**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW NO. 09-21, A REQUEST TO DEVELOP A 6.28 ACRE PROPERTY INTO 156 APARTMENTS ON THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD. (APN: 8390-013-010, 011, and 012).
- c. Approval of minutes for the regular City Council meeting of July 10, 2012.
 - d. Award of Cash Contract No. 2012-05, Gladstone Street Improvement Project, from Lone Hill Avenue to Amelia Avenue, to Gentry Brothers, Inc., in the amount of \$524,410.00.
 - e. Renewal of Cash Contract No. 2011-04, Concrete Maintenance Project–Various Citywide Locations to Grigolla & Sons Concrete in the amount up to \$86,000.
 - f. Renewal of Cash Contract No. 2011-05, Asphalt Maintenance Project –Various Citywide Locations Contract to Pavcco Construction, Inc. in the amount up to \$117,000.
 - g. Renewal of Cash Contract 2011-07, Annual Striping Maintenance Contract to Superior Pavement Markings, Inc. in the amount of \$50,000.
 - h. Renewal of a Two-Year Traffic Signal Maintenance Contract with Computer Services Company, Inc.

END OF CONSENT CALENDAR

4. PLANNING/DEVELOPMENT SERVICES

- a. Summary of DPRB Case No. 12-12 Action at 300 North Walnut.

5. OTHER MATTERS

- a) Budget Related Personnel Matters
 - 1) **RESOLUTION NO. 2012-44**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS FINDING THAT DUE TO THE SHORTAGE OF WORK AND/OR FUNDS THERE IS A NEED TO LAY-OFF SPECIFIED EMPLOYEES.
 - 2) **RESOLUTION NO. 2012-45**, A RESOLUTION OF THE CITY OF SAN DIMAS ADOPTING A SUPPLEMENTAL EMPLOYEE RETIREMENT PLAN.
 - 3) **RESOLUTION NO. 2012-46**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE PUBLIC EMPLOYEES RETIREMENT SYSTEM (PERS) EMPLOYER PAID MEMBER CONTRIBUTIONS.

- 4) **RESOLUTION NO. 2012-47**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS SUSPENDING THE CITY'S DEFERRED COMPENSATION MATCH PROGRAM FOR EMPLOYEES.

6. ORAL COMMUNICATIONS

- a. Members of the Audience (*Speakers are limited to five minutes or as may be determined by the Chair.*)
- b. City Manager
- c. City Attorney
- d. Members of the City Council
- 1) Councilmembers' report on meetings attended at the expense of the local agency.
- 2) Discussion regarding the San Gabriel Valley Council of Governments – issues and the city's participation in the organization.
- 3) Individual Members' comments and updates.

7. CLOSED SESSION

Recess to a closed session pursuant to Government Code Section 54956.8:

a. CONFERENCE WITH REAL PROPERTY NEGOTIATION

Property: Assessor Parcel Number 8665-003-001 and 8665-001-005

Negotiating Parties:

For City: Blaine Michaelis, City Manager, Larry Stevens, Assistant City Manager for Community Development, and J. Kenneth Brown, City Attorney.

For Seller: NJD Limited; Agent: Travis W. Gillmore, Phelps-Tointon, Inc.

Under Negotiation: Terms of possible gifting of property to the City.

b. Report on closed session items

8. ADJOURNMENT

The next meeting is on August 14, 2012, 7:00 p.m.

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

<http://www.cityofsandimas.com/minutes.cfm>

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

POSTING STATEMENT: ON JULY 20, 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); AT THE VONS SHOPPING CENTER (PUENTE/VIA VERDE) AND THE CITY'S WEBSITE AT WWW.CITYOFSANDIMAS.COM/MINUTES.CFM.

RESOLUTION NO. 2012-42

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIMAS, CALIFORNIA, APPROVING
CERTAIN DEMANDS FOR THE MONTH OF
JULY 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: 07/30/2012; 140711 through 140855 (includes Void
Checks 140700 through 140710); in the amount of \$1,034,498.16.

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF JULY 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 July 24, 2012, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Ina Rios, CMC, City Clerk

3.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.



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the Meeting of July 24, 2012

From: Krishna Patel, Director of Public Works *KP*

Subject: **Installation of Storm Drain on Rennell Avenue north of Arrow Highway**
(1) Waiver of Formal Bid Process for the Installation of an upgraded a Storm Drain and other Drainage Facilities
(2) Resolution No. 2012-43, Authorizing an Agreement with Williams Homes and Contractor to complete Storm Drain installation

Summary

Staff requests Council's review and waiver of the formal bid process for the installation of a storm drain on Rennell Avenue. In addition, Staff requests approval of City of San Dimas Resolution No. 2012-43 which authorizes an agreement with Williams Homes and their contractor to install an upgraded storm drain and other storm drain related appurtenances structures in conjunction with the their project. The main line storm drain installation of 24 inch diameter are being installed by Williams Homes (Developers of Tract 60865) who is conditioned to install this line that runs from Americana Drive to St. George Street to Rennell south to Arrow Highway.

BACKGROUND

As part of the approval process for Tract 60865, Williams Homes ("Developer") for the 19 lot subdivision on the prominent "Lone Hill" (former Dunning Property) property accessing off Lone Hill Avenue across from Overland Court was required to install storm drain and drainage facilities. This requirement was made in order to ensure storm flows from the new development would not cause additional flooding downstream of the project. The nearest storm drain system is at Rennell and Arrow Highway which is a Miscellaneous Transfer Drain (MTD) that is pending transfer to the County. Therefore any connection to this system also required the Developer to design his new storm drain system to be a Miscellaneous Transfer Drain that is subject to all reviews and acceptance by the Los Angeles County. To drain the new development the Developer is required to install 1,540 linear feet of 24 inch diameter storm drain that runs from the tract south on Americana Drive, then west on St George Drive, then south on Rennell Avenue to Arrow Highway connection point as shown per attached Exhibit A.

With the development conditioned to install the new main storm drain, it provides an opportunity for the City to address existing local flooding problems experienced at the intersection of St. George and Rennell Avenue and at Arrow Highway. Recognizing the benefit provided by the Williams project, and the viability of addressing our local flooding problem, then in cooperation with Williams Homes, engineered plans have been prepared showing some of the following improvements to accommodate our needs as shown in attached Exhibit A:

- 480 Feet of 24" diameter drain upgrade to 30 inch diameter drain to account for extra street flow
- Addition of 3 catch basins ranging from 7' to 28' in length.
- Catch basin filters and trash screen per County and NPDES requirements

3.a.2.b

- Relocation of existing utilities- Gas, Water etc.
- Miscellaneous concrete pipe connections
- Approx. 100 linear feet of 24" lateral pipes

DISCUSSION

In the 2012-13 FY budget \$140,000 has been budgeted from the Infrastructure Fund for the storm drain improvements. With the Williams Homes contractor already mobilized and constructing both the on-site storm drain and sanitary sewer for the development and will soon commence the main line on the Public Street, Staff believes using the same contractor would be the most cost-effective way of providing the needed improvements. Completing the work concurrently with Williams Homes should result in substantial benefit/savings in terms of mobilization costs as well as consistency in the project compliance. Above all the biggest advantage is that the residents would be impacted only once by this large invasive project in their neighborhood. In addition, we would be able to transfer the entire storm drain system to County as a complete unit for permanent maintenance. Staff is requesting that City Council consider waving the formal bid process and authorize Staff to negotiate an informal bid with Williams Homes and their contractor to upgrade the storm drain system as mentioned above.

Waiver of the formal bid process would not only result in the City incurring a considerable cost savings, but would also result in completing all improvements work now more cost effectively, whereas completing the work later would require additional expenditures in restoration works, as well as impacting the residents again. Other future additional costs to consider would also be the preparation of separate plans, specifications, bonding and other miscellaneous costs.

RECOMMENDATIONS

Staff requests Council's consideration of the following:

- (1) Waiver of formal bid process to retain Williams Homes and their contractor to relocate utilities, upgrade, extend, and connect the City's storm drain needs to the new 24" diameter storm drain.
- (2) Adopt Resolution No. 2012-43, authorizing the Public Works Director to enter into an Agreement with Williams Homes and their contractor to provide for the installation of the Storm Drain System on Rennell Avenue, north of Arrow Highway.

Respectfully submitted,



Krishna Patel
Director of Public Works

Attachments: A) Storm Drain for Tract 60865
B) Resolution 2012-43



RESOLUTION NO. 2012-43

A RESOLUTION OF THE SAN DIMAS CITY COUNCIL APPROVING AN AGREEMENT AND AUTHORIZING PAYMENT TO WILLIAMS HOMES AND/OR ITS CONTRACTOR TO CONSTRUCT STORM DRAIN IMPROVEMENTS ON RENNELL AVENUE

RECITALS

WHEREAS, the condition of approval for Tract 60865 requires the Williams Homes (the "Developer") to connect the on-site drainage to existing storm drain facilities on Rennell Avenue at Arrow Highway; and

WHEREAS, the drainage improvements for Tract 60865 include installation of storm drain pipe under the following existing City Streets: Americana Drive, St. George Drive, and Rennell Avenue; and

WHEREAS, St. George Drive, and Rennell Avenue experience localized flooding due to previously existing conditions; and

WHEREAS, as a mutual understanding, the Developer had agreed to provide engineered plans to increase storm drain pipe sizes and include the necessary drainage facilities to alleviate the drainage deficiencies on St. George Drive and Rennell Avenue ("City's Storm Drain Improvements"); and

WHEREAS, as a mutual understanding, the Developer had agreed as part of the Tract Improvements to increase the storm drain pipe size from 24 inches to 30 inches to accommodate the additional flow from St. George Drive and Rennell Avenue; and

WHEREAS, the Developer and/or its Contractor is in the process of constructing the storm drain facilities required for the Tract; and

WHEREAS, the least expensive and most cost effective way to meet the City's drainage needs on St. George Drive and Rennell Avenue may be to have the Developer and/or its Contractor provide these drainage improvements per the approved engineered plans, provided that the City's Director of Public Works determines that the cost to provide such improvements is less costly to the City; and

WHEREAS, having the same contractor coordinate the relocation of the impacted existing utilities and install the City Storm Drain Improvements concurrently with improvements required for the Development serves to benefit the City by decreasing the duration of construction which is in the interest of public safety, and also reduces disruption to the neighborhood; and

WHEREAS, if the Developer and/or its Contractor agrees to construct the upgraded Storm Drain improvements it will be required to pay the prevailing wage rate to those trades engaged in such construction; and

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

1. The Recitals set forth hereinabove are adopted as findings of the San Dimas City Council.

2. Constructing the City's Storm Drain improvements on St. George Drive and Rennell Avenue as part of the Developer's storm drain installation benefits the City.

3. The City's Director of Public Works is authorized to approve an agreement with the Developers and/or its Contractor to construct the City's Storm Drain Improvements if the Public Works Director concludes that the costs to do so are reasonable.

RESOLVED FURTHER, that the City waives the formal bid requirements and find that awarding the contract to the Developer and/or its Contractor, if determined reasonable and fair by the City's Director of Public Works, is in the best interest of the City.

APPROVED AND ADOPTED this 24th day of July, 2012.

Curtis W. Morris
Mayor of the City of San Dimas

ATTEST:

Ina Rios, City Clerk

07-12-16/kp



Agenda Item Staff Report

TO: Honorable Mayor and Members of the City Council
For the Meeting of July 24, 2012

FROM: Dan Coleman, Director of Development Services

SUBJECT: **REVISED RESOLUTIONS TO CORRECT ADMINISTRATIVE ERRORS FOR BONITA CANYON GATEWAY, A MIXED-USE PROJECT ON 8.53 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF EAST BONITA AVENUE AND SAN DIMAS CANYON ROAD.**

Applicant: VCH-San Dimas Company, LLC

SUMMARY

Proposed revisions to resolutions for Bonita Canyon Gateway, a mixed use development consisting of approximately 20,000 square feet of retail on 2.24 acres of land, and 156 apartments on 6.28 acres of land, at the northwest corner of East Bonita Avenue and San Dimas Canyon Road.

BACKGROUND: This project was approved by the City Council on May 27, 2008. All of the buildings were demolished in 2008 to accommodate the proposed project. One of the major anchor tenants, Walgreens, withdrew from the project, and a revised site plan was approved by City Council in August 2009 with more apartments and less retail. The retail portion of the project has been completed and the residential portion was rough graded.

ANALYSIS: Recently, it was discovered that a condition of approval was inadvertently included regarding a traffic signal at San Dimas Canyon Road and Dickens Lane. The DPRB had recommended a condition of approval requiring the developer to pay an in-lieu fee for their 50% percent share of any future traffic signal installation at Dickens Lane. The signal would accommodate residential traffic from this project and the La Verne neighborhood to the east along Dickens Lane; hence, the 50% split between this project and the City of La Verne. As explained in the August 2009 staff report, the Traffic Impact Analysis prepared for the project concluded that the project would not meet warrants to require a traffic signal at this time. The applicant objected to this proposed condition being imposed upon their project. Subsequent analysis by the City Traffic Engineer and City Engineer confirmed that the project is far below the warrants needed to require this signal. A Traffic Impact Analysis was prepared for the project in 2009. The study concluded that the project would not result in a worse Level of Service¹ at any intersection and would actually improve at the San Dimas Canyon Road/Dickens Lane

3.6.1-3

intersection. Therefore, this condition was meant to have been deleted from these Resolutions before adoption by Council.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act ("CEQA"), detailed studies were prepared for this project addressing traffic, hydrology, air quality, noise, and geotechnical. The proposed project's 3,467 ADT will be 1,114 Average Daily Trips less (24% lower) than if the site were developed as approved in 2008. This is due to the 50% reduction in retail floor space which is a higher traffic generator than apartments. The City Council adopted a Mitigated Negative Declaration for the project; however, there were no traffic mitigation measures because all impacts were less than significant.

RECOMMENDATION: Staff recommends adoption of the attached Resolutions deleting the inadvertent condition. For clarity sake, the condition being deleted is shown with ~~strikethrough~~.

Respectfully Submitted,


Dan Coleman
Director of Development Services

Attachments: Exhibit A – Traffic Impact Analysis Excerpts
 Resolution No. 09-37R – Tract Map
 Resolution No. 09-38R – Retail
 Resolution No. 09-39R – Apartments

¹ Level Of Service (LOS) is a scale of measuring traffic congestion. Level of service ranges from A to F, with LOS A representing free-flow conditions and LOS E representing the most vehicles that any particular intersection approach can accommodate. For LOS E, at capacity (Volume/Capacity = 1.00), there may be long queues of vehicles waiting upstream of the intersection and delays may be great (up to several signal cycles). For LOS D, delays to approaching vehicles may be substantial during short peaks within the peak period, but enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive back-ups.

TRAFFIC IMPACT ANALYSIS

SAN DIMAS CANYON RESIDENTIAL AND RETAIL DEVELOPMENT

SAN DIMAS, CALIFORNIA

(EXCERPTS)

Submitted to:

Valley Community Homes
590 G Brunken Avenue
Salinas, CA 93901

Prepared by:

LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, California 92614-4731
(949) 553-0666

LSA Project No. VSD0902

LSA

March 2009

EXHIBIT A

CUMULATIVE PLUS PROJECT CONDITIONS

Traffic generated by the project was added to the cumulative traffic volumes at each study area intersection. Figure 10 illustrates the resulting cumulative plus project a.m. and p.m. peak-hour traffic volumes. Table F summarizes the results of the cumulative plus project a.m. and p.m. peak-hour LOS analysis for all study area intersections. The LOS worksheets are provided in Appendix E.

As this table indicates, all study area intersections are forecast to operate at an acceptable LOS (LOS D or better) during the a.m. and p.m. peak hours with implementation of the proposed project. Therefore, the project would not create a significant impact at any of the study area intersections in the cumulative plus project condition.

Table F: Cumulative Plus Project Intersection Level of Service Summary

Intersection	AM Peak Hour			PM Peak Hour		
	ICU	Delay (sec)	LOS	ICU	Delay (sec)	LOS
1. San Dimas Avenue/East Bonita Avenue	0.635	-	B.	0.815	-	D
2. Walnut Avenue/East Bonita Avenue	0.392	-	A	0.420	-	A
3. San Dimas Canyon Road/Gladstone Street	-	12.8	B	-	13.1	B
4. San Dimas Canyon Road/Dickens Lane	-	14.6	B	-	16.4	C
5. San Dimas Canyon Road/East Bonita Avenue	0.471	-	A	0.441	-	A
6. San Dimas Canyon Road/Arrow Highway	0.502	-	A	0.551	-	A

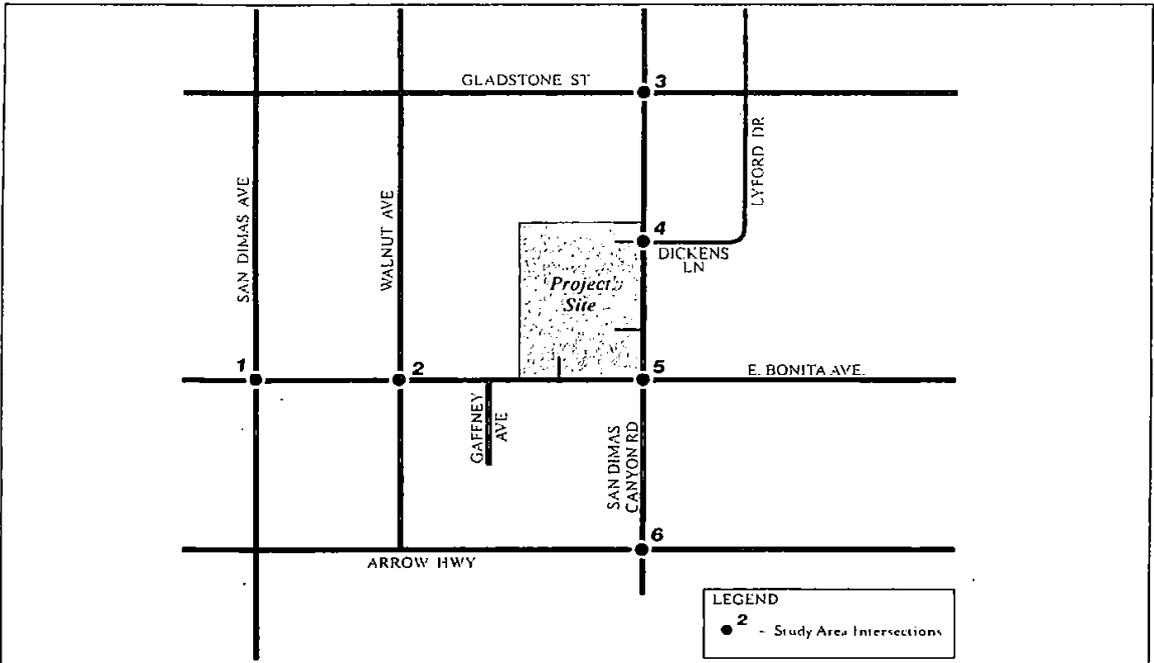
ICU = Intersection Capacity Utilization

LOS = Level of Service

sec = seconds

INTERNAL CIRCULATION AND ACCESS ANALYSIS

LSA has evaluated the operation of the ingress and egress locations of the project site along San Dimas Canyon Road and Bonita Avenue. As illustrated in Figure 11, access to the retail portion of the project site will be provided via one full-access driveway from San Dimas Canyon Road on the east side of the project site and one full-access driveway along Bonita Avenue. Access to the residential portion of the project site will be provided via a full-access driveway (west leg) at the intersection of San Dimas Canyon Road and Dickens Lane. A residential fire lane will be provided on the west side of the project, accessing Bonita Avenue.



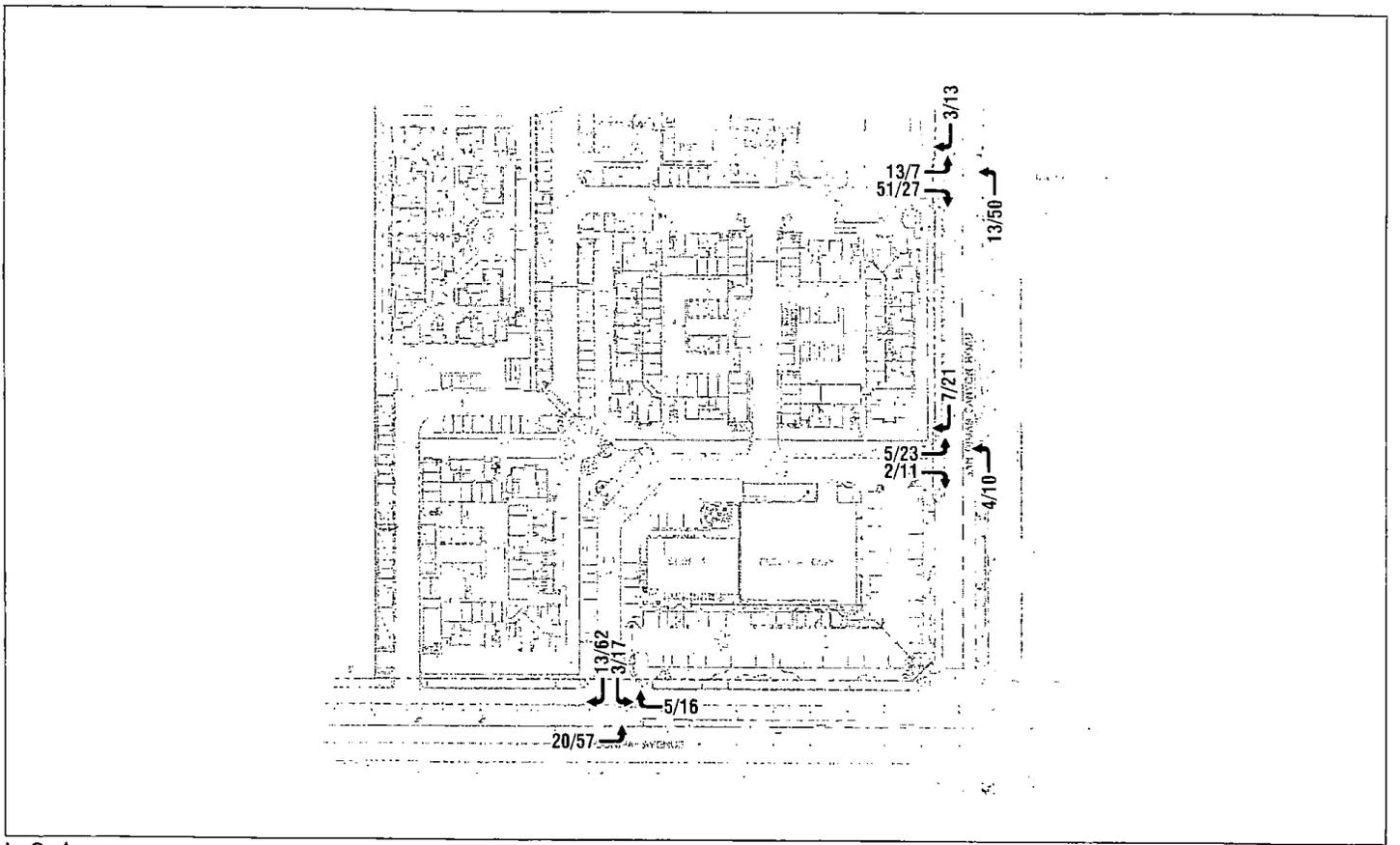
<table border="1"> <tbody> <tr> <td>82/173</td> <td>238/248</td> <td>86/91</td> <td>111/120</td> <td>483/446</td> <td>98/72</td> </tr> <tr> <td>47/162</td> <td>239/270</td> <td>18/271</td> <td>56/155</td> <td>207/177</td> <td>135/71</td> </tr> </tbody> </table> <p>1 San Dimas Avenue/Bonita Avenue</p>	82/173	238/248	86/91	111/120	483/446	98/72	47/162	239/270	18/271	56/155	207/177	135/71	<table border="1"> <tbody> <tr> <td>94/106</td> <td>75/86</td> <td>89/105</td> <td>46/45</td> <td>586/522</td> <td>69/95</td> </tr> <tr> <td>55/76</td> <td>349/400</td> <td>39/70</td> <td>38/89</td> <td>93/95</td> <td>74/113</td> </tr> </tbody> </table> <p>2 Walnut Avenue/Bonita Avenue</p>	94/106	75/86	89/105	46/45	586/522	69/95	55/76	349/400	39/70	38/89	93/95	74/113	<table border="1"> <tbody> <tr> <td>19/31</td> <td>351/312</td> <td>67/31</td> <td>56/22</td> <td>99/53</td> <td>77/21</td> </tr> <tr> <td>40/98</td> <td>64/207</td> <td>73/120</td> <td>90/60</td> <td>266/347</td> <td>22/23</td> </tr> </tbody> </table> <p>3 San Dimas Canyon Road/Gladstone Street</p>	19/31	351/312	67/31	56/22	99/53	77/21	40/98	64/207	73/120	90/60	266/347	22/23
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9/13	510/415	10/25	7/4	15/9																																		
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295/397	454/1342	30/53	33/21	66/27	61/29																																	

FIGURE 10

LSA

123/456 AM/PM Volumes

San Dimas Canyon Residential/Retail Development
Cumulative Plus Project Conditions Peak Hour Traffic Volumes



Traffic volumes entering and exiting the project site were distributed based on logical travel corridors and minimal time paths. Based on this, it is concluded that 40 percent of the project trips are destined to the west via Bonita Avenue, 25 percent are destined to the north via San Dimas Avenue, 10 percent to the north via San Dimas Canyon Road, 15 percent to the east via East Bonita Avenue, and 10 percent to the southeast via Arrow Highway.

For the purpose of this analysis, 100 percent of project trips for the residential uses were assigned at the unsignalized intersection of San Dimas Canyon Road and Dickens Lane. The distribution of project trips for the retail uses at the project driveways was split by assigning 70 percent of the trips to the driveway along Bonita Avenue and 30 percent of the trips to the driveway on San Dimas Canyon Road. This split was based on regional distribution of project trips, logical paths, and internal circulation. Driveway peak-hour volumes are shown in Figure 11.

Based on direction from the City, a peak-hour signal warrant analysis was conducted at the intersection of San Dimas Canyon Road/Dickens Lane. The analysis is consistent with the Manual on Uniform Traffic Control Devices (MUTCD) signal warrant 3 which is based on peak hour traffic at the intersection. The analysis shows that the volumes at this intersection do not warrant a signal at this location (Appendix F).

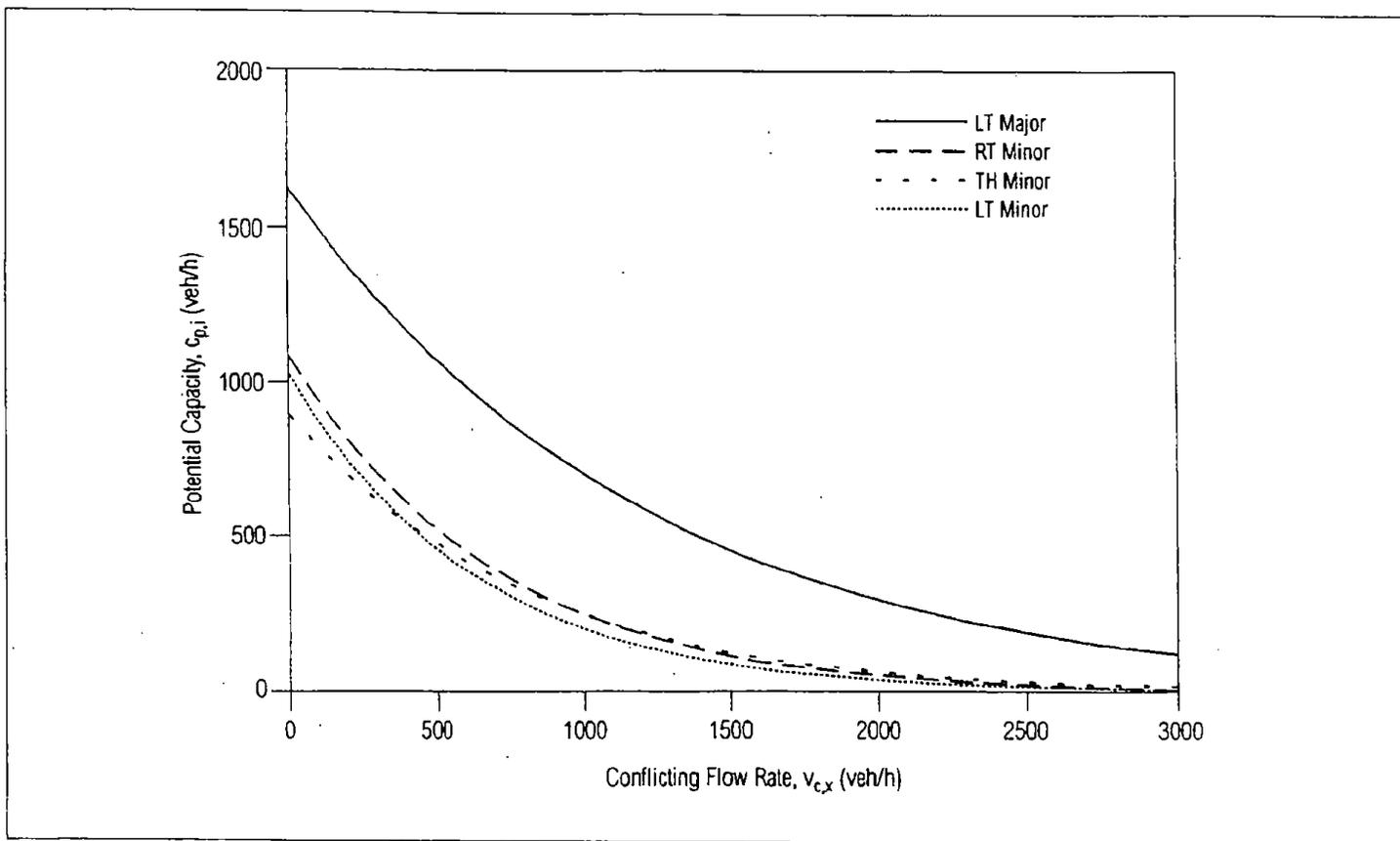
Left-Turn In/Out Access

All of the project driveways are proposed to allow full access (left-turn in/out) onto the project site. The HCM Chapter 17 (Unsignalized Intersections) was referenced to determine whether left-turn in/out access is acceptable along the access driveways at the project site. Left-turn in/out access is based on the volume of vehicles entering and/or exiting a driveway in relationship to the conflicting volumes along the arterial highway. Based on the left-turn in/out volumes and the conflicting volumes, the graph from Exhibit 17-7 in the HCM was used to determine whether left-turn in/out access is acceptable. Figure 12 illustrates the graph used in the left-turn in/out access analysis.

For the purpose of this analysis, the volumes analyzed at the project driveways were based on the proposed project trip generation and the project trip distribution, as stated previously.

San Dimas Canyon Road/Dickens Lane. Currently, the existing condition allows for left-turn in/out access at the project site. However, the northern driveway on the existing site is offset with Dickens Lane. It should be noted that with the implementation of the proposed project, this driveway will be shifted north to eliminate the offset with Dickens Lane. The maximum left-turn volume out of the project driveway at San Dimas Canyon Road/Dickens Lane is approximately 13 a.m. peak-hour vehicles, with a conflicting volume of 846 a.m. peak-hour vehicles along San Dimas Canyon Road.

The maximum left-turn volume into the project driveway at San Dimas Canyon Road/Dickens Lane is approximately 50 p.m. peak-hour vehicles, with a conflicting volume of 404 p.m. peak-hour vehicles along San Dimas Canyon Road. Utilizing the graph (Figure 12), the left-turn in/out volumes at the unsignalized intersection meet the threshold for left-turn in/out access. Therefore, it is recommended that left-turn in/out access at this project driveway be maintained with implementation of the proposed project. Furthermore, the existing traffic at this unsignalized intersection operates at LOS C with the addition of project traffic.



LSA

FIGURE 12

San Dimas Canyon Residential/Retail
 Conflicting Left Turn Capacity for Four-Lane Streets

SOURCE: HIGHWAY CAPACITY MANUAL, EXHIBIT 17-7, 2000.

I:\RSN070\IC\Capacity Graph.cdr (5/31/07)

The maximum left-turn volume from the new southern driveway (access to the retail component of the project) on San Dimas Canyon Road is 23 p.m. peak-hour vehicles with a conflicting volume of 902 p.m. peak-hour vehicles. The maximum left-turn volume into the project driveway on San Dimas Canyon Road is 10 p.m. peak-hour vehicles, with a conflicting volume of 498 p.m. peak-hour vehicles. Utilizing the graph (Figure 12), the left-turn in/out volumes at the southern driveway meet the threshold for left-turn in/out access.

It should be noted that the northbound and southbound traffic along San Dimas Canyon Road is currently separated by a raised median from Dickens Lane to the north to Bonita Avenue to the south. This raised median follows the contour of two back-to-back left-turn lanes (southbound left-turn lane at San Dimas Canyon Road/Bonita Avenue and northbound left-turn lane at San Dimas Canyon Road/Dickens Lane) connected by a raised island. The southbound left-turn lane at the intersection of San Dimas Canyon Road/Bonita Avenue is approximately 220 feet (ft) long. This lane accommodates the existing southbound left-turning traffic of 194 vehicles in the a.m. peak hour. Due to the existing southbound left-turn volume, the minimum required storage length is approximately 195 ft.¹

Driveways on Bonita Avenue. Three driveways are currently located on Bonita Avenue at the project site. However, left-turn in/out access is allowed at the westernmost driveway and middle driveway, and the easternmost driveway allows right-turn in/out access only. With the implementation of the proposed project, all the existing driveways will be removed and replaced by one full-access driveway approximately 340 ft west of the intersection of San Dimas Canyon Road/East Bonita Avenue. This driveway will serve retail customers and employees.

The maximum left-turn volume into the project driveway from Bonita Avenue is 57 p.m. peak-hour vehicles, with a conflicting volume of 563 p.m. peak-hour vehicles. The maximum left-turn volume out of the project driveway is 17 p.m. peak-hour vehicles, with a conflicting volume of 1,001 p.m. peak-hour vehicles. Utilizing the graph (Figure 13), the left-turn in/out volumes at the Bonita Avenue driveway will meet the threshold for left-turn in/out access.

The driveway at the project site on Bonita Avenue is located adjacent to the El Dorado Apartments driveway to the west, the Mountain View Apartments driveway located directly to the south, and the intersection of Gaffney Avenue. Currently, the project driveway and the adjacent driveways and intersections allow full access in and out of their property onto Bonita Avenue. Based on the added volumes accessing the project driveway, the conflict points for left-turn movements at the adjacent driveways were analyzed.

As the existing land uses in the vicinity of the project have not changed since 2003, existing driveway counts that were collected by Southland Car Counters on Tuesday, January 29, 2008, were used for the adjacent driveway analysis. The maximum existing left-turn-out volume at the driveway located south (Mountain View Apartments) of the project driveway is 21 a.m. peak-hour vehicles. The maximum existing left-turn-out volume at the driveway located west (El Dorado Apartments) of the project driveway is 12 a.m. peak-hour vehicles. The maximum existing westbound left-turn volume at the intersection of Gaffney Avenue/East Bonita Avenue is approximately 10 a.m. peak-hour vehicles.

¹ Rule of thumb; required storage length is generally 1 ft per peak hour vehicle.

Existing driveway counts show that the left-turn movements at the adjacent driveways are approximately 5 vehicles every 15 minutes. Based on these volumes and those along Bonita Avenue, adequate gaps for vehicles destined east and west along East Bonita Avenue will be available. Furthermore, the uses adjacent to the project site are residential uses. Vehicles accessing the adjacent driveways during the a.m. peak hour are more than likely to be exiting the driveways and intersection (i.e., traveling to work) and destined to the freeways. However, the number of vehicles entering the driveways will be minimal in the a.m. peak hour. Therefore, there will be minimal conflict points at the project driveway, adjacent driveways, and intersection. Based on the volumes entering and exiting the project driveway and the adjacent driveway, left turns into and out of the project can be accommodated with very minimal conflicts.

Left-Turn Pockets

San Dimas Canyon Road/Dickens Lane. Currently, the northbound left-turn pocket at the unsignalized intersection is approximately 90 ft in length, with a 60 ft transition. As stated above, with the implementation of this proposed project, the northern driveway will be shifted north to align with Dickens Lane. The maximum project volume for this movement is 50 p.m. peak-hour vehicles. To determine the 95th percentile queue length at the northbound left-turn pocket, a two-way, stop-controlled LOS analysis consistent with the HCM was conducted for this location. As provided in Appendix C, this intersection is forecast to operate at LOS C in the p.m. peak hour. The queue length for this northbound left-turn movement calculated in the HCM analysis is less than one vehicle (or approximately 25 ft, based on a vehicle length of 25 ft per vehicle). Based on this analysis, the queue can be accommodated in the existing 90 ft turn lane (as shown in Figure 3). Furthermore, with the realignment of the northern driveway to Dickens Lane, it is recommended that the center median be extended to the intersection.

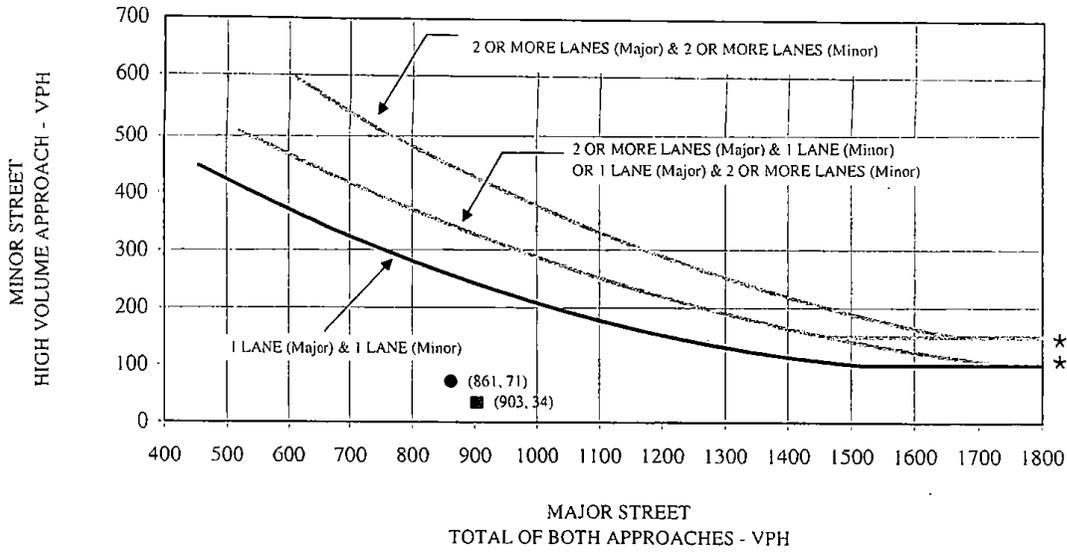
Southern Driveway on San Dimas Canyon Road. Currently, a center median separates the northbound and southbound traffic at the location of the proposed project driveway. The length of the southbound left-turn lane at the intersection of San Dimas Canyon Road/Bonita Avenue is approximately 240 ft. With implementation of the proposed project, in order to allow full access at this driveway location, the existing length of the southbound left-turn lane at the intersection of San Dimas Canyon Road/Bonita Avenue will have to be reduced to approximately 200 ft to accommodate the driveway opening into the project (as shown in Figure 13). The maximum project volume for this movement is 10 p.m. peak-hour vehicles. Based on a two-way, stop-controlled LOS analysis, the 95th percentile queue length calculated is less than one vehicle.

As discussed previously, the existing southbound left-turn volume at the intersection of San Dimas Canyon Road/Bonita Avenue is 194 a.m. peak-hour vehicles, which can be accommodated within the proposed 200 ft storage length. Based on direction from the City's traffic engineering consultant, the intersection of San Dimas Canyon Road/Bonita Avenue will be reconfigured to accommodate a side-by-side southbound left-turn lane and a northbound left-turn lane at the project driveway along San Dimas Canyon Road. With a proposed length of 200 ft, the southbound left-turn lane will accommodate the maximum southbound left-turn demand of 194 vehicles in the a.m. peak hour.

APPENDIX F

WARRANTS ANALYSIS

WARRANT 3, PEAK HOUR



★ 150 VPH applies as the lower threshold volume for a minor street approach with two or more lanes and 100 VPH applies as the lower threshold volume for a minor street approaching with one lane.

LSA

EXHIBIT H-1

- ◻ AM PEAK HOUR
- ◻ PM PEAK HOUR

San Dimas Canyon Residential/Retail Development
 San Dimas Canyon Road/Dickens Lane
 Existing plus Project Peak Hour Warrant

SOURCE: MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FIGURE 4C-3

P:\VSD0902\excel vol graphics\Standard Warrants.xls (2/3/2009)

RESOLUTION NO. 09-37R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING REVISION TO TENTATIVE TRACT MAP 69609, A REQUEST TO SUBDIVIDE AN 8.53 ACRE PROPERTY INTO SIX (6) LOTS ON THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD (APN: 8390-013-010, 011 and 012)

WHEREAS, an application for a Tentative Tract Map ("Tract Map" hereinafter) has been duly filed by:

VCH-San Dimas Company, LLC
590-G Brunken Ave.
Salinas, CA 93901

WHEREAS, Tentative Tract Map 69609 was originally approved, by adoption of City Council Resolution No. 08-26 on May 27, 2008, to subdivide an 8.53 acre property into 6 lots: three for 120 residential apartments and three for a 39,969 square foot retail shopping center; and

WHEREAS, the applicant is requesting this revision to Tract Map to:

Subdivide an 8.53 acre property into 6 lots: four for 156 residential apartments and two for a 19,969 square foot retail shopping center.

WHEREAS, the property to be subdivided is described as follows:

The 8.53 acre property located on the northwest corner of Bonita Avenue and San Dimas Canyon Road that is the former Canyon Shopping Center.

WHEREAS, the Tentative Tract Map was submitted to appropriate agencies as required under Section 17.12.030 of the San Dimas Municipal Code with a request for their report and recommendations; and

WHEREAS, the Planning Commission conducted a public meeting on July 15, 2009; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on July 28, 2009 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the City Council finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and

Monitoring Program attached hereto, and incorporated herein by this reference, based upon the findings as follows:

a. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration.

b. The City Council has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The City Council further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City Council. Based on these findings, the City Council hereby adopts the Mitigated Negative Declaration.

c. The City Council has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. The City Council therefore adopts the Mitigation Monitoring Program for the project.

d. The custodian of records for the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Program and all other materials which constitute the record of proceedings upon which the City Council's decision is based is the Planning Manager of the City of San Dimas. Those documents are available for public review in the Planning Department of the City of San Dimas located at 245 East Bonita Avenue, San Dimas, California 91773, telephone (909) 394-6250.

WHEREAS, following the conclusion of the public hearing on July 28, 2009, the City Council adopted Resolution No. 09-37 at their August 11, 2009 meeting.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Council at the hearing, and subject to the conditions attached as "Exhibit A", the City Council now finds as follows:

A. That the proposed Tract Map is consistent with the General Plan and the applicable Land Use Zone.

The proposed subdivision is consistent with the City of San Dimas General Plan and Specific Plan No. 26. The property is designated as Specific Plan/Mixed Use. The mixed use nature of the development that includes area for commercial and residential meets the General Plan Goals Statement L-4 "*Plan and create an urban form that effectively utilizes infrastructure and services. Plan for orderly growth rather than "leap*

frog development." The subdivision provides for this type of development. The proposed Bonita Canyon Gateway project density averages 25 dwelling units per acre for the 6.26 acre residential portion. The 2008 General Plan Housing Element, designated 1.6 acres of this property at 30 dwelling units per acre; therefore, the proposed Tentative Tract Map includes a 1.6 acre Lot 1 that contains 48 units at 30 dwelling units per acre. Existing densities on surrounding properties ranging from 16 to 26 dwelling units per acre.

- B. That the design or improvement of the proposed subdivision is consistent with the General Plan and the applicable Land Use Zone

The proposed map is consistent with General Plan Mixed Use and Specific Plan No. 26 designation because it provides a development that meets the General Plan discussion regarding the Canyon Center property *"to reduce the amount of commercial space to one or two acres near the corner of Bonita and San Dimas Canyon, with the remainder of the site developed as multiple-family residential."*

- C. That the site is physically suitable for the type of development proposed.

The 8.53 acre site is adequate in size for the proposed 156 residential apartments.

- D. That the site is physically suitable for the proposed density of the development.

The proposed density of 25 dwelling units per acre complies with all development standards for the property.

- E. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damages or substantially and avoidably injure wildlife or their habitat.

Based on the Mitigated Negative Declaration prepared for the project, the mitigations proposed and the conditions imposed, this project has been determined to have no significant negative environmental impact.

- F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Based on the Mitigated Negative Declaration prepared for the project, the mitigations proposed and the conditions imposed, this project has been determined to have no significant negative environmental impact.

- G. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

- H. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board. Conditions are imposed to protect the public health, safety and general welfare and to implement the intent and purpose of the General Plan.

The project mitigations and the conditions imposed are done so to protect the public health, safety and general welfare and to implement the intent and purpose of the General Plan. The project will meet all requirements of the Regional Water Quality Control Board.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Tentative Tract Map No. 69609, subject to compliance with the Conditions in Exhibit "A" attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

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

PASSED, APPROVED AND ADOPTED THIS 10TH DAY OF JULY 2012.

Curt Morris, Mayor of the City of San Dimas

Ina Rios, City Clerk

I, INA RIOS, CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 09-37R was passed and adopted at the regular meeting of the City Council held on the 10th day of July 2012, by the following vote-to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

EXHIBIT A
CONDITIONS OF APPROVAL
Tentative Tract Map 69609

PLANNING DIVISION - (909) 394-6250

GENERAL

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. This approval is granted contingent upon City Council approval of Municipal Code Text Amendment No. 09-01.
3. The developer shall comply with all requirements of Specific Plan No. 26.
4. The approval of this Tentative Tract Map shall be valid for 24 months. The applicant may apply for a 12-month extension based on Chapter 17.12 of the San Dimas Municipal Code.
5. The Final Map and all improvement plans for this project shall incorporate all applicable mitigations included in the Mitigated Negative Declaration for this project.
6. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
7. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
8. Fire Department requirements shall be incorporated as approved by the Development Services Department.
9. Create a separate numbered lot for the 48-unit residential Building B of 1.6 acres.

10. All lots within the retail portion shall have reciprocal access, on-site circulation and parking. An agreement to provide reciprocal access easements shall be prepared to the satisfaction of the Director of Development Services and the City Attorney. The developer shall be responsible for all City Attorney costs incurred by the City. The reciprocal access and parking agreement shall be completed and recorded at the time of final map recordation. Reciprocal access easements shall be shown on the final tract map.
11. All lots within the residential portion shall have reciprocal access, on-site circulation and parking. An agreement to provide reciprocal access easements shall be prepared to the satisfaction of the Director of Development Services and the City Attorney. The developer shall be responsible for all City Attorney costs incurred by the City. The reciprocal access and parking agreement shall be completed and recorded at the time of final map recordation. Reciprocal access easements shall be shown on the final tract map.
12. Reciprocal parking easement shall be recorded on the Final Tract Map for the residential visitor parking spaces located on the retail site.
13. Pedestrian access easement for apartment residents on Lots 1, 3, and 6, from the residential project through the retail site to the storefronts, and from the residential project through the retail site to the residential visitor parking spaces located on the retail site, shall be recorded on the Final Tract Map.
14. The developer shall be responsible for the preparation of Covenants, Conditions and Restrictions (CC&R's) for the maintenance and operation of the parking lot, landscape and other non-building areas on the property. Separate CC&Rs shall be recorded for the retail and residential portions. In addition, a Maintenance Agreement shall be developed to ensure long term maintenance of the parking lot, landscape and other non-building areas on the property. The developer shall be responsible for all City Attorney costs incurred by the City. This Condition shall be completed and recorded prior to the final recordation of the map.
 - The CC&R's shall be signed and acknowledged by all parties having any record title interest in the property to be developed, and shall make the City a party thereto, and shall be enforceable by the City. The CC&R's shall be reviewed and approved by the City and recorded prior to the recordation of the Final Tract Map.
 - The CC&R's shall be in the form and content approved by the Director of Community Development and the City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its property owners.
 - The CC&R's shall provide for the effective establishment, operation, management, use, repair and maintenance of all easement areas and facilities.
 - The CC&R's shall provide that the property be developed, operated, and maintained so as not to create a public nuisance.
 - The CC&R's shall provide that if the property is not maintained in the condition required by the CC&R's, then the City, after making due demand and giving reasonable notice, may enter the property and perform, at the

owner's sole expense, any maintenance required thereon by the CC&R's or the City's ordinances. The property shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed.

- The CC&R's shall include a declaration that shall contain language and an exhibit showing exactly what areas are to be maintained in perpetuity by the Property Management Association.
 - The CC&Rs shall provide that all three residential parcels shall remain under single ownership and shall not be sold individually.
15. A deed restriction shall be recorded requiring that all four residential parcels be under single ownership and not sold off individually to multiple owners.

LANDSCAPE

16. The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
17. The developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
18. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
19. The developer shall install landscaping within new median areas on both street frontages consistent with existing landscape theme.
20. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping for developer-installed landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

ENGINEERING DIVISION – (909) 394-6250

21. The developer shall submit public sanitary sewer improvement plans to be reviewed and approved by the City Engineer. The developer shall extend the public sewer mainline to Lot 5 and to the satisfaction of the Director of Public Works. All other sewer improvements shall be privately maintained.
22. The developer shall request, in writing, a flood hazard report from the City Engineer, and meet all conditions as set forth in Title 15, Chapter 15.60 of the San Dimas Municipal Code.
23. The developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The developer shall make a good faith effort to negotiate with the downstream

property owner for all required downstream storm drain improvements. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. -The developed flows outletting into the existing downstream system(s) from this project cannot exceed the preexisting storm flows.

24. The developer shall provide sewer, drainage, public utility, and Reciprocal Access Easements for the development to the satisfaction of the City Attorney, City Engineer, and the Director of Development Services.
25. For projects which disturb soil during wet season, applicant must submit a signed certification statement declaring that contractor will comply with Minimum Best Management Practices (BMPs) required by the National Pollutant Discharge Elimination System (NPDES), and also submit a Local Storm Water Pollution Prevention Plan/Wet Weather Erosion Control Plan.
26. The developer shall provide street improvements on all streets within the limits of the development. All work adjacent to or within the right-of-way must meet the requirements specified in the Standard Specification for Public Works Construction (The Greenbook) and shall be subject to review and approval of the Director of Public Works. Proposed Improvements are shown in the following table:

Street Name	Curb & Gutter	A.C. Pavement	Side-walk	Drive Approach	Street Lights	Street Trees	Equestrian Trail	Median Island	Bike Trail	Other
Bonita Avenue	3	1		X	X	X		X		2
San Dimas Canyon Road	3			X	X	X		X		2
	1 The applicant is required to rehabilitate the north half of Bonita Avenue to the centerline within the limits of development, including portions of the southerly half of Bonita Avenue modified by the required median installation, to the satisfaction of the City Engineer and Director of Public Works. The new pavement section shall be designed based on current R-value tests and Traffic Index provided by the City.									
	2 Traffic signal modification									
	3 Paint curb face red for 'No Parking' on entire frontages									

27. The developer shall offer to dedicate all street right-of-way as shown on the Tentative Map (Corner Cutoff).
28. The developer shall provide decorative mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.

29. The developer shall submit water plans to be reviewed and approved by Golden State Water Company, the City Engineer and the Los Angeles County Fire Department.
30. The Developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer.
31. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Department.
32. The developer shall underground all new utilities and shall underground all existing utilities to the first pole off-site. The developer shall coordinate the installation of underground cable TV lines with the City approved cable television company.
33. The developer shall submit a Traffic Signal Modification plan for the intersection of Bonita Avenue and San Dimas Canyon Road to be reviewed and approved by the City Engineer.
34. The developer shall submit signing and striping modification plans for Bonita Avenue and San Dimas Canyon Road to be reviewed and approved by the City Engineer.
35. The developer shall submit a Precise Paving and Drainage Plan for the proposed residential development to be reviewed and approved by the City Engineer.
36. The developer shall submit a Precise Paving and Drainage Plan for the proposed retail center to be reviewed and approved by the City Engineer.
37. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.) or prior to final map approval.
38. A Final Tract Map prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
39. All easements existing at the time of the Final Tract Map approval must be accounted for on the approved tentative tract map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket in nature or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location.
40. For projects one (1) acre or greater, project must be covered under a General Construction Activity Stormwater Permit (GCASP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied for a GCASP before the City will issue a grading permit.

41. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the City prior to the issuance of Certificate of Occupancy.
42. Construction plans for any activity in the area of Metropolitan Water District's pipelines or facilities, particularly the Middle Feeder (North), a 72-inch diameter pipeline that runs parallel along Bonita Avenue, shall be submitted to MWD for review and written approval. Detailed prints of drawings of MWD's pipelines and rights-of-way may be obtained by calling MWD's Substructures Information Line at (213) 217-6564. The Final Tract Map and Construction plans shall clearly identify MWD's facilities and rights-of-way.
43. Adequate line-of-sight shall be maintained at all driveways to the satisfaction of the City Traffic Engineer and City Engineer. Design improvements and landscaping accordingly.
44. ~~Prior to issuance of any residential building permit the developer shall pay a cash deposit as an in-lieu fee, based upon their 50 percent proportionate share, for the cost of future installation of a traffic signal at the intersection of San Dimas Canyon Road and Dickens Lane.~~

PARKS & RECREATION – (909-394-6230)

45. The developer shall provide street trees throughout the development. The species, container size and location shall be designated by the City, as approved by the City Arborist.
46. The developer shall comply with City regulations regarding property park development impact fee. Fees shall be paid prior to issuance of building permits.
47. The developer shall comply with Chapter 17.36 of the San Dimas Municipal Code regarding Park Land Dedication (Quimby Act). The City may require fees in lieu of land or a combination thereof based on the market value of the land to be dedicated. Fees shall be paid prior to recordation.

LOS ANGELES COUNTY FIRE -- HEALTH HAZARDOUS MATERIALS DIVISION – (323) 890-4106

48. The developer shall comply with the requirements of the Los Angeles County Fire, Health Hazardous Materials Division regarding hazardous and/or toxic materials at the former dry cleaner at 145 San Dimas Canyon Road.
49. The developer shall comply with the requirements of the Los Angeles County Fire, Health Hazardous Materials Division regarding the former gas station at 655 E. Bonita Avenue.

EXHIBIT B

ENVIRONMENTAL MITIGATION MEASURES – (909-394-6250)

AIR QUALITY

1. A person shall not cause or allow the emissions of fugitive dust from any transport, handling, construction or storage activity so that the presence of such dust remains visible in the atmosphere beyond the property line of the emission source.
2. A person shall not cause or allow particulate matter to exceed 100 micrograms per cubic meter when determined as the difference between upwind and downwind samples collected on high volume samplers at the property line for a minimum of five hours.
3. Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.
4. Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon time of year of construction.
5. All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high volume, low-pressure spray.
6. All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.
7. All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:
 - Reestablish ground cover on the construction site through seeding and watering.
 - Pave or apply gravel to any on-site haul roads.
 - Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.
 - Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
 - Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
 - Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.
8. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce PM₁₀ emissions, in accordance with SCAQMD Rule 403.

9. Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM₁₀ emissions.
10. The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.
11. The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.
12. All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).
13. All industrial and commercial facilities shall designate preferential parking for vanpools.
14. All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.
15. All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.
16. All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters.
17. All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.

CULTURAL RESOURCES

18. If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of San Dimas will:
 - Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.
 - Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.
 - Pursue educating the public about the area's archaeological heritage.
 - Propose mitigation measures and recommend conditions of approval to eliminate adverse project effects on significant, important, and unique prehistoric resources, following appropriate CEQA guidelines.
 - Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report with original illustrations, to

the Los Angeles County Archaeological Information Center for permanent archiving.

19. If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:
- Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.
 - Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.
 - Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository.
 - Submit summary report to City of San Dimas. Transfer collected specimens with a copy of the report to an appropriate depository.

GEOLOGY AND SOILS

20. A person shall not cause or allow the emissions of fugitive dust from any transport, handling, construction or storage activity so that the presence of such dust remains visible in the atmosphere beyond the property line of the emission source.
21. A person shall not cause or allow particulate matter to exceed 100 micrograms per cubic meter when determined as the difference between upwind and downwind samples collected on high volume samplers at the property line for a minimum of five hours.
22. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM₁₀ emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.
23. Frontage public streets shall be swept according to a schedule established by the City to reduce PM₁₀ emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon time of year of construction.
24. Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM₁₀ emissions from the site during such episodes.

25. Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM₁₀ emissions.

HYDROLOGY AND WATER QUALITY

Construction Activities:

26. A Storm Water Pollution Prevention Plan (SWPPP) preparation is required for all construction projects one acre or greater and shall be submitted to the City Engineer for review prior to the issuance of grading permits. This SWPPP shall identify Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practicable. If construction activity will disturb a ground surface area of 1 (one) acre or the project results in the disturbance of less than 1 (one) acre of soil but is part of a larger common plan of development or site that exceeds 1 (one) acre, then the project is subject to the requirements of the California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent (NOI) is required to be filed with the State Water Resources Control Board (SWRCB) and a SWPPP is required to be prepared, implemented and available at the job site for review and verification at all times for such projects.
27. For projects of any size, an erosion control plan shall be prepared, included with the grading plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This erosion control plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.
28. During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.
29. During construction, to remove pollutants, street cleaning will be performed prior to storm events and the use of water trucks after storm events to control dust in order to prevent discharge of debris or sediment from the site.

Post- Construction Operational:

30. All discretionary development and redevelopment projects that fall into one of the following categories are subject to the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP). If the project falls under one of these categories and prior to issuance of building permits, the permit applicant shall submit to the City Engineer for approval a SUSMP based upon the design requirements as defined in the "Manual for the Standard Urban Storm Water Mitigation Plan (SUSMP)", September 2002 as published by the Los Angeles County

Department of Public Works. Evidence of on-going maintenance of post-construction BMPs will be required in the form of a signed and notarized Maintenance Covenant. A copy of this form is available at the public counter.

- a. Single-family hillside residential
 - b. 100,000 square foot commercial development
 - c. Automotive repair shop
 - d. Retail gasoline outlet
 - e. Restaurants
 - f. Home subdivisions with 10 or more housing units
 - g. Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff
31. Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas shall be submitted to the City for review and approval prior to the issuance of grading permits.
32. Prior to issuance of building permits, the applicant shall submit to the City Engineer for approval of a Standardized Urban Stormwater Mitigation Plan (SUSMP) including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The SUSMP shall identify the structural and non-structural measures.
33. Prior to issuance of grading or paving permits, applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.

NOISE

Construction Noise Impacts:

34. During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.
35. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

36. The construction contractor shall located equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
37. No construction work shall occur within 500 feet of a residential zone between the hours of 8:00 p.m. of one day and 7:00 a.m. of the next day or at any time on Sunday or any public holiday without obtaining a permit from City.
38. Construction or grading noise levels shall not exceed the standards specified in Municipal Code Chapter 8.36. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with above noise standards or halted.
39. If there is a new perimeter block wall, then it shall be constructed as early as possible in first phase.

Traffic Noise Impacts:

40. Mechanical ventilation such as an air conditioning system is required for frontline residential buildings proposed in the following impact zones: within 214 feet of the centerline of San Dimas Canyon Road and within 219 feet of the centerline of East Bonita Avenue.
41. Haul truck deliveries shall not take place between the hours of dusk and 7:00 a.m. on weekdays, including Saturday, nor shall take place at any time on Sunday or a city observed holiday. Additionally, if heavy trucks used for hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.

RESOLUTION NO. 09-38R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW NO. 09-20, A REQUEST TO DEVELOP A 2.24 ACRE PROPERTY INTO A NEIGHBORHOOD RETAIL CENTER ON THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD. (APN: 8390-013-010, 011, and 012)

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

VCH-San Dimas Company, LLC
590-G Brunken Ave.
Salinas, CA 93901

WHEREAS, the applicant is requesting the Development Plan Review to:

Develop a commercial center consisting of a 13,969 square foot Fresh & Easy Neighborhood Market, and 6,000 square feet of retail shops.

WHEREAS, the property to be developed is described as follows:

The property, located on the northwest corner of Bonita Avenue and San Dimas Canyon Road, is a portion of the former San Dimas Canyon Center.

WHEREAS, the Planning Commission conducted a public meeting on July 15, 2009; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on July 28, 2009 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the City Council finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and Monitoring Program attached hereto, and incorporated herein by this reference, based upon the findings as follows:

a. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration.

b. The City Council has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The City Council further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City Council. Based on these findings, the City Council hereby adopts the Mitigated Negative Declaration.

c. The Planning Commission has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. The City Council therefore adopts the Mitigation Monitoring Program for the project.

d. The custodian of records for the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Program and all other materials which constitute the record of proceedings upon which the City Council's decision is based is the Planning Manager of the City of San Dimas. Those documents are available for public review in the Planning Department of the City of San Dimas located at 245 East Bonita Avenue, San Dimas, California 91773, telephone (909) 394-6250.

WHEREAS, following the conclusion of the public hearing on July 28, 2009, the City Council adopted Resolution No. 09-38 at their August 11, 2009 meeting.

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

- A. That the development of the site in accordance with the development plan is suitable for the use or development intended;

The proposed project is consistent with the City of San Dimas General Plan. The property is designated as Specific Plan/Mixed Use. The mixed use nature of the development that includes area for commercial and residential meets the General Plan Goals Statement L-4 "*Plan and create an urban form that effectively utilizes infrastructure and services. Plan for orderly growth rather than "leap frog development."* The proposed development will rehabilitate the former San Dimas Canyon Center neighborhood shopping complex and complies with all development standards for the property.

- B. That the total development is so arranged as to avoid traffic congestion, ensure the public health, safety and general welfare, prevent adverse effects on neighboring property;

The proposed project includes installation of full street improvements along both street frontages. For southbound traffic on San Dimas Canyon Road, the proposed project would provide a right-turn/through lane, two through lanes, and a left-turn lane. The intersection of Bonita Avenue and San Dimas Canyon Road is currently operating at a Level of Service "B" and "C" volume to capacity ratio (explanation) during AM and PM peak hour, respectively. When the cumulative traffic impact of the proposed project and other developments under construction within 1 mile is factored in, this intersection will operate at a Level of Service "A" and "C" during the AM and PM peak hour, respectively. The intersection of San Dimas Canyon Road and Dickens Lane is currently operating at a Level of Service "C" during both AM and PM peak hour. When the cumulative traffic impact of the proposed project and other developments under construction within 1 mile is factored in, this intersection will operate at a Level of Service "B" and "C" during the AM and PM peak hour, respectively. This Level of Service complies with the General Plan Goals Statement C-1, Objective 1.1: "*Maintain a minimum Level of Service C at all intersections during non-peak hours and Level of Service D (volume/capacity ratio of 0.90 or less) at all intersections during peak hours to ensure that traffic delays are kept to a minimum.*"

- C. That the development is consistent with all elements of the general plan and is in compliance with all applicable provisions of the zoning code and other ordinances and regulations of the city;

The project, together with the proposed Municipal Code Text Amendment No. 09-01, will result in the development of approximately 20,000 square feet of retail space that is consistent with the Specific Plan No. 26 Mixed Use designation.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Development Plan Review No. 09-20, subject to compliance with the Conditions in Exhibit "A" and mitigation measures in Exhibit "B" attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

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

PASSED, APPROVED AND ADOPTED THIS 10TH DAY OF JULY 2012.

Curt Morris, Mayor of the City of San Dimas

Ina Rios, City Clerk

I, INA RIOS, CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 09-38R was passed and adopted at the regular meeting of the City Council held on the 10th day of July 2012, by the following vote-to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

EXHIBIT A

CONDITIONS OF APPROVAL

DPRB 09-20

2.24 ACRE COMMERCIAL CENTER

PLANNING DIVISION - (909) 394-6250

GENERAL

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. Copies of the signed City Council Resolution of Approval No. 09-38 and Conditions shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
3. This approval is granted contingent upon City Council approval of Municipal Code Text Amendment No. 09-01 and revisions to Tentative Tract Map No. 69609.
4. The developer shall comply with all requirements of Specific Plan No. 26.
5. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
6. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
7. Fire Department requirements shall be incorporated as approved by the Development Services Department.

8. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code, including, but not limited to:
 - Bicycle racks or other secure bicycle parking shall be provided in the retail project
 - Motorcycle parking in retail project
 - Loading spaces in retail project
9. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
10. Graffiti shall be removed within 72 hours.
11. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
12. The developer shall submit a construction access plan and schedule for the development of all lots for Directors of Development Services and Public Works approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
13. Six-foot decorative block walls shall be constructed along the project perimeter (i.e., north and west property lines). If a double wall condition would result, the developer shall make a good faith effort to work with the adjoining property owners to provide a single wall. Developer shall notify, by mail, all contiguous property owners at least 30 days prior to the removal of any existing walls/ fences along the project's perimeter.
14. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.

DESIGN

15. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on June 25, 2009, provided that the following details shall be referred back to the Development Plan Review Board for final design approval prior to issuance of building permits:
 - Landscape construction plans, including corner gateway design.

- Trees and landscaping shall be added along the north side of the Fresh & Easy loading bay.
 - Residential visitor parking spaces located within the retail site shall be posted with "APARTMENT VISITOR PARKING ONLY" signs on posts.
 - A detailed sign master program shall be prepared for the entire project to the specifications of the Director of Development Services and submitted for Development Plan Review Board approval prior to installation of any signs. All signs shall comply with the requirements of Sign Ordinance (Chapter 18.152 et seq of the San Dimas Municipal Code).
16. Site plan shall be consistent with site plan presented to the Development Plan Review Board on June 25, 2009 provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.
17. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.
18. Plans for all exterior design features, including, but not limited to, doors, windows, mailboxes and architectural treatments, shall be submitted to the Planning Division for review and approval before issuance of building permits.
19. The lighting fixture design shall compliment the architectural program. It shall include the plaza area lighting fixtures, building lighting fixtures (exterior), and parking lot lighting fixtures. Location and type of exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.
20. The developer shall install the parking lot lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Planning Division. Shielding shall be implemented to reduce light emissions onto adjoining properties.
21. All roof-mounted equipment and appurtenances shall be totally screened from public view and shall be located below the building parapet. The applicant shall supply a section drawing indicating the parapet height and all proposed roof equipment. In the event additional screening is necessary, it shall be approved by the Planning Division and installed prior to final inspection and occupancy.

22. Common area trash enclosure(s) shall be constructed by the developer per City of San Dimas standard plan and shown on the construction plans. The exact location of the trash enclosures shall be approved by the Planning Division and the Trash Company.
23. Gas meters, backflow prevention devices, and other ground-mounted mechanical or electrical equipment installed by the developer shall be inconspicuously located and screened, as approved by the Director of Development Services. Location of this equipment shall be clearly noted on landscape construction documents.
24. The fence separating the commercial and residential portions of site shall be decorative with pilasters at ends and at changes in direction. Pilasters shall be minimum 24 inch width.
25. The applicant shall submit a detailed fencing plan for review and approval by the Development Plan Review Board. All fencing shall be installed before a Certificate of Occupancy will be issued.
26. Downspout pipes shall be placed on the inside of the buildings or concealed within architectural features of the building. When downspout pipes exit the building within the landscaped area, a splash pad shall be provided subject to review and approval by the Planning Division.
27. Electrical and other service facilities shall be located within an interior electrical room or approved location. All electrical service facilities shall be totally screened from public view, as approved by the Planning Division.

LANDSCAPE

28. The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
29. The developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
30. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.

31. The existing Mexican Fan Palm street trees within the public right-of-way on Bonita Avenue shall be preserved in place, and additional ones planted as street trees.
32. The developer shall install landscaping within new median islands on both street frontages consistent with existing landscape theme.
33. The developer shall provide all on-site landscaped areas with six- (6) inch Portland cement concrete curbs.
34. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping for developer-installed landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

BUILDING DIVISION – (909) 394-6260

35. Phased occupancy shall not be granted until all improvements required as part of the approval have been completed in full for each phase, and approved or finalized by the appropriate department. A phasing plan shall be submitted for approval by the Director of Development Services prior to issuance of building permits.
36. Prior to the issuance of any grading permits, the developer shall submit an application for a grading permit, per Appendix, Chapter 33 of the Uniform Building Code, latest Edition, accompanied by plans and specifications.
37. Prior to the issuance of any grading or building permits, the developer shall submit a complete Preliminary Soils Engineering Report to include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures when necessary. Include opinions and recommendations concerning the stability of the sites to be developed by the proposed grading, liquefaction and proximity to known faults.
38. If grading is performed or drainage facilities are not installed during the period between October 15 and April 15, a temporary erosion control plan, submitted by the developer, shall be approved by and filed with the City and shall be installed and operable at all times.
39. Prior to the issuance of any grading permits, the developer shall submit an Engineering Geology Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development.

40. Prior to the issuance of any building permits, the developer shall submit a soils report which includes a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil. This report shall also include recommendations for surcharge setback requirements in the area of ungraded slopes steeper than five horizontal to one vertical.
41. Building permits shall not be issued until a rough grading certification and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
42. Construction calculations, including lateral analysis, shall be required at the time plans are submitted for plan check. Electrical schematic and load list and plumbing (drainage, water, gas) schematics will be required before issuance of electrical or plumbing permits.
43. The developer/owner shall comply with the latest edition of the Uniform Codes as adopted by the City of San Dimas at the time Building Permits are issued (i.e.,: Uniform Building Code with San Dimas Amendments, Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code).
44. Prior to the issuance of building permits, the developer/property owner shall pay the required fees, as mandated by the State of California, to the applicable school district.
45. Prior to removing the existing structure on the property, the developer shall obtain a Demolition Permit from the Building and Safety Division.
46. Contact the Los Angeles County Public Works Department, Environmental Program Division for any required permit on clearance of industrial and hazardous waste disposal.
47. Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.

ENGINEERING DIVISION – (909) 394-6250

48. The developer shall submit public sanitary sewer improvement plans to be reviewed and approved by the City Engineer. The developer shall extend the public sewer mainline, as needed, to sufficiently connect to the retail development Lot 5 and to the satisfaction of the Director of Public Works. All other sewer improvements shall be privately maintained.

49. The developer shall request, in writing, a flood hazard report from the City Engineer, and meet all conditions as set forth in Title 15, Chapter 15.60 of the San Dimas Municipal Code.
50. The developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The developer shall negotiate with the downstream property owner for all required downstream storm drain improvements. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the preexisting storm flows.
51. The developer shall provide sewer, drainage, public utility, and Reciprocal Access Easements for the development to the satisfaction of the City Attorney, City Engineer, and the Director of Development Services.
52. For projects which disturb soil during wet season, applicant must submit a signed certification statement declaring that contractor will comply with Minimum Best Management Practices (BMPs) required by the National Pollutant Discharge Elimination System (NPDES), and also submit a Local Storm Water Pollution Prevention Plan/Wet Weather Erosion Control Plan (SWPPP).
53. The developer shall provide street improvements on all streets within the limits of the development. All work adjacent to or within the right-of-way must meet the requirements specified in the Standard Specification for Public Works Construction (The Greenbook) and shall be subject to review and approval of the Director of Public Works. Proposed Improvements are shown in the following table:

Street Name	Curb & Gutter	Pavement A.C.	Side-walk	Approach Drive	Street Lights	Street Trees	Street Equestrian Trail	Median Island	Bike Trail	Other
Bonita Avenue	3	1		X	X	X		X		2
San Dimas Canyon Road	3			X	X	X		X		2
1 The applicant is required to rehabilitate the north half of Bonita Avenue to the centerline within the limits of										

	development, including portions of the southerly half of Bonita Avenue modified by the required median installation, to the satisfaction of the City Engineer and Director of Public Works. The new pavement section shall be designed based on current R-value tests and Traffic Index provided by the City.
	2 Traffic signal modification
	3 Paint curb face red for 'No Parking' on entire frontages

54. The developer shall offer to dedicate all street right-of-way as shown on the Tentative Map (Corner Cutoff).
55. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.
56. The developer shall submit water plans to be reviewed and approved by Golden State Water Company, the City Engineer and the Los Angeles County Fire Department.
57. The Developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer.
58. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Department.
59. The developer shall underground all existing on-site utilities, all new utilities and shall underground all existing utilities to the first pole off-site; however, on San Dimas Canyon Road the utilities shall be undergrounded to the existing power pole located at northeast corner of site. The developer shall coordinate the installation of underground cable TV lines with the City approved cable television company.
60. The developer shall submit a Traffic Signal Modification plan for the intersection of Bonita Avenue and San Dimas Canyon Road to be reviewed and approved by the City Engineer.
61. The developer shall submit signing and striping modification plans for Bonita Avenue and San Dimas Canyon Road to be reviewed and approved by the City Engineer.
62. The developer shall submit a Precise Paving and Drainage Plan for the proposed retail center to be reviewed and approved by the City Engineer.

63. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.).
64. For projects one (1) acre or greater, project must be covered under a General Construction Activity Stormwater Permit (GCASP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied for a GCASP before the City will issue a grading permit.
65. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the City prior to the issuance of Certificate of Occupancy.
66. All construction and demolition debris, to the maximum extent feasible, shall be salvaged and recycled in a practical, available, and accessible manner during the demolition and construction phases. Documentation of this recycling program shall be provided to the City of San Dimas Department of Public Works prior to the issuance of a Certificate of Occupancy.
67. The developer shall work with the City's Recycling Coordinator to ensure that source reduction techniques and recycling measures are incorporated into project construction and operation in compliance with state and local requirements such as those described in Chapter 4 of Title 14 of the California Code of Regulations and AB939.
68. Construction plans for any activity in the area of Metropolitan Water District's pipelines or facilities, particularly the Middle Feeder (North), a 72-inch diameter pipeline that runs parallel along Bonita Avenue, shall be submitted to MWD for review and written approval. Detailed prints of drawings of MWD's pipelines and rights-of-way may be obtained by calling MWD's Substructures Information Line at (213) 217-6564. Construction plans shall clearly identify MWD's facilities and rights-of-way.
69. Adequate line-of-sight shall be maintained at all driveways to the satisfaction of the City Traffic Engineer and City Engineer. Design improvements and landscaping accordingly.
- ~~70. Prior to issuance of any residential building permit the developer shall pay a cash deposit as an in-lieu fee, based upon their 50 percent proportionate share, for the cost of future installation of a traffic signal at the intersection of San Dimas Canyon Road and Dickens Lane.~~

PARKS & RECREATION – (909-394-6230)

71. The developer shall provide street trees throughout the development. The species, container size and location shall be designated by the City, as approved by the City Arborist.
72. The developer shall comply with City regulations regarding property park development impact fee. Fees shall be paid prior to issuance of building permits.

**LOS ANGELES COUNTY FIRE – HEALTH HAZARDOUS MATERIALS
DIVISION – (323) 890-4106**

73. The developer shall comply with the requirements of the Los Angeles County Fire, Health Hazardous Materials Division regarding hazardous and/or toxic materials at the former dry cleaner at 145 San Dimas Canyon Road.
74. The developer shall comply with the requirements of the Los Angeles County Fire, Health Hazardous Materials Division regarding the former gas station at 655 E. Bonita Avenue.

**LOS ANGELES COUNTY FIRE – LAND DEVELOPMENT UNIT – FIRE
PREVENTION DIVISION (323) 890-4243**

75. Private driveways shall be indicated on the construction site plan as “private driveway and firelane” with the widths clearly depicted.

EXHIBIT B

ENVIRONMENTAL MITIGATION MEASURES – (909-394-6250)

AIR QUALITY

1. A person shall not cause or allow the emissions of fugitive dust from any transport, handling, construction or storage activity so that the presence of such dust remains visible in the atmosphere beyond the property line of the emission source.
2. A person shall not cause or allow particulate matter to exceed 100 micrograms per cubic meter when determined as the difference between upwind and downwind samples collected on high volume samplers at the property line for a minimum of five hours.
3. Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.
4. Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon time of year of construction.
5. All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high volume, low-pressure spray.
6. All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.
7. All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:
 - Reestablish ground cover on the construction site through seeding and watering.
 - Pave or apply gravel to any on-site haul roads.
 - Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.
 - Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
 - Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
 - Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.

8. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce PM₁₀ emissions, in accordance with SCAQMD Rule 403.
9. Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM₁₀ emissions.
10. The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.
11. The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.
12. All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).
13. All industrial and commercial facilities shall designate preferential parking for vanpools.
14. All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.
15. All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.
16. All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters.
17. All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.

CULTURAL RESOURCES

18. If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of San Dimas will:
 - Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.

- Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.
 - Pursue educating the public about the area's archaeological heritage.
 - Propose mitigation measures and recommend conditions of approval to eliminate adverse project effects on significant, important, and unique prehistoric resources, following appropriate CEQA guidelines.
 - Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report with original illustrations, to the Los Angeles County Archaeological Information Center for permanent archiving.
19. If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:
- Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.
 - Shall fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor shall immediately divert construction and notify the monitor of the find.
 - Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository.
 - Submit summary report to City of San Dimas. Transfer collected specimens with a copy of the report to an appropriate depository.

GEOLOGY AND SOILS

20. A person shall not cause or allow the emissions of fugitive dust from any transport, handling, construction or storage activity so that the presence of such dust remains visible in the atmosphere beyond the property line of the emission source.
21. A person shall not cause or allow particulate matter to exceed 100 micrograms per cubic meter when determined as the difference between

- upwind and downwind samples collected on high volume samplers at the property line for a minimum of five hours.
22. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM₁₀ emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.
 23. Frontage public streets shall be swept according to a schedule established by the City to reduce PM₁₀ emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon time of year of construction.
 24. Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM₁₀ emissions from the site during such episodes.
 25. Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM₁₀ emissions.

HYDROLOGY AND WATER QUALITY

Construction Activities:

26. A Storm Water Pollution Prevention Plan (SWPPP) preparation is required for all construction projects one acre or greater and shall be submitted to the City Engineer for review prior to the issuance of grading permits. This SWPPP shall identify Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practicable. If construction activity will disturb a ground surface area of 1 (one) acre or the project results in the disturbance of less than 1 (one) acre of soil but is part of a larger common plan of development or site that exceeds 1 (one) acre, then the project is subject to the requirements of the California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent (NOI) is required to be filed with the State Water Resources Control Board (SWRCB) and a SWPPP is required to be prepared, implemented and available at the job site for review and verification at all times for such projects.
27. For projects of any size, an erosion control plan shall be prepared, included with the grading plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This erosion control plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this

- project will be corrected through a remediation or restoration program within a specified time frame.
28. During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.
 29. During construction, to remove pollutants, street cleaning will be performed prior to storm events and the use of water trucks after storm events to control dust in order to prevent discharge of debris or sediment from the site.

Post- Construction Operational:

30. All discretionary development and redevelopment projects that fall into one of the following categories are subject to the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP). If the project falls under one of these categories and prior to issuance of building permits, the permit applicant shall submit to the City Engineer for approval a SUSMP based upon the design requirements as defined in the "Manual for the Standard Urban Storm Water Mitigation Plan (SUSMP)", September 2002 as published by the Los Angeles County Department of Public Works. Evidence of on-going maintenance of post-construction BMPs will be required in the form of a signed and notarized Maintenance Covenant. A copy of this form is available at the public counter.
 - a. Single-family hillside residential
 - b. 100,000 square foot commercial development
 - c. Automotive repair shop
 - d. Retail gasoline outlet
 - e. Restaurants
 - f. Home subdivisions with 10 or more housing units
 - g. Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff
31. Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas shall be submitted to the City for review and approval prior to the issuance of grading permits.

32. Prior to issuance of building permits, the applicant shall submit to the City Engineer for approval of a Standardized Urban Stormwater Mitigation Plan (SUSMP) including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The SUSMP shall identify the structural and non-structural measures.
33. Prior to issuance of grading or paving permits, applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.

NOISE

Construction Noise Impacts:

34. During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.
35. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
36. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
37. No construction work shall occur within 500 feet of a residential zone between the hours of 8:00 p.m. of one day and 7:00 a.m. of the next day or at any time on Sunday or any public holiday without obtaining a permit from City.
38. Construction or grading noise levels shall not exceed the standards specified in Municipal Code Chapter 8.36. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with above noise standards or halted.
39. If there is a new perimeter block wall, then it shall be constructed as early as possible in first phase.

Traffic Noise Impacts:

40. Mechanical ventilation such as an air conditioning system is required for frontline residential buildings proposed in the following impact zones:
within 214 feet of the centerline of San Dimas Canyon Road and within 219 feet of the centerline of East Bonita Avenue.

41. Haul truck deliveries shall not take place between the hours of dusk and 7:00 a.m. on weekdays, including Saturday, nor shall take place at any time on Sunday or a city observed holiday. Additionally, if heavy trucks used for hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.

RESOLUTION NO. 09-39R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW NO. 09-21, A REQUEST TO DEVELOP A 6.28 ACRE PROPERTY INTO 156 APARTMENTS ON THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD. (APN: 8390-013-010, 011, and 012)

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

VCH-San Dimas Company, LLC
590-G Brunken Ave.
Salinas, CA 93901

WHEREAS, the applicant is requesting the Development Plan Review to:

Develop 156 apartments with common open space and recreation amenities.

WHEREAS, the property to be developed is described as follows:

The property, located on the northwest corner of Bonita Avenue and San Dimas Canyon Road, is a portion of the former San Dimas Canyon Center.

WHEREAS, the Planning Commission conducted a public meeting on July 15, 2009; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on July 28, 2009 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the City Council finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and Monitoring Program attached hereto, and incorporated herein by this reference, based upon the findings as follows:

a. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration.

b. The City Council has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The City Council further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City Council. Based on these findings, the City Council hereby adopts the Mitigated Negative Declaration.

c. The City Council has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. The City Council therefore adopts the Mitigation Monitoring Program for the project.

d. The custodian of records for the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Program and all other materials which constitute the record of proceedings upon which the Planning Commission's decision is based is the Planning Manager of the City of San Dimas. Those documents are available for public review in the Planning Department of the City of San Dimas located at 245 East Bonita Avenue, San Dimas, California 91773, telephone (909) 394-6250.

WHEREAS, following the conclusion of the public hearing on July 28, 2009, the City Council adopted Resolution No. 09-39 at their August 11, 2009 meeting.

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

- A. That the development of the site in accordance with the development plan is suitable for the use or development intended;

The proposed project is consistent with the City of San Dimas General Plan designation as Specific Plan/Mixed Use. The mixed use nature of the development that includes area for commercial and residential meets the General Plan Goals Statement L-4 *"Plan and create an urban form that effectively utilizes infrastructure and services. Plan for orderly growth rather than "leap frog development."* The proposed development will rehabilitate the former San Dimas Canyon Center neighborhood shopping complex and complies with all development standards for the property.

- B. That the total development is so arranged as to avoid traffic congestion, ensure the public health, safety and general welfare, prevent adverse effects on neighboring property;

The proposed project includes installation of full street improvements along both street frontages. For southbound traffic on San Dimas Canyon Road, the proposed project would provide a right-turn/through lane, two through lanes, and a left-turn lane. The intersection of Bonita Avenue and San Dimas Canyon Road is currently operating at a Level of Service "A" and "C" volume to capacity ratio (explanation) during AM and PM peak hour, respectively. When the cumulative traffic impact of the proposed project and other developments under construction within 1 mile is factored in, this intersection will operate at a Level of Service "A" and "C" during the AM and PM peak hour, respectively. The intersection of San Dimas Canyon Road and Dickens Lane is currently operating at a Level of Service "C" during both AM and PM peak hour. When the cumulative traffic impact of the proposed project and other developments under construction within 1 mile is factored in, this intersection will operate at a Level of Service "B" and "C" during the AM and PM peak hour, respectively. This Level of Service complies with the General Plan Goals Statement C-1, Objective 1.1: *"Maintain a minimum Level of Service C at all intersections during non-peak hours and Level of Service D (volume/capacity ratio of 0.90 or less) at all intersections during peak hours to ensure that traffic delays are kept to a minimum."*

- C. That the development is consistent with all elements of the general plan and is in compliance with all applicable provisions of the zoning code and other ordinances and regulations of the city;

The project, together with the proposed Municipal Code Text Amendment No. 09-01, will result in the development of 156

residential apartments consistent with the Specific Plan No. 26
Mixed Use designation.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Development Plan Review No. 09-21, subject to compliance with the Conditions in Exhibit "A" and mitigation measures in Exhibit "B" attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

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

PASSED, APPROVED AND ADOPTED THIS 10TH DAY OF JULY 2012.

Curt Morris, Mayor of the City of San Dimas

Ina Rios, City Clerk

I, INA RIOS, CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 09-39R was passed and adopted at the regular meeting of the City Council held on the 10th day of July 2012, by the following vote-to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

EXHIBIT A

CONDITIONS OF APPROVAL

**DPRB 09-21
156 APARTMENTS ON 6.28 ACRES**

PLANNING DIVISION - (909) 394-6250

GENERAL

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. Copies of the signed City Council Resolution of Approval No. 09-39 and Conditions shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
3. This approval is granted contingent upon City Council approval of Municipal Code Text Amendment No. 09-01 and revisions to Tentative Tract Map No. 69609.
4. The developer shall comply with all requirements of Specific Plan No. 26.
5. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
6. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
7. All parking provided shall meet the requirements of Chapter 18.156 of the San Dimas Municipal Code, except where reduced for an affordable housing project pursuant to Government Code Section 65915(p).

8. Fire Department requirements shall be incorporated as approved by the Development Services Department.
9. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
10. A detailed sign program shall be prepared to the specifications of the Planning Division and submitted for Development Plan Review Board approval prior to installation of any signs.
11. Graffiti shall be removed within 72 hours.
12. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
13. The developer shall submit a construction access plan and schedule for the development of all lots for Directors of Development Services and Public Works approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
14. Six-foot decorative block walls shall be constructed along the project perimeter (i.e., north, west and south property lines). If a double wall condition would result, the developer shall make a good faith effort to work with the adjoining property owners to provide a single wall. Developer shall notify, by mail, all contiguous property owners at least 30 days prior to the removal of any existing walls/ fences along the project's perimeter.
15. A residential recycling program shall be implemented in coordination with the trash company. Program shall include weekly collection of recyclable material using any combination of bins or 96-gallon waste containers in sufficient numbers to contain recyclables generated each week by all units.
16. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.
17. No apartment unit shall be rented/leased to a family or individuals with more than two vehicles per unit. In the event that a family or individuals have only one vehicle for their unit, the property owner or their management company shall not count the extra vehicle toward another unit. The property owner shall submit an annual report to the City Planning

Division listing vehicle DMV license plate numbers for each unit. The City shall have the right to require submittal of said report at any time. The property owner or their management company shall not rent or lease any required visitor parking spaces. Further, the property owner or their management company shall monitor garages to insure that they are being maintained for the parking of vehicles. The property owner or their management company shall retain the right and ability to open and access every garage.

18. A deed restriction shall be recorded requiring that all four residential parcels be under single ownership and not sold off individually to multiple owners.

DESIGN

19. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on June 25, 2009, provided that the following concerns shall be explored and referred back to the Development Plan Review Board for final design approval:

- Exterior building materials and color samples shall be provided.
- Residential roof material shall be full dimensional architectural grade composition shingle or flat concrete tile.
- Garage doors should have variation in pattern.
- A detailed sign master program shall be prepared for the entire project to the specifications of the Director of Development Services and submitted for Development Plan Review Board approval prior to installation of any signs. All signs shall comply with the requirements of Sign Ordinance (Chapter 18.152 et seq of the San Dimas Municipal Code).
- The residential driveway on East Bonita Avenue shall be restricted to emergency vehicles only.
- Landscape construction plans.
- Residential visitor parking spaces located within the retail site shall be posted with "APARTMENT VISITOR PARKING ONLY" signs on posts.
- All residential mail boxes shall be located at the Recreation Building.
- A detailed sign master program shall be prepared for the entire project to the specifications of the Director of Development Services and submitted for Development Plan Review Board approval prior to installation of any signs. All signs shall comply with the requirements of Sign Ordinance (Chapter 18.152 et seq of the San Dimas Municipal Code).

20. Site plan shall be consistent with site plan presented to the Development Plan Review Board on June 25, 2009 provided that the Director of Development Services is authorized to make revisions consistent with the

- San Dimas Municipal Code and to facilitate improved parking lot circulation.
21. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.
 22. Plans for all exterior design features, including, but not limited to, doors, windows, mailboxes and architectural treatments, shall be submitted to the Planning Division for review and approval before issuance of building permits.
 23. The lighting fixture design shall compliment the architectural program. It shall include the plaza area lighting fixtures, building lighting fixtures (exterior), and parking lot lighting fixtures. Location and type of exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.
 24. The developer shall install the parking lot lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Planning Division. Shielding shall be implemented to reduce light emissions onto adjoining properties.
 25. All roof-mounted equipment and appurtenances shall be totally screened from public view and shall be located below the building parapet. The applicant shall supply a section drawing indicating the parapet height and all proposed roof equipment. In the event additional screening is necessary, it shall be approved by the Planning Division and installed prior to final inspection and occupancy.
 26. Trash enclosure(s) shall be constructed by the developer per City of San Dimas standard plan and shown on the construction plans. The exact location of the trash enclosures shall be approved by the Planning Division and the Trash Company.
 27. Gas meters, backflow prevention devices, and other ground-mounted mechanical or electrical equipment installed by the developer shall be inconspicuously located and screened, as approved by the Director of Development Services. Location of this equipment shall be clearly noted on landscape construction documents.
 28. The fence separating the commercial and residential portions of site shall be decorative with pilasters at ends and at changes in direction. Pilasters shall be minimum 24 inches wide.

29. All ground floor patio fencing and balcony enclosures/railings shall be decorative masonry and/or metal.
30. The applicant shall submit a detailed fencing plan for review and approval by the Development Plan Review Board. All fencing shall be installed before a Certificate of Occupancy will be issued.
31. All exterior building colors and materials shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
32. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service facilities shall be totally screened from public view, as approved by the Planning Division.
33. Add minimum 24 inch wide pilasters at ends and corners of perimeter screen wall. At pedestrian gate, add small trellis/arbor matching details of picnic area trellis.
34. Provide variation in garage door patterns to avoid monotony.
35. Sustainable and green building features shall be included in project design to the satisfaction of the Director of Development Services, including, at a minimum, compliance with Title 24 Energy Standards. Other features that may be used to satisfy this requirement include, but are not limited to, Low-E dual pane windows, low- or no- VOC paint, finishes, and MDF millwork, Energy Star appliances, alternative energy systems for domestic hot water and swimming pool heating, photovoltaic systems for generating electricity, water efficient fixtures, and emphasis on reducing construction waste.

LANDSCAPE

36. The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
37. The developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.

38. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
39. The developer shall install landscaping within new medians on both street frontages consistent with existing landscape theme.
40. The developer shall provide all on-site landscaped areas with six- (6) inch Portland cement concrete curbs.
41. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping for developer-installed landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

BUILDING DIVISION – (909) 394-6260

42. Phased occupancy shall not be granted until all improvements required as part of the approval have been completed in full for each phase, and approved or finalized by the appropriate department. A phasing plan shall be submitted for approval by the Director of Development Services prior to issuance of building permits.
43. Prior to the issuance of any grading permits, the developer shall submit an application for a grading permit, per Appendix, Chapter 33 of the Uniform Building Code, latest Edition, accompanied by plans and specifications.
44. Prior to the issuance of any grading or building permits, the developer shall submit a complete Preliminary Soils Engineering Report to include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures when necessary. Include opinions and recommendations concerning the stability of the sites to be developed by the proposed grading, liquefaction and proximity to known faults.
45. If grading is performed or drainage facilities are not installed during the period between October 15 and April 15, a temporary erosion control plan, submitted by the developer, shall be approved by and filed with the City and shall be installed and operable at all times.
46. Prior to the issuance of any grading permits, the developer shall submit an Engineering Geology Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development.

47. Prior to the issuance of any building permits, the developer shall submit a soils report which includes a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil. This report shall also include recommendations for surcharge setback requirements in the area of ungraded slopes steeper than five horizontal to one vertical.
48. Building permits shall not be issued until a rough grading certification and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
49. Construction calculations, including lateral analysis, shall be required at the time plans are submitted for plan check. Electrical schematic and load list and plumbing (drainage, water, gas) schematics will be required before issuance of electrical or plumbing permits.
50. The developer/owner shall comply with the latest edition of the Uniform Codes as adopted by the City of San Dimas at the time Building Permits are issued (i.e.,: Uniform Building Code with San Dimas Amendments, Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code).
51. Prior to the issuance of building permits, the developer/property owner shall pay the required fees as mandated by the State of California, to the applicable school district.
52. Prior to removing the existing structure on the property, the developer shall obtain a Demolition Permit from the Building and Safety Division.
53. Contact the Los Angeles County Public Works Department, Environmental Program Division for any required permit on clearance of industrial and hazardous waste disposal.
54. Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.

ENGINEERING DIVISION – (909) 394-6250

55. The developer shall submit public sanitary sewer improvement plans to be reviewed and approved by the City Engineer. The developer shall extend the public sewer mainline, as needed, to sufficiently connect to the retail development Lot 5 and to the satisfaction of the Director of Public Works. All other sewer improvements shall be privately maintained.

56. The developer shall request, in writing, a flood hazard report from the City Engineer, and meet all conditions as set forth in Title 15, Chapter 15.60 of the San Dimas Municipal Code.
57. The developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The developer shall make a good faith effort to negotiate with the downstream property owner for all required downstream storm drain improvements. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the preexisting storm flows.
58. The developer shall provide sewer, drainage, public utility, and Reciprocal Access Easements for the development to the satisfaction of the City Attorney, City Engineer, and the Director of Development Services.
59. For projects which disturb soil during wet season, applicant must submit a signed certification statement declaring that contractor will comply with Minimum Best Management Practices (BMPs) required by the National Pollutant Discharge Elimination System (NPDES), and also submit a Local Storm Water Pollution Prevention Plan/Wet Weather Erosion Control Plan (SWPPP).
60. The developer shall provide street improvements on all streets within the limits of the development. All work adjacent to or within the right-of-way must meet the requirements specified in the Standard Specification for Public Works Construction (The Greenbook) and shall be subject to review and approval of the Director of Public Works. Proposed Improvements are shown in the following table:

Street Name	Curb & Gutter	Pavement A.C.	Side-walk	Approach Drive	Street Lights	Street Trees	Street Equestrian Trail	Median Island	Bike Trail	Other
Bonita Avenue	3	1		X	X	X		X		2
San Dimas Canyon Road	3			X	X	X		X		2
1 The applicant is required to rehabilitate the north half of Bonita Avenue to the centerline within the limits of										

	development, including portions of the southerly half of Bonita Avenue modified by the required median installation, to the satisfaction of the City Engineer and Director of Public Works. The new pavement section shall be designed based on current R-value tests and Traffic Index provided by the City.
	2 Traffic signal modification
	3 Paint curb face red for 'No Parking' on entire frontages

61. The developer shall offer to dedicate all street right-of-way as shown on the Tentative Map (Corner Cutoff). (The driveways shall be designated as "Private Driveway and Firelane" on the Final Map and must be designed to accommodate an acceptable Fire Department turnaround and for security gates).
62. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.
63. The developer shall submit water plans to be reviewed and approved by Golden State Water Company, the City Engineer and the Los Angeles County Fire Department.
64. The Developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer.
65. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Department.
66. The developer shall underground all existing on-site utilities, all new utilities and shall underground all existing utilities to the first pole off-site; however, on San Dimas Canyon Road the utilities shall be undergrounded to the existing power pole located at northeast corner of site. The developer shall coordinate the installation of underground cable TV lines with the City approved cable television company.
67. The developer shall submit a Traffic Signal Modification plan for the intersection of Bonita Avenue and San Dimas Canyon Road to be reviewed and approved by the City Engineer.
68. The developer shall submit signing and striping modification plans for Bonita Avenue and San Dimas Canyon Road to be reviewed and approved by the City Engineer.

69. The developer shall submit a Precise Paving and Drainage Plan for the proposed residential development to be reviewed and approved by the City Engineer.
70. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.).
71. For projects one (1) acre or greater, project must be covered under a General Construction Activity Stormwater Permit (GCASP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied for a GCASP before the City will issue a grading permit.
72. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the City prior to the issuance of Certificate of Occupancy.
73. All construction and demolition debris, to the maximum extent feasible, shall be salvaged and recycled in a practical, available, and accessible manner during the demolition and construction phases. Documentation of this recycling program shall be provided to the City of San Dimas Department of Public Works prior to the issuance of a Certificate of Occupancy.
74. The developer shall work with the City's Recycling Coordinator to ensure that source reduction techniques and recycling measures are incorporated into project construction and operation in compliance with state and local requirements such as those described in Chapter 4 of Title 14 of the California Code of Regulations and AB939.
75. Construction plans for any activity in the area of Metropolitan Water District's pipelines or facilities, particularly the Middle Feeder (North) pipeline that runs parallel along Bonita Avenue, shall be submitted to MWD for review and written approval. Detailed prints of drawings of MWD's pipelines and rights-of-way may be obtained by calling MWD's Substructures Information Line at (213) 217-6564. Construction plans shall clearly identify MWD's facilities and rights-of-way.
76. Adequate line-of-sight shall be maintained at all driveways to the satisfaction of the City Traffic Engineer and City Engineer. Design improvements and landscaping accordingly.

~~77. Prior to issuance of any residential building permit the developer shall pay a cash deposit as an in-lieu fee, based upon their 50 percent proportionate share, for the cost of future installation of a traffic signal at the intersection of San Dimas Canyon Road and Dickens Lane.~~

PARKS & RECREATION – (909-394-6230)

78. The developer shall provide street trees throughout the development. The species, container size and location shall be designated by the City, as approved by the City Arborist.
79. The developer shall comply with City regulations regarding property park development impact fee. Fees shall be paid prior to issuance of building permits.

**LOS ANGELES COUNTY FIRE – HEALTH HAZARDOUS MATERIALS
DIVISION – (323) 890-4106**

80. The developer shall comply with the requirements of the Los Angeles County Fire, Health Hazardous Materials Division regarding hazardous and/or toxic materials at the former dry cleaner at 145 San Dimas Canyon Road.
81. The developer shall comply with the requirements of the Los Angeles County Fire, Health Hazardous Materials Division regarding the former gas station at 655 E. Bonita Avenue.

**LOS ANGELES COUNTY FIRE – LAND DEVELOPMENT UNIT – FIRE
PREVENTION DIVISION (323) 890-4243**

82. Private driveways shall be indicated on the construction site plan as “private driveway and firelane” with the widths clearly depicted.

EXHIBIT B

ENVIRONMENTAL MITIGATION MEASURES

AIR QUALITY

1. A person shall not cause or allow the emissions of fugitive dust from any transport, handling, construction or storage activity so that the presence of such dust remains visible in the atmosphere beyond the property line of the emission source.
2. A person shall not cause or allow particulate matter to exceed 100 micrograms per cubic meter when determined as the difference between upwind and downwind samples collected on high volume samplers at the property line for a minimum of five hours.
3. Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.
4. Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon time of year of construction.
5. All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high volume, low-pressure spray.
6. All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.
7. All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:
 - Reestablish ground cover on the construction site through seeding and watering.
 - Pave or apply gravel to any on-site haul roads.
 - Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.
 - Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
 - Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
 - Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.

8. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce PM₁₀ emissions, in accordance with SCAQMD Rule 403.
9. Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM₁₀ emissions.
10. The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.
11. The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.
12. All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).
13. All industrial and commercial facilities shall designate preferential parking for vanpools.
14. All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.
15. All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.
16. All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters.
17. All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.

CULTURAL RESOURCES

18. If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of San Dimas will:
 - Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.

- Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.
 - Pursue educating the public about the area's archaeological heritage.
 - Propose mitigation measures and recommend conditions of approval to eliminate adverse project effects on significant, important, and unique prehistoric resources, following appropriate CEQA guidelines.
 - Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report with original illustrations, to the Los Angeles County Archaeological Information Center for permanent archiving.
19. If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:
- Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.
 - Shall fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor shall immediately divert construction and notify the monitor of the find.
 - Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository.
 - Submit summary report to City of San Dimas. Transfer collected specimens with a copy of the report to an appropriate depository.

GEOLOGY AND SOILS

20. A person shall not cause or allow the emissions of fugitive dust from any transport, handling, construction or storage activity so that the presence of such dust remains visible in the atmosphere beyond the property line of the emission source.
21. A person shall not cause or allow particulate matter to exceed 100 micrograms per cubic meter when determined as the difference between

- upwind and downwind samples collected on high volume samplers at the property line for a minimum of five hours.
22. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM₁₀ emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.
 23. Frontage public streets shall be swept according to a schedule established by the City to reduce PM₁₀ emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon time of year of construction.
 24. Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM₁₀ emissions from the site during such episodes.
 25. Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM₁₀ emissions.

HYDROLOGY AND WATER QUALITY

Construction Activities:

26. A Storm Water Pollution Prevention Plan (SWPPP) preparation is required for all construction projects one acre or greater and shall be submitted to the City Engineer for review prior to the issuance of grading permits. This SWPPP shall identify Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practicable. If construction activity will disturb a ground surface area of 1 (one) acre or the project results in the disturbance of less than 1 (one) acre of soil but is part of a larger common plan of development or site that exceeds 1 (one) acre, then the project is subject to the requirements of the California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent (NOI) is required to be filed with the State Water Resources Control Board (SWRCB) and a SWPPP is required to be prepared, implemented and available at the job site for review and verification at all times for such projects.
27. For projects of any size, an erosion control plan shall be prepared, included with the grading plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This erosion control plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this

- project will be corrected through a remediation or restoration program within a specified time frame.
28. During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.
 29. During construction, to remove pollutants, street cleaning will be performed prior to storm events and the use of water trucks after storm events to control dust in order to prevent discharge of debris or sediment from the site.

Post- Construction Operational:

30. All discretionary development and redevelopment projects that fall into one of the following categories are subject to the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP). If the project falls under one of these categories and prior to issuance of building permits, the permit applicant shall submit to the City Engineer for approval a SUSMP based upon the design requirements as defined in the "Manual for the Standard Urban Storm Water Mitigation Plan (SUSMP)", September 2002 as published by the Los Angeles County Department of Public Works. Evidence of on-going maintenance of post-construction BMPs will be required in the form of a signed and notarized Maintenance Covenant. A copy of this form is available at the public counter.
 - a. Single-family hillside residential
 - b. 100,000 square foot commercial development
 - c. Automotive repair shop
 - d. Retail gasoline outlet
 - e. Restaurants
 - f. Home subdivisions with 10 or more housing units
 - g. Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff
31. Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas shall be submitted to the City for review and approval prior to the issuance of grading permits.

32. Prior to issuance of building permits, the applicant shall submit to the City Engineer for approval of a Standardized Urban Stormwater Mitigation Plan (SUSMP) including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The SUSMP shall identify the structural and non-structural measures.
33. Prior to issuance of grading or paving permits, applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.

NOISE

Construction Noise Impacts:

34. During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.
35. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
36. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
37. No construction work shall occur within 500 feet of a residential zone between the hours of 8:00 p.m. of one day and 7:00 a.m. of the next day or at any time on Sunday or any public holiday without obtaining a permit from City.
38. Construction or grading noise levels shall not exceed the standards specified in Municipal Code Chapter 8.36. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with above noise standards or halted.
39. If there is a new perimeter block wall, then it shall be constructed as early as possible in first phase.

Traffic Noise Impacts:

40. Mechanical ventilation such as an air conditioning system is required for frontline residential buildings proposed in the following impact zones:
within 214 feet of the centerline of San Dimas Canyon Road and within 219 feet of the centerline of East Bonita Avenue.

41. Haul truck deliveries shall not take place between the hours of dusk and 7:00 a.m. on weekdays, including Saturday, nor shall take place at any time on Sunday or a city observed holiday. Additionally, if heavy trucks used for hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.



MINUTES
**REGULAR CITY COUNCIL/
SUCCESSOR AGENCY MEETING**
TUESDAY, JULY 10, 2012, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

PRESENT:

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

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

1. CALL TO ORDER AND FLAG SALUTE

Mayor Morris called the regular City Council meeting to order at 7:02 p.m. and led the flag salute.

City Attorney Brown requested the addition to the agenda of an emergency item that arose after the agenda was prepared and posted. He stated that AB 1484 includes a provision known as the July True Up Payment, which concludes that funds above the amount necessary to fund the recognized obligations shall be redistributed to the various taxing entities or severe penalties will be imposed. He stated that at 5:00 p.m. Monday, July 9th, the County Auditor/Controller notified staff that those funds owed by the San Dimas Successor Agency must be paid no later than Thursday, July 12, 2012.

It was moved by Councilmember Bertone, seconded by Mayor Pro Tem Badar, to add an emergency item to the agenda, under City Attorney comments, to discuss financial impacts of AB1484 provisions as stated above. The motion carried unanimously.

2. RECOGNITION

- Proclaim July as Parks Make Life Better Month!

Recreation Services Manager Raya presented a Powerpoint slide showing the various ways the Parks make life better not only in San Dimas but throughout the state.

Mayor Morris congratulated and praised Parks and Recreation Director Bruns and her staff for the outstanding job they do and presented to Recreation Services Manager Raya and staff a Proclamation designating July as Parks and Recreation Month.

3. PRESENTATION

- a. Gold Line Update

Habib Balian, Chief Executive Officer of the Metro Gold Line Foothill Extension Construction Authority, provided a Powerpoint presentation project update on the Gold Line Foothill Extension from Pasadena to Azusa. He said the project is fully funded by voter initiated Measure R, and construction is expected to be completed by 2015. Mr. Balian also provided an update on the Azusa to Montclair leg, including the San Dimas Station, and said preliminary design and advanced conceptual engineering will begin between 2013-2015, with construction anticipated to begin in 2016, however, he said this segment is currently unfunded.

3.C

Mr. Balian replied to Council's questions regarding the City Maintenance Yard, which is the proposed new site for the parking structure, and lack of available funds for the Azusa-Montclair segment.

Mayor Morris pointed out that the City has not agreed that the City Yard will be the site for the Gold Line Station.

Councilmember Bertone stated he would not support any extension of Measure R if the City of San Dimas Station is not included.

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) Pui Ching Ho, Librarian, San Dimas Library, said the Summer Reading Program has begun and prizes can be earned for reading through July 31st; at 10:30 a.m. on Wednesday, July 11th the Book Party monthly Book Club Group will discuss the book for July *Fall of Giants*; on Wednesday, July 11th, at 3:00 p.m., Ken Frawley will present *That Old Time Radio Show* in the Community Building; join the Artists Trading Card Workshop at 3:00 p.m., on July 12th; experience Silly Science on July 14th; enjoy a Magic Show with live animals on July 25th; have fun exploring musical instruments on July 25th; and enjoy an Indian cuisine cooking demonstration on Saturday, July 28, at 3:00 p.m. with free food tasting at the conclusion.

2) Gil Gonzales, 2193 Terrebonne, asked to be given the opportunity to speak on agenda item 7.a regarding parking. He suggested involving the community in adopting a trail for the annual trail cleanup. He mentioned that a person driving a white truck is living at the Communication Trail, and he would appreciate it if the Sheriffs can conduct an annual investigation of the trails.

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 Councilmember Ebiner, seconded by Councilmember Templeman, 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. 2012-40**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTHS OF JUNE AND JULY 2012.

b. Approval of minutes for regular City Council meeting of June 26, 2012.

END OF CONSENT CALENDAR

6. PLANNING/DEVELOPMENT SERVICES

- a. Summarize and conclude survey results of chicken regulations in surrounding cities.

Director of Development Services Coleman reviewed survey results of surrounding cities' chicken regulations. He said the San Dimas Code permits keeping of chickens in the Single-Family Agriculture and Private Horse Overlay Zones. Director Coleman requested City Council direction on whether or not they want to consider potential amendments to the Zoning Code regarding the keeping of chickens in other residential zones.

Councilmember Ebner stated that a few people have expressed interest in keeping chickens on smaller lots. He outlined a list of issues and requested staff to provide verbiage and a number of chickens that can be permitted, and said he would like to proceed with the request of keeping chickens on small lots.

Mayor Morris expressed his concerns and said if chickens are allowed, he suggested implementing strict regulations.

Councilmember Templeman inquired who would enforce the restrictions – the Humane Society or in-house code enforcement, and what would be the cost to enforce the regulations.

It was the consensus of the City Council to direct staff to further investigate and bring back some considerations in approximately six months.

7. OTHER MATTERS

- a. Consider increase to Overnight Parking Bail Amount.

1) **RESOLUTION NO. 2012-41, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, AMENDING THE BAIL SCHEDULE FOR PARKING VIOLATIONS.**

Assistant City Manager Duran reviewed survey results of 16 San Gabriel Valley agencies' overnight parking bail amounts. He compared the average bail amount of \$47.50 to San Dimas' fee of \$33.00. Staff recommended increasing the parking violation bail amount from \$33.00 to \$45.00. In addition, to be consistent with the other City parking bail amounts, Mr. Duran asked that fees also be increased for violations for parking on streets where parking is strictly prohibited; blocking the sidewalk; and parking in an alley.

Mayor Pro Tem Badar expressed concern about citing residents in housing developments that provide miniscule driveways.

Mayor Morris invited audience members to comment on this subject.

1) Gil Gonzalez would like to see defined language in the Code pertaining to the Public Right-of-Way, because there are some streets that have do not have a sidewalk. He explained that he is concerned with the general appearance of trailers and RVs encroaching beyond the curb. He said some residents park their cars directly behind their trailer or RV.

In response to Mayor Pro Tem Badar, Mr. Coleman replied that trailers and RVs are permitted on the driveway for a limited period of time to load and unload the vehicle.

Councilmember Templeman asked what is the path of travel for pedestrians if there is no sidewalk on one side of the street and the path of travel is landscaped.

Assistant City Manager Stevens explained that a sidewalk is typically constructed six to ten feet from the face of the curb on one side of a 60-foot wide street right-of-way, with an eight to ten-foot parkway with no landscape, yet there are still utilities on both sides of the curb. He stated that the parkways vary from area to area and staff would have to verify those types of conditions in the mapbook.

MOTION: After the title was read, it was moved by Councilmember Bertone, seconded by Councilmember Ebner, to waive further reading and adopt **RESOLUTION NO. 2012-41, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, AMENDING THE BAIL SCHEDULE FOR PARKING VIOLATIONS.**

Mayor Morris expressed his opposition to the increase. He stated that the current fine is working well to get compliance.

The motion carried by the following vote:

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

8. ORAL COMMUNICATIONS

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

1) Gil Gonzalez expressed concern with deer, rodents and other pests if chickens are permitted in residential zones. He would like to see other uses defined in an Agricultural Ordinance for smaller lots.

2) Gil Gonzalez suggested that unless there are safety stipulations, he would caution the City Council from accepting the lower 40 acres of property from NJD, that would place a burden on staff to maintain that area. He would like the upper 40 acres extended to the property line; and he would like fences constructed to delineate buildable areas.

3) Kevin Frey, volunteer, San Dimas Relay for Life, announced the first Annual Bark for Life fundraiser for the American Cancer Society will be held on Saturday, July 14, 2012, at Horsethief Canyon Park, from 8:30 a.m. to 11:30 a.m.

- b. City Manager

City Manager Michaelis stated that the Chamber of Commerce Recognition Awards Dinner will be held on Thursday, July 12, 2012, and the *Ask The Mayor* show will resume at 7:00 p.m. on Thursday, July 26, 2012.

- c. City Attorney

City Attorney Brown stated that due to the California Supreme Court ruling in December 2011, Redevelopment Trailer Bill AB1484, which became effective June 27, 2012, declares that by July 9, the Los Angeles Auditor/Controller will calculate the amount owing to taxing entities. At 5:00 p.m. Monday, July 9, staff was contacted by the Auditor/Controller that \$988,339 is due to be paid by July 18, 2012. He said if the demand is not met by the due date, the Successor Agency will be subject to severe penalties, including withholding of sales tax revenue. City Attorney Brown stated that when the Successor Agency received the tax increment dollars, 20% was allocated for housing set aside funds for a total of \$590,000, which leaves a balance of \$400,000 to be remitted to the County Auditor/Controller.

Assistant City Manager Duran provided background on the legislation and said it is in the best interest of the Agency to pay \$590,000 from housing set aside funds and the remainder of \$400,000 from the General Fund or other source of revenue, to be paid under protest.

Mr. Duran responded to Council's questions regarding payment through housing set aside funds; using another source of revenue; and liquidating assets.

d. Members of the City Council

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

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

Councilmember Bertone stated he was invited to go to Washington, DC at the expense of The Wilderness Society to lobby for the support of Congressman David Dreier's "Angeles and San Bernardino National Forests Protection Act." He said the Bill will provide funds to add to the existing wilderness area in the San Gabriel Mountains and protect the critical waterways.

- 2) Reappointments to Planning Commission.

Planning Commission terms for Commissioners John Davis and Jim Schoonover will expire at the end of August, 2012. There are no term limits for the Planning Commission and the two Commissioners have expressed a willingness to be reappointed.

MOTION: It was moved by Councilmember Templeman, seconded by Councilmember Ebner, to reappoint John Davis and Jim Schoonover to the Planning Commission for a two-year term to expire August 31, 2014. The motion carried unanimously.

- 3) Individual Members' comments and updates.

- 1) Councilmember Templeman informed Councilmember Bertone that at the last meeting Mr. Bertone was appointed as Alternate Delegate to the League of California Cities.

- 2) Councilmember Ebner stated he appreciated the discussion on keeping of chickens. He would like a staff report explaining the reasons for allowing the demolition of a 100-year old house at 300 South Walnut Avenue.

- 3) Councilmember Bertone thanked Caryol Smith, for organizing the successful Bowser Bash held Saturday, July 7th at Horsethief Canyon Park.

- 4) Councilmember Bertone invited the community to a Joint Meeting of the Planning Commission, Parks and Recreation Commission and Equestrian Commission at 6:00 p.m. on Tuesday, July 17th where the Planning Department will solicit comments on the conceptual Master Plan for the Walnut Creek Habitat and Open Space Plan project site.

- 5) Councilmember Ebner said the three new Parks and Recreation Commissioner will be in attendance at the joint meeting.

- 6) Mayor Morris stated that members of the City Council will not be making any decisions and will not violate any laws by attending the meeting.

- 7) Mayor Morris congratulated Charles McCants on being selected as the Citizen of the Year. Mr. McCants will be honored at the Chamber of Commerce's Annual Awards Banquet Dinner Thursday, July 12, 2012.

9. CLOSED SESSION

Mayor Morris recessed the regular session at 9:01 p.m. to a closed session pursuant to Government Code Section 54957.6)

- a. CONFERENCE WITH LABOR NEGOTIATOR**
City Representative: Blaine Michaelis
Employee Group: City of San Dimas Employees
- b. Report on closed session items.

The City Council directed staff to prepare budget related personnel actions for their consideration in open session July 24, 2012.

10. ADJOURNMENT

The regular meeting was adjourned at 11:05 p.m. The next meeting is on July 24, 2012, 7:00 p.m..

Respectfully submitted,

Ina Rios, CMC, City Clerk



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the Meeting of July 24, 2012

From: Blaine Michaelis, City Manager

Initiated by: Public Works Department *LM*

Subject: **Award of Cash Contract No. 2012-05, "Gladstone Street Improvement Project from Lone Hill Avenue to Amelia Avenue" to Gentry Brothers Inc. for the amount of \$524,410.00**

Summary

The request is for the City Council to award Cash Contract No. 2012-05, "Gladstone Street Improvement Project from Lone Hill Avenue to Amelia Avenue" to Gentry Brothers Inc. for the contract amount of \$524,410.00

BACKGROUND

Sealed bids were received by the City Clerk and publicly opened on Tuesday, July 17, 2012 for Cash Contract No. 2012-05, "Gladstone Street Improvement Project from Lone Hill Avenue to Amelia Avenue." The project consists of consists of the removal and reconstruction of asphalt pavement, adjustment of manholes to-grade, reconstruction of concrete local depressions, reconstruction of concrete curb ramps, reconstruction of concrete cross gutters, construction of concrete curb, construction of asphalt berm, construction of asphalt sidewalk, installation of sewer laterals and traffic striping. The addition of curbs and sidewalks at the northeast corner of Gladstone Street and Amelia Avenue will improve the street drainage and also provide for an ADA pathway for the liquor store at that corner. In addition, the corner street improvements will mitigate westbound Gladstone Street traffic from cutting a sharp right turn onto Amelia Avenue and riding onto the unprotected paved slope.

The bid results are as follows:

1. Gentry Brothers Inc.	\$524,410.00
2. All American Asphalt	\$607,000.00
3. Terra Pave	\$639,655.00
4. Hardy & Harper, Inc.	\$645,000.00
5. Sully-Miller Contracting	\$649,549.00
6. Excel Paving Co.	\$798,742.00
7. Hoffman Management & Construction Company	\$859,691.50

DISCUSSION

For the adopted 2012/2013 fiscal year budget, there is a total of \$800,000.00 funded (\$440,000 from Fund 02-Gas Tax, \$200,000 from Fund 12-Infrastructure, and \$160,000 from Fund 74-Measure R Transit) towards the rehabilitation of Gladstone Street from Lone Hill Avenue to Amelia Avenue.

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

Construction Cost	\$ 524,410.00
Construction Surveying	\$ 8,500.00
Material Testing	\$ 13,500.00
Contingency (≈15%)	<u>\$ 78,590.00</u>
Project Budget	\$ 625,000.00

A higher contingency factor (approximately 15%) was accounted for due to the large margin between the lowest bidder, the next lowest bidder, and the engineer's estimate.

For Council information, please note that the street improvement project will also entail some temporary street closures during the construction phase. Due to the geometric roadway constraints and for safety purposes near the railroad tracks on Gladstone Street just east of Lone Hill Avenue, the contractor will be allowed to temporarily close the westbound direction of Gladstone Street up to 5 working days (including overnight). In addition, residents on the north side of Gladstone Street will be required to park on the south side of Gladstone Street just east of the railroad tracks during a particular phase of the project. Residents will be notified in advance of the temporary parking situation as we approach this phase of the work. A conscientious effort will be made to minimize the inconvenience to the residents as much as possible.

Staff has reviewed the bid proposal and bid bond provided by the lowest responsible bidder, Gentry Brothers Inc. The contractor's bid bond is issued by an admitted surety, as required by Public Contract Code 20170. Staff confirmed through the State Contractor's License Board that the contractor's license number 397682, Class A expires on 12/31/2012. Based on the contractor's history and the references reviewed, the contractor is competent in this type of work. Gentry Brothers Inc. has been contracted in the past and has satisfactorily completed several City projects.

RECOMMENDATION

Staff recommends the City Council consider awarding Cash Contract No. 2012-05, "Gladstone Street Improvement Project from Lone Hill Avenue to Amelia Avenue" to Gentry Brothers Inc. for the contract amount of \$524,410.00.

Respectfully submitted,


 Steven Barragan
 Associate Engineer

sb/07-12-09



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the Meeting of July 24, 2012

From: Blaine Michaelis, City Manager

Initiated By: Public Works Department *JAP*

Subject: Renewal of Cash Contract No. 2011-04, Concrete Maintenance Project–Various Citywide Locations to Grigolla & Sons Concrete in the amount up to \$86,000

BACKGROUND

The original Contract was awarded by the City Council July 12, 2011 to Grigolla & Sons, Inc. Since that time the Contractor has performed a variety of concrete repairs throughout the City including the installation & repair of concrete sidewalks, curbs, gutters, wheel chair access ramps along with tree root preservation operations throughout the City.

The original bid prices for repairs were very competitive as compared to the other 9 bids received in June, 2011. The following table is the current & proposed Unit Prices for the Concrete Maintenance Project –Various Citywide Locations.

Grigolla & Sons, Inc.

<i>Bid Item</i>		<i>Unit Price</i>
1	Per ton-Pea Gravel	\$35.00 / sq. ft.
2	4" concrete walks	\$5.60 / sq. ft.
3	6" concrete drive approach	\$6.35 / sq. ft.
4	Concrete curb / gutter	\$28.50 / sq. ft.
5	Concrete curb	\$17.00 / lin. ft.
6	Concrete gutter	\$17.00 / lin. ft.
7	Reinforcement	\$2.00 / sq. ft.
8	Access Ramps - 5 specific designs	\$1,900 to \$2,000 per ramp

The funds for this maintenance project have been allocated in Funds 01, General Funds and in 02, Gas Tax Funds, for the fiscal year 2012-13.

DISCUSSION

Included are contract provisions intended to provide cost-effective & responsive repairs along with requirements for advanced notification to residents & businesses intended to allow for coordination of repair activities with the needs of those affected residents & businesses. Other provisions of the

3.2

contract include cancellation provisions for non-compliance or poor performance along with an annual option for contract renewal with a cost-of-living process clearly outlined.

The contract includes bid items for most concrete facilities maintained by the City. These bid items will allow for prompt, cost-effective response to a wide variety of concrete repairs & maintenance throughout the City. Also, the contract includes a minimum of five (5) move-ins during the course of the annual contract period. Using well planned project scheduling methods the work required throughout the year is intended to be completed during these five move-in opportunities, therefore avoiding possible extra work charges.

If the contract were to be renewed, the project budget \$86,000 would be as follows:

- Hazardous Sidewalk Repair – Various Locations \$60,000.00
- Town Core Sidewalk Repair \$10,000.00
- Citywide Pavement Maintenance up to \$10,000.00
- Vehicle Parking District up to \$ 6,000.00

RECOMMENDATION

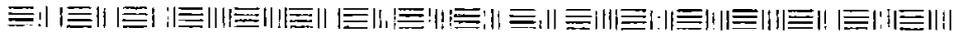
Staff recommends that Council consider renewing Cash Contract 2011-04, Concrete Maintenance Project – Various Citywide Locations to Grigolla & Sons Construction Co., Inc. for a one year period in an amount not to exceed \$86,000.00.

Respectfully submitted,



John Campbell
Street Maintenance Superintendent

Attachment: June 26, 2012 – Grigolla letter



Grigolla & Sons Construction Co., Inc.

P.O. Box 949, Azusa, Ca. 91702

Ph# (626) 334-6634 - Fax# (626) 334-5591

License# 514132-A

Email: david@grigollaandsons.com



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

June 26th, 2012

Subject: Renewal for Cash Contract 2011-04. Concrete Maintenance Project Various Locations

Dear John Campbell,

It has been a pleasure once again having another successful year as your project maintenance contractor. We formally request that our contract be renewed for another year. Grigolla & Sons has completed the following items for your review. We have requested from our main supplier Holliday Rock to maintain their current cost for concrete. They have agreed to keep the same price until the end of the year, but after that they will have a \$3.00 increase per yard. Our cost has changed slightly due to the prevailing wage rates sent out by the Dept. of Labor. I have done a calculation based on last year's work and have added a very modest increase to only items that it will affect. Please review and let me know if you have any concerns or comments. We look forward to another year of providing the city our services.

Item # per unit prices

- 1 Pea Gravel Back Fill @ \$ 35.00
- 2 4"sidewalk/residential driveway @ \$ 5.60
- 3 6"driveways @ \$ 6.35
- 4 6"-8"curb & 24"gutter @ \$ 28.50
- 5 24"gutter @ \$ 17.00
- 6 6"-8"curb only @ \$ 18.00
- 7 Reinforcement for walks/curbs per square foot @ \$ 2.00
- 8 A)Construct handicap access ramp 111-3 Case B type1 or 2 @ \$ 1,900.00
- 9 B)Construct handicap access ramp 111-3 Case A type 3,5, or 6 @ \$ 2,000.00

Best regards,

David Grigolla; Project Manager
Grigolla & Sons Const., Co., Inc.



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the Meeting of July 24, 2012

From: Blaine Michaelis, City Manager

Initiated By: Public Works Department *mp*

Subject: **Renewal of Cash Contract No. 2011-05, Asphalt Maintenance Project –Various Citywide Locations Contract to Paveco Construction, Inc. in the amount up to \$117,000.**

BACKGROUND

The City Council awarded Cash Contract 2011-05, Asphalt Maintenance Project –Various Citywide Locations Contract to Paveco Construction, Inc. on July 12, 2011. A variety of asphalt repairs have been completed throughout the City addressing routine maintenance as well as emergency repairs.

DISCUSSION

This contract provides competitive prices and well-defined operational & procedural specifications. Paveco Construction is a well equipped asphalt contractor with over 30 years of experience working in the San Gabriel Valley as well as the Western Los Angeles County area. The City of San Dimas is served well by this type of maintenance contract that allows for medium & small-scale asphalt repair work to be done promptly, including pavement repairs of streets prior to application slurry in a cost-effective manner.

The following are some provisions of this contract:

- Upon notification from the City of San Dimas a 5-day response-time to perform repair work is required.
- Emergency repairs are to begin within 2 days of notice or less (emergency repairs are determined by City staff).
- Most types of asphalt repairs are covered as part of this contract.
- 1 year contract, with annual cost of living allowance (based on April C.P.I.).
- Contract cancellation for poor performance or insolvency.

In June, 2012 Paveco Construction, Inc. requested renewing the Asphalt Maintenance Project –Various Citywide Locations Contract for the 2012-13 fiscal year with no increases or changes to the current contract.

If the contract were to be renewed, the project budget \$117,000 would be as follows:

- | | |
|---|-------------|
| • Hazardous Pavement Repair – Various Locations | \$80,000.00 |
| • Pavement Preservation | \$30,000.00 |
| • Vehicle Parking District | \$ 7,000.00 |

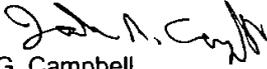
The funds for the asphalt maintenance project are funded by Fund 01, General funds and Fund 02, Gas Tax for fiscal year 2012-13.

3.8

RECOMMENDATION

Staff recommends the Council considering renewing Cash Contract 2011-05, Asphalt Maintenance Contract with Paveco Construction, Inc. for a one year period at current contract rates for an amount not to exceed \$117,000.

Respectfully submitted,



John G. Campbell
Maintenance Superintendent

Attachment: June, 2012 - Paveco letter

jc/07-12-14

5019 Bleecker Street
Baldwin Park, CA 91706
E-mail: paveco@pavecoinc.com



PAVECO
CONSTRUCTION, INC.
Lic No 515002
Union Contractor
CPUC Certified WBE #90AS3014



Phone (626) 337-5589
Phone (818) 242-1733
Fax (626) 337-0549

City of San Dimas
245 East Bonita Avenue
San Dimas, CA 91773-3002
Attn: John Campbell

RE: Renewal Letter for 2012 to 2013 Cash Contract 2011-05, Asphalt Maintenance Project
Various Locations.

Please accept this letter as our intent to renew this cash contract for the next year with the following conditions:

- 1) No Increase to current unit rates.
- 2) Adjust any Time and Material projects per current Caltrans rates and adjusted Labor Rates

If you have any questions or need additional information please contact me or Gregory Fleming at your earliest convenience.

Sincerely,

Patricia A. Fleming
President / CEO

PAF/GF

Encl:



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the Meeting of July 24, 2012

From: Blaine Michaelis, City Manager

Initiated By: Public Works Department *LM*

Subject: **Renewal of Cash Contract 2011-07, Annual Striping Maintenance Contract to Superior Pavement Markings, Inc. in the amount of \$50,000**

BACKGROUND

The City Council awarded Cash Contract 2011-07, Annual Striping Maintenance Contract to Superior Pavement Markings, Inc. on September 13, 2011. The contract consists of painting, repainting, removal & layout of traffic markings and striping throughout the City.

DISCUSSION

During the fiscal year 2011-12 Superior Pavement Markings, Inc. performed a variety of pavement striping and marking maintenance including a variety of smaller projects as well as larger projects including striping in Pavement Preservation Maintenance Zone as well as restriping San Dimas Avenue.

The following are some provisions of this contract:

- Upon notification from the City of San Dimas the Contractor is required to meet a 7-day response-time to perform striping or marking work.
- Most types of traffic striping, markings & parking lot striping are covered as part of this contract.
- 1 year contract, with annual cost of living allowance (based on April C.P.I.).
- Contract cancellation for poor performance or insolvency.

The contract also allows for modifications or additions to traffic striping and markings that occur as part of normal traffic engineering activities.

On June 7, 2012 Superior Pavement Markings, Inc. requested renewing the Annual Striping Maintenance Contract for the 2012-13 fiscal years with no increases or changes to the current contract.

If the contract were renewed, the project budget \$50,000 would be as follows:

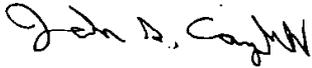
- | | |
|---|-------------|
| • Citywide Striping & Marking Maintenance | \$35,000.00 |
| • Vehicle Parking District | \$ 3,000.00 |
| • Pavement Preservation Zone Striping | \$12,000.00 |

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RECOMMENDATION

Staff recommends the Council consider renewing Cash Contract 2011-07, Annual Striping Maintenance Contract to Superior Pavement Markings, Inc. for a one year period according to the terms and rates of the original contract in the amount of \$50,000.

Respectfully submitted,



John Campbell
Street Maintenance Superintendent

Attachment: Renewal letter date 6/7/12

jc/07-12-13



6/7/2012

John G Campbell
City Of San Dimas Public Works
301 S. Walnut Avenue
San Dimas, Ca 91773

Subject: Modified Block Letter

Dear John Campbell,

Superior Pavement Markings would like to renew our contract with the City Of San Dimas for the next fiscal year. No changes to the contract are requested.

Sincerely,

Darren Veltz
Superior Pavement Markings



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the Meeting of July 24, 2012

From: Blaine Michaelis, City Manager

Initiated By: Public Works Department *MP*

Subject: **Renewal of a Two-Year Traffic Signal Maintenance Contract with Computer Services Company, Inc.**

BACKGROUND

The City of San Dimas entered into a two-year maintenance contract with Computer Services Company, Inc. (C.S.C.) in June of 1998. The maintenance contract was renewed in July 2000, June 2002, June 2004, June 2006, July, 2008 and July, 2010. Revisions to the maintenance contract occurred in June, 2003 and June, 2007 to include the maintenance of all city-maintained street light systems and the 2007 revision replaced the bi-annual re-lamping service with a provision to annually inspect and clean all signal indications as part of the routine maintenance process.

DISCUSSION

This contract provides competitive prices and well-defined minimum levels of service. The City of San Dimas has been served well by prompt response time for ordinary and emergency repairs, as well as receiving professional traffic signal and street lighting systems repairs and maintenance.

The following are some provisions of this contract:

Traffic Signal Maintenance

- Monthly inspections and cleaning of traffic signal cabinets and equipment.
- Quarterly evaluation of traffic signal systems operation.
- Annual traffic signal indication cleaning and inspection.
- Monthly night inspections of traffic highway lighting systems.
- Two-year renewal, with annual cost of living allowance.
- Contract cancellation for poor performance or insolvency.

Street Light Maintenance

- Once a month night inspection of all 297 city-maintained lights.
- Routine re-lamping and extraordinary repairs done according to the terms of the existing Traffic Signal Maintenance Contract.
- Compliance with all applicable provisions of the "Traffic Signal Maintenance Contract" in affect.

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The budget for this contract is in Fund 07, Citywide Lighting District. Allocations for traffic signal maintenance are \$75,000. Street light maintenance allocations are \$30,000.

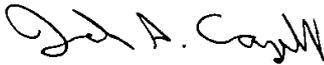
Computer Service Company has requested a two-year contract extension including a rate increase ranging from 2.0% for labor & routine maintenance and 4.25% for equipment rates. The 2008 contract renewal was the last cost of living rate adjustment for this contract. The 2008 contract renewal was the last cost of living rate adjustment for this contract. In addition in this year's contract, CSC has offered to install & remove, as needed all military banners throughout the City at no cost to the City.

RECOMMENDATION

Staff recommends the City Council approve the following:

1. Approve the 2-year contract extension of the "Traffic Signal Maintenance Contract" with Computer Services Company, Inc. including a 2.0% to 4.25% cost of living increase at this time.

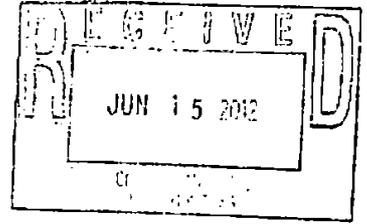
Respectfully submitted,



John G. Campbell
Maintenance Superintendent

Attachments: Computer Service Company letter dated June 14, 2012 and Labor & Equipment Rate Sheet

COMPUTER SERVICE COMPANY
12907 EAST GARVEY AVE., BALDWIN PARK, CA 91706
Phone (626) 962-1055 Fax (626) 337-6899
STATE LICENSE NO. 171920



June 14, 2012

Via mail and email

Mr. John Campbell
City of San Dimas
245 E. Bonita Avenue
San Dimas, CA 91773

Re: Traffic Signal Maintenance Contract Extension

Dear Mr. Campbell:

Pursuant to the terms of our current contract, Computer Service Company would offer the following for consideration in connection with a two-year extension beginning July 1, 2012 through June 30, 2014.

1. Rate adjustment to the current maintenance, labor and equipment schedules, based on the CPI increase of 2.0%, excluding Bucket Truck, Hydraulic Man-lift and Pick-up Trucks which would be increased by 4.25%.

In addition to the changes above, CSC wishes to be a better corporate citizen by recognizing the brave men and women of San Dimas who are serving in the armed forces of this great nation. We offer to provide at no cost, the labor and equipment for scheduled installation and removal of the banners honoring them.

Computer Service Company is indeed proud to serve the City's traffic signal maintenance needs, and looks forward to a continued relationship.

Best Regards,

Vincent P. Mauch, CFO

ADDENDUM 1 TO TRAFFIC SIGNAL CONTRACT
Streetlight Maintenance of City Maintained Streetlights
2012-2014

Addendum consists of:

1. Routine Maintenance of Streetlights
2. Rate Schedule for routine maintenance of Streetlights
3. Compliance with all applicable provisions of the "Traffic Signal Maintenance" contracts in affect.
 - A. Routine Maintenance
Check all city maintained streetlight systems for proper operation as a part of a once a month nighttime survey and submit the survey to the city for review. All repair work will be done as extraordinary maintenance.
 - B. Rate schedule for Routine Maintenance for Streetlights.

<u>Quantity</u>	<u>Description of Item</u>	<u>Each Mo.</u>	<u>Total Mo.</u>
297 Each	Monthly Cost. PER STREETLIGHT To provide routine maintenance services.	\$1.25	371.25

BASED ON ABOVE, PROJECTED YEARLY COST: \$4,455.00

COMPANY NAME: COMPUTER SERVICE COMPANY, INC.

COMPANY ADDRESS: 12907 E. Garvey, Baldwin Park, CA 91706

TELEPHONE: (951) 738-1444

FAX: (951) 738-2076

STATE LICENSE NO: 171920 **CLASS:** C-10

SUBMITTED BY: Joslin Cataldo **Title:** Operations Manager

SIGNATURE:

BIDDER'S PROPOSAL

TO THE SAN DIMAS CITY COUNCIL:

The bidder further understands that bids must be made upon the form attached herein, and all items shall be properly filled out. Numbers shall be stated both in words and in figures, and the signatures of all persons signing shall be in longhand. Where there is a conflict between the word and the figures, the words shall govern. The bidder understands that he will be required to complete and return all Proposal forms (pages 12-16). Should it be necessary to remove any bid document pages for typing the proposal, they shall be reassembled and attached either by binder or stapling together, and submitted in the original form before they will be considered.

The undersigned declares that this proposal is made without collusion with any other person, firm, or corporations; and that the only person or parties interested as principals are those named herein. The undersigned declares that he has carefully examined the site of the proposed work, plans, profiles, and these specifications, and having informed himself fully in regard to the contemplated work, proposes and agrees in the event of the acceptance hereof, to enter into a contract with the City Council of the City of San Dimas, to perform said proposed work in accordance with the terms of said contract, and to furnish or provide all material, equipment, labor, tools, apparatus, and other means necessary so to do in accordance with the terms and provisions of said agreement.

<u>ITEM</u>	<u>QUANTITY</u>	<u>DESCRIPTION OF BID ITEM</u>	<u>EACH MO.</u>	<u>TOTAL MO</u>
1	36 SE EACH	Monthly Cost, PER EACH INTERSECTION to:	\$59.25	\$2,133.00
		Provide traffic signal maintenance services.		

BASED ON ABOVE, PROJECTED YEARLY COST OF CONTRACT: \$ 25,596.00

COMPANY NAME: COMPUTER SERVICE COMPANY, INC.

COMPANY ADDRESS: 12907 E. Garvey Ave., Baldwin Park, CA 91706

TELEPHONE: (951) 738-1444 FAX: (951) 738-2076

STATE LICENSE NO: 171920 LICENSE CLASS: C-10

SUBMITTED BY: JUSTIN CATALDO TITLE: OPERATIONS MANAGER

SCHEDULE OF WORK ITEMS

<u>A. Adjusted Labor Schedule</u>	<u>Straight Time</u>	<u>OT/DI</u>
<u>Rate</u>		
a. Transportation Systems Electrician (I.M.S.A Level III)	\$ 78.84	\$111.06/143.29
b. Transportation Systems Technician (I.M.S.A Level I & II)	\$ 63.60	\$88.20/112.82
c. Repaint & Light Commercial Painter	N/A	N/A
d. Traffic Signal Technician - Lab	\$ 81.33	N/A

<u>B. Equipment Schedule</u>	<u>Per Hour</u>
a. Pickup Truck	\$9.90
b. Service Ladder Truck	N/A
c. Boom Truck	20.14
d. Saw Truck	48.67
e. Compressor and Tools	23.53
f. Hydraulic Man-Lift	20.14

Note: Any equipment items used but not on the above list will be at the Local Prevailing rate schedule.

C. Mark-UP

Percentage for Overhead and Profit 15%



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of July 24, 2012

FROM: Blaine Michaelis, City Manager

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

SUBJECT: **SUMMARY OF DPRB CASE NO. 12-12 ACTION
(300 N WALNUT)**

SUMMARY

On June 28, 2012, the Development Plan Review Board conditionally approved the demolition of a residence at 300 N. Walnut listed on City's Historic Resources Inventory. This report explains the reasons for allowing this historic structure to be demolished as requested by Councilmember Ebner.

BACKGROUND

The City's Development Plan Review Board, after conducting two duly noticed public meetings, has approved the demolition of a home at 300 N. Walnut listed on the City's Historic Resources Inventory. A major factor in their decision was that the historic character of the home was lost by substantial alterations and additions made many years ago. An independent third party expert in historic preservation evaluated this simple farmhouse and their report concluded that "much of the original building detailing and construction has been compromised over the years; the integrity and basic quality of the original construction has been lost due to poor maintenance over time, severely compromising its importance as an example of its type and era." A explanation of the reasons why the DPRB approved demolition are detailed in their attached reports.

Prior to demolition, the property owner is required by the conditions of approval to a) notice the availability of gifting of the structure to an interested person or agency for relocation to another site, b) complete a comprehensive photographic and drawing record of the home, and c) receive approval of a new single family residence.

Attachments: May 24 and June 28, 2012 DPRB staff reports

DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



DATE: June 28, 2012

TO: Development Plan Review Board

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

SUBJECT: **DPRB Case No. 12-12**
Continued from the May 24, 2012, meeting
A request to demolish a single-family residence which has been identified as historic by the City's Historic Resources Inventory; the house is located at 300 N. Walnut (APN: 8390-009-013).

FACTS

The applicant is requesting to demolish a single-family residence which has been identified as historic by the City's Historic Inventory. Staff presented this case to the Board at the May 24, 2012 meeting. The Board voted to continue the item until the Environmental / Subdivision Committee reviewed the Initial Study and allowed for the 20-day public review period to end. The Environmental / Subdivision Committee was held on June 13, 2012.

The Environmental / Subdivision Committee did not have any concerns with the initial study and the proposed Negative Declaration filling.

California Environmental Quality Act (CEQA) requires an Initial Study be performed on all identified historic structures that are proposed to be demolished.

Staff has prepared the Initial Study and found that the demolition of the residence would not have a significant effect on the environment. A Negative Declaration will be prepared and filed after the Board's approval and the 20-day public review period has ended which will be June 24, 2012.

To date, Staff has not received any public comments on the proposed Negative Declaration.

Staff has attached the May 24, 2012 Fact Sheet with exhibits for reference and the Environmental / Subdivision Committee memo that includes the initial study.

RECOMMENDATION: Approve and adopt the Negative Declaration

CONDITIONS: Standard Conditions

EXHIBIT A
Conditions of Approval
for
DPRB Case No. 12-12

PLANNING DIVISION - (909) 394-6250

GENERAL

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed Conditions of approval shall be included on the demolition plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The developer shall comply with all requirements of the Single-Family 16,000 zone.
5. All Conditions are final unless appealed to the City Council within 14 days of the issuance of the Conditions in accordance with the provisions of Chapter 18.212 of the San Dimas Zoning Code.
6. The permit for the demolition of the residence at 300 N. Walnut must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
7. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.

8. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
9. The developer shall comply with all Conditions of Approval as approved by the Development Plan Review Board on June 28, 2012.
10. The applicant shall notice the gifting of the residence on-site to be seen from the public right-of-way and in the San Gabriel Tribune for 30 days. The City shall be listed as the contact agency. The City will only act as a mediator between the applicant and the receiver in coordinating the gifting and removal of the structure. The person or agency acquiring the structure shall provide evidence that the structure will be preserved.
11. If the structure is not gifted, a demolition permit shall not be granted until comprehensive plans have been submitted and approved for a new single-family residence that meets the Downtown Core Design Guidelines.
12. Prior to demolition a comprehensive photographic record must be made of the structure, inside and outside. A floor plan and site plan, drawn to scale and keyed to the photographic record, must accompany this record. The photographic record and plans shall be submitted to the Planning Division for review and approval.
13. Construction hours shall be limited in a residential zone, or within a 500 foot radius thereof, between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.

End of Conditions

DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



DATE: May 24, 2012

TO: Development Plan Review Board

FROM: Marco A. Espinoza, Associate Planner

SUBJECT: DPRB Case No. 12-12
A request to demolish a single-family residence which has been identified as historic by the City's Historic Resources Inventory; the house is located at 300 N. Walnut (APN: 8390-009-013).

FACTS

The applicant approached the City about the feasibility of demolishing the existing house on the subject site and constructing a new one; however no application for a new house has been submitted. Staff informed the applicant that the house was designated as Historic by the City's Historic Resources Inventory that was conducted in 1991, and that approval for demolition required approval from the Development Plan Review Board (DPRB).

Staff requested a third party evaluation of the historic structure for the purpose of demolition. This request has been a common practice with other such proposals. ONYX Architects out of Pasadena performed an extensive on- and off-site review of the property. The main focus of their evaluation was to document if the demolition of the structure would create a negative impact to the City's historical resources.

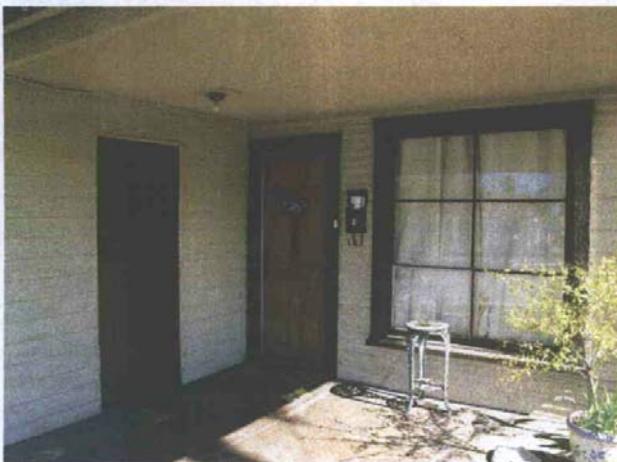
The following is a synopsis of ONYX's evaluation report on the property:

- The residence was constructed in or about 1904 or 1906, for one or several agriculture workers that tended to the citrus groves on the grounds. The house is a simple one-story structure about 20' by 20' (the size of a two-car garage). The exterior of the home originally had clap-board siding. The home also had a front porch.
- The house over time has had a number of unedifying additions and alterations as shown on the following photos. As mentioned in the analysis of the residence *"Much of the work was made to quickly and easily affect a repair, without consideration of the lifespan of the repair or the integrity of the structure as a whole."* *"None of these repairs or additions added to the character defining features that were part of the simple bungalow style of the original house."*

EXHIBIT B



- Enclosure of the front porch.
- Original front door replaced with contemporary door.
- A secondary front door added to the front exterior of the house giving it a double entrance appearance.



- The original material or exposed beams have been covered by sheets of plywood that have also been texture coated.
- When the front porch was enclosed a different type and size siding was used as seen in the photo.



- The house has been texture coated, including covering the wood siding.
- The eaves have been boxed-in and also texture coated.

EXHIBIT B



- Close-up of area texture coat.
- Areas of the texture coat are brittle, cracking and peeling off.

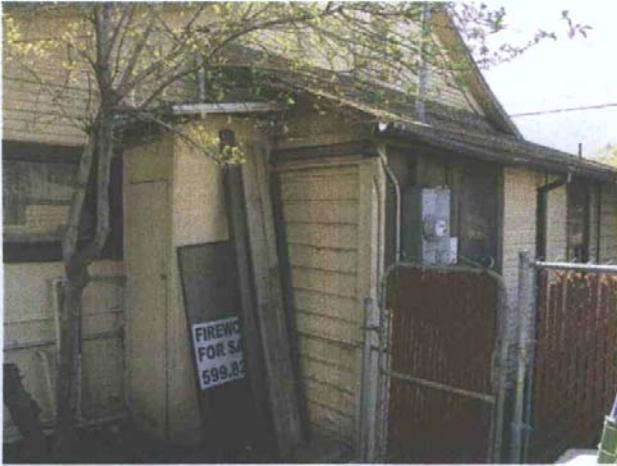


- Original attic vents have been modified and replaced with contemporary aluminum ones.



- Side "lean-to" addition on the northwest corner of the house that used two different siding materials.
- Plumbing pipes on the exterior of the walls.
- No proper foundation.

EXHIBIT B



- Rear portion of the "lean-to" addition with electrical lines running on the exterior of the walls.
- Exterior plywood water heater enclosure with exposed plumbing lines attached to the exterior walls.



- Rear addition with a shed roof and aluminum windows
- Rear service porch has been enclosed to service as living space.
- The porch was enclosed with plywood and aluminum sliding windows.
- The porch also has exposed plumbing and electrical lines.

Conclusion

As seen in the photos and as stated in the analysis the existing structure has had a number of inappropriate modifications and additions that do not add any character defining features to the residence, and in fact have created a negative visual effect to the structure. The analysis states that there are two different courses of action in remediating the house.

1. Repairing the structure is always the most desirable with diligent research to bring back the integrity of the original structure. Corrective construction could include reworking the foundation, removing haphazard additions, reworking and/or replacing inconsistent or damaged boards, concealing the plumbing and

electrical systems, and reworking and replacing sash to a consistent standard, typical of the era.

Or

2. Allow the structure to be torn down, since many of the character defining features have been lost. If demolition is allowed, a comprehensive photographic record must be made of the structure, inside and outside. A floor plan and site plan, drawn to scale and keyed to the photographic record, must accompany this record.

Staff, also agrees that restoring the subject structure is always the best option. Unfortunately, based on on-site evaluation of the residence, reviewing building records and ONYX's analysis of the case this option is not practical. The structure has been so significantly modified that to restore it to its original size and appearance it would require to all existing exterior materials to be replaced with new siding material; therefore, losing whatever was left of the historic fabric of the structure. In addition, one would be losing about half of the existing structure which at this time the applicant is looking in increasing the square footage of the house.

A common effort to try to preserve "historic" structures that are approved for demolition is to offer it to any person willing to move it to another site for the purpose of preservation. If the Board is to approve the request to demolish the structure Staff recommends that the applicant be required to notice the gifting of the structure on site and in the San Gabriel Tribune for a total of 30 days. The City shall be identified as the contact agency. In addition, a condition shall be added that a demolition permit shall only be granted after comprehensive plans have been submitted and approved for a new single-family residence that meets the Downtown Core Design Guidelines.

RECOMMENDATION: Approve

CONDITIONS: Standard Conditions

Attached: Exhibit A - Conditions of Approval
Exhibit B - ONYX Analysis
Exhibit C - Additional photos of the house

EXHIBIT B

Subject Site



EXHIBIT A

Conditions of Approval for DPRB Case No. 12-12

PLANNING DIVISION - (909) 394-6250

GENERAL

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed Conditions of approval shall be included on the demolition plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The developer shall comply with all requirements of the Single-Family 16,000 zone.
5. All Conditions are final unless appealed to the City Council within 14 days of the issuance of the Conditions in accordance with the provisions of Chapter 18.212 of the San Dimas Zoning Code.
6. The permit for the demolition of the residence at 300 N. Walnut must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
7. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.

EXHIBIT B

8. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
9. The developer shall comply with all Conditions of Approval as approved by the Development Plan Review Board on May 24, 2012.
10. The applicant shall notice the gifting of the residence on-site to be seen from the public right-of-way and in the San Gabriel Tribune for 30 days. The City shall be listed as the contact agency. The City will only act as a mediator between the applicant and the receiver in coordinating the gifting and removal of the structure. The person or agency acquiring the structure shall provide evidence that the structure will be preserved.
11. If the structure is not gifted, a demolition permit shall not be granted until comprehensive plans have been submitted and approved for a new single-family residence that meets the Downtown Core Design Guidelines.
12. Prior to demolition a comprehensive photographic record must be made of the structure, inside and outside. A floor plan and site plan, drawn to scale and keyed to the photographic record, must accompany this record. The photographic record and plans shall be submitted to the Planning Division for review and approval.
13. Construction hours shall be limited in a residential zone, or within a 500 foot radius thereof, between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.

End of Conditions

PRIMARY RECORD

Other Listings
Review Code

Reviewer

Date

Page 1 - of 2

*Resource Name or #: 300 North Walnut Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County: Los Angeles

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 300 North Walnut Avenue

City: San Dimas

Zip: 91773

d. UTM: Zone: 11 mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Assessor's parcel # 8390-09-13

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The residential building located at 300 North Walnut Avenue in San Dimas, CA is a one story bungalow, originally constructed in about 1904 (some records indicate 1906). The main characteristics of the residence are that it was originally a simple gable-end structure with a simple column supported porch integrated into the western (front) face. The walls of the house are constructed with wood framing and clapboard siding.

This structure was fairly typical of residential construction at the time, meant to house families who owned, operated, or worked on the agricultural plots of the time.

Use and Alterations to the existing building through current times:

For the most part, this structure has been used as a single-family residence throughout its entire life. Over time repairs and several additions to the front, back, and sides of the house were made, mostly of an expedient nature. Observations on the site indicate that a portion of the front porch was filled in to add space, and a wooden soffit was added to box-in the porch ceiling. Likewise, the back service porch was filled in to add an enclosed laundry room. A "lean-to" addition was added to the north of the main structure. At some point some of the roof overhangs were boxed-in eliminating the look of the original plank and rafter construction.

The work carried out to the house over time, both in the additions and in the repairs, seems to be from whatever materials were available. Observation reveals that ad-hoc repairs were made from scraps of material from elsewhere on the structure together with miscellaneous new materials. This reflects on the notion of providing "basic" standards of housing for the farm labor and or blue-collar owners and tenants housed within over the years. Around the exterior walls of the house, at least 4 different types of wood siding can be observed, and different types of wood and aluminum sash, doors, and trim from different eras are used. Much of the building's plumbing and electrical systems are attached to the exterior of the building, exposed to the elements. Inside it is a similar situation, with a combination of different moldings, case work, wall finishes, fittings and fixtures. Much of this work was made to quickly and easily affect a repair, without consideration of the lifespan of the repair or the integrity of the structure as a whole. Recently, the house was 'texture-coated', apparently 'bridging-over' damage to the exterior envelope of the building.

None of these repairs or additions added to the character defining features that were part of the simple bungalow style of the original house. These additions and repairs were made as short-term solutions, and so as a result many of the building elements are in poor condition. We rate the house as being in "fair" condition overall, as it is still currently able to be occupied. There is evidence of water damage throughout, substandard footings, and there is a limited lifespan of the building envelope and mechanical and electrical systems. Major repairs will be required very soon.

We believe there is a choice between two different courses of action in remediating this resource. Repair of this structure is the most desirable, especially if it is accomplished with diligent research to bring back the integrity of the original structure. Corrective construction could include reworking the foundation, removing haphazard additions, reworking and/or replacing inconsistent or damaged weather board, concealing of plumbing and electrical systems, and reworking and replacing sash to a consistent standard, typical of the era. Additions would be acceptable if done in a thoughtful and diligent manner, in keeping with the original California rural bungalow design vocabulary. We believe that some of these repairs could be underwritten as tax-credits under Mills Act provisions. The other less-desireable option is to allow the structure to rot down, since many of the character defining features have been lost. If demolition is allowed, a comprehensive photographic record must be made of the structure, inside and outside. A floor plan and site plan, drawn to scale and keyed to the photographs must accompany this record. This record must be provided to and approved by the City prior to the issuance of any demolition permits.

To BE

EXHIBIT B

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

Page 2 of 2

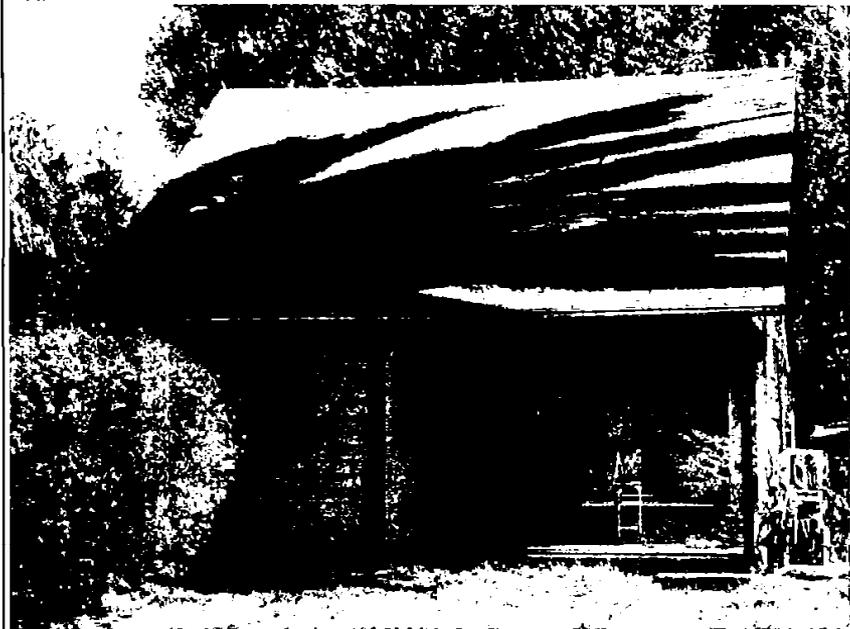
Resource Name or #: (Assigned by recorder) _____

***P3b. Resource Attributes:** (List attributes and codes)

HP33 Farm/Ranch,

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: (View, date, accession #)

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Constructed in 1904

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)

Douglas Joyce III, Architect,

Calif. Lic # C-20132

Onyx Architects, Inc.

96 N. Sunnyslope Ave.

Pasadena, CA 91107

On behalf of the City of San

Dimas

***P9. Date Recorded:**

April 13, 2012

***P10. Survey Type:** (Describe)

An intensive survey by a licensed architect for evaluation in comparison with CEQA.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

***Required information**

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

Page of

*NRHP Status Code 5D2

*Resource Name or # (Assigned by recorder)

- B1. Historic Name: Single-Family Residence, 300 North Walnut Avenue
- B2. Common Name: Same
- B3. Original Use: Farm house
- B4. Present Use: Single Family Residence
- *B5. Architectural Style: Bungalow (simple agricultural) Style 1900 – 1935
- *B6. Construction History: (Construction date, alterations, and date of alterations)
 Original building construction – 1904
- *B7. Moved? No Yes Unknown Date: Original Location:
- *B8. Related Features:
 Detached Garage
- B9a. Architect: Unknown
- b. Builder: Unknown
- *B10. Significance: Theme: Farm/Ranch Area:

Period of Significance: 1900s Property Type: Residential Applicable Criteria:
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The San Dimas settlement was part of the growth of agricultural development, spawned by the establishment of the railroad system in the 1880s. This residence is significant in that it was part of this first wave of development, and was one of the first structures in what is now the City of San Dimas. Early photographs of the area show that much of the settlement consisted of these simple residences and other agricultural buildings, and were surrounded by orchard land.

The building has no significant features other than the fact that it was constructed in a similar manner and design to many other simple farmhouse residences that were built at the time. Few examples of this kind of structure from the era remain. However, much of the original building detailing and construction has been compromised over the years; the integrity and basic quality of the original construction has been lost due to poor maintenance over time, severely compromising its importance as an example of its type and era.

B11. Additional Resource Attributes: (List attributes and codes)
 (HP33) – Farm/Ranch

(This space reserved for official comments.)

DPR 523B (1/96)

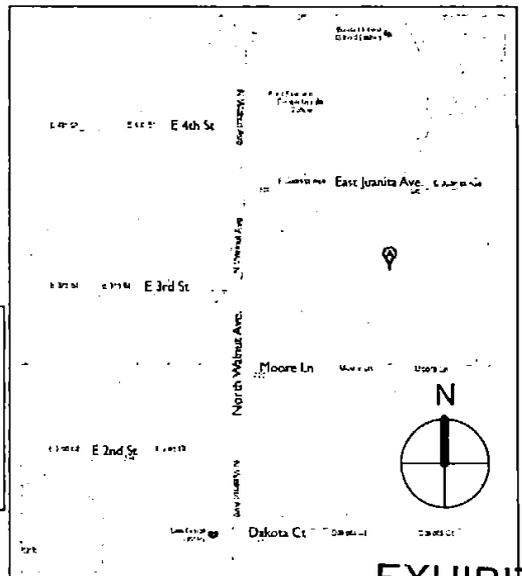


EXHIBIT B

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 Resource Name or #* (Assigned by recorder) _____

***B12. References:**

Site observation of the building on April 13, 2012

Photographs of building: 2012

This research did not uncover permits on the structure either from the City of San Dimas, the County of Los Angeles, or the LA County Library.

Internet research:

www.route66ca.org/traveler/towns/27sandim/history.html

www.colapublib.org/history/sandimas

B13. Remarks:

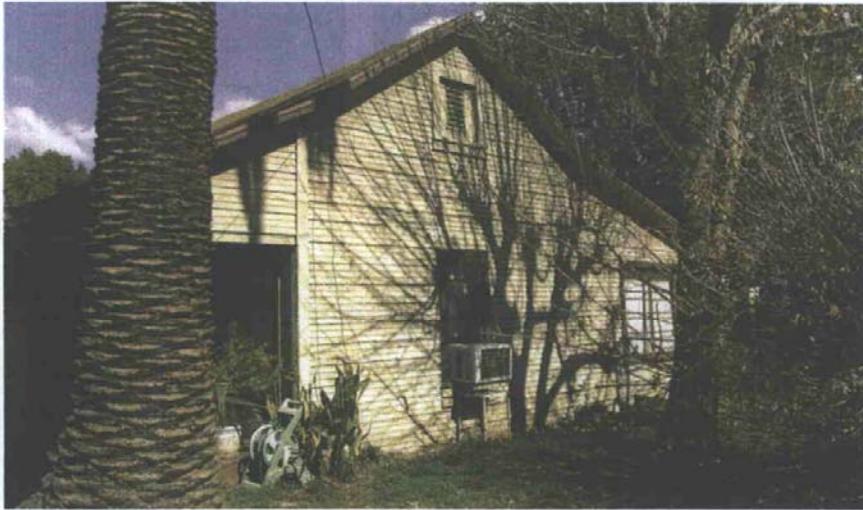
In 1991, Judith P Triem of the City of San Dimas undertook a State of California Department of Parks and Recreation 'Historic Resources Inventory'. From that document, it is apparent that much of the structure remains as it was for that report, with only basic repairs taking place since that report was made. That report stated that this structure was one of the few farm-houses remaining in the City of San Dimas. That report is attached.

***B14. Evaluator:**

Douglas Joyce III, licensed California Architect (#C-20132)

***Date of Evaluation:**

April 13, 2012



Side view of structure



Condition of exterior siding; multiple paint layers, including a textured coating, in poor condition



Additions and repairs at the back of the structure

300 N. Walnut, San Dimas, CA
Attachment to Historic Resources Report
Onyx Architects | 13 April 2012

EXHIBIT B

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES
INVENTORY

IDENTIFICATION AND LOCATION

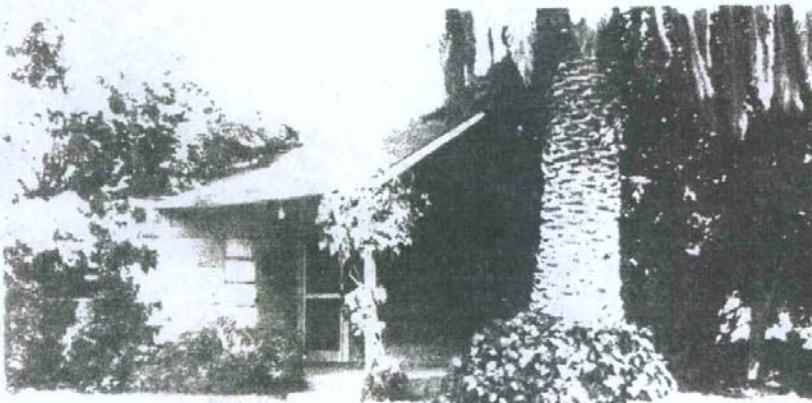
1. Historic name None
2. Common or current name None
3. Number & Street 300 North Walnut Avenue Cross-corridor _____
City San Dimas Vicinity only _____ Zip 91773 County Los Angeles
4. UTM zone 11 A 426050/3774410 B _____ C _____ D _____
5. Quad map No. 1094 Parcel No. 8390-09-13 Other _____

Ser. No. _____ - _____ - _____
National Register status SD2
Local designation _____

DESCRIPTION

6. Property category Building If district, number of documented resources _____
- *7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This one story residence is square in shape and has a medium side facing gable roof with closed eaves. The porch is recessed under the gable on the south side and supported by a single square column. There are two doors on the porch. The windows are wood frame sash with flat wood casings. The house is covered with both wide and narrow clapboard siding and rests on a concrete perimeter foundation. The house is surrounded by trees and shrubs including a mature palm. The house is in fair condition.



8. Planning Agency
San Dimas Planning Department
9. Owner & address
Harold/Edna M. Glasbrenner
243 N. Lang Avenue
Covina, CA 91790
10. Type of Ownership Private
11. Present Use Commercial/Residential
12. Zoning SF-7500
13. Threats None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

- *14. Construction date(s) 1904-F Original location same Date move: _____
- 15. Alterations & date _____
- 16. Architect None Builder None
- 17. Historic attributes (with number from list) 33--Farm/Ranch

SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme Economic Development Area San Dimas
 Period 1887-1940 Property Type Residence Context formally developed? no

- *19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This residence is significant as one of the few remaining farm houses in San Dimas. It was built in 1904 for W. T. Michael. In 1907 it was purchased by John A. Ball, a nurseryman and rancher. It is a modest bungalow and has had some alterations over the years.

20. Sources

Assessor's Map Book, #113, 1902-10
 San Dimas City Directories, 1905, 1916

- 21. Applicable National Register criteria N/A
- 22. Other recognition _____
 State Landmark No. (if applicable) _____
- 23. Evaluator Judith P. Triem
 Date of evaluation 7/12/91
- 24. Survey type Comprehensive
- 25. Survey name San Dimas Historic Resources Survey
- *26. Year form prepared 1991

By (name) Judith P. Triem
 Organization City of San Dimas
 Address 245 E. Bonita Avenue
 City & Zip San Dimas 91773
 Phone (714) 599-6713

* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.

EXHIBIT B

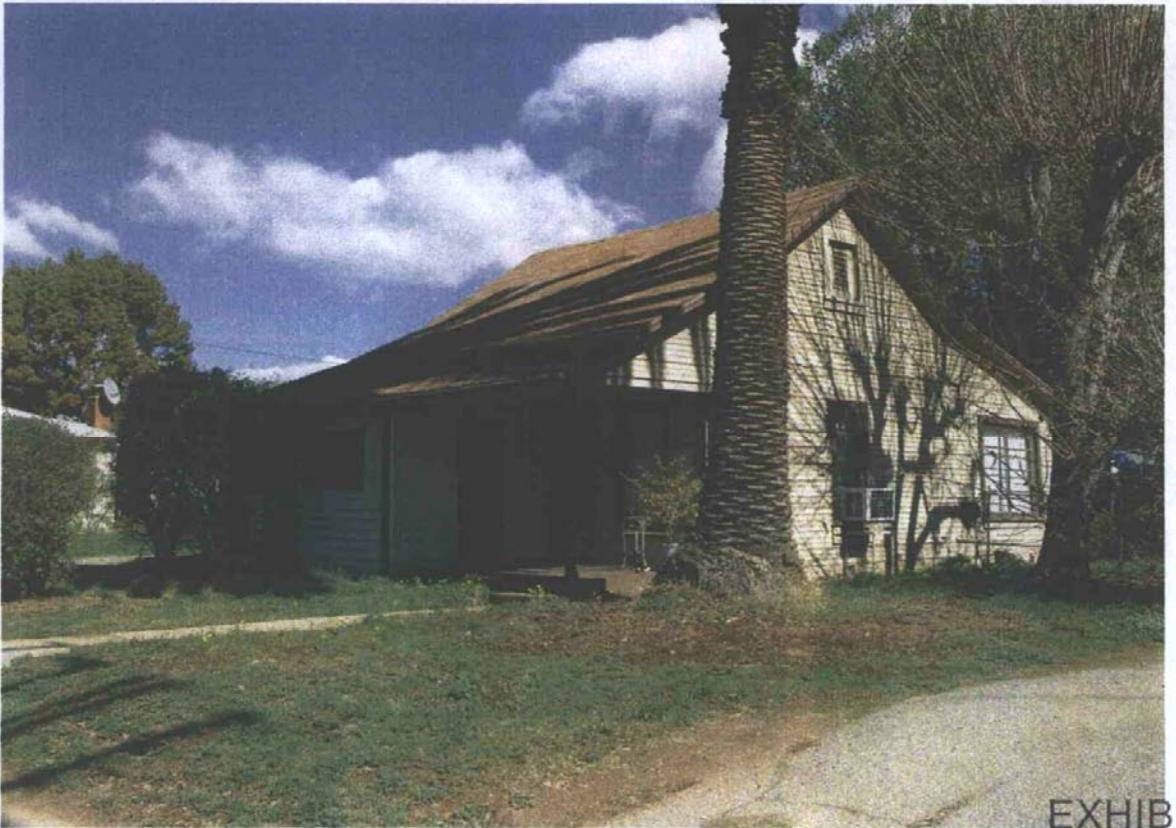
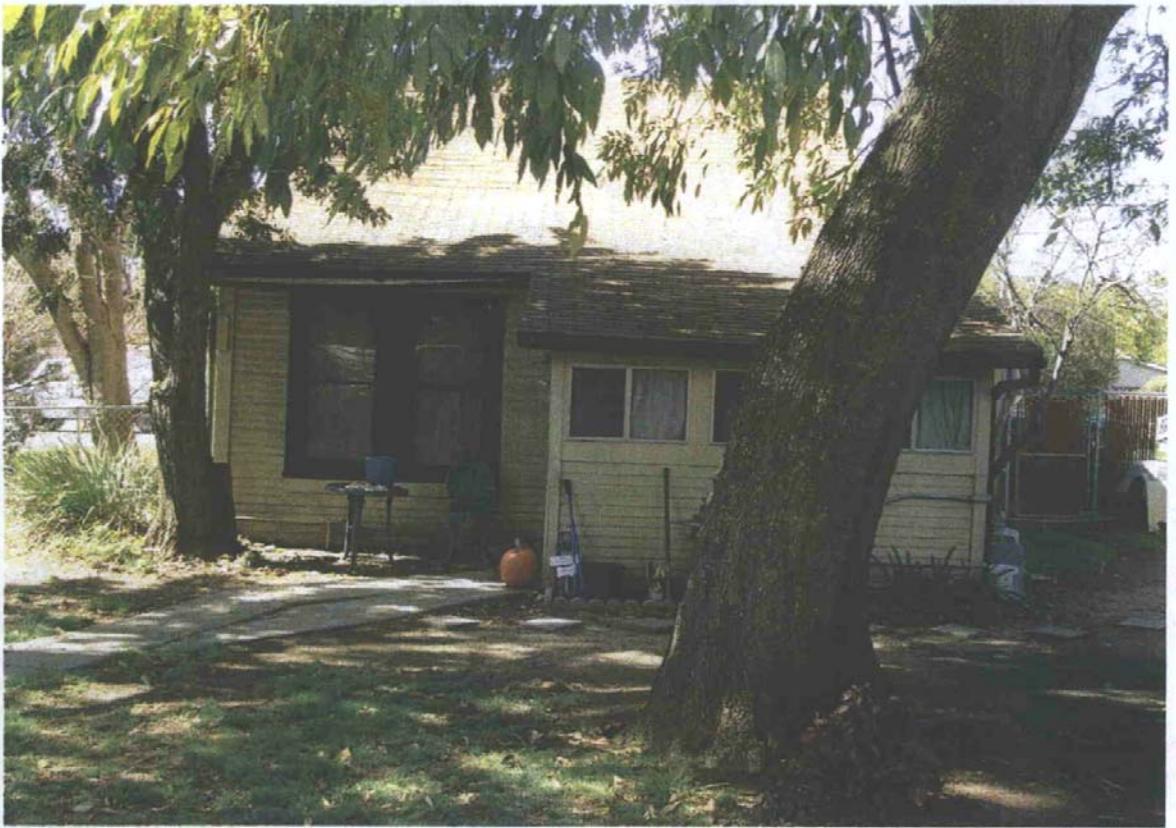


EXHIBIT B



EXHIBIT B

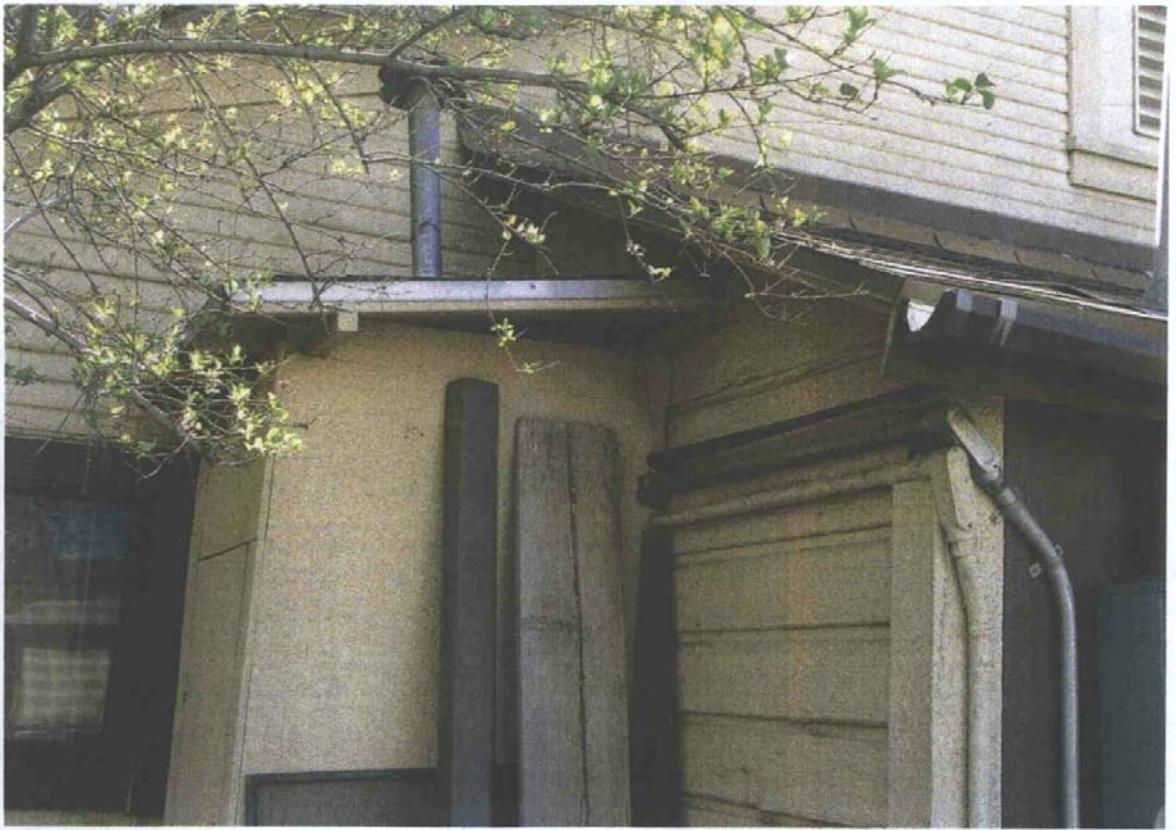


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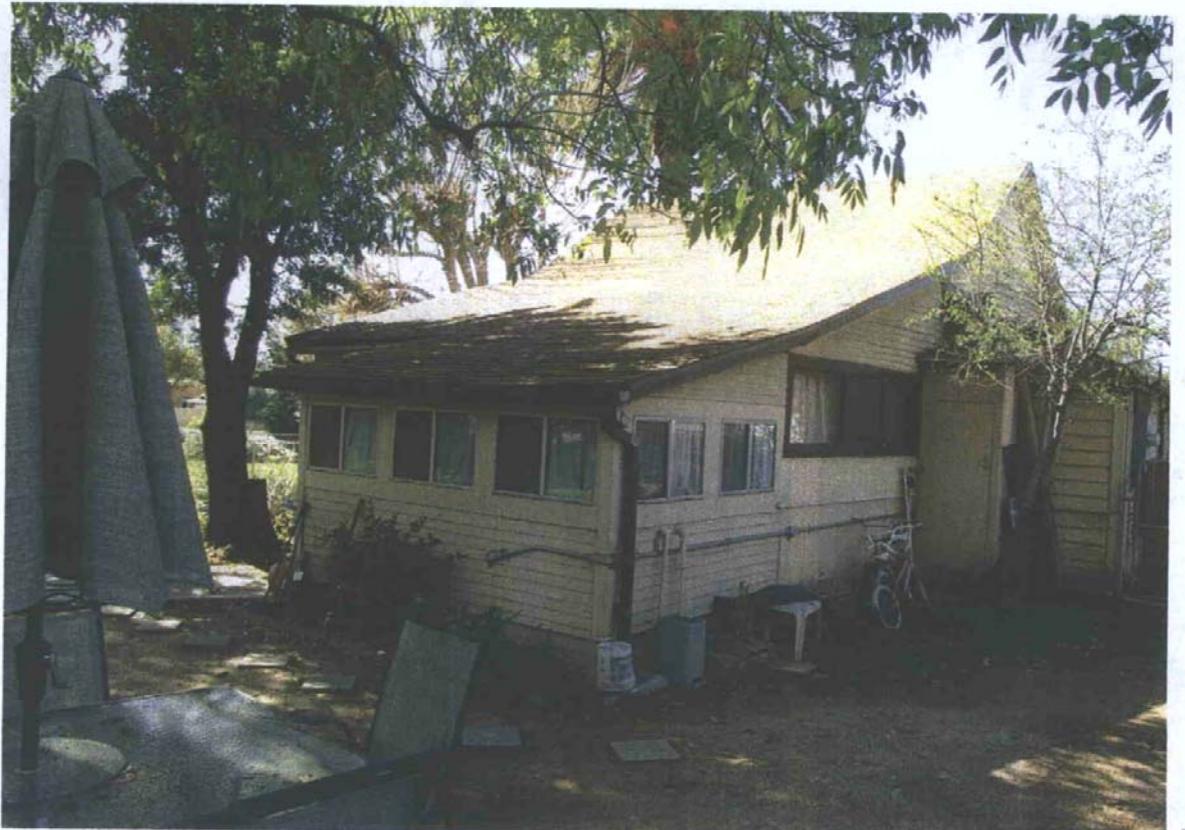


EXHIBIT B

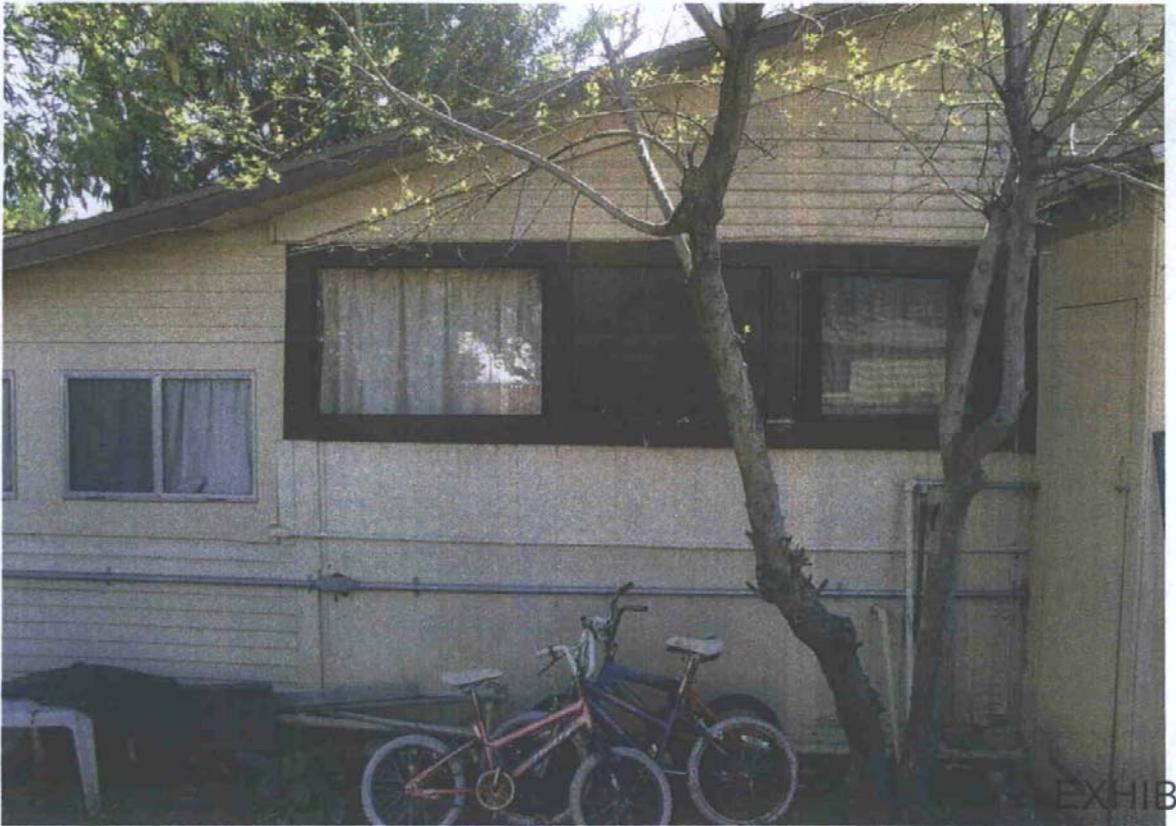


EXHIBIT B



CITY OF SAN DIMAS MEMORANDUM

DATE: June 13, 2012

TO: Subdivision Committee

FROM: Marco A. Espinoza, Associate Planner

SUBJECT: DPRB 12-12
A request to demolish a single-family residence which has been identified as historic by the City's Historic Resources Inventory; the house is located at 300 N. Walnut (APN: 8390-009-013).

The applicant approached the City about the feasibility of demolishing the existing house on the subject site and constructing a new one; however no application for a new house has been submitted. Staff informed the applicant that the house was designated as Historic by the City's Historic Resources Inventory that was conducted in 1991, and that approval for demolition required approval from the Development Plan Review Board (DPRB).

Staff requested a third party evaluation of the historic structure for the purpose of demolition. This request has been a common practice with other such proposals. ONYX Architects out of Pasadena performed an extensive on- and off-site review of the property. The main focus of their evaluation was to document if the demolition of the structure would create a negative impact to the City's historical resources.

ONYX provided two different options for the residence which have been evaluated and discussed in the attached DPRB report that was presented to the Board on May 24, 2012. At the DPRB meeting the Board voted to continue the item until the Environmental / Subdivision Committee reviewed the Initial Study and allowed for the 21-day public review period to end.

California Environmental Quality Act (CEQA) requires an Initial Study be performed on all identified historic structures that are proposed to be demolished.

EXHIBIT C

Staff has prepared the Initial Study and found that the demolition of the residence would not have a significant effect on the environment. A notice of intent has will be prepared and filed after the Board's approval and the 21-day public review period has ended which will be June 26, 2012.



ENVIRONMENTAL CHECKLIST FORM

Part 2 - Initial Study

(To Be Completed By Staff)

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

BACKGROUND:

1. **Project File:** Development Plan Review Board DPRB Case No. 12-12D
2. **Related Files:** N/A
3. **Description of Project:** Proposed demolition of a single-family residence which has been identified as historic by the City's Historic Resource Inventory.
4. **Project Sponsor's Name and Address:** Janet Braden, 300 North Walnut Avenue, San Dimas, CA 91773
5. **General Plan Designation:** Single-Family Low Residential
6. **Zoning:** Single-Family (SF-16,000)
7. **Surrounding Land Uses and Setting (Briefly describe the project's surroundings):** Single-Family Residential
8. **Lead Agency Name and Address:**
City of San Dimas
Planning Department
245 East Bonita Avenue
San Dimas, CA 91773
9. **Contact Person and Phone Number:**
Marco A. Espinoza
(909) 394-6250
10. **Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** AQMD

GLOSSARY – The following abbreviations are used in this report:

EIR – Environmental Impact Report
FEIR – Final Environmental Impact Report
NPDES – National Pollutant Discharge Elimination System
NO_x – Nitrogen Oxides
ROG – Reactive Organic Gases
PM₁₀ – Fine Particulate Matter
RWQCB – Regional Water Quality Control Board
SCAQMD – South Coast Air Quality Management District
SWPPP – Storm Water Pollution Prevention Plan
URBEMIS7G – Urban Emissions Model 7G

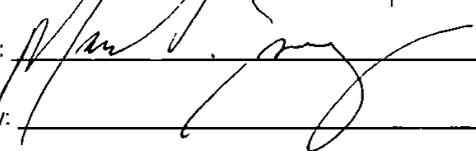
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," "Potentially Significant Impact Unless Mitigation Incorporated," or "Less Than-Significant-Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology & Soils
<input type="checkbox"/> Hazards & Waste Materials	<input type="checkbox"/> Hydrology & Water Quality	<input type="checkbox"/> Land Use & Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population & Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities & Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

DETERMINATION - On the basis of this initial evaluation:

- (X) I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- () I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- () I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- () I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- () I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By:  _____
Reviewed By:  _____

Date: 6/05/12
Date: _____

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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EVALUATION OF ENVIRONMENTAL IMPACTS:				
1. AESTHETICS. <i>Would the project:</i>				
a) Have a substantial affect a scenic vista?	()	()	()	(✓)
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	()	()	()	(✓)
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	()	()	()	(✓)
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	()	()	()	(✓)

Comments:

- a) There are no significant vistas within or adjacent to the project site. The General Plan identifies a number of "scenic highways" as the major means in which one experiences the rural environment of the City of San Dimas. The site is not within a scenic highway according to General Plan Exhibit V-4.
- b) The project site contains no scenic resources and no historic buildings within a State Scenic Highway. There are no State Scenic Highways within the City of San Dimas.
- c) The site is located at 300 N. Walnut Avenue and is characterized by single-family residence development to the north, south, east and west. The visual quality of the area will not degrade as a result of this project. Design review is required prior to approval.
- d) The project is to demolish a residence thereby removing any light or glare from the site.

2. AGRICULTURAL RESOURCES. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	()	()	()	(✓)
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	()	()	()	(✓)
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	()	()	()	(✓)

Comments:

- a) There are no Class I prime agricultural soils within the City of San Dimas according to the General Plan Exhibit VI-1. Further, there are no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), according to maps prepared pursuant to

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Farmland Mapping and Monitoring Program of the California Resources Agency. The 1991 General Plan estimated that there were 507 undeveloped acres of Class II potential prime agricultural soils located in the northern half of the city, and areas north of Bonelli Regional Park. Of the total 507 acres, 172 acres were designated open space while the remaining 335 acres were undeveloped parcels of various sizes. The General Plan concluded that "most of these parcels are adjacent to existing residential developments, making the agricultural uses incompatible because of the use of pesticides, fertilizers and equipment noise. Therefore, the impact is considered less than significant.

- b) There are seven areas of agriculturally zoned land within the City of San Dimas, mostly landscape plant nurseries of approximately 5 acres each. There are no Williamson Act contracts within the City. Therefore, no adverse impacts are anticipated.
- c) The site is located at 300 N. Walnut Avenue and is characterized by single-family residential developments to the north, south, east and west. The nearest agricultural use is more than five miles to the north from the project site. Therefore, no adverse impacts are anticipated.

3. AIR QUALITY. <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	()	()	()	(✓)
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	()	()	()	(✓)
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	()	()	()	(✓)
d) Expose sensitive receptors to substantial pollutant concentrations?	()	()	()	(✓)
e) Create objectionable odors affecting a substantial number of people?	()	()	()	(✓)

Comments:

- a) The proposed project is located in the eastern portion of Los Angeles County in the City of San Dimas. The proposed project site is located within the jurisdictional boundaries of the South Coast Air Quality Management District, within the South Coast Air Basin (SCAB). The SCAB encompasses 6,745 square miles and includes some portions of San Bernardino, Riverside, Los Angeles, and Orange Counties. The SCAQMD stretches from the Pacific Ocean in the west, to the Angeles National Forest to the north, Orange County to the south, and Riverside and San Bernardino Counties to the east. Currently, the SCAQMD is in the process of preparing the 2007 Air Quality Management Plan (AQMP).

The City of San Dimas is predominantly built-out. The majority of large undeveloped areas are designated as open space or conservation areas. Continued development will contribute to the pollutant levels in the San Dimas area, which already exceed Federal

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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and State standards. The General Plan FEIR notes that if development is not more intensive than plans in effect when the Air Quality Management Plan (AQMP) adopted in 1982 by the Southern California Association of Governments (SCAG), then development-related emissions will have been properly anticipated and regional air quality impacts will be insignificant. The proposed demolition will not obstruct the air quality plan of the City.

- b) During the demolition of the single-family house, on-site stationary sources, construction vehicles, construction worker vehicles, and energy use will generate emissions. In addition, some fugitive dust would also be generated during demolition. While most of the dust would settle on or near the project site, smaller particles would remain in the atmosphere, increasing particle levels within the surrounding area. Construction is an ongoing industry in the San Dimas area. Construction workers and equipment work and operate at one development site until their tasks are complete. They then transfer to a different site where the process begins again. Therefore, the emissions associated with construction activities are not new to the San Dimas area and would not violate an air quality standard or worsen the existing air quality in the region. The project site is less than 5 acres; therefore, no adverse impacts are anticipated.
- c) Continued development would contribute to the pollutant levels in the San Dimas area, which already exceed Federal and State standards. The project proposed is consistent with the General Plan for which the FEIR was prepared and impacts evaluated.

Global warming and greenhouse gas (GHG) emissions are an emerging environmental concern being raised on statewide, national, and global levels. Regional, State, and Federal agencies are developing strategies to control pollutant emissions that contribute to global warming. However, neither CEQA nor the CEQA Guidelines mention or provide any methodology for analysis of GHGs, including CO₂, nor do they provide any significance thresholds. Evaluation of any potential global warming effects resulting from the project, including modeling and gauging the impacts associated with an increase of trips or generation of new trips, and the effect on the greenhouse effect or global warming would be entirely speculative since no modeling protocol or significance criteria have been established.

- d) Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within 1/4 mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401. The project site is located within 1/4 mile of a sensitive receptor. Potential impacts to air quality are consistent with the San Dimas General Plan. During demolition of the house, there may be the possibility of some fugitive dust to be generated from the site. The impacts of the dust are considered less than significant.
- e) Typically, demolitions of single-family homes do not create objectionable odors. No adverse impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	()	()	()	(✓)
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	()	()	()	(✓)
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	()	()	()	(✓)
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	()	()	()	(✓)
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	()	()	()	(✓)
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	()	()	()	(✓)

Comments:

- a) The project site is located in an area developed with single-family residential uses. The site has been previously disrupted during construction of infrastructure and surrounding developments. According to the General Plan the majority of the habitats and native plant species are found in eight areas (primarily U.S. Forest Service land and several creeks and canyons that bisect community) within San Dimas. The General Plan Conservation Element specifically calls for retaining these areas as Conservation Overlay areas. The project site is not within an area of sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals due to the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan.
- b) The project site is located in an urban area with no natural communities. No riparian habitat exists on site, meaning the project will not have any impacts.
- c) No wetland habitat is present on site. As a result, project implementation would have no impact on these resources.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The majority of the surrounding area has been or is being developed, thereby disrupting any wildlife corridors that may have existed. No adverse impacts are anticipated.
- e) There are no heritage trees on the project site; therefore, the proposed project is not in conflict with any local ordinance.
- f) The project site is not located within a conservation overlay area according to the General Plan Exhibit II-4.1. No conflicts with habitat conservation plans will occur.

5. CULTURAL RESOURCES. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	()	()	()	(✓)
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	()	()	()	(✓)
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	()	()	()	(✓)
d) Disturb any human remains, including those interred outside of formal cemeteries?	()	()	()	(✓)

Comments:

- a) There are 328 residential structures of cultural and historic significance identified by the San Dimas Historical Society according to the 1991 Historic Survey. The project site has been identified as a "Historic Resource" by the City of San Dimas 1991 Historic Resources Survey. A survey of the home was prepared (Onyx Architects, April 13, 2012) including, Historic Resources Inventory (DPR 523 Form), Primary Record (DPR 523A Form), and Building, Structure, and Object Record (DPR 523B Form). The survey concluded that the building has no significant features, much of the original building detailing and character defining features has been compromised through additions and other inappropriate alterations, such as textured coating. There will be no impact.
- b) There are no known archaeological sites or resources recorded on the project site; however, the San Dimas area is known to have been inhabited by the Gabrielano Indians according to the General Plan FEIR, probably in the Cienega Springs, San Dimas Canyon, Walnut Creek, and Way Hill areas. There are seven prehistoric sites identified within San Dimas according to the General Plan FEIR Technical Appendix. The proposed demolition activity is above ground and involves no grading; hence, the project will not adversely affect or eliminate existing and potential archaeological resources.
- c) The General Plan FEIR indicates that the San Dimas area is underlain by sedimentary rocks assigned to the Late Miocene age marine Puente Formation. According to the San Bernardino County database, seven paleontological sites or resources have been recorded within the City of San Dimas or the sphere-of-influence. The Puente Formation deposits are about 8 to 10 million years old, and has revealed numerous fossils of marine vertebrates, is considered to be of high paleontological significance for the discovery of significant fossils according to the General Plan FEIR. The proposed demolition activity is

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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above ground and involves no grading; hence, the project will not adversely affect or destroy a unique paleontological resource or site or unique geologic feature.

- d) The proposed project is in an area that has already been disturbed by development. The project site has already been disrupted by construction of a home and surrounding developments. No known religious or sacred sites exist within the project area. No evidence is in place to suggest the project site has been used for human burials. The California Health and Safety Code (Section 7050.5) states that if human remains are discovered on-site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. As adherence to State regulations is required for all development, no mitigation is required in the unlikely event human remains are discovered on-site. No adverse impacts are anticipated.

6. GEOLOGY AND SOILS. <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	()	()	()	(✓)
ii) Strong seismic ground shaking?	()	()	()	(✓)
iii) Seismic-related ground failure, including liquefaction?	()	()	()	(✓)
iv) Landslides?	()	()	()	(✓)
b) Result in substantial soil erosion or the loss of topsoil?	()	()	()	(✓)
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	()	()	()	(✓)
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	()	()	()	(✓)
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	()	()	()	(✓)

Comments:

- a) No known faults pass through the site and it is not in an Earthquake Fault Zone according to the General Plan Exhibit VII-1, and Section 3.2 of the General Plan FEIR. The San

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Andreas Fault Zone lies approximately 20 miles to the north and is capable of generating up to M_w 8.2 earthquakes. The Sierra Madre Fault zone, passes within 1.40 miles north of the site, and the Cucamonga Fault lies approximately 1.25 miles north. These faults are both capable of producing M_w 6.5-7.0 earthquakes. Each of these faults can produce strong ground shaking. Adhering to the Uniform Building Code will ensure that geologic impacts are less than significant.

The site is not located within an area of potential liquefaction according to the 2004 Natural Hazard Mitigation Plan Map 6-4.

- b) The proposed demolition of the single-family residence may require some movement of on-site soils. The San Dimas area is subject to strong Santa Ana wind conditions during September to April, which generates blowing sand and dust, and creates erosion problems. Construction activities may temporarily exacerbate the impacts of windblown sand, resulting in temporary problems of dust control; however, development of this project under the General Plan would help to reduce windblown sand impacts in the area as pavement, roads, buildings, and landscaping are established. The project site is less than 5 acres; therefore, no adverse impacts are anticipated.
- c) There are no areas in San Dimas identified as subject to potential subsidence according to the General Plan and General Plan FEIR. Subsidence is generally associated with large decreases or withdrawals of water from the aquifer. The project would not withdraw water from the existing aquifer. The site is not within a geotechnical hazardous area or other unstable geologic unit or soil type according to General Plan Exhibit VI-1 and VII-1. No adverse impacts are anticipated.
- d) The majority of San Dimas, including the project site, is located on alluvial soil deposits. These types of soils are not considered to be expansive. Soils, geologic and structural evaluation reports are required of all new development prior to issuance of grading and building permits. No adverse impacts are anticipated.
- e) The existing house to be demolished and any new house proposed in the future would be connected to the existing local sewer system for wastewater disposal.

7. HAZARDS AND WASTE MATERIALS. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	()	()	()	(✓)
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	()	()	()	(✓)
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	()	()	()	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	()	()	()	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	()	()	()	(✓)
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	()	()	()	(✓)
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	()	()	()	(✓)
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	()	()	()	(✓)

Comments:

- a) The project will not involve the transport, use, or disposal of hazardous materials. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials and/or waste will reduce the potential for significant impacts to a level less than significant. No adverse impacts are expected.
- b) The proposed project does not include the use of hazardous materials or volatile fuels. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials or volatile fuels will reduce the potential for significant impacts to a level less than significant. No adverse impacts are anticipated.
- c) There is a school located within 1/4 mile of the project site. The demolition of the house will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impacts are anticipated.
- d) The proposed project is not listed as a hazardous waste or substance materials site. Recent site inspection did not reveal the presence of discarded drums or illegal dumping of hazardous materials. No impact is anticipated.
- e) The site is within 1.5 miles of Brackett Field, the nearest public airport. The project would not result in a safety hazard for people residing or working in the project area. No impact is anticipated.
- f) There are no private airstrips within 5 miles of San Dimas. No impact is anticipated.
- g) The City's 2004 Natural Hazard Mitigation Plan includes policies and procedures to be administered by the Los Angeles County Fire Department, which is our City's contract fire

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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service provider, in the event of a disaster. Because the project includes public street access and is required to comply with all applicable City codes, including local fire ordinances, no adverse impacts are anticipated.

- h) San Dimas faces the greatest ongoing threat from a wind-driven fire in the Wildland/Urban Interface area found in the hillsides and canyons in the northern part of the City according to the 2004 Natural Hazard Mitigation Plan. The proposed project site is not located within a high fire hazard area according to maps provided by the Los Angeles County Fire Department.

8. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	()	()	()	(✓)
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	()	()	()	(✓)
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	()	()	()	(✓)
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	()	()	()	(✓)
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	()	()	()	(✓)
f) Otherwise substantially degrade water quality?	()	()	()	(✓)
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	()	()	()	(✓)
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	()	()	()	(✓)
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	()	()	()	(✓)
j) Inundation by seiche, tsunami, or mudflow?	()	()	()	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Comments:

- a) Water and sewer service is provided by the Golden State Water Company. Project is designed to connect to existing water and sewer systems. The State of California is authorized to administer various aspects of the National Pollution Discharge Elimination System (NPDES) permit under Section 402 of the Clean Water Act. The General Construction Permit treats any construction activity over 1 acre as an industrial activity, requiring a permit under the State's General NPDES permit. The project site is over 1 acre in size. The State Water Resource Control Board (SWRCB) through the Los Angeles Regional Water Quality Control Board, administers these permits.

Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity for new development or significant redevelopment. Prior to commencement of construction of a project, a discharger must submit a Notice of Intent (NOI) to obtain coverage under the General Permit. The General permit requires all dischargers to comply with the following during construction activities, including site clearance and grading:

- Develop and implement a Storm Water Pollution Prevention Plan (SWPPP) that would specify Best Management Practices (BMPs) that would prevent construction pollutants from contacting storm water and with the intent of keeping all products of erosion from moving off-site into receiving waters.
- Eliminate or reduce non-storm water discharges to storm sewer systems and other waters of the nation.
- Perform inspections of all BMPs.

Waste discharges include discharges of storm water and construction project discharges. A construction project for new development or significant redevelopment requires an NPDES permit. Construction project proponents are required to prepare a Storm Water Pollution Prevention Plan (SWPPP). To comply with the NPDES, the project's construction contractor will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) during construction activities, and a Water Quality Management Plan (WQMP) for post-construction operational management of storm water runoff. The applicant must submit a WQMP, prior to issuance of grading permits, that identifies Best Management Practices (BMPs) to minimize the amount of pollutants, such as eroded soils, entering the drainage system after construction. Runoff from driveways, roads and other impermeable surfaces must be controlled through an on-site drainage system. BMPs include both structural and non-structural control methods. Structural controls used to manage storm water pollutant levels include detention basins, oil/grit separators, and porous pavement. Non-structural controls focus on controlling pollutants at the source, generally through implementing erosion and sediment control plans, and various Business Plans that must be developed by any businesses that store and use hazardous materials. Practices, such as periodic parking lot sweeping can substantially reduce the amount of pollutants entering the storm drain system. The project site is over 1 acre in size; therefore, the following mitigation measures would be required to control additional storm water effluent:

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Hydrology and Water Quality

Demolition Activities:

1. A Storm Water Pollution Prevention Plan (SWPPP) preparation is required for all construction projects one acre or greater and shall be submitted to the City Engineer for review prior to the issuance of grading permits. This SWPPP shall identify Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practicable. If construction activity will disturb a ground surface area of 1 (one) acre or the project results in the disturbance of less than 1 (one) acre of soil but is part of a larger common plan of development or site that exceeds 1 (one) acre, then the project is subject to the requirements of the California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent (NOI) is required to be filed with the State Water Resources Control Board (SWRCB) and a SWPPP is required to be prepared, implemented and available at the job site for review and verification at all times for such projects.

2. For projects of any size, an erosion control plan shall be prepared, included with the grading plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This erosion control plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.

3. During demolition, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.

4. During demolition, to remove pollutants, street cleaning will be performed prior to storm events and the use of water trucks after storm events to control dust in order to prevent discharge of debris or sediment from the site.

Post-Demolition Operational:

5 All discretionary development and redevelopment projects that fall into one of the following categories are subject to the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP). If the project falls under one of these categories and prior to issuance of building permits, the permit applicant shall submit to the City Engineer for approval a SUSMP based upon the design requirements as defined in the "Manual for the Standard Urban Storm Water Mitigation Plan (SUSMP)", September 2002 as published by the Los Angeles County Department of Public Works. Evidence of on-going maintenance of post-construction BMPs will be required in the form of a signed and notarized Maintenance Covenant. A copy of this form is available at the public counter.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a. **Single-family hillside residential**
 - b. **100,000 square foot commercial development**
 - c. **Automotive repair shop**
 - d. **Retail gasoline outlet**
 - e. **Restaurants**
 - f. **Home subdivisions with 10 or more housing units**
 - g. **Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff**
- 6. Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas shall be submitted to the City for review and approval prior to the issuance of grading permits.**

- b) San Dimas overlies three groundwater basins of varying water depth. The Los Angeles County Flood Control District is responsible for groundwater recharge along the San Dimas Canyon wash and Walnut Creek. The proposed project will not deplete groundwater supplies, nor will it interfere with recharge because it is not within an area designated as a recharge basin or spreading ground. The future development of the site will require the grading of the site and excavation; however, would not affect the existing aquifer. Continued development citywide will increase water needs and is a significant impact; however, Golden State Water Company has plans to meet this increased need through the construction of future water facilities.
- c) The project will not cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The impact is not considered significant.
- d) The project will not cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. No impacts are anticipated.
- e) The project will not cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff. The project will not result in substantial additional sources of polluted runoff. No impacts are anticipated.
- f) No grading is expected in the demolition of the house but if is required it may result in a temporary increase in the amount of suspended solids in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The site is for new development or significant redevelopment; therefore, is required to comply with the National Pollutant Discharge Elimination System (NPDES) to minimize water pollution.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not over 1 acre in size; therefore, the impact is considered less than significant.

- g) The project site is not located within a 100-year flood hazard area according to General Plan Exhibit VII-2. No adverse impacts are expected.
- h) The project site is not located within a 100-year flood hazard area according to General Plan Exhibit VII-2. No adverse impacts are expected.
- i) The San Dimas area is flood protected by an extensive storm drain system designed to convey a 100-year storm event. The system is substantially improved and provides an integrated approach for regional and local drainage flows. This existing system includes several debris dams and levees north of the City, spreading grounds, concrete-lined channels, and underground storm drains. The project site is not located within a 100-year flood hazard area according to General Plan Exhibit VII-2. No adverse impacts are expected.
- j) There are no oceans, lakes or reservoirs near the project site; therefore impacts from seiche and tsunami are not anticipated. The San Dimas area sits at the base of the steep eastern San Gabriel Mountains whose deep canyons were cut by mountain streams. Numerous man-made controls have been constructed to reduce the mudflow impacts to the level of non-significance within the City. This existing system includes several debris dams, and spreading grounds along San Dimas Canyon.

9. LAND USE AND PLANNING. <i>Would the project:</i>				
a) Physically divide an established community?	()	()	()	(✓)
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	()	()	()	(✓)
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	()	()	()	(✓)

Comments:

- a) The site is located 300 N. Walnut Avenue and is characterized by single-family residential developments to the north, south, east and west. Any future development of the site will be of similar design and size to the north, south, east and west. No adverse impacts are anticipated.
- b) The project site land use designation is Single-Family Low Residential. The proposed project is consistent with the General Plan and does not interfere with any policies for environmental protection. As such, no impacts are anticipated.
- c) The project site is not located within any habitat conservation or natural community plan area. According to the General Plan Exhibit II-4.1 the project site is not within an conservation overlay area of sensitive biological resources; therefore, development will

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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not adversely affect rare or endangered species of plants or animals due to the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan.

10. MINERAL RESOURCES. <i>Would the project:</i> a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	()	()	()	(✓)
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	()	()	()	(✓)

Comments:

- a) The site is not designated as a State Aggregate Resources Area with significant mineral deposits according to the General Plan Exhibit VI-2; therefore, there is no impact.
- b) The site is not designated by the General Plan Exhibit VI-2, as a valuable mineral resource recovery site; therefore, there is no impact.

11. NOISE. <i>Would the project result in:</i> a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	()	()	()	(✓)
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	()	()	()	(✓)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	()	()	()	(✓)
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	()	()	()	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	()	()	()	(✓)
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	()	()	()	(✓)

Comments:

- a) The project site is not within an area of noise levels exceeding City standards according to General Plan Exhibit VIII-5 at build-out. No adverse impact expected.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The uses associated with this type of project normally do not induce ground borne vibrations or noise. As such, no impacts are anticipated.
- c) The primary source of ambient noise levels in San Dimas is traffic and, for areas near rail line, train movements along the AT & SF rail line. The proposed activities will not significantly increase traffic; hence, are not anticipated to increase the ambient noise levels within the vicinity of the project.
- d) During the demolition phase, on-site stationary sources, construction vehicles, and construction equipment, will generate noise exceeding City standards. The following measures are provided to mitigate the short-term noise impacts:
 - 1) **Construction or grading shall not take place between the hours of dusk and 7:00 a.m. on weekdays, including Saturday, nor shall take place at any time on Sunday or a city observed holiday.**
 - 2) **Construction or grading noise levels shall not exceed the standards specified in Municipal Code Chapter 8.36. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with above noise standards or halted.**

The preceding mitigation measures will reduce the disturbance created by on-site construction equipment; however, do not address the potential impacts due to the transport of construction materials and debris. The following mitigation measures shall then be required:

- 3) **Haul truck deliveries shall not take place between the hours of dusk and 7:00 a.m. on weekdays, including Saturday, nor shall take place at any time on Sunday or a city observed holiday. Additionally, if heavy trucks used for hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.**
- e) The site is not located within an airport land use plan and is within 1.5 miles of Brackett Field, a public airport, and is offset north of the flight path. No impact is anticipated.
- f) There are no private airstrips within 5 miles of the City limits. No impact is anticipated.

12. POPULATION AND HOUSING. <i>Would the project:</i> a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	()	()	()	(✓)
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	()	()	()	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	()	()	()	(✓)
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Comments:

- a) The project is located in a predominantly developed area and will not induce population growth. Demolition activities at the site will be short-term and will not attract new employees to the area. No impacts are anticipated.
- b) The project site contains no existing housing units. No adverse impact expected.
- c) The project site is vacant land. No impacts are anticipated.

13. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a) Fire protection?	()	()	()	(✓)
b) Police protection?	()	()	()	(✓)
c) Schools?	()	()	()	(✓)
d) Parks?	()	()	()	(✓)
e) Other public facilities?	()	()	()	(✓)

Comments:

- a) The site, located at 300 N. Walnut Avenue would be served by a fire station located approximately .20 miles from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Standard conditions of approval from the Uniform Building and Fire Codes will be placed on the project so no impacts to fire services will occur. No impacts are anticipated.
- b) Additional police protection is not required as the demolition and future use of the site will not change the pattern of uses within the surrounding area and will not have a substantial increase in property to be patrolled as the project site is within an area that is regularly patrolled.
- c) The Bonita School District serves the project area. Demolition of the house will not impact the School District therefore it is not considered significant. No impacts are anticipated.
- d) The site is in a developed area, currently served by the City of San Dimas. The nearest park is located .04 miles from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. A standard condition of approval will require the developer to pay park development fees. No impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The proposed project will utilize existing public facilities. The site is in a developed area, currently served by the City of San Dimas. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

14. RECREATION. <i>Would the project:</i> a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	()	()	()	(✓)
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	()	()	()	(✓)

Comments:

- a) The site is in a developed area, currently served by the City of San Dimas. The nearest park is located .04 miles from the project site. This project is not proposing any new housing or large employment generator that would cause an increase in the use of parks or other recreational facilities. A standard condition of approval will require the developer to pay park development fees. No impacts are anticipated.
- b) See a) response above.

15. TRANSPORTATION/TRAFFIC. <i>Would the project:</i> a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	()	()	()	(✓)
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	()	()	()	(✓)
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	()	()	()	(✓)
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	()	()	()	(✓)
e) Result in inadequate emergency access?	()	()	()	(✓)
f) Result in inadequate parking capacity?	()	()	()	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	()	()	()	(✓)

Comments:

- a) Demolition of the house will not create an increase in traffic. No impacts are anticipated.
- b) Demolition of the house will not create an increase in traffic. No impacts are anticipated.
- c) The demolition of the house will not result in a change in air traffic patterns from Brackett Field, a public airport, and will not change air traffic patterns. No impacts are anticipated.
- d) The project is in an area that is mostly developed. No impacts are anticipated.
- e) The any future project will be designed to provide access for all emergency vehicles and will therefore not create an inadequate emergency access. No impacts are anticipated.
- f) The any future project proposed on the site will be designed with adequate parking in compliance with standards of the San Dimas Zoning Code and will therefore not create an inadequate parking capacity. No impacts are anticipated.
- g) The project design includes, or the project will be conditioned to provide, features supporting transportation and vehicle trip reduction (e.g., bus bays, bicycle racks, carpool parking, etc.).

16. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	()	()	()	(✓)
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	()	()	()	(✓)
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.?	()	()	()	(✓)
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	()	()	()	(✓)
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	()	()	()	(✓)
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	()	()	()	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Comply with Federal, State, and local statutes and regulations related to solid waste?	()	()	()	(✓)
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Comments:

- a) The site is served by the Golden State Water Company sewer system. The any future project on the site would be required to meet the requirements of the Los Angeles Regional Water Quality Control Board regarding wastewater. No impacts are anticipated.
- b) The site is served by the Golden State Water Company sewer system. The any future project would be required to meet the requirements of the Los Angeles Regional Water Quality Control Board regarding wastewater. No impacts are anticipated.
- c) All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The impact is not considered significant.
- d) The site is served by the Golden State Water Company water system. There is currently a sufficient water supply available to the City of San Dimas to serve this project. No impacts are anticipated.
- e) The site is served by the Golden State Water Company sewer system. No impacts are anticipated.
- f) Solid waste disposal will be provided by the current City contracted hauler who disposes the refuse at a permitted landfill with sufficient capacity to handle the City's solid waste disposal needs.
- g) This project complies with Federal, State, and local statutes and regulations regarding solid waste. The City of San Dimas continues to implement waste reduction procedures consistent with AB 939. Therefore, no impacts are anticipated.

17. MANDATORY FINDINGS OF SIGNIFICANCE a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	()	()	()	(✓)
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	()	()	()	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	()	()	()	(✓)

Comments:

- a) The site is not located in a conservation overlay area of sensitive biological resources as identified on the City of San Dimas General Plan Exhibit II-4.1. Additionally, the area surrounding the site is developed. Based on previous development and street improvements, it is unlikely that any endangered or rare species would inhabit the site.
- b) If the proposed project were approved, then the applicant would be required to develop the site in accordance with the City of San Dimas General Plan. The General Plan was adopted along with the certification of a FEIR, and Findings of Fact, in the City and Sphere of Influence. The City made findings that adoption of the General Plan would result in significant adverse effects. Mitigation measures were adopted that reduce impacts to less than significant levels. With these no further discussion or evaluation of cumulative impacts is required.
- c) Development of the site under the proposed land use change would not cause substantial adverse effects on human beings, either directly or indirectly. The Initial Study identifies construction-related emissions of criteria pollutants as having a potentially significant impact. Proposed mitigation measures would further reduce emission levels. Additionally, impacts resulting from air quality would be short-term and would cease once construction activities were completed. The Initial Study identified potentially significant impacts associated with the exposure of people to increased noise levels. Mitigation measures contained in this Initial Study will ensure impacts are at less than significant levels.

EARLIER ANALYSES:

Earlier analyses may be used where, pursuant to the tiering, EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration per Section 15063(c)(3)(D). The effects identified above for this project were within the scope of and adequately analyzed in the following earlier document(s) pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier analysis. The following earlier analyses were utilized in completing this Initial Study and are available for review in the City of San Dimas, Planning Division offices, 245 East Bonita Avenue (check all that apply):

- (T) General Plan FEIR

APPLICATION CERTIFICATION:

I certify that I am the applicant for the project described in this Initial Study. I acknowledge that I have read this Initial Study and the proposed mitigation measures. Further, I have revised the project plans or proposals and/or hereby agree to the proposed mitigation measures to avoid the effects or mitigate the effects to a point where clearly no significant environmental effects would occur.

Applicant's Signature: JANET BRADEN Date: _____

Print Name and Title: _____



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of July 24, 2012

FROM: Blaine Michaelis, City Manager *BM*

INITIATED BY: Ken Duran, Assistant City Manager

SUBJECT: Budget Related Personnel Action Items

BACKGROUND

The City Council adopted the Fiscal Year 2012-13 Annual Operating Budget at the June 26, 2012 meeting. The adopted General Fund budget contained \$826,609 in expense over revenues resulting in the utilization of reserve funds to balance the budget. Staff reported at that time the intention to present a plan within the upcoming weeks to amend the budget to further reduce expenditures.

A significant step in the process to reduce expenditures requires several actions pertaining to personnel and salary and benefits. The City Council met in Closed Session on July 10, 2012 with the City Manager to discuss employee salary and benefit matters. Staff is bringing forward action items for City Council consideration based upon those discussions.

RECOMMENDATION

Staff is recommending adjustments to two specific compensation and benefit items affecting all employees. In addition, staff is recommending the reduction in staffing of 9 positions through a combination of lay-offs, retirements and the leaving some existing vacant positions unfilled.

Staff recommends that the City Council take the following actions to effectuate these personnel changes:

- Approve Resolution 2012-44 finding that due to the shortage of work and/or funds there is a need to lay-off the four identified positions.
- Approve Resolution 2012-45 adopting a Supplemental Employee Retirement Plan to be available for the City Clerk classification.
- Approve Resolution 2012-46 increasing the Employees contribution to the PERS normal member contribution rate.
- Approve Resolution 2012-47 to suspend the City's employee deferred compensation match program.

5.a.1-4

RESOLUTION NO. 2012-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS FINDING THAT DUE TO THE SHORTAGE OF WORK AND/OR FUNDS THERE IS A NEED TO LAY-OFF SPECIFIED EMPLOYEES

WHEREAS, the City of San Dimas Personnel Rules and Regulations provide for a procedure to lay-off employees upon the determination of the City Council that there is a shortage of work or funds;

WHEREAS, effective February 1, 2012 the San Dimas Redevelopment agency was abolished eliminating funding for housing and redevelopment activities;

WHEREAS, the abolishment of the Redevelopment Agency also resulted in the inability of the Agency to repay loans owed to the City resulting in a significant loss of annual revenue to the City's General Fund;

WHEREAS, the loss of the loan repayment revenue combined with the reductions in sales tax revenue resulted in the need for the City to reduce expenditures;

WHEREAS, the City Council has determined that it is necessary to eliminate certain positions in the City work force due to either the lack of work because of the elimination of the Redevelopment Agency and/or the lack of funds;

NOW, THEREFORE, the City Council of the City of San Dimas does hereby resolves to lay-off the following positions effective September 14, 2012 and that those employees are entitled to the layoff procedures and rights as outlined in the City Personnel Rules and Regulations:

Director of Development Services
Public Works Inspector
Housing Coordinator
Administrative Aide (1 of 2 positions)

APPROVED AND ADOPTED this 24th day of July 2012.

Mayor

ATTEST:

City Clerk

I HEREBY CERTIFY that the forgoing Resolution No. 2012-44 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of July 24, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk

RESOLUTION NO. 2012-45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING A SUPPLEMENTAL EMPLOYEE RETIREMENT PLAN

WHEREAS, California Government Code Section 53216 authorizes a governmental or public agency or employer to establish and make contributions to retirement plans; and

WHEREAS, the City desires to provide retirement benefits to its employees under such a plan; and

THEREFORE, IT IS RESOLVED that the City Council of the City of San Dimas hereby establishes a retirement plan for certain eligible employees of the City effective July 28, 2012;

RESOLVED FURTHER that the eligibility requirements for employees to participate in such plan shall be as follows:

- Employment Classification- City Clerk

RESOLVED FURTHER that the Council hereby adopts that certain plan known as City of San Dimas Supplemental Employee Retirement Plan, effective July 28, 2012;

RESOLVED FURTHER that the Life Only benefit under such Plan shall be based on a flat dollar amount as determined by the City;

RESOLVED FURTHER that the City shall make all contributions to the Plan to fund said benefits;

RESOLVED FURTHER that, for purposes of the limitations on contributions and benefits under the Plan, as prescribed by section 415 of the Internal Revenue Code 1986, as amended, the "limitation year" shall be the Plan Year, as defined under the terms and provisions of the Plan;

RESOLVED FURTHER that, for purposes of clarification of administration of the Plan but not for purposes of making said Plan subject to title I of ERISA, the Council hereby designates the City as the plan administrator;

RESOLVED FURTHER that the Council hereby appoints the following individuals to comprise the Plan Committee:

City Manager
Position Title

Assistant City Manager
Position Title

RESOLVED FURTHER that the Council hereby authorizes any member of the Plan Committee to execute on behalf of the Employer the form 2848, Power of Attorney and Declaration of Representative;

RESOLVED FURTHER that the Council hereby appoints Keenan Financial Services as the contract administrator to assist the City in the implementation and administration of the Plan

RESOLVED FURTHER that the Council hereby authorizes and directs City Manager and Assistant City Manager to take the following actions:

- A. Execute the Plan and any and all other documents necessary or proper to implement the Plan.

- B. Contract with Keenan Financial Services as contract administrator to provide all services described in the contract.
- C. Execute any and all documents, including any amendment to the Plan, necessary or proper to maintain favorable determination of the Plan.
- D. Enter into any other contract or agreement which he or she deems necessary or proper to administer and/or fund the Plan and to attain and maintain the income tax qualifications of the Plan under the Internal Revenue Code 1986, as amended.

APPROVED AND ADOPTED this 24th day of July 2012.

Mayor

ATTEST:

City Clerk

I HEREBY CERTIFY that the forgoing Resolution No. 2012-45 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of July 24, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk

RESOLUTION NO. 2012-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE PUBLIC EMPLOYEES RETIREMENT FUND (PERS) EMPLOYER PAID MEMBER CONTRIBUTIONS

WHEREAS, the City Council of the City of San Dimas, County of Los Angeles, State of California, has the authority to implement Government Code 20691 ; and

WHEREAS, the City Council of the City of San Dimas, County of Los Angeles, State of California, has a written labor policy or agreement which specifically provides for a portion of the normal member contributions to be paid by the employer; and

WHEREAS, one of the steps in the procedures to implement Section 20961 is the adoption by the governing body of the City of San Dimas of a Resolution to commence said Employer Paid Member Contributions (EPMC); and

WHEREAS, the City Council of the City of San Dimas had adopted Resolution No. 04-26 identifying the conditions for the purpose of its election to pay EPMC; and

WHEREAS, the City Council desires to amend Resolution No. 04-26 to change the amount the Employees pay of the normal contributions as EPMC;

WHEREAS, the employees currently pay 2.5% of the total normal member contribution rate of 7.00%; and

WHEREAS, the City Council desires to have the employees increase the amount of the member contribution each of the next three years until the employees are paying the full 7% normal member contribution rate.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVES AN INCREASE IN THE EMPLOYEES PERS MEMBER CONTRIBUTION RATE AS FOLLOWS:

- Effective August 5, 2012 the Employees shall pay 4% of the normal member contributions as EPMC and the City shall pay the difference of 3%.
- Effective July 1, 2013 the Employees shall pay 5.5% of the normal contributions as EMPC and the City shall pay the difference of 1.5%.
- Effective July 1, 2014 the Employees shall pay the full 7% normal member contribution.

APPROVED AND ADOPTED this 24th day of July 2012.

MAYOR OF THE CITY OF SAN DIMAS

ATTEST:

CITY CLERK

I HEREBY CERTIFY that the foregoing Resolution No. 2012 -46 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of July 24, 2012 by the following vote:

AYES:
NOES:
ABSENT:
ABTAIN:

CITY CLERK

RESOLUTION NO. 2012-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS SUSPENDING
THE CITY'S DEFERRED COMPENSATION MATCH PROGRAM FOR EMPLOYEES

WHEREAS, effective February 1, 2012 the San Dimas Redevelopment agency was abolished eliminating funding for housing and redevelopment activities;

WHEREAS, the abolishment of the Redevelopment Agency also resulted in the inability of the Agency to repay loans owed to the City resulting in a significant loss of annual revenue to the City's General Fund;

WHEREAS, the loss of the loan repayment revenue combined with reductions in tax revenues resulted in the need for the City to reduce expenditures;

WHEREAS, the City of San Dimas Personnel Rules provide for an optional deferred compensation program which includes a matching contribution by the City;

WHEREAS, the City Council has determined that it is necessary to suspend the City matching contribution to the deferred compensation program effective July 22, 2012 for an indefinite period;

NOW, THEREFORE, the City Council of the City of San Dimas does hereby resolve to suspend the City matching contribution to the employee deferred compensation program effective July 22, 2012 for an indefinite period.

APPROVED AND ADOPTED this 24th day of July 2012.

Mayor

ATTEST:

City Clerk

I HEREBY CERTIFY that the forgoing Resolution No. 2012-47 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of July 24, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of July 24, 2012

FROM: Blaine Michaelis, City Manager *BM*

SUBJECT: Discussion regarding the San Gabriel Valley Council of Governments – issues and the city's participation in the organization

SUMMARY

This matter is placed on the agenda to provide the Council with the opportunity to discuss the issues of the SGVCOG if desired. The agenda item is flexible – it can be used to provide a public report on the COG. The discussion could include thoughts on how San Dimas should/could respond to the current issues of the COG. The discussion can explore if there is a consensus with the council on an appropriate approach to the COG matters, etc.

There will not be a staff presentation – the intent is for the council to have the opportunity to have a discussion and considerations as the council sees fit.

6.d.2