

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**TUESDAY NOVEMBER 10, 2015 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVENUE**

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**CITY COUNCIL:**

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

**1. CALL TO ORDER**

**2. PRESENTATIONS**

➤ Assemblymember Chris Holden

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

a. Members of the Audience

**4. CONSENT CALENDAR**

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

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

**RESOLUTION 2015 - 51, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF OCTOBER AND NOVEMBER, 2015.**

b. Approval of minutes for regular City Council meeting and Study Session of October 13, 2015.

c. Deny claim: Heirs of Lopez-Prieto v. City of San Dimas

d. SCOG November Newsletter

END OF CONSENT CALENDAR

## 5. PUBLIC HEARING

- a. Municipal Code Text Amendment No. 12-04, A request to amend the boundary of Planning Area One of Specific Plan No. 25 to include 40 additional acres and to increase the number of lots within the revised Planning Area One from 61 lots to 65 lots

**ORDINANCE 1236** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY SAN DIMAS APPROVAL OF MUNICIPAL CODE TEX AMENDMENT 12-04, AMENDING THE BOUNDARY OF PLANNING AREA ONE OF SPECIFIC PLAN NO. 25 TO INCLUDE 40 ADDITIONAL ACRES AND TO INCREASE THE NUMBER OF LOTS WITHIN THE REVISED PLANNING AREA ONE FROM 61 TO 65 LOTS – **First Reading and Introduction**

**Recommendation:** Staff recommends approval with the revisions listed in the staff report.

## 6. PLANNING MATTERS

- a. Consideration of alternate trail proposal in conjunction with Tentative Tract No. 70583 as authorized by Condition #56 (NJD/Northern Foothills)

**Recommendation:** Staff recommends supporting the alternate trail proposal with the conditions listed in the staff report.

- b. Consideration of an Agreement to modify development rights for the NJD/Brasada project in the Northern Foothills related to trail modifications, land transfers and related matters
- c. Initiation of a Municipal Code Text Amendment to Conditionally Permit Microbreweries

**Recommendation:** Staff recommends that the City Council provide feedback to staff and, if the Council desires, initiate a Municipal Code Text Amendment to conditionally permit microbreweries.

## 7. OTHER BUSINESS

- a. Request from Waste Management for Refuse Service Rate Increase

**Recommendation:** Staff recommendation approval of the 0.55% rate increase for residential and commercial services as requested by Waste Management effective January 1, 2016.

- b. LA-RICS Communication System – Provide City Manager with authority to withdraw the city's participation as may be recommended by the Contract Cities Association

**Recommendation:** Authorize City Manager to have the City of San Dimas withdraw its participation in the LA-RICS program prior to November 23, 2015 if that position is recommended by the California Contract Cities Association.

## 8. ORAL COMMUNICATIONS

- a. Members of the Audience (*Speakers are limited to five (5) minutes or as may be determined by the Chair.*)
- b. City Manager
- c. City Attorney
- d. Members of the City Council

- 1) Councilmembers' report on meetings attended at the expense of the local agency.
- 2) Individual Members' comments and updates.

## 9. ADJOURNMENT

The next meeting will be Tuesday, November 24<sup>th</sup>, 2015 at 7:00 p.m.



**Notice Regarding American with Disabilities Act:** In compliance with the ADA, if you need assistance to participate in a city meeting, please contact the City Clerk's Office at (909) 394-6216. Early notification before the meeting you wish to attend will make it possible for the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

Copies of documents distributed for the meeting are available in alternative formats upon request. Any writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection at the Administration Counter at City Hall and at the San Dimas Library during normal business hours. In addition most documents are posted on the City's website at [cityofsandimas.com](http://cityofsandimas.com).

**Posting Statement:** On November 6<sup>th</sup>, 2015, a true and correct copy of this agenda was posted on the bulletin board at 245 East Bonita Avenue (San Dimas City Hall), 145 North Walnut Avenue (Los Angeles County Library), 300 East Bonita Avenue (United States Post Office), Von's Shopping Center (Puente/Via Verde Avenue) and the City's website [www.cityofsandimas.com/minutes.cfm](http://www.cityofsandimas.com/minutes.cfm)

**RESOLUTION 2015-51**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA, APPROVING  
CERTAIN DEMANDS FOR THE MONTHS OF OCTOBER  
NOVEMBER 2015**

**WHEREAS**, the following listed demands have been audited by the Director of Finance;  
and

**WHEREAS**, the Director of Finance has certified as to the availability of funds for  
payment thereto; and

**WHEREAS**, the register of audited demands have been submitted to the City Council for  
approval.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of San  
Dimas does hereby approve Prepaid Warrant Register 10/31/2015 (25317-25355) in the amount  
of \$525,370.97; and Warrant Register 11/16/2015 (153423-153316) in the amount of  
\$590,045.27.

**PASSED, APPROVED AND ADOPTED** this 10<sup>th</sup>, day of November, 2015.

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Curtis W. Morris, Mayor of the City of San Dimas

**ATTEST:**

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Debra Black, Assistant City Clerk

**I HEREBY CERTIFY** that Resolution 2015-51 was approved by vote of the City  
Council of the City of San Dimas at its regular meeting of November 10<sup>th</sup>, 2015 by the following  
vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

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Debra Black, Assistant City Clerk

10/31/2015

PREPAID

WARRANT REGISTER

Ck#'s 25317-25355

Total: \$525,370.97

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA							
25317 10/31/15	ARELLANO/CONNIE	EXCURSION SUPPLIES	37.40				N M 001.4420.033.000
25317 10/31/15	ARELLANO/CONNIE	K. DELLEON REIMB. MTG LUN	10.00				N M 001.4110.021.000
25317 10/31/15	ARELLANO/CONNIE	SUMMER END BASH SUPPLI	56.68				N M 001.4420.034.011
25317 10/31/15	ARELLANO/CONNIE	SPLASH PARTY SUPPLIES	10.90				N M 001.4430.034.000
25317 10/31/15	ARELLANO/CONNIE	SWIM&RACQUET CLUB SUPP	24.90				N M 001.4430.033.000
25317 10/31/15	ARELLANO/CONNIE	BUS DRIVER TIP 8/13	20.00				N M 072.4125.434.000
		*CHECK TOTAL	159.88				
25318 10/31/15	JUNG'S STEAM GENERAT	S&R MEN'S UNIT, CONTACT	698.45				M M 001.4430.015.000
25318 10/31/15	JUNG'S STEAM GENERAT	CTRL BOX & WIRE REP	1,825.35				M M 001.4430.023.000
		*CHECK TOTAL	2,433.80				
25319 10/31/15	SAN DIMAS PAYROLL/CI	LATOYA CYRUS/SPEC.R	1,733.52				N M 001.110.004
25320 10/31/15	EMPLOYMENT DEVELOPME	SIT SPECIAL RUN	99.57				N M 001.210.004
25321 10/31/15	SOUTHERN CALIF EDISO	2-18-371-8095	25.08				N M 008.4414.022.001
25321 10/31/15	SOUTHERN CALIF EDISO	2-18-769-0995	2,558.66				N M 020.4410.927.003
		*CHECK TOTAL					
25322 10/31/15	GOLDEN STATE WATER	162040000000	4,672.93				N M 008.4414.022.004
25322 10/31/15	GOLDEN STATE WATER	1627572000005	146.41				N M 008.4414.022.004
25322 10/31/15	GOLDEN STATE WATER	371930000009	51.93				N M 001.4415.022.922
25322 10/31/15	GOLDEN STATE WATER	375930000005	302.48				N M 001.4415.022.004
25322 10/31/15	GOLDEN STATE WATER	426762000001	256.93				N M 001.4415.022.004
25322 10/31/15	GOLDEN STATE WATER	471930000008	51.20				N M 001.4415.022.004
25322 10/31/15	GOLDEN STATE WATER	529222000004	88.31				N M 008.4414.022.004
25322 10/31/15	GOLDEN STATE WATER	771930000005	284.88				N M 008.4414.022.004
25322 10/31/15	GOLDEN STATE WATER	884930000009	7.32				N M 008.4414.022.004
25322 10/31/15	GOLDEN STATE WATER	004812000004	397.61				N M 008.4414.022.004
25322 10/31/15	GOLDEN STATE WATER	597004000007	114.70				N M 008.4414.022.004
25322 10/31/15	GOLDEN STATE WATER	443830000002	295.44				N M 008.4414.022.004
25322 10/31/15	GOLDEN STATE WATER	136830000009	121.01				N M 075.4443.022.004
25322 10/31/15	GOLDEN STATE WATER	137704000001	580.81				N M 075.4443.022.004
25322 10/31/15	GOLDEN STATE WATER	387040000009	482.17				N M 008.4414.022.004
25322 10/31/15	GOLDEN STATE WATER	757040000001	425.15				N M 075.4443.022.004
		*CHECK TOTAL	16,155.65				
25323 10/31/15	RUELAS/OCTAVIO	.00001 REFUND CITATION#133123	30.00				N M 001.332.001
25324 10/31/15	PATTON SALES CORP	15040 SHEET METAL RPR HORSET	80.44		142892		N M 008.4414.033.000
25325 10/31/15	SAN DIMAS PAYROLL/CI	16050 P/E 10/10/15	154,412.20				N M 001.110.004
25326 10/31/15	CA-STATE DISBURSEMEN	11611 P/E 10/10/15	567.69				N M 001.210.004

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

PO# F 9 S ACCOUNT

CLAIM INVOICE

DESCRIPTION AMOUNT

25327	10/31/15	EMPLOYMENT DEVELOPME	8,245.66		N M	001.210.004
25327	10/31/15	EMPLOYMENT DEVELOPME	8,243.66	OVERAG 2.00CR	N M	001.210.004
25328	10/31/15	LINCOLN NATIONAL LIFE	565.00		N M	001.210.004
25328	10/31/15	LINCOLN NATIONAL LIFE	1,572.82		N M	001.212.001
25329	10/31/15	NATIONWIDE RETIREMNT	8,284.78		N M	001.210.004
25329	10/31/15	NATIONWIDE RETIREMNT	16,326.76		N M	001.212.001
25330	10/31/15	PERS RETIREMENT CONT	12,512.56		N M	001.210.004
25330	10/31/15	PERS RETIREMENT CONT	14,305.39		N M	001.212.001
25330	10/31/15	PERS RETIREMENT CONT	60.45		N M	001.210.004
25330	10/31/15	PERS RETIREMENT CONT	48.87		N M	001.210.004
25330	10/31/15	PERS RETIREMENT CONT	0.03		N M	001.210.004
25330	10/31/15	PERS RETIREMENT CONT	1,219.96		N M	001.210.004
25330	10/31/15	PERS RETIREMENT CONT	8.37		N M	001.212.001
25330	10/31/15	PERS RETIREMENT CONT	375.58		N M	001.4190.200.002
25331	10/31/15	SAN DIMAS EMPLOYEES	413.00		N M	001.210.004
25332	10/31/15	U.S. BANK	777.72		N M	001.210.014
25332	10/31/15	U.S. BANK	163.07		N M	001.212.014
25333	10/31/15	VANTAGEPOINT TRANSFE	2,951.92		N M	001.210.004
25333	10/31/15	VANTAGEPOINT TRANSFE	2,351.92		N M	001.212.001
25334	10/31/15	WAGE WORKS INC	714.58		N M	001.210.004
25335	10/31/15	BEILSTEIN/ERIC	838.72		N M	001.4311.021.000
25336	10/31/15	SAN GABRIEL VALLEY C	60.00		N M	001.4120.021.000
25337	10/31/15	GOLDEN STATE WATER C	4,489.19		N M	012.4841.650.002
25338	10/31/15	SAN DIMAS PAYROLL/CI	154,830.12		N M	001.110.004
25338	10/31/15	AFLAC BENEFIT SERVIC	701.61		N M	001.210.004
25338	10/31/15	AFLAC BENEFIT SERVIC	200.90		N M	001.210.004
25338	10/31/15	AFLAC BENEFIT SERVIC	496.58		N M	001.210.004
25338	10/31/15	AFLAC BENEFIT SERVIC	592.58		N M	001.210.004
25338	10/31/15	AFLAC BENEFIT SERVIC	112.60		N M	001.210.004
25338	10/31/15	AFLAC BENEFIT SERVIC	2,053.42		N M	001.4190.200.002

\*CHECK TOTAL



WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA								
25352	10/31/15	VISION SERVICE PLAN	EMP DED OCT FOR NOV/15	81.46				N M 001.210.004
25352	10/31/15	VISION SERVICE PLAN	VISION OCT FOR NOV/15	879.50				N M 001.212.001
25352	10/31/15	VISION SERVICE PLAN	EMP PYMT OCT FOR NOV/15	16.24				N M 001.4190.200.002
				977.20		*CHECK TOTAL		
25353	10/31/15	WAGE WORKS INC	UNREIM MED P/E 10/24/	693.75				N M 001.210.004
25354	10/31/15	WAGE WORKS INC	ADMIN FEES OCT/15	63.00				N M 001.210.004
25354	10/31/15	WAGE WORKS INC	ADMIN FEE OCT/15	59.00				N M 001.4190.200.002
				122.00		*CHECK TOTAL		
25355	10/31/15	L.A. CO. CLERK/REGIS	FILING FEE/GOLDEN HILL	75.00				N M 012.4841.616.001
151836	10/31/15	VISTA/CITY OF	WR#151836 VOID/CANC	1,008.00CR				N M 001.4420.034.002
151992	10/31/15	BEILSTEIN/ERIC	WR #151992 VOID-LOST	838.72CR				N M 001.4311.021.000
152533	10/31/15	PECHANGA RESORT & CA	WR#152533 VOID-CANCEL	300.00CR				N M 001.4420.034.002
152913	10/31/15	BLAS/PEDRO	WRONG NAME ON CK/VOID	30.00CR				N M 001.332.001
BANK OF AMERICA				TOTAL	525,370.97			

Disbursement Journal  
DESCRIPTION      AMOUNT      CLAIM INVOICE      PO#  
525,370.97

RECORDS PRINTED - 000109

ACS FINANCIAL SYSTEM  
11/02/2015 10:34:28

Disbursement Journal

CITY OF SAN DIMAS  
GL060S-V07.27 RECAPPAGE  
GL540R

FUND RECAP:  
-----  
FUND DESCRIPTION  
-----  
001 GENERAL FUND  
008 LANDSCAPE PARCEL TAX  
012 INFRASTRUCTURE REPLACEMENT  
020 COMMUNITY PARK DEVELOPMENT  
072 PROP A LOCAL TRANSPORTATION  
075 LANDSCAPE MAINTENANCE DIST  
TOTAL ALL FUNDS

DISBURSEMENTS  
503,119.47  
13,525.67  
4,564.18  
2,533.58  
20.00  
1,608.06  
525,370.97

BANK RECAP:  
-----  
BANK NAME  
-----  
CHEK BANK OF AMERICA  
TOTAL ALL BANKS

DISBURSEMENTS  
525,370.97  
525,370.97

11/16/2015

# WARRANT REGISTER

**Checks # 153423-153316**

**Total: \$ 590,045.27**

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA							
153316	11/16/15	ACCO ENGINEERED SYST	1,300.00		1579552		N D 001.4411.023.000
153317	11/16/15	ACT NOW! SIGNS	103.55		18473		N D 001.4430.018.000
153318	11/16/15	ADVANCED ELECTRONICS	457.19		0156386-IN		N D 001.4342.020.001
153319	11/16/15	AGI ACADEMY	227.80				N D 001.4420.020.000
153320	11/16/15	AIRGAS USA	220.94		9044648424		N D 001.4341.033.000
153321	11/16/15	ALABBASI CONSTRUCTIO	127,403.55		7		N D 012.4841.662.000
153322	11/16/15	ALBERTSON'S	65.00		0226668		N D 001.4420.013.003
153322	11/16/15	ALBERTSON'S	120.00		028048		N D 001.4420.034.003
153322	11/16/15	ALBERTSON'S	113.17		028771		N D 001.4420.013.003
153322	11/16/15	ALBERTSON'S	60.00		031710		N D 001.4420.033.000
153322	11/16/15	ALBERTSON'S	25.96		031710		N D 001.4420.034.010
			384.13		*CHECK TOTAL		
153323	11/16/15	ALESHIRE & WYNDER, L	3,815.00		34714		N D 001.4170.020.000
153323	11/16/15	ALESHIRE & WYNDER, L	1,435.00		34715		N D 001.4170.020.000
153323	11/16/15	ALESHIRE & WYNDER, L	1,400.00		34716		N D 001.4170.020.000
153323	11/16/15	ALESHIRE & WYNDER, L	967.50		34717		N D 038.4120.000.000
153323	11/16/15	ALESHIRE & WYNDER, L	1,474.50		34718		N D 034.4802.851.040
			9,092.00		*CHECK TOTAL		
153324	11/16/15	AMERIPRIDE UNIFORM S	9.56		1401214682		N D 001.4311.029.000
153324	11/16/15	AMERIPRIDE UNIFORM S	9.56		1401214682		N D 001.4311.029.000
153324	11/16/15	AMERIPRIDE UNIFORM S	4.80		1401223208		N D 001.4311.029.000
153324	11/16/15	AMERIPRIDE UNIFORM S	4.80		1401223208		N D 001.4311.029.000
153324	11/16/15	AMERIPRIDE UNIFORM S	4.80		1401233028		N D 001.4311.029.000
153324	11/16/15	AMERIPRIDE UNIFORM S	41.00		1401233028		N D 001.4311.029.000
			110.72		*CHECK TOTAL		
153325	11/16/15	ANDERSON POOL & SPA	131.70		B.L.#3574		N D 001.315.001
153325	11/16/15	ANDERSON POOL & SPA	132.70		B.L.#3574		N D 110.214.725
			132.70		*CHECK TOTAL		
153326	11/16/15	ANDREU/CHARLES F	105.00		10/22/15		M D 001.4210.411.001
153327	11/16/15	ARAMARK REFRESHMENT	277.65		1334120		N D 001.4190.033.000
153328	11/16/15	ASSA ABLOY	249.16		SEI/00963771		N D 001.4411.023.000
153329	11/16/15	BATTERY WORX, INC.	38.04		1-58438		N D 001.4342.011.000
153330	11/16/15	BAY CITY ELECTRIC WO	1,339.76		W148970		N D 001.4411.015.000
153331	11/16/15	BONITA UNIFIED SCH D	1,731.00		1076		N D 072.4125.434.000

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

F 9 S ACCOUNT

PO#

CLAIM INVOICE

AMOUNT

DESCRIPTION

11/16/15

153332 11/16/15 BOOMERANG BLUEPRINT

153333 11/16/15 BORBA/DOMINIQUE

153334 11/16/15 BRYANT/ARIEL

153335 11/16/15 CALBO

153336 11/16/15 CALIFORNIA PRODUCT S

153337 11/16/15 CAMPBELL/JOHN

153338 11/16/15 CASHIER, DEPARTMENT

153339 11/16/15 CENTER ICE

153340 11/16/15 CM SCHOOL SUPPLY CO

153341 11/16/15 COAST FITNESS REPAIR

153342 11/16/15 COMPUTER SERVICE COM

153343 11/16/15 COMPUTER SERVICE COM

153344 11/16/15 COMPUTER SERVICE COM

153345 11/16/15 COMPUTER SERVICE COM

153346 11/16/15 CSG CONSULTANTS INC

153347 11/16/15 DAPEER, ROSENBLIT & L

153348 11/16/15 DOG DEALERS INC

153349 11/16/15 ED'S AUTO PARTS

153350 11/16/15 ED'S AUTO PARTS

153351 11/16/15 EWING IRRIGATION PRO

153352 11/16/15 EWING IRRIGATION PRO

153353 11/16/15 EWING IRRIGATION PRO

153354 11/16/15 EWING IRRIGATION PRO

153355 11/16/15 EXCEPTIONAL CHOICE L

153356 11/16/15 F & H TIRE CO

153357 11/16/15 F & H TIRE CO

11212 6 SQ FT MYLAR, DELIVERY 54.45

10217 REIMB.MILEAGE 10/20/15 22.42

10906 REIMB.HALLOWEEN SUPPLI 93.36

11859 CLASS/GREG M & JAY T 740.00

11583 2015-16 CPSC ASSOC FE 500.00

11406 REIMB BRAKE CYLINDERS 100.28

11033 QAC LIC.RENEW J.ROBERT 60.00

11519 INSTR.ICE SKATE OCT-N 187.00

11672 ARTS & CRAFTS SUPPLIES 56.64

11649 SERVICE TREADMILL 125.00

11649 OLYMPIC CURL&STRAIGHT 335.30

11690 AUG INV#3690-3729SI 6,102.36

11690 AUG INV#3690-3729SI 3,307.30

11690 AUG INV#3690-3729SI 3,24.53

11690 AUG INV#3690-3729SI 4,439.99

12,174.18

10871 BLDG PLAN REVIEW SE 3,570.00

11960 SEPT M.C. PROSECUTION 754.38

12040 INSTR.DOG TRAIN'N SEP 552.78

12188 DISC BRAKE ROTO 123.90

12188 LIFT SUPPORT 21.34

12188 3 PR HD FLASHER 163.49

12340 PVC UNION TT 17.24

12340 DRIPLINE MALE BARBED T 96.54

12340 SHOVEL CARSON 10 IN. 41.43

12340 CS 21 GM PLANT 64.92

12340 PVC ADAPTER, RED BUSHING 7.77

227.93

10838 INSPECTION OF PW PR 3,689.00

10701 SVS,RPR,LABOR UNIT#2 735.75

10701 SVS,RPR,LABOR UNIT#2 165.00

N D 001.4310.033.000

N D 001.4420.012.000

N D 001.4420.033.000

N D 001.4311.021.000

N D 001.4190.020.028

N D 001.4342.011.000

N D 001.4414.016.000

N D 001.4420.020.000

N D 001.4420.033.000

N D 001.4430.015.000

N D 001.4430.015.000

N D 007.4345.020.002

N D 007.4345.030.002

N D 007.4345.030.002

N D 007.4345.020.006

N D 001.4311.020.001

N D 001.4170.020.001

N D 001.4420.020.000

M D 001.4342.011.000

M D 001.4342.011.000

M D 001.4342.011.000

N D 020.4410.927.003

N D 008.4415.033.000

N D 020.4410.927.003

N D 008.4415.033.000

N D 008.4415.033.000

N D 001.4310.020.006

N D 001.4342.020.001

N D 001.4342.020.001

284035

9732

92184-QAC B

272390

61758

61788

TOTAL

3690-3729

3690-3729

3690-3729

TOTAL

B150627

10607

136906

136967

137931

TOTAL

516927

530035

559856

591320

591321

TOTAL

1027

IN00724695

IN00724695

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WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal  
AMOUNT

CLAIM INVOICE

PO#

F 9 S ACCOUNT

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM INVOICE	PO#
153357	11/16/15 HOLLIDAY ROCK COMPAN	13195 FOB 1/2" MM PG 64-10	494.64		
153358	11/16/15 HOME DEPOT CREDIT SE	13192 INTERLOCK STARTER KIT	35.67	761778	N D 001.4341.033.000
153359	11/16/15 INLAND OFFICE PRODUC	10441 OFFICE SUPPLIES	417.97	9074611	N D 001.4342.011.000
153359	11/16/15 INLAND OFFICE PRODUC	10441 OFFICE SUPPLIES	53.72	872089	N D 001.4190.030.000
153359	11/16/15 INLAND OFFICE PRODUC	10441 OFFICE SUPPLIES	513.96	872102	N D 001.4190.030.000
			985.35	872484	N D 001.4190.030.000
				*CHECK TOTAL	
153360	11/16/15 IT'S A GAS, INC	10669 HELIUM TANKS	300.84	120408	N D 001.4420.033.000
153361	11/16/15 JOHNNY ALLEN TENNIS	11772 INSTR.TENNIS OCT-NO 1,146.48			M D 001.4420.020.000
153362	11/16/15 JOHNSON/BARBARA	12574 SR.BOUTIQUE SALES	17.55		M D 001.4420.013.009
153363	11/16/15 KING BOLT CO	13854 SUPPLIES & PARTS	18.80	62146	M D 001.4342.033.000
153364	11/16/15 L.A. CO. AGRICULTURA	10143 PEST CTRL,WEED ABAT 2,706.76		593M	N D 012.4841.813.003
153365	11/16/15 L.A. CO. DEPT OF PUB	14297 BRIDGE WIDE 'N,S,D.W 4,632.44		PW-15100100847	N D 012.4841.662.000
153366	11/16/15 L.A. CO. PROBATION D	14305 CRIME PREV. 7/1-9/ 19,250.00		151601PIP	N D 001.4210.020.022
153367	11/16/15 L.A. COUNTY ASSESSOR	14300 MAPS	4.00	16ASRE088	N D 001.4309.016.000
153368	11/16/15 L.A. COUNTY SHERIFF'	14307 SEPT PRISONER MAINT	181.02	161228WN	N D 001.4210.412.000
153369	11/16/15 LA VERNE POWER EQUIP	11666 REPLACE WOOD,LOPPERS	22.26	76677	M D 001.4414.015.000
153370	11/16/15 LEPE/MAURO	14068 SEPT LANDSCAPE SERVICE	65.00		M D 034.4802.015.000
153371	11/16/15 LOWE'S HOME IMPROVEM	10479 GRADE STAKE	17.07	02454	N D 001.4341.033.000
153371	11/16/15 LOWE'S HOME IMPROVEM	10479 VOLUNTARY PROJECT SUP	16.29	02774	N D 001.4414.033.000
153371	11/16/15 LOWE'S HOME IMPROVEM	10479 WHITE BASECOAT	10.71	12072	N D 001.4414.033.000
153371	11/16/15 LOWE'S HOME IMPROVEM	10479 PLOG	40.57	20949	N D 001.4414.033.000
153371	11/16/15 LOWE'S HOME IMPROVEM	10479 TOOL, UNIT 68, STUCCO	40.32	20949	N D 001.4414.033.000
153371	11/16/15 LOWE'S HOME IMPROVEM	10479 TOOL, UNIT 68, STUCCO	286.48	20949	N D 001.4414.033.000
				*CHECK TOTAL	
153372	11/16/15 MARKOSSIAN/ANNETTE H	10816 INSTR.TINY TOTS OCT 1,425.60			M D 001.4420.020.000
153373	11/16/15 MARSAN TURF & IRRIGA	14540 IRRIGATION SUPPLIES	137.24	4068269	N D 008.4414.020.016
153373	11/16/15 MARSAN TURF & IRRIGA	14540 IRRIGATION SUPPLIES	28.43	4068268	N D 008.4414.020.016
153373	11/16/15 MARSAN TURF & IRRIGA	14540 IRRIGATION SUPPLIES	87.49	4068268	N D 008.4414.020.016
153373	11/16/15 MARSAN TURF & IRRIGA	14540 IRRIGATION SUPPLIES	71.94	407098	N D 020.4414.020.003
153373	11/16/15 MARSAN TURF & IRRIGA	14540 RAINBIRD PART	332.66	407098	N D 008.4414.020.016
				*CHECK TOTAL	
153374	11/16/15 MC LAY SERVICES INC	14580 105 N: MONTE VISTA AV 795.00		INV 48775	N D 034.4802.015.000
153374	11/16/15 MC LAY SERVICES INC	14580 105 N: MONTE VISTA AV 892.00		INV 6762	N D 034.4802.015.000

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	ACCOUNT
BANK OF AMERICA										
153374	11/16/15	MC LAY SERVICES INC	PREVENTIVE MAINT. OCT	883.00		INV 6764		N	D	003.4410.015.000
153374	11/16/15	MC LAY SERVICES INC	OCT GOLF COURSE MAINT	105.00		6747		N	D	053.4410.023.000
				5,675.00		*CHECK TOTAL				
153375	11/16/15	MIA LEHRER & ASSOCIA	LANDSCAPE DESIGN FOOT	350.00		6094		N	D	012.210.001
153376	11/16/15	MYFLEETCENTER.COM	SVS,RPR,LABOR UNIT#53	63.94		1712976009BAY9		N	D	001.4342.020.001
153376	11/16/15	MYFLEETCENTER.COM	SVS,RPR,LABOR UNIT#27	177.99		1712976715BAY9		N	D	001.4342.020.001
						*CHECK TOTAL				
153377	11/16/15	NEXTECH	LANELIGHT REPAIR UNIT	610.40		NEX15-139		N	D	007.4345.020.002
153378	11/16/15	OMNICAP	C.C RENOVATION CONS	3,500.00		Q415021		N	D	004.4411.020.521
153379	11/16/15	ORIENTAL TRADING COM	HALLOWEEN CRAFTS	30.00		673913393-01		N	D	001.4420.033.000
153379	11/16/15	ORIENTAL TRADING COM	HAUNTED HALL SUPPLIES	106.96		673913393-01		N	D	001.4420.033.000
						*CHECK TOTAL				
153380	11/16/15	ORTIZ/THERESE	REFUND ANNUAL PARKING	20.00				N	D	001.322.002
153381	11/16/15	PARS	AUG ARS FEE-PARS	408.00		32712		N	D	001.4190.200.003
153382	11/16/15	PAVECO CONSTRUCTION	PAVEMENT REPAIR OCT	3,523.05		15-013		N	D	002.4841.559.005
153382	11/16/15	PAVECO CONSTRUCTION	PAVEMENT REPAIR OCT	1,032.86		15-014		N	D	002.4841.559.005
153382	11/16/15	PAVECO CONSTRUCTION	PAVEMENT REPAIR OCT	3,424.71		15-013		N	D	002.4841.559.005
153382	11/16/15	PAVECO CONSTRUCTION	PAVEMENT REPAIR OCT	9,016.80		15-013		N	D	002.4841.559.005
						*CHECK TOTAL				
153383	11/16/15	PHOENIX GROUP INFORM	ADMINISTRATIVE CITATIO	15.74		0920151188		N	D	001.4309.020.000
153383	11/16/15	PHOENIX GROUP INFORM	REGULAR CITATIONS	1,056.55		0920151188		N	D	001.4210.411.000
						*CHECK TOTAL				
153384	11/16/15	PITNEY BOWES INC	POSTAGE MACH INK & TA	617.96		600897		N	D	001.4190.030.000
153385	11/16/15	PLUMBING WHOLESALE O	PLUMBING SUPPLIES	9.27		S100050876.001		N	D	001.4411.023.000
153386	11/16/15	POMONA WHOLESALE ELE	ELECTRIC SUPPLIES	113.45		82240476.001		N	D	001.4411.033.000
153386	11/16/15	POMONA WHOLESALE ELE	KLEIN NCVT - 3 NON-CNT	27.52		82240476.001		N	D	001.4411.033.000
						*CHECK TOTAL				
153387	11/16/15	POOL & ELECTRICAL PR	BUCKET 50LB CLOR MOR	87.20		07359900		N	D	001.4410.033.000
153387	11/16/15	POOL & ELECTRICAL PR	BUCKET 50LB CLOR MOR	174.40		07359900		N	D	001.4411.033.000
						*CHECK TOTAL				
153388	11/16/15	PRECISION CONCRETE C	VARIOUS LOCATION ZO	1,071.88		92615		N	D	012.4841.692.001
153389	11/16/15	PRINT CONNECTION	TRIFOLD BROCHURES COL	152.60		12689		M	D	001.4430.018.000
153390	11/16/15	PROSOURCE FACILITY S	FACILITY SUPPLIES	371.37		7499		N	D	001.4410.031.000
153390	11/16/15	PROSOURCE FACILITY S	FACILITY SUPPLIES	371.37		7499		N	D	001.4410.031.000
153390	11/16/15	PROSOURCE FACILITY S	FACILITY SUPPLIES	371.37		7499		N	D	001.4412.031.000
153390	11/16/15	PROSOURCE FACILITY S	FACILITY SUPPLIES	371.37		7499		N	D	001.4430.031.000

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

F 9 S ACCOUNT PO#

CLAIM INVOICE

AMOUNT

DESCRIPTION

WARRANT DATE	DESCRIPTION	AMOUNT	CLAIM INVOICE	PO#
1533391	PRUDENTIAL OVERALL	1,485.49	*CHECK TOTAL	
1533391	PRUDENTIAL OVERALL	22.93	22124619	D 001.4430.019.000
1533391	PRUDENTIAL OVERALL	22.93	221128132	D 001.4430.019.000
1533391	PRUDENTIAL OVERALL	22.93	221132531	D 001.4430.019.000
1533391	PRUDENTIAL OVERALL	91.72	221136221	D 001.4430.019.000
1533392	REGENCY LIGHTING	46.82	3473259	N D 001.4410.033.000
1533392	REGENCY LIGHTING	27.58	3473259	N D 001.4410.033.000
1533392	REGENCY LIGHTING	131.08	3473259	N D 003.4410.033.000
1533393	RICOH USA, INC	289.65	5038652607	N D 001.4190.015.000
1533393	RICOH USA, INC	52.00	5038652607	N D 001.4190.015.000
1533393	RICOH USA, INC	28.80	5038680111	N D 001.4190.015.000
1533393	RICOH USA, INC	428.32	5038680122	N D 001.4190.015.000
1533393	RICOH USA, INC	128.68	5038680145	N D 001.4190.015.000
1533393	RICOH USA, INC	332.10	5038680185	N D 001.4190.015.000
1533393	RICOH USA, INC	150.78	5038731412	N D 001.4190.015.000
1533393	RICOH USA, INC	347.53	5038731412	N D 001.4190.015.000
1533393	RICOH USA, INC	48.24	5038760592	N D 001.4190.015.000
1533393	RICOH USA, INC	186.95	5038760592	N D 001.4190.015.000
1533394	RIGHT OF WAY INC	825.00	19598	N D 001.4345.020.001
1533394	RIGHT OF WAY INC	632.65	19598	N D 001.4345.033.000
1533394	RIGHT OF WAY INC	224.89	19694	N D 001.4345.033.000
153395	RJM DESIGN GROUP INC	905.80	30777	N D 110.211.854
153396	RKA CONSULTING GROUP	786.00	24135	N D 001.4308.020.002
153396	RKA CONSULTING GROUP	727.25	24135	N D 001.4308.020.002
153397	RODRIGUEZ/ERICA	167.29	30777	N D 001.4420.034.010
153398	SAN DIMAS GROVE STAT	296.55	034.4802.865.512	N D 034.4802.865.512
153398	SAN DIMAS GROVE STAT	297.47	034.4802.865.512	N D 034.4802.865.512
153398	SAN DIMAS GROVE STAT	296.87	034.4802.865.512	N D 034.4802.865.512
153398	SAN DIMAS GROVE STAT	1,187.51	034.4802.865.512	N D 034.4802.865.512
153399	SAN DIMAS VILLAGE WA	243.74	034.4802.865.512	N D 034.4802.865.512
153399	SAN DIMAS VILLAGE WA	243.74	034.4802.865.512	N D 034.4802.865.512
153399	SAN DIMAS VILLAGE WA	243.74	034.4802.865.512	N D 034.4802.865.512
153399	SAN DIMAS VILLAGE WA	243.74	034.4802.865.512	N D 034.4802.865.512
153399	SAN DIMAS VILLAGE WA	218.70	034.4802.865.512	N D 034.4802.865.512



WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#
153410	11/16/15	SOUTHSTAR ENGINEERIN	11025		SAND-010	
153411	11/16/15	SPORT CHALET TEAM SA	11295		JV15910	
153412	11/16/15	TOLLY INC	12319		18179	
153413	11/16/15	TUCKER & SON INC/ J	16700		737	
153414	11/16/15	TUCKER/CAROLYN	.00004			
153415	11/16/15	U.S. BANK TRUST N.A.	10301		141303000	
153416	11/16/15	UNITED ROTARY BRUSH	15805		287316	
153417	11/16/15	VERIZON	10469			
153418	11/16/15	VERIZON CALIFORNIA	1235259413		*CHECK TOTAL	
153419	11/16/15	VERIZON CALIFORNIA	1250086028			
153419	11/16/15	WATERLINE TECHNOLOGI	17164			
153419	11/16/15	WATERLINE TECHNOLOGI	909			
153419	11/16/15	WATERLINE TECHNOLOGI	305-4876			
153419	11/16/15	WATERLINE TECHNOLOGI	592-8556			
153419	11/16/15	WATERLINE TECHNOLOGI	592-3928			
153420	11/16/15	WEST COAST ARBORISTS	10242			
153420	11/16/15	WEST COAST ARBORISTS	10242			
153420	11/16/15	WEST COAST ARBORISTS	12070			
153421	11/16/15	WESTERN ENVIRONMENTA	10319			
153422	11/16/15	XEROX CORPORATION	17425			
153423	11/16/15	YOUNG REMBRANDTS	11441			
		TOTAL	590,045.27			

N D	001	4410	022	003
N D	001	4410	022	003
N D	001	4410	022	003
N D	001	4410	022	003
N D	001	4430	033	000
N D	001	4430	033	000
N D	001	4430	033	000
N D	008	4415	020	008
N D	008	4415	020	008
N D	008	4415	020	008
N D	001	4341	028	000
N D	001	4190	015	000
N D	001	4190	015	000
M D	001	4420	020	000

DESCRIPTION      Disbursement Journal  
AMOUNT  
590,045.27

CLAIM INVOICE

RECORDS PRINTED - 000250

ACS FINANCIAL SYSTEM  
 11/04/2015 14:48:35

CITY OF SAN DIMAS  
 GL0609-V07.27 RECAPPAGE  
 GL540R

Disbursement Journal

FUND RECAP:  
 FUND DESCRIPTION  
 -----  
 001 GENERAL FUND  
 002 STATE GAS TAX  
 003 WALKER HOUSE LIC FUND  
 004 CITY HALL/COM BLDG PLAZA FUND  
 007 CITY WIDE LIGHTING DISTRICT  
 008 LANDSCAPE LARGE TAX  
 012 INFRASTRUCTURE REPLACEMENT  
 020 COMMUNITY PARK DEVELOPMENT  
 022 OPEN SPACE #2 (EAST)  
 027 CIVIC CENTER PARKING DIST  
 034 HOUSING AUTHORITY 2-1-12  
 038 SUCCESSOR AGENCY CG 2-1-12  
 053 GOLF COURSE MAINT & OPERATIO  
 071 AIR QUALITY MANAGEMENT DIST  
 072 PROP A LOCAL TRANSPORTATION  
 075 LANDSCAPE MAINTENANCE DIST  
 110 TRUST AND AGENCY  
 TOTAL ALL FUNDS

DISBURSEMENTS  
 96,917.38  
 2,286.34  
 115,620.50  
 59,951.33  
 249,912.88  
 30,472.00  
 8,706.50  
 3,974.87  
 1,731.00  
 1,906.80  
 590,045.27

BANK RECAP:  
 BANK NAME  
 -----  
 CHEK BANK OF AMERICA  
 TOTAL ALL BANKS

DISBURSEMENTS  
 590,045.27  
 590,045.27



**MINUTES**  
**SPECIAL CITY COUNCIL MEETING**  
**TUESDAY, OCTOBER 27, 2015, 5:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**CONFERENCE ROOM**  
**245 E. BONITA AVENUE**

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**PRESENT:**

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

City Manager Blaine Michaelis  
Assistant City Manager Ken Duran  
City Attorney Mark Steres  
Assistant City Manager for Community Development Larry Stevens  
Director of Public Works Krishna Patel  
Facilities Manager Karon Deleon  
Lt. Clay Anderson, Los Angeles County Sheriff's Department

**1. CALL TO ORDER**

Mayor Morris called the Special City Council Meeting to order at 5:00 p.m.

**2. ORAL COMMUNICATIONS**

- a. Members of the Audience

None.

**3. STUDY SESSION – Report on 2014-15 Fiscal Year Audit Summary. Appropriation of fund balance.**

Mr. Duran reviewed his staff report on the audited financials for the 2014 -15 fiscal year end. He reviewed the General Fund revenues for the year discussing the actual revenues for the major revenue categories and answered questions.

Mr. Duran reviewed the General Fund expenditures for year from his staff report.

Mr. Duran reviewed the Schedule 1 Summary of Actual Ending Balances for all Funds from the staff report. He reviewed the ending General Fund Balance section of the staff report indicating that the ending fund balance was \$17,571,674.

Mr. Michaelis made a presentation on the ending fund balance. He presented that in keeping with the previous informal policy of maintaining 78% of general fund operating expenses in reserves there is \$1,850,000 in additional reserve funds available for reallocation to other projects or funds. Mayor Pro Tem Templeman commented that the 78% happened to be the amount of reserves at the time and is not a hard and fast number; he feels the rule of thumb should be  $\frac{3}{4}$  of the expenditures for the fiscal year.

Mr. Michaelis commented that the City had a past practice of allocating the equivalent amount of 10% of the annual sales tax to Fund 12 the Infrastructure Fund and staff is recommending do that again this year in the amount of \$612,000. He added that staff is also recommending a transfer from reserves of \$300,000 to Fund 70 the Equipment Replacement Fund. He further added that staff is recommending using \$100,000 of reserves to make an additional payment to PERS for the City's unfunded pension liability. Administrative Services Manager Michael O'Brien explained the unfunded liability side-fund and that paying an additional \$100,000 this year will result in an approximate savings of \$15,000 on interest.

Mr. Michaelis commented that staff's recommendation on the balance of the additional reserves is to hold them in the overall general fund reserves for the potential future need for some of the existing scheduled capital projects. He commented that some of the revised cost estimates for current budgeted projects are coming in higher and there may be a need for additional funding to complete the projects.

Mayor Pro Tem Templeman commented that it may make sense to postpone the Via Verde median island project until better timing to get a more competitive bid. Mr. Michaelis responded that based upon bids received we can reject the bids and rebid at a different time.

Councilmember Badar asked why not wait on making any transfers at this time. Mr. Michaelis responded that staff thinks that it is good policy to continue to fund Funds 12 and 70 on an annual basis. He also added that even if we have to spend more reserves for additional project costs remaining reserves will be in the 74% range. The consensus of the Council was they were supportive of the projects and asked staff to be cautious on the timing of the bids.

In response to question Mr. Michaelis commented that Civic Center bond payment is a General Fund expenses and is not coming from reserves and the thought is to maybe pay that off early in a few years.

Councilmember Bertone made motion supporting staff's recommendation to transfer reserves of \$612,000 to Fund 12, \$300,000 to Fund 70 and \$100,000 to make an additional PERS payment on the unfunded liability. The motion was seconded by Councilmember Badar and passed unanimously.

Mayor Pro Tem Templeman commented that the Finance Committee met with the auditor prior to this meeting and the auditor was very complementary on the transition of the finance staff and the audit went smoothly.

Mr. Duran commented that staff is updating 5 year capital improvement schedules and will be presenting them to the Council in February as a part of the beginning of the budget process.

In response to a question Facilities Manager Deleon commented that in the current year's budget there is money to perform facility assessment of the Swim and Racquet Club and staff will be working with a consult for that evaluation.

There being no further business the meeting was adjourned at 6:30 to the 7:00 regular City Council meeting.

Respectfully submitted,

---

Ken Duran, City Clerk



**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**TUESDAY OCTOBER 27, 2015 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVENUE**

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**CITY COUNCIL:**

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

**STAFF:**

City Manager Blaine Michaelis  
Assistant City Manager Community Development Larry Stevens  
Assistant City Manager Administrative Services Ken Duran  
City Attorney Mark Steres  
Director of Public Works Krishna Patel  
Facilities Manager Karon DeLeon

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

Mayor Morris called the meeting to order and led the flag salute at 6:59 p.m.

**2. ANNOUNCEMENTS/RECOGNITIONS**

- Recognition for San Dimas H.E.R.O. Alyssa Gomez

Gary Enderle with San Dimas H.E.R.O.S. organization announced the program for the upcoming Veteran's Day event at Freedom Park and added that he is working with staff on a monument sign for the park. Mr. Enderle gave provided an overview of Alyssa Gomez accomplishments.

Mayor Morris presented Mr. And Mrs. Gomez, Alyssa's parents with the city proclamation.

Mr. Gomez thanked the city for the recognition.

- Parks and Recreation Department Halloween Activities on October 31, including Downtown Trick or Treat on Bonita Avenue from 3:30-5:30 pm, and Halloween Spectacular at the Civic Center Plaza from 5:30 – 8:30 pm.

Recreation Coordinator Dominique Borba announced the program for the upcoming Halloween Spectacular.

**3. ORAL COMMUNICATIONS**

(Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However,

your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time or asked to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

a. Members of the Audience

- 1) Nora Chen San Dimas Library announcements and activities.
- 2) Raymond Foster Masonic Lodge and Rotary Club announcements and activities.

**4. CONSENT CALENDAR**

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

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

**RESOLUTION 2015 - 50, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF OCTOBER, 2015.**

- b. Approval of minutes for regular City Council meeting of October 13, 2015
- c. Approval of the City's 2014-2015 Annual Independent Audited Financial Statements
- d. Carreon v. City of San Dimas – Denial

**MOTION:** A motion was made by Councilmember Ebner, seconded by Councilmember Bertone to approve the consent calendar as presented. The motion was approved by vote of (5-0).

Yes: Badar, Bertone, Ebner, Templeman, Morris  
Noes: None

END OF CONSENT CALENDAR

**5. ORAL COMMUNICATIONS**

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

No one came forward.

b. City Manager

No program for Mayor's Call in Show in November.

b. City Attorney

Nothing to report.

c. Members of the City Council

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

Nothing to report

- 2) Individual Members' comments and updates.

Councilmember Templeman gave an update on the Tiger Mosquito

Councilmember Bertone thanked Karon DeLeon and Blaine Michaelis for help with Festival of Western Arts event. Anniversary of the National Monument, Congresswoman Judy Chui reintroduced her bill to create a national recreation area to include foothills of San Dimas, San Gabriel Mountains and Pasadena areas not include in the National Monument.

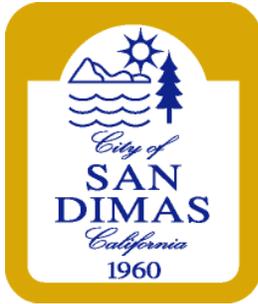
## **7. ADJOURNMENT**

Adjournment at 7:22 p.m. The next meeting will be Monday, November 9, 2015 at 5:00 p.m. for Council/Staff Fall Retreat in City Council Chambers Conference Room.

Respectfully submitted,

---

Debra Black, Assistant City Clerk



**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**TUESDAY OCTOBER 27, 2015 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVENUE**

---

**CITY COUNCIL:**

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

**STAFF:**

City Manager Blaine Michaelis  
Assistant City Manager Community Development Larry Stevens  
Assistant City Manager Administrative Services Ken Duran  
City Attorney Mark Steres  
Director of Public Works Krishna Patel  
Facilities Manager Karon DeLeon

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

Mayor Morris called the meeting to order and led the flag salute at 6:59 p.m.

**2. ANNOUNCEMENTS/RECOGNITIONS**

- Recognition for San Dimas H.E.R.O. Alyssa Gomez

Gary Enderle with San Dimas H.E.R.O.S. organization announced the program for the upcoming Veteran's Day event at Freedom Park and added that he is working with staff on a monument sign for the park. Mr. Enderle gave provided an overview of Alyssa Gomez accomplishments.

Mayor Morris presented Mr. And Mrs. Gomez, Alyssa's parents with the city proclamation.

Mr. Gomez thanked the city for the recognition.

- Parks and Recreation Department Halloween Activities on October 31, including Downtown Trick or Treat on Bonita Avenue from 3:30-5:30 pm, and Halloween Spectacular at the Civic Center Plaza from 5:30 – 8:30 pm.

Recreation Coordinator Dominique Borba announced the program for the upcoming Halloween Spectacular.

**3. ORAL COMMUNICATIONS**

(Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However,

your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time or asked to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

a. Members of the Audience

- 1) Nora Chen San Dimas Library announcements and activities.
- 2) Raymond Foster Masonic Lodge and Rotary Club announcements and activities.

**4. CONSENT CALENDAR**

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

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

**RESOLUTION 2015 - 50, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF OCTOBER, 2015.**

- b. Approval of minutes for regular City Council meeting of October 13, 2015
- c. Approval of the City's 2014-2015 Annual Independent Audited Financial Statements
- d. Carreon v. City of San Dimas – Denial

**MOTION:** A motion was made by Councilmember Ebner, seconded by Councilmember Bertone to approve the consent calendar as presented. The motion was approved by vote of (5-0).

Yes: Badar, Bertone, Ebner, Templeman, Morris  
Noes: None

END OF CONSENT CALENDAR

**5. ORAL COMMUNICATIONS**

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

No one came forward.

b. City Manager

No program for Mayor's Call in Show in November.

b. City Attorney

Nothing to report.

c. Members of the City Council

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

Nothing to report

- 2) Individual Members' comments and updates.

Councilmember Templeman gave an update on the Tiger Mosquito

Councilmember Bertone thanked Karon DeLeon and Blaine Michaelis for help with Festival of Western Arts event. Anniversary of the National Monument, Congresswoman Judy Chui reintroduced her bill to create a national recreation area to include foothills of San Dimas, San Gabriel Mountains and Pasadena areas not include in the National Monument.

## **7. ADJOURNMENT**

Adjournment at 7:22 p.m. The next meeting will be Monday, November 9, 2015 at 5:00 p.m. for Council/Staff Fall Retreat in City Council Chambers Conference Room.

Respectfully submitted,

---

Debra Black, Assistant City Clerk



CARL WARREN & COMPANY  
Claims Management and Solutions

November 2, 2015

TO: City of San Dimas

ATTENTION: Ken Duran, Assistant City Manager

RE: Claim	:	Heirs of Lopez-Prieto v. San Dimas
Claimant	:	Heirs of Violet Lopez-Prieto
Member	:	City of San Dimas
Date Rec'd by Mbr	:	9/14/15
Date of Event	:	3/14/15
CW File Number	:	1904642

Please allow this correspondence to acknowledge receipt of the captioned claim. Please take the following action:

- **CLAIM REJECTION: Send a standard rejection letter to the claimant's attorney, David G. Torres-Siegrist, Esq.**

Please include a Proof of Mailing with your rejection notice to the claimant. An exemplar copy of a Proof of Mailing is attached. Please provide us with a copy of the Notice of Rejection and copy of the Proof of Mailing. If you have any questions feel free to contact the assigned adjuster or the undersigned supervisor.

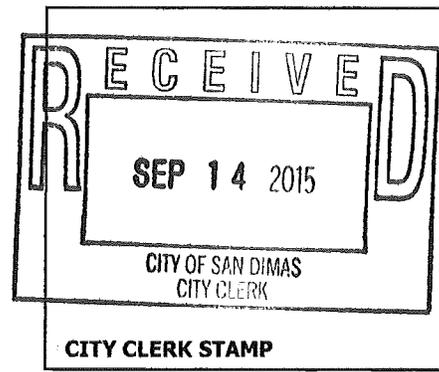
Very truly yours

CARL WARREN & COMPANY  
*Richard D. Marque*  
Richard D. Marque  
Supervisor

AN EMPLOYEE-OWNED COMPANY  
770 S. Placentia Avenue | Placentia, CA 92870  
P. O. Box 25180 | Santa Ana, CA 92799-5180  
www.carlwarren.com | Tel: 714-572-5200 | 800-572-6900 | Fax: 866-254-4423

CA License No. 2607296

4c



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

Received by   *JS*   initials

Via

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

CITY CLERK STAMP

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

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

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

1. Name of Claimant   See Attachment A  
  - a. Address \_\_\_\_\_
  - b. City \_\_\_\_\_ Zip Code \_\_\_\_\_
  - c. Telephone Number (\_\_\_\_) \_\_\_\_\_ d. Cell Number (\_\_\_\_) \_\_\_\_\_
  - e. Date of Birth \_\_\_\_\_ f. Drivers' license \_\_\_\_\_
  - g. e-mail: \_\_\_\_\_
  
2. Name, telephone and post office address to which claimant desires notices to be sent if other than above:  
  David G. Torres-Siegrist, Esq.    
  Law Offices of Torres-Siegrist, 225 S. Lake Avenue, Suite 300, Pasadena CA 91101 626-432-5460
  
3. Event or occurrence from which the claim arises:
  - a. Date   March 14, 2015   b. Time   10:08   a.m./  p.m.
  - c. Place (exact & specific location)   Intersection of Badillo St. and Cypress St. in the City of San Dimas, CA.
  - d. How and under what circumstances did damage or injury occur? Specify the particular occurrence, event, act or omission you claim caused the injury or damage. (Use additional paper if necessary)   See Attachment B
  - e. What particular action by the City, or its employees, caused the alleged damage or injury?   See Attachment B
  
4. Give a description of the injury, property damage or loss, so far as is known at the time to this claim. If there were no injuries, state "no injuries".  
  See Attachment B    
  Wrongful death and Survival Actions

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

Unknown at this time.

6. Name and address of any other person injured:

Decedent Violet Margaret Lopez-Prieto

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

Claimants

8. Damages claims:

a. Amount claimed as of this date:

\$ in excess of \$25,000

b. Estimated amount of future costs:

\$ in excess of \$25,000

c. Total amount claimed:

\$ in excess of \$25,000

d. Basis for computation of amounts claimed  
(attach copies of all bills, invoices, estimates, etc.)

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

a. See Attachment B

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

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

See Attachment B

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

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

Signed this 9th day of September, 2015  
at Pasadena

**Print Form**

**Clear Form**

*[Handwritten Signature]*  
DAVID G. TORRES-SIEGRIST  
Claimant's signature  
Attorney for Claimants  
see Ex A



THE LAW OFFICES OF

# TORRES + SIEGRIST

225 S. LAKE AVENUE  
SUITE 300  
PASADENA, CA 91101  
WWW.DGTSLAW.COM



SEPTEMBER 9, 2015

---

## Attachment A

Name, Address and Telephone number of Claimants:

- 1) Ernest A. Prieto III, (Son of Decedent), 4476 Tivoli Street, San Diego CA 92107; (619) 572-8480.
- 2) Jasmine M. Prieto, (Daughter of Decedent), 15519 2<sup>ND</sup> Place W. Lynnwood, WA 98087; (408) 250-6682.
- 3) Jarod Lopez (Son of Decedent), 21303 East Benbow Street, Covina, CA 91724; (626) 664-1101.
- 4) Santiago Lopez (Father of Decedent), 21303 East Benbow Street, Covina, CA 91724; (626) 664-1101.
- 5) Nellie Manuella Garcia-Lopez (Mother of Decedent), 21303 East Benbow Street, Covina, CA 91724; (626) 664-1101.
- 6) Estate of Violet Lopez-Prieto.



THE LAW OFFICES OF

# TORRES + SIEGRIST

225 S. LAKE AVENUE  
SUITE 300  
PASADENA, CA 91101  
WWW.DGTSLAW.COM



SEPTEMBER 9, 2015

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## Attachment B

On March 14, 2015, at approximately 10:08 pm, Violet Margaret Lopez-Prieto and her three dogs were lawfully in a designated crosswalk at the intersection of Badillo Street and Cypress Street in the City of San Dimas, California. Ms. Lopez-Prieto was walking northbound on Cypress Street on a green pedestrian light. As she continued lawfully walking northbound within the crosswalk, she was struck by a car. Ms. Lopez-Prieto and two of her dogs were tragically killed as a result of the collision.

Violet was a loving mother of three (3) adult children, Ernie, Jasmine and Jarod. She was also a supportive daughter of her two (2) elderly parents. Ms. Lopez-Prieto dedicated her life to the service of others. She was a Registered Nurse for over twenty (20) years. Her family and friends miss her dearly.



**Violet Margaret Lopez-Prieto**

October 25, 1952 – March 14, 2015

*September 9, 2015*

*Page 2 of Exhibit B to Government Tort Claim*

The location of this tragedy, including, but not limited to, the traffic control devices, crosswalk safety devices and/or technology, and /or lighting in the area, was owned, operated, maintained, managed, repaired, installed, placed, angled, barricaded, designed, built, constructed, drafted, engineered, illuminated, controlled, guarded, protected, secured, fixed, inspected, modified, planned, contracted, and/or regulated by the Government Respondents. Due to the negligent and/or careless acts and/or omissions of the Government Respondents, the Subject Location was in a dangerously defective condition due to the various dangerous defects at the Subject Location including, but not limited to:

- Dangerous, negligent, defective, unsafe, inadequate, insufficient, improper, unreasonable, obsolete and/or old safety devices;
- Dangerous, negligent, defective, unsafe, inadequate, insufficient, improper, unreasonable, obsolete and/or traffic control devices
- Dangerous, negligent, defective, unsafe, inadequate, insufficient, improper, unreasonable, obsolete and/or old crosswalk safety devices
- Dangerous, negligent, defective, unsafe, inadequate, insufficient, improper, unreasonable, obsolete and/or old crosswalks.
- Dangerous, negligent, defective, unsafe, inadequate, insufficient, improper, unreasonable, obsolete and/or old design and/or plan of the Subject Location;
- Dangerous, negligent, defective, unsafe, inadequate, insufficient, improper, unreasonable, obsolete and/or construction, placement and/or installation of lighting devices and/or technology;
- Dangerous, negligent, defective, unsafe, inadequate, insufficient, improper, unreasonable, obsolete and/or old maintenance processes;
- Dangerous, negligent, defective, unsafe, inadequate, insufficient, improper, unreasonable, obsolete and/or old traffic control devices;
- Dangerous, negligent, defective, unsafe, inadequate, insufficient, improper, unreasonable, obsolete and/or old engineering.
- Dangerous, negligent, defective, unsafe, inadequate, insufficient, improper, unreasonable, obsolete and/or old striping.
- Dangerous, negligent, defective, unsafe, inadequate, insufficient, improper, unreasonable, obsolete and/or lane designs.

The foregoing was such that it created a dangerous condition for pedestrians to become struck by motor-vehicles, thereby creating a substantial risk of injury to persons when such property was used with due care and in a manner which was reasonably foreseeable; and that the Subject Location was negligently and carelessly owned, operated, maintained, managed, repaired, installed, placed, angled, barricaded, designed, built, constructed, drafted, engineered, illuminated, controlled, guarded, protected, secured, fixed, inspected, modified, planned, contracted, and/or regulated by the Government Respondents, thereby creating a dangerous condition on the Subject Property, including but not limited to 1) having inadequate, improper, unreasonable, unsafe, obsolete and/or old traffic control devices, crosswalk safety devices and/or technology, lighting, layout, design and/or plan for both the traffic controls and crosswalk; and/or 2) failing to have and/or lacking adequate, proper, reasonable, safe, sufficient, lighting, layout, design, and/or plan to safely, properly and/or reasonably

September 9, 2015

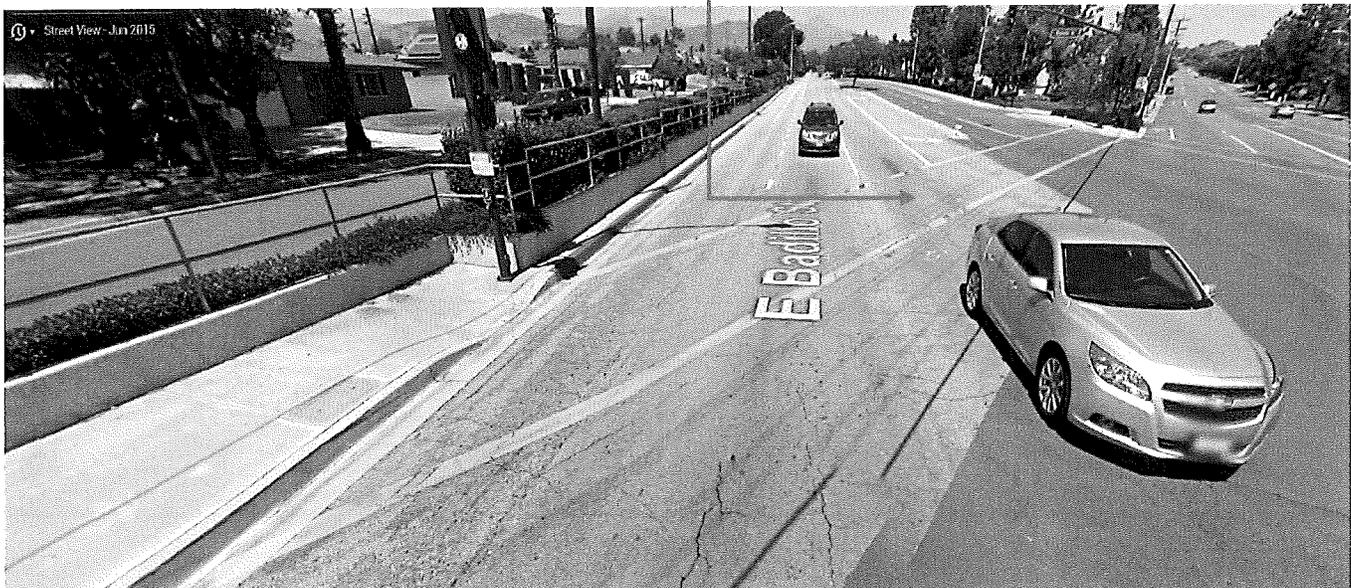
*Page 3 of Exhibit B to Government Tort Claim*

guide, direct, control, supervise, lead, protect, instruct and/or maneuver pedestrians, such as decedent, across the streets in the subject area; and/or 3) failing to have and/or lacking adequate, proper, reasonable, safe, sufficient, lighting, layout, design, and/or plan to safely, properly and/or reasonably guide, direct, control, supervise, lead, protect, instruct and/or maneuver motorists, through the subject intersection.

One of many aspects of the dangerous condition presented by the Subject Intersection is that motorists approaching the Subject Intersection see lights for both directions of travel: east/west as well as north/south.



Furthermore, the subject crosswalk, which is abnormally long, does not have any pedestrian island or safe haven for pedestrians:



September 9, 2015

Page 4 of Exhibit B to Government Tort Claim

Additionally, the intersection at issue located at Badillo Street and Cypress Street is an angled intersection. The angled intersection contributed to the death of Ms. Lopez-Prieto due to the fact that it created a dangerous condition for drivers and pedestrians.



Furthermore, the phasing for both pedestrian traffic and motorists as it relates to the traffic controls at the Subject Intersection were insufficient, dangerous, and defective and were a cause of Ms. Lopez-Prieto's death.

The Government Respondents possessed either actual and/or constructive notice of the dangerous conditions at the subject intersections prior to Ms. Lopez-Prieto's death.

As a result of the negligence and carelessness of the Government Respondents, Claimants (children of the decedent, parents of the decedent and the estate of decedent See Exhibit A) have suffered both wrongful death damages and survival damages exceeding the statutory limit of \$25,000- Unlimited Jurisdiction.

Witnesses to this action:

James Gregory Schniep

Claimants

Coroner's Office Personnel

LA County Sheriff's Department Personnel

LA County Fire Department Personnel

Employees and/or independent Contractors of the Government Respondents who maintained, and/or controlled the subject intersection



November 2015

# SCAG 2016-2040 Regional Transportation Plan Update

As the federally designated regional Metropolitan Transportation Planning Organization (MPO), the Southern California Association of Governments (SCAG) is required to prepare a Regional Transportation Plan (RTP)/ Sustainable Communities Strategy (SCS) every four years for the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura.

The Regional Transportation Plan component of the plan is a long-range transportation plan that reflects a region-specific, balanced, multimodal plan that serves as a guide for public policy and investment decisions throughout the region. Using growth forecasts and economic trends that project out to 2040, the RTP considers the role of transportation in the broader context of economic,

environmental, and quality-of-life goals for the future, and identifying regional transportation strategies to address our mobility needs. Beginning in 2008, SB 375 (Steinberg) required the inclusion of the SCS in the RTP development. SCS is intended to integrate land use and transportation strategies that will achieve greenhouse gas emissions reduction targets.

The 2016 RTP/SCS includes over 2,000 transportation projects—ranging from freeway improvements, railroad grade separations, bicycle lanes, new transit hubs and replacement bridges. This includes numerous projects in the San Gabriel Valley and their inclusion in the RTP/SCS makes them eligible for federal funding. The upcoming RTP/SCS development and adoption process is shown in the table below.

## Regional Transportation Plan/Sustainable Communities Strategy Development Timeline

Draft 2016 RTP/SCS & Program Environmental Impact Report (PEIR) Release	December 2015
2016 RTP/SCS Public Comment Period	Minimum 55 Days
2016 RTP/SCS PEIR Public Comment Period	Minimum 45 Days
Elected Officials Briefings	January 2016
Public Hearings	January 2016
Final Adoption of 2016 RTP/SCS & PEIR	April 7, 2016

# Valley Voice

The Pulse of the San Gabriel Valley

VOLUME 3, ISSUE 7



Energy Wise Partnership Update... pg. 6-7

Also in the issue...  
Transportation Update.....4-5



Bike SGV Education Center Opening...pg.4

## Governing Board October Meeting

The following is a recap of the October 15th Governing Board meeting:

- ⇒ **SCAG Presentation on the 2016 Regional Transportation Plan**  
Hasan Ikhata from SCAG presented on the 2016 Regional Transportation Plan/Sustainable Communities Strategy.
- ⇒ **South Coast Air Quality Management District Provides Update**  
Dr. Philip Fine from SCAQMD presented on the 2016 Air Quality Management Plan.
- ⇒ **Governing Board Voted to Support the California Water Fix Plan**  
The Board adopted Resolution No. 15-29 in support of the proposed California Water Fix project.
- ⇒ **Cynthia Sternquist Elected to Represent the SGVCOG at SCAG Transportation Policy Committee Meetings**  
An election was held for the SGVCOG Representative to SCAG's Transportation Policy Committee. Council Member Cynthia Sternquist of Temple City was elected.
- ⇒ **Election Held for SGVCOG 3rd Vice President Position**  
Mayor Margaret Clark of Rosemead was elected 3rd Vice President of the SGVCOG. See article below for additional information on Margaret's background and relationship with the COG.
- ⇒ The next meeting of the Governing Board will take place on November 19th.



## Rosemead Mayor Margaret Clark Elected 3rd Vice President

On Thursday, October 15th, the Governing Board elected long-time board member, Margaret Clark from the City of Rosemead, as the SGVCOG's 3rd Vice President.

Margaret has served on the Rosemead City Council since March 1991, including

six terms as Mayor. Prior to her election to the City Council she was a Commissioner on the Rosemead Planning and Traffic Commissions. In addition to serving on City Council, Margaret was elected to serve as President of the Los Angeles County Division of the League of California

Cities and has been a member of the California Contract Cities Association executive board. In addition to serving on the Governing Board, Margaret is a member of the SGVCOG's Energy, Environment and Natural Resources Committee, and the Water Committee.

## 2016 Greater Los Angeles Homeless Count

This year, the Los Angeles Homeless Services Authority (LAHSA), will be moving from a biennial to an annual homeless count. The 2016 Greater Los Angeles Homeless Count will take place on January 26, 27 and 28, of 2016.

LAHSA is part of a coordinated network of city and county agencies, nonprofits, civic and community leaders. They rely on accurate data on the region's homeless population, and by determining where the homeless live, the Homeless Count helps organizations secure and direct resources

where they are most needed. The Homeless Count aims to inform stakeholders about the state of homelessness in Los Angeles, by determining the size and scope of the homeless population. Data from the Homeless Count is used as a tool for nonprofits and local governments to help advocate for additional and specialized resources. The Homeless Count relies on 6,000 volunteers over the course of three days to help gather data.

The Opt-In Program gives cities, neighborhoods and communities the opportunity to obtain locally specific data at a high confidence level by completing a full count of every census tract assigned to their area. Participation allows jurisdictions to obtain a Point-In-Time Count enumeration of the sheltered and unsheltered homeless population residing within each census tract.

For additional information about the 2016 Greater Los Angeles Homeless Count visit [www.theycountwillyou.org](http://www.theycountwillyou.org).

# Winter Shelter Program



The East San Gabriel Valley Coalition for Homeless (ESGVCH) has announced the schedule for their 2015-2016 Winter Shelter Program. The Winter Shelter opens on December 1st and operates continuously until March 1st. The Coalition contacts and arranges for the different church sites for a two-week stay and transports the clients to each site. It coordinates the thousands of volunteers who provide food, clothing, hygiene kits, soap, and towels for the showers and other supplies.

No one is turned away who comes for help, however, strict rules are enforced to prevent alcohol and drug abuse in the shelter. In addition to providing a warm, safe and dry bed, the ESGVCH also provides a weekly healthcare program at the shelter. The clinic brings in student nurses who examine the homeless clients, dispense medicine,

and provide referrals for those who need further treatment.

The Winter Shelter is primarily funded through a contract with the Los Angeles Homeless Authority, but is made possible through the support of the churches who provide shelter locations and the volunteers who donate their time.

The Winter Shelter is one of four programs run by ESGVCH. The organization also operates an Emergency Assistance Center located in Hacienda Heights where clients come to receive direct aid; a transitional housing program which consists of two apartments rented by ESGVCH for families who are transitioning back to permanent housing; and the Encore Program which provides support for outpatient therapy for the homeless who are addicted to substances and seek recovery.

More information can be found at [www.esgvch.org](http://www.esgvch.org)

2015-2016 Winter Shelter Schedule	
12/1—12/16	St. Christopher Catholic Church 629 S. Glendora Ave. West Covina
12/17—1/1	St. Dorothy's Catholic Church 241 S. Valley Center Ave. Glendora
1/2—1/15	Glenkirk Presbyterian Church 1700 E. Palopinto Glendora
1/16—1/31	St. John Vianney Catholic Church 1345 Turnbull Canyon Rd. Hacienda Heights
2/1—2/15	Holy Name of Mary 724 E. Bonita Ave. San Dimas
2/16—2/29	St. Elizabeth Ann Seton Catholic Church 1835 Larkvane Rd. Rowland Heights

# Los Angeles County Homeless Initiative



Last month the City of Los Angeles pledged \$100 million in new money to address a "state of emergency" on homelessness.

Following in the footsteps of the City's announcement, the Los Angeles County Board of Supervisors announced their own \$51 million initiative.

Using surplus revenue from last year's fiscal budget, the County aims to spend the money on programs and services for the county's homeless population. The allocation was unanimously approved.

Between now and the end of the year, the County is hosting 18 homeless

initiative policy summits on a variety of subjects, including employment, land use, supplemental security income and veterans benefit advocacy, Affordable Care Act opportunities, homelessness prevention, encampments/street homelessness and outreach/engagement, coordination of current services, subsidized housing, and discharges into homelessness. These summits bring together regional stakeholders to discuss key aspects of the issue, current local efforts, best practices, and potential recommended strategies. The summits will result in a set of recommendations that will be released for public comment in January 2016. Following the public comment period, the final recommendations will be taken to the Board of Supervisors for consideration in February 2016.

The homeless initiative is designed to leverage the passion and compassion evoked by the increasing number of homeless families and individuals throughout the region.

To find out more about the County's Homeless Initiative, please visit:

<http://priorities.lacounty.gov/homeless/>



# Transportation Update

Below please find updates about the COG’s transportation activities, as well as other relevant regional and statewide updates.

## SCAG Go Human Campaign



“Go Human” is a new community outreach and advertising campaign funded by a \$2.3 million grant from the 2014 California Active Transportation Program. This program is being managed by the Southern California Association of Governments (SCAG). “Go Human” consists of an advertising campaign to promote traffic safety, the development of resources and toolkits for cities and organizations, and the support of events across the region that encourage walking and biking.

“Go Human” will be advertised on freeway billboards, buses and bus shelters in the counties of Imperial, Los

Angeles, Orange, Riverside, San Bernardino and Ventura. SCAG is partnering with the county health departments and transportation commissions from the region, but is also seeking the participation of local cities, regional agencies and community partners.

There are a number of opportunities for cities, agencies, non-profits and individuals to help promote the program including:

- Uploading “Go Human” web banners to agency websites;
- Liking the campaign on Facebook and sharing posts;
- Follow the campaign on Twitter @GoHumanSoCal and using the hashtag #GoHumanSoCal;
- Printing the campaign

advertisements and posting in public facilities; and

For more information visit [www.gohumansocal.org](http://www.gohumansocal.org).



## BikeSGV Opens Bike Education Center



On Sunday, October 25th, Bike San Gabriel Valley (BikeSGV) opened the doors to their new Bike Education Center at the Seymour Family Center (10900 Mulhall St.) in El Monte. The Bike Education Center will provide members of the community with a place to attend courses on ridership for cyclists of all levels, as well as classes on bike repair. BikeSGV also plans to use the space to offer bike rentals using bikes they receive through donations. The new center will be a great jumping off point for members of the community to access the nearby Emerald Necklace bikeway network.

Permanent hours for the Bike Education Center will be set in the coming weeks.

More information can be found at [www.bikesgv.org](http://www.bikesgv.org).





# October 15th *Moving Goods, Moving People* Hearing

On Thursday, October 15th, Assembly Member Chris Holden held a hearing of the Assembly Select Committee on Regional Transportation to discuss timely transportation issues for the region and the state. The hearing *Moving Goods, Moving People* included local and state government officials and experts, including ACE and Gold Line representatives, who discussed issues regarding funding solutions, active transportation and managing regional growth.

Speakers at the hearing included Habib Balian, CEO, Foothill Gold Line; Mark Christoffels, CEO, ACE; and representatives from CalTrans, Metro, SCAG, CTC, SANBAG, and Southern California Regional Rail Authority/Metrolink.



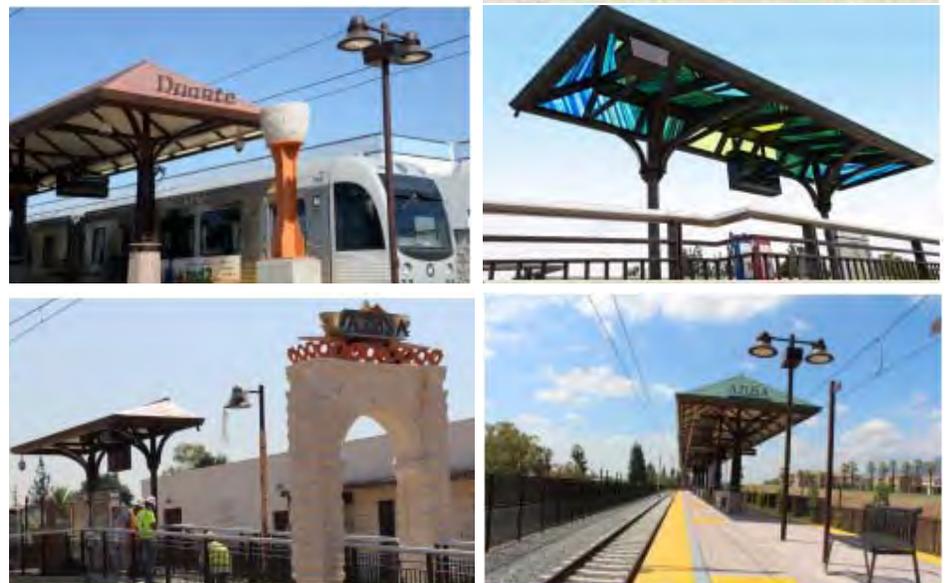
## Gold Line Service Scheduled to Begin March 2016

After five years of design and construction, and more than 2.4 million work hours logged, the nearly \$1 billion, 11.5-mile Foothill Gold Line light rail project from Pasadena to Azusa reached substantial completion, on time and on budget, on September 23, 2015.

Three design-build contractors were responsible for completing the Foothill Gold Line from Pasadena to Azusa. On September 23, Foothill Transit Constructors (FTC) completed the largest of the three design-build contracts, which included design and construction of all elements of the light rail project with the exception of parking and the I-210 Gold Line Bridge.

On September 24th, Metro accepted the Pasadena to Azusa segment and pre-revenue service was initiated. Pre-revenue service is an important period when Metro will continue to accept and commission new light rail vehicles, train

operators and local emergency responders, and educate the community about staying safe as the trains begin to run regularly through their communities. Metro has recently announced a start date for passenger service - Saturday, March 5, 2016.



# Environment & Water Update

Below please find updates about the COG’s activities, as well as other energy, environment, natural resources and water updates.

## County-wide Energy Atlas Launched

The UCLA Energy Atlas, which went live at the end of September, is an interactive website aimed at informing energy planning and research in Los Angeles and throughout California as the State collectively works to achieve ambitious energy goals and sustainability. Energy Atlas provides downloadable data, as well as an interactive geospatial relational database that has the ability to connect address level energy consumption to building characteristics and census information.

By providing energy use data across Los Angeles County, the Energy Atlas allows users to better identify targets for energy reduction programs, through allowing users to take into consideration data related to sociodemographic characteristics, climate, building attributes, building use and other variables.

The Atlas has important benefits to the region including:

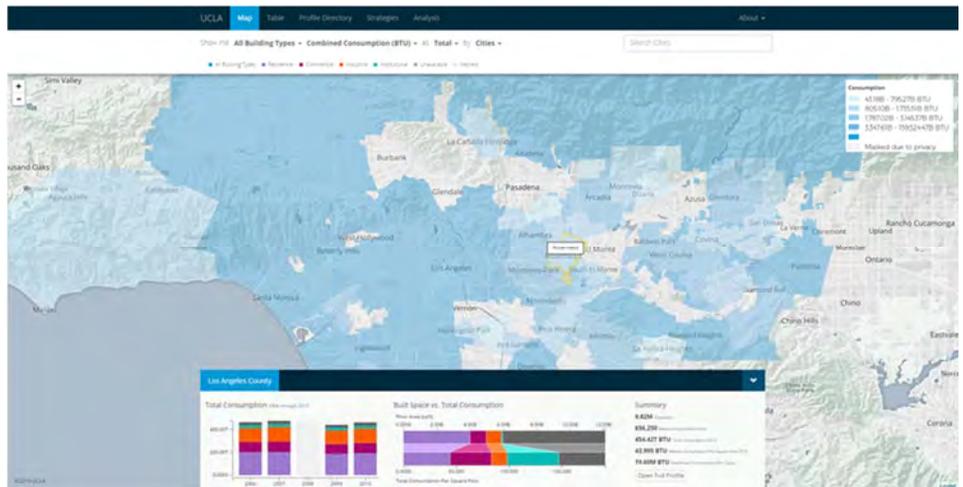
- Assisting local governments in consolidating and coordinating individual climate action and energy reduction efforts happening

across the region by providing region-wide climate and energy data.;

- Helping individual local governments to improve climate action and energy reduction efforts by providing analytics tailored to specific geographies within the region (e.g. cities or COGs);
- Assisting to identify communities for additional investments; and
- Evaluating GHG emissions from the built environment and assisting efforts to improve air quality and transition to the state’s renewable portfolio standards.

The Energy Atlas was developed by the UCLA California Center for Sustainable Communities through funding from the Southern California Regional Energy Network and the County of Los Angeles’ Office of Sustainability. Program partners also included the Los Angeles Regional Collaborative for Climate Action and Sustainability and the Energy Coalition, as well as policy makers, energy experts and program administrators.

Visit the Energy Atlas at <http://www.energyatlas.ucla.edu/>.



## San Gabriel Valley Energy Efficiency Projects Update

In 2015, through the San Gabriel Valley Energy Wise Partnership, we’ve been able to identify and realize opportunities for municipal building energy efficiency retrofits. The following information (right) demonstrates the impact of projects.

Additionally, through the Partnership’s marketing and outreach we have successfully engaged 2, 835 community members, attended 29 community events, attended 15 civic meetings, and presented to 8 community groups since January 2015.

### Energy Efficiency Projects



**2015 Electricity Goal:**  
1,504,075 kWh Savings

**Installed to Date:**  
1,020,591 kWh



**2015 Therms Goal:**  
30,000 Therms Savings

**Installed to Date:**  
7,449 Therms

### Project Types



**4 Mechanical Projects**  
**140,842 kWh Savings**  
**7,449 Therms Savings**



**2 Indoor & Outdoor Lighting Projects**  
**438,436 kWh Savings**



**3 Water & Pumping Projects**  
**441,343 kWh Savings**

# San Gabriel Valley Energy Wise Partnership Updates

The San Gabriel Valley Energy Wise Partnership has a number of exciting updates and upcoming events to share. November and December bring back the annual holiday LED light exchange program. The SGVCOG will be exchanging LED lights for strands of 50 or more incandescent lights at nine different community events beginning on November 21st with the Christmas Tree Lighting in Covina and ending with the Winter Wonderland event in Walnut on December 12th. See the full list of events below.

On December 9th, the Partnership will be holding the 2015 Energy Leadership Awards at the San Gabriel Hilton Hotel (see below). This will be an opportunity for us to recognize energy efficiency leaders in our region. The following awards will be given out: largest kWh project (individual, combined, and small city); largest therms; green leadership; and cities who have achieved Gold Level.

Included below, you will also find an update on the EASY Program, which offers free home energy assessments to residents in the San Gabriel Valley. If you or someone you know is interested in receiving your own free home assessment, call the COG office to schedule one today: 626.457.1800.

For more information on the Energy Wise Partnership Program visit: [www.sgvenerywise.org](http://www.sgvenerywise.org).

## EASY Program Update



**2015 Holiday LED Light Exchange Locations**

Saturday, November 21	Christmas Tree Lighting	City of Covina Heritage Plaza (400 N. Citrus Avenue)	6:00p.m. - 8:00p.m.
Tuesday, December 1	Christmas Tree Lighting	City of San Gabriel Plaza Park (428 S. Mission Drive)	6:00p.m. - 8:00p.m.
Thursday, December 3	Christmas Tree Lighting	City of Rosemead Civic Center (8838 Valley Blvd.)	6:00p.m. - 8:00p.m.
Friday, December 4	Holiday Promenade and Tree Lighting	City of Claremont Claremont Transit Depot (200 W. 1st Street)	5:00p.m. - 7:00p.m.
Saturday, December 5	Holiday House	City of El Monte Community Center (3130 Tyler Avenue)	9:00a.m. - 11:00a.m.
Saturday, December 5	San Dimas Holiday Extravaganza	City of San Dimas Walker House (121 N. San Dimas Avenue)	3:00p.m. - 5:00p.m.
Thursday, December 10	Santa's Holiday Party	City of Duarte Senior Center (1610 Huntington Drive)	4:00p.m. - 5:30p.m.
Saturday, December 12	Breakfast with Santa	City of South Pasadena War Memorial Building (435 Fair Oaks Avenue)	10:30a.m. - 12:30p.m.
Saturday, December 12	Winter Wonderland	City of Walnut Senior Center (21215 La Puente Road)	6:00p.m. - 8:00p.m.

**2015 Energy Leadership Awards**

HOSTED BY  
*San Gabriel Valley Energy Wise Partnership*

**WEDNESDAY  
DECEMBER 9, 2015**

**12 NOON - 1:30PM**  
LUNCH WILL BE SERVED

*Hilton Hotel*  
225 WEST VALLEY BLVD.  
SAN GABRIEL CALIFORNIA

**RSVP BY DECEMBER 2ND**  
[sgv@sgvcog.org](mailto:sgv@sgvcog.org)

# Upcoming Meetings

**Wednesday, November 4, 12 noon**  
City Managers' Steering Committee  
11333 Valley Boulevard, El Monte, CA

**Monday, November 2, 4:00 p.m.**  
Executive Committee  
1000 S. Fremont Ave., Alhambra, CA

**Wednesday, November 4, 9:00 a.m.**  
Water Committee/TAC  
119 W. Palm Ave., Monrovia, CA

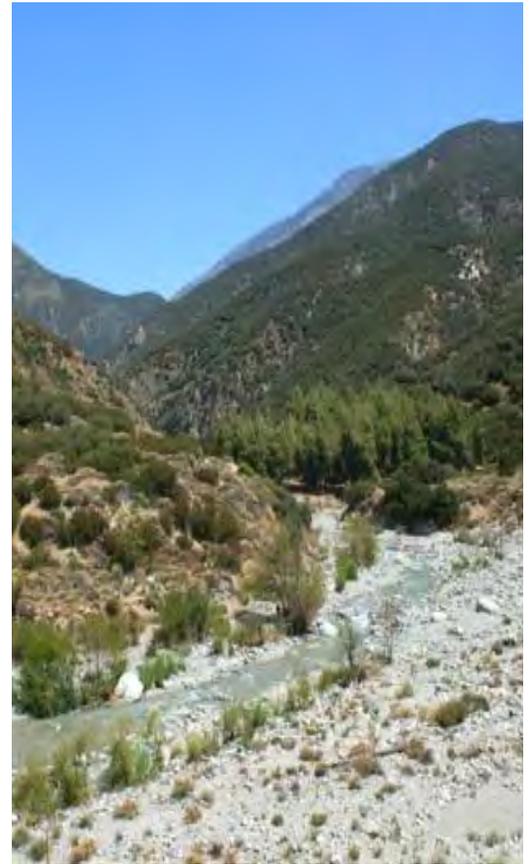
**Thursday, November 19, 6:00 p.m.**  
Governing Board  
602 E. Huntington Dr., Monrovia, CA

**Monday, November 16, 12 noon**  
Public Works TAC  
211 E. Huntington Dr., Arcadia, CA

**Wednesday, December 2, 3:30 p.m.**  
EENR Committee  
600 S. Mountain Ave., Monrovia, CA

**Thursday, December 3, 12 noon**  
Planners TAC  
119 W. Palm Ave., Monrovia, CA

We encourage you to attend any of these meetings to find out more about what's going on at the COG!



**Valley  
Voice**  
*The Pulse of the  
San Gabriel Valley*

1000 S. Fremont Ave.  
Bldg A-10N, Suite 10-210  
Alhambra, CA 91803



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of November 10, 2015*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Community Development Department

**SUBJECT:** Municipal Code Text Amendment No. 12-04 – A request to amend the boundary of Planning Area One of Specific Plan No. 25 to include 40 additional acres and to increase the number of lots within the revised Planning Area One from 61 lots to 65 lots.

---

## **SUMMARY**

*The proposed amendment to SP 25 revises the boundary of Planning Area One and allows the four lots permitted on the parcel to also be transferred into Planning area One. There is no net increase in density in SP 25.*

*Staff and Planning Commission recommend approval of MCTA 12-04.*

## **BACKGROUND**

On December 16, 2010 the City Council approved the 61 lot residential development proposed by NJD in the Northern Foothills, including the following entitlements:

- Final EIR (certifying compliance with CEQA and establishing various mitigation measures)
- General Plan Amendment 08-02 (including various text changes to the Land Use Element)
- MCTA 08-04 (approving density and development standard revisions for SP 25)
- Tentative Tract Map 70583 (creating 61 residential development lots)
- Development Agreement

Recently, staff has, with direction from the City Council, discussed certain revisions to the project addressing the “south 40” (which was not included in the original project), location of required equestrian trails and other related matters. The result of those discussions requires various changes to the project and SP 25, including the following:

- Allowing four lots currently permitted on the South 40 (which was not included in the original tract) to be developed within the boundaries of the approved Tentative Tract. [NOTE: That is the primary purpose of MCTA 12-04.] This includes a waiver of all development rights on the south 40. The agreement also provides that the four additional lots must be developed within the currently approved grading footprint and that the developer is required to submit a revised tract Map to effectuate the additional lots.
- Revising the equestrian trail required per Condition #56 from within the approved tract to the south 40 and a portion of the north 40 connecting to existing trails in Horsethief Canyon Park and San Dimas Canyon Park (County). Portions of this trail will be constructed by the developer and portions will be constructed by the City but paid for by the developer (estimated at \$181,500). [See separate report on alternate trail considerations.]
- Transfer of approximately 15 acres east of the south 40 trail and adjacent to Horsethief canyon Park to the City. The remainder of the south 40 to be preserved in natural state and used as an environmental mitigation bank. The City will also retain the trail in fee.

The project has completed the plan check process for grading, retaining walls, storm drains, streets and utilities but permits have not been issued at this time.

## **ANALYSIS**

The proposed amendment intends to allow four additional residential lots within the approved development area. This can be accomplished in several ways, including amending the boundaries of Panning Area One (which includes all of the approved development) and/or increasing the maximum permissible number of lots in Planning Area One. The change is not intended to increase the total number of allowable residential lots in SP 25.

The density initially established in SP 25 in 1999 was a performance based, slope density with calculations performed on each Assessor Parcel. After litigation a density increase for the NJD properties was approved in 2010. To implement this settlement two separate Planning Areas were created. The south 40 was included in Planning Area Two and retained the original slope density formula to determine density. The proposed density transfer does not increase the total number of residential lots in SP 25.

To ensure that no additional environmental impacts beyond those previously identified occur any new lots within the project boundaries are required to be within the approved grading footprint.

To implement the proposal Staff is suggesting both a text revision and an exhibit revision which results in a new maximum number of lots in Planning Area One and revises the boundaries to move the south 40 into Planning Area One from Planning Area Two.

A certified FEIR was prepared for the prior project. The FEIR included various, findings, mitigation measures and a statement of overriding considerations. As long as the project changes, changed circumstances or new information do not require the preparation of a subsequent EIR, an addendum to the FEIR is appropriate. The use of an addendum must be supported by substantial evidence. See Attachment #1 to the October 15, 2015 Planning Commission Staff Report (attached) for detailed discussion regarding the addendum.

### **RECOMMENDATION**

Staff recommends approval of Municipal Code Text Amendment 12-04 as follows:

1. Revise Section 18.542.105.B & C (planning areas) as follows (deleting the strikethrough and adding the underlined text):
  - B. Planning Area One (PA1) consists of ~~two hundred seventy~~ three hundred and ten plus or minus acres ~~comprising a single ownership~~ at the southwesterly portion of the specific plan.
  - C. Planning Area Two (PA2) consists of ~~over~~ nearly seven hundred acres comprising the remainder of the specific plan.
2. Revise Section 18.542.110.A (maximum allowable density) as follows (deleting the strikethrough and adding the underlined text):
  - A. The maximum allowable density for Planning Area One shall be 0.225 dwelling units per acre, not to exceed ~~sixty-one~~ sixty-five dwelling units.
3. Revise Exhibit A (Location Map) by moving the red shaded area from Planning area Two to Planning Area One as shown:

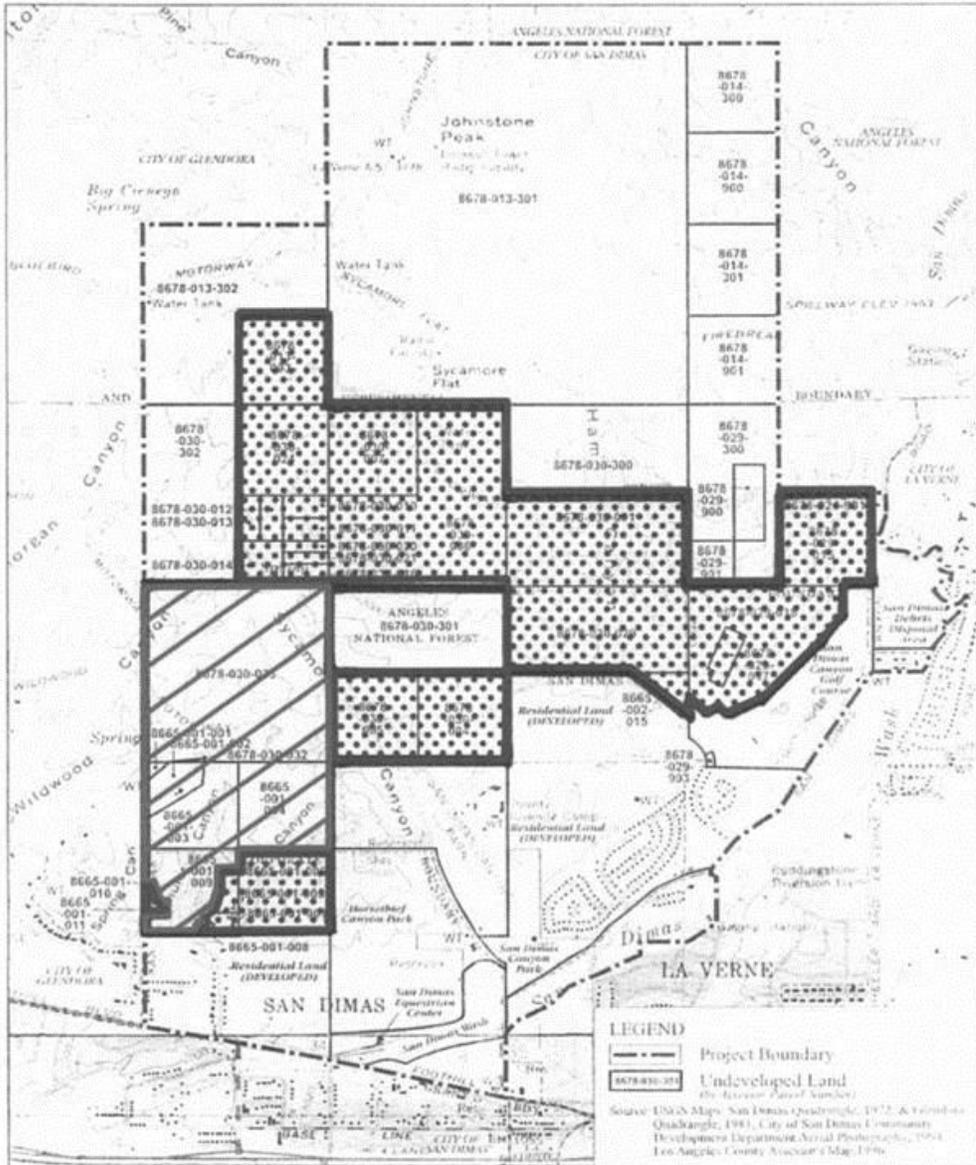


EXHIBIT A  
LOCATION MAP

-  PLANNING AREA ONE
-  PLANNING AREA TWO

Respectfully Submitted,



Larry Stevens,  
Assistant City Manager for Community Development

Attachments:

1. Ordinance No. 1236
2. Planning Commission Staff Report dated October 15, 2015
3. Planning Commission Resolution No. 1547
4. Draft Planning Commission Minutes for October 15, 2015 (pages 1-4)

**ORDINANCE NO. 1236**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS  
APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 12-04 ,  
AMENDING THE BOUNDARY OF PLANNING AREA ONE OF SPECIFIC  
PLAN NO. 25 TO INCLUDE 40 ADDITIONAL ACRES AND TO  
INCREASE THE NUMBER OF LOTS WITHIN THE REVISED PLANNING  
AREA ONE FROM 61 LOTS TO 65 LOTS.

**THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS  
FOLLOWS:**

**SECTION 1.** Revise Section 18.542.105.B & C (planning areas) as follows  
(deleting the strikethrough and adding the underlined text):

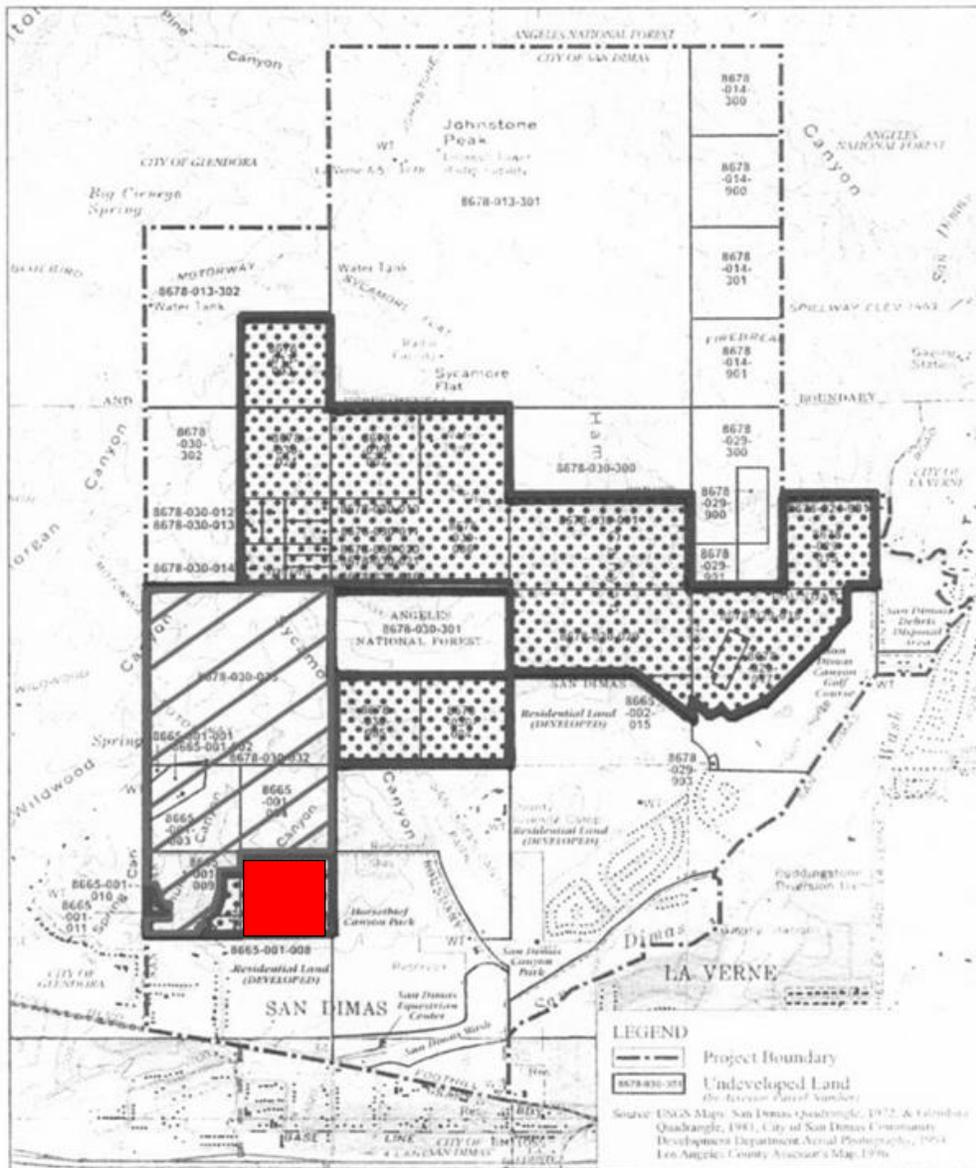
B. Planning Area One (PA1) consists of ~~two hundred seventy~~ three hundred and ten plus or minus acres ~~comprising a single ownership~~ at the southwesterly portion of the specific plan.

C. Planning Area Two (PA2) consists of ~~over~~ nearly seven hundred acres comprising the remainder of the specific plan.

**SECTION 2.** Revise Section 18.542.110.A (maximum allowable density) as follows  
(deleting the strikethrough and adding the underlined text):

A. The maximum allowable density for Planning Area One shall be 0.225 dwelling units per acre, not to exceed ~~sixty-one~~ sixty-five dwelling units.

**SECTION 3.** Revise Exhibit A (Location Map) by moving the red shaded area from Planning area Two to Planning Area One as shown:



**EXHIBIT A**  
**LOCATION MAP**

 **PLANNING AREA ONE**

 **PLANNING AREA TWO**

**SECTION 4.** This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

**PASSED, APPROVED AND ADOPTED THIS xx DAY OF xx, 20XX.**

\_\_\_\_\_  
Curtis W. Morris, Mayor City of San Dimas

**ATTEST:**

\_\_\_\_\_  
Debra Black, Assistant City Clerk

**I, DEBRA BLACK, ASSISTANT CITY CLERK** of the City of San Dimas, do hereby certify that Ordinance 1236 was regularly introduced at the regular meeting of the City Council on \_\_\_\_\_, and was thereafter adopted and passed at the regular meeting of the City Council held on \_\_\_\_\_, 20XX by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**I DO FURTHER CERTIFY** that within 15 days of the date of its passage, I caused a copy of Ordinance 1236 to be published in the Inland Valley Daily Bulletin.

\_\_\_\_\_  
Debra Black, Assistant City Clerk



# Planning Commission Staff Report

**DATE:** October 15, 2015

**TO:** Planning Commission

**FROM:** Community Development Department

**SUBJECT:** Municipal Code Text Amendment No. 12-04 – A request to amend the boundary of Planning Area One of Specific Plan No. 25 to include 40 additional acres and to increase the number of lots within the revised Planning Area One from 61 lots to 65 lots.

## **SUMMARY**

*The proposed amendment to SP 25 revises the boundary of Planning Area One and allows the four lots permitted on the parcel to also be transferred into Planning area One. There is no net increase in density in SP 25.*

*Staff recommends approval of MCTA 12-04.*

## **BACKGROUND**

On December 16, 2010 the City Council approved the 61 lot residential development proposed by NJD in the Northern Foothills, including the following entitlements:

- Final EIR (certifying compliance with CEQA and establishing various mitigation measures)
- General Plan Amendment 08-02 (including various text changes to the Land Use Element)
- MCTA 08-04 (approving density and development standard revisions for SP 25)
- Tentative Tract Map 70583 (creating 61 residential development lots)
- Development Agreement

Recently, staff has, with direction from the City Council, discussed certain revisions to the project addressing the “south 40” (which was not included in the original project), location of required equestrian trails and other related matters. The result of those discussions requires various changes to the project and SP 25, including the following:

- Allowing four lots currently permitted on the South 40 (which was not included in the original tract) to be developed within the boundaries of the approved Tentative Tract. [NOTE: That is the primary purpose of MCTA 12-04.] This includes a waiver of all development rights on the south 40. The agreement also provides that the four additional lots must be developed within the currently approved grading footprint and that the developer is required to submit a revised tract Map to effectuate the additional lots.
- Revising the equestrian trail required per Condition #56 from within the approved tract to the south 40 and a portion of the north 40 connecting to existing trails in Horsethief Canyon Park and San Dimas Canyon Park (County). Portions of this trail will be constructed by the developer and portions will be constructed by the City but paid for by the developer (estimated at \$181,500). [See separate report on alternate trail considerations.]
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The project has completed the plan check process for grading, retaining walls, storm drains, streets and utilities but permits have not been issued at this time.

### **ANALYSIS**

The proposed amendment intends to allow four additional residential lots within the approved development area. This can be accomplished in several ways, including amending the boundaries of Panning Area One (which includes all of the approved development) and/or increasing the maximum permissible number of lots in Planning Area One. The change is not intended to increase the total number of allowable residential lots in SP 25.

The density initially established in SP 25 in 1999 was a performance based, slope density with calculations performed on each Assessor Parcel. After litigation a density increase for the NJD properties was approved in 2010. To implement this settlement two separate Planning Areas were created. The south 40 was included in Planning Area Two and retained the original slope density formula to determine density. The proposed density transfer does not increase the total number of residential lots in SP 25.

To ensure that no additional environmental impacts beyond those previously identified occur any new lots within the project boundaries are required to be within the approved grading footprint.

To implement the proposal Staff is suggesting both a text revision and an exhibit revision which results in a new maximum number of lots in Planning Area One

and revises the boundaries to move the south 40 into Planning Area One from Planning Area Two.

A certified FEIR was prepared for the prior project. The FEIR included various, findings, mitigation measures and a statement of overriding considerations. As long as the project changes, changed circumstances or new information do not require the preparation of a subsequent EIR, an addendum to the FEIR is appropriate. The use of an addendum must be supported by substantial evidence. See Attachment #1 for detailed discussion regarding the addendum.

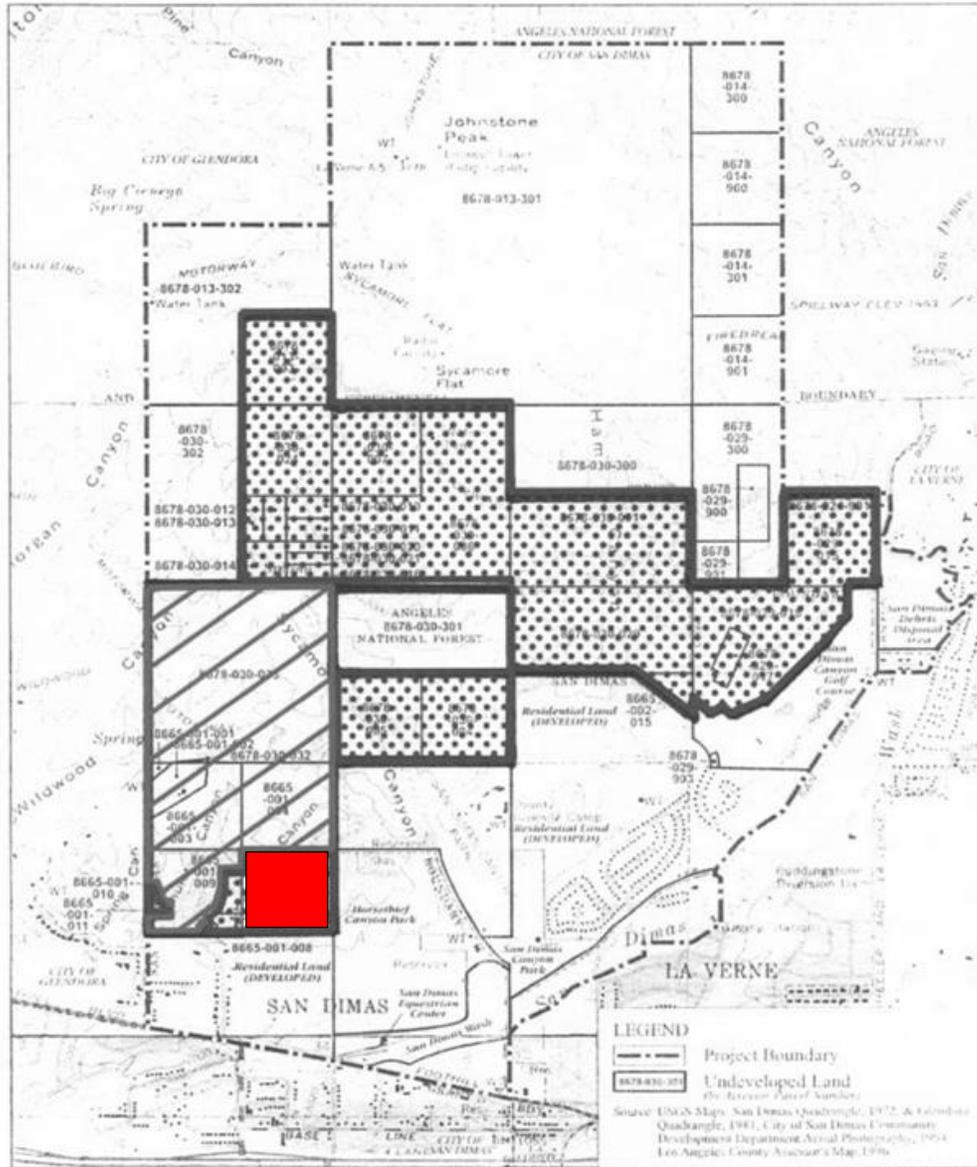
### **CONCLUSIONS**

The proposed changes do not increase the total number of residential lots in SP 25 and do not result in any additional environmental impacts.

### **RECOMMENDATION**

Staff recommends approval of Municipal Code Text Amendment 12-04 as follows:

1. Revise Section 18.542.105.B & C (planning areas) as follows (deleting the strikethrough and adding the underlined text):
  - B. Planning Area One (PA1) consists of ~~two hundred seventy~~ three hundred and ten plus or minus acres ~~comprising a single ownership~~ at the southwesterly portion of the specific plan.
  - C. Planning Area Two (PA2) consists of ~~over~~ nearly seven hundred acres comprising the remainder of the specific plan.
2. Revise Section 18.542.110.A (maximum allowable density) as follows (deleting the strikethrough and adding the underlined text):
  - A. The maximum allowable density for Planning Area One shall be 0.225 dwelling units per acre, not to exceed ~~sixty-one~~ sixty-five dwelling units.
3. Revise Exhibit A (Location Map) by moving the red shaded area from Planning area Two to Planning Area One as shown:



**EXHIBIT A  
 LOCATION MAP**

-  **PLANNING AREA ONE**
-  **PLANNING AREA TWO**

**FINDINGS -**

- A. The proposed Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area. The changes to Specific Plan no. 25 do not result in overall increased density but rather a minor shifting of the existing density to areas already approved for development.

- B. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare. The proposed changes are minor in nature and do not allow additional development or create additional environmental impacts.
- C. The proposed Municipal Code Text Amendment is consistent with the General Plan.
- D. An Addendum to the Brasada Final Environmental Impact Report has been prepared indicating that there are no additional environmental impacts associated with the proposed changes if applicable project design features and mitigation measures are incorporated into the changes.

Respectfully Submitted,



Larry Stevens,  
Assistant City Manager for Community Development

Attachments:        Appendix A -    General Information  
                         Attachment #1 – Addendum to Certified FEIR  
                         Attachment #2 - PC Resolution

## APPENDIX A

### GENERAL INFORMATION

Applicant:	NJD, Ld. & Tointon Phelps
Owner:	NJD, Ltd. & Tointon Phelps
Location:	Northern Foothills
General Plan:	Single Family Very Low Estate
Surrounding Land Use and Zoning	North: SP-25 - vacant South: SFA-16,000 – single family residential East: SP-25 vacant West: City of Glendora - vacant
Legal Notice:	A legal notice was published in the Inland Valley Daily Bulletin and posted at City Hall, the Library, Post Office and Via Verde Shopping Center on October 3, 2015.
Environmental:	A Final EIR was certified in conjunction with the initial project approval. The proposed revisions are minor in nature resulting in no additional environmental impacts when all previously adopted mitigation measures are applied to any resultant changes.

## Attachment # 1 Addendum to FEIR

An Addendum to an EIR may be used when the project changes are minor and create no additional environmental impacts. There are two project changes resulting from this proposal.

The first change is to transfer four lot, currently authorized by the Specific Plan (and its prior Master EIR) from the “south 40” to the approved Tract Map. This change is minor because the four lots are with the density standards in the Specific Plan and because the lots will be incorporated into areas previously authorized for grading and land disturbance in the project approvals. The additional lots will be subject to the Project Design Features and the Mitigation Measures (see below) applied to the remainder of the project.

The second change is relocation of the trail system from within the project to the perimeter of the development project. While the relocated trail is moving to a previously undisturbed area, the trail locations are consistent with previous historic trails that have deteriorated due to lack of maintenance. The new trail location provides better accessibility to the public and a more complete connection to other trails on City and County park property in the Northern Foothills. These revised trails will also comply with the application mitigation measures (see below) set forth in the Brasada FEIR.

<b>Project Design Features or Mitigation Measures</b>
<b>Project Design Features</b>
<i>PDF -1</i> Prior to issuance of a building permit, all residential property owners shall demonstrate to the satisfaction of the Community Development Director that operation of each onsite residence would exceed Title 24 standards by 10 percent or more.
<i>PDF-2</i> Prior to the approval of the final tract map, the proposed roadway network shall be designed to avoid skewed intersections to the satisfaction of the City Engineer. All intersections shall be right angles. A median strip and a turnaround shall be provided at the entrance to the project for a community mail pickup structure. The roadway network shall curve throughout the site and shall be subject to elevation changes, which will also help to calm traffic. Due to the steep topography of the site and the narrow width of the project roadways, no sidewalks or designated bike lines shall be provided on the project site.
<i>PDF-3</i> Prior to the issuance of a grading permit, the homeowner’s association (HOA) Covenants, Conditions and Restrictions shall identify that neighborhood electric vehicles (an electric vehicle with a maximum speed of 25 mph) shall be allowed on all project roadways.
<i>PDF-4</i> Prior to issuance of a building permit, all residential property owners shall demonstrate to the satisfaction of the Community Development Director that each home includes an electric vehicle (EV) hookup and has space to recharge small equipment.
<i>PDF-5</i> Prior to issuance of a building permit, all residential property owners shall demonstrate to the satisfaction of the Community Development Director that roofs on all non-accessory buildings are designed to comply with “cool roof” standards. Heat reflective materials shall be applied under roof shingles. Material colors for concrete shingles shall be part of the architectural guidelines for the HOA.
<i>PDF-6</i> Prior to issuance of a building permit, all residential property owners shall demonstrate to the satisfaction of the Community Development Director that all appliances installed by the developer are Energy Star rated appliances.

<b>Project Design Features or Mitigation Measures</b>
<p><b>PDF-7</b> Prior to issuance of a building permit, all residential property owners shall demonstrate to the satisfaction of the Community Development Director that energy-reducing shading mechanisms are installed on windows, porches, patios and walkway overhangs where appropriate to maximize shade in the summer and maximize solar access to walls and windows in the winter.</p>
<p><b>PDF-8</b> Prior to issuance of a building permit, all residential property owners shall demonstrate to the satisfaction of the Community Development Director that energy-reducing programmable thermostats, consistent with the 2008 California Building Energy Efficiency Standards (or later editions as applicable) for residential and non-residential buildings shall be installed in all homes.</p>
<p><b>PDF-9</b> Prior to issuance of a building permit, all residential property owners shall demonstrate to the satisfaction of the Community Development Director that skylights will be installed in homes wherever feasible, provided the privacy of residents is adequately maintained.</p>
<p><b>PDF-10</b> Prior to issuance of a grading permit, the project applicant shall demonstrate to the satisfaction of the Community Development Director that approximately 30 percent of homes developed on the project site shall be oriented to face north or south.</p>
<p><b>PDF-11</b> Prior to issuance of a building permit, all residential property owners shall demonstrate to the satisfaction of the Community Development Director that insulation will be installed in exterior walls and ceilings, consistent with the 2008 California Building Energy Efficiency Standards (or later editions as applicable) for residential and non-residential buildings.</p>
<p><b>PDF-12</b> Prior to the issuance of a grading permit, the architectural guidelines for the homeowner's association (HOA) shall identify a requirement for exterior electrical outlets and a location for recharging the electrical equipment necessary for maintenance of homeowner's association (HOA) landscaping.</p>
<p><b>PDF-13</b> Prior to the issuance of a grading permit, the homeowner's association (HOA) Covenants, Conditions and Restrictions shall identify that every residence is supplied with a bin for trash, a bin for recyclables, and a bin for green waste.</p>
<p><b>PDF-14</b> Prior to the issuance of a grading permit, the homeowner's association (HOA) Covenants, Conditions and Restrictions (CC&amp;Rs) shall require that all landscaping on the project site comply with the City's Water Efficient Landscape Ordinance. Compliance shall be required for all residential lots and public spaces, even if a particular lot does not meet the minimum of 2,500 square feet of landscaped space. The HOA CC&amp;Rs shall include guidelines to encourage homeowners to orient homes to take advantage of natural heating and cooling elements. The guidelines shall allow gardens that are properly maintained or screened to prevent pests.</p>
<p><b>PDF-15</b> Prior to issuance of a building permit, all residential property owners shall demonstrate to the satisfaction of the Community Development Director that only low water use appliances, such as Energy Star appliances and power flush toilets, are installed.</p>
<p><b>PDF-16</b> Prior to issuance of a grading permit, the construction contractor shall demonstrate to the satisfaction of the Community Development Director that the construction fleet meets or exceeds then current ARB standards.</p>
<p><b>PDF-17</b> Prior to issuance of a grading permit, the construction contractor shall demonstrate to the satisfaction of the Community Development Director that electric or natural gas-powered construction equipment shall be used in lieu of gasoline or diesel-powered engines, where feasible.</p>
<p><b>PDF-18</b> Prior to issuance of a grading permit, the construction contractor shall demonstrate that locally-made building materials shall be used for project construction and associated infrastructure when appropriate materials are available and economically feasible.</p>
<p><b>PDF-19</b> Prior to issuance of a grading permit, the construction contractor shall demonstrate that the proposed project complies with the Tier 2 provisions of the California Green Building Code requiring recycling/reuse of construction and demolition debris.</p>
<p><b>PDF-20</b> Prior to issuance of a building permit, the construction contractor shall demonstrate that building materials shall be resource efficient, recycled, have long life cycles and manufactured in an environmentally friendly way, to the extent feasible.</p>
<p><b>Aesthetics</b></p>
<p><b>Aes-1A</b> Prior to tract map recordation approval, the applicant shall submit architectural guidelines to the City for review and approval. The purpose of the architectural guidelines shall be:</p> <ol style="list-style-type: none"><li>a. To provide the City with the assurance that the proposed project will develop in accordance with the City's architectural</li></ol>

**Project Design Features or Mitigation Measures**

standards for a residential development, as set forth in Section 18.542.500 et seq. of Specific Plan No. 25;

- b. To provide guidance to builders, residents, engineers, architects, landscape architects, and other design professionals in order to comply with the City's architectural standards;
- c. To provide guidance to the City's Development Plan Review Board, Planning Commission and the City Council in the subsequent review of plans.

The architecture of the structures on the proposed project shall conform to the architectural guidelines, which will be made part of the Covenants, Conditions and Restrictions (CC&Rs) for the proposed residential development. Architectural review and approval by the Homeowners Association shall precede any review and approval by the City's Development Plan Review Board.

**Aes-3A** Lighting for all future development proposals in the Northern Foothills area shall be designed in accordance with all applicable lighting criteria for Visual Intrusiveness for New Development identified in the Northern Foothills Development and Infrastructure Study.

**Aes-3B** Exterior lighting for buildings shall be the minimum necessary to provide for safety for pedestrians and other non-vehicular uses around the primary building on a parcel. Landscaping shall be used to reduce the long-range visibility of night lighting.

**Aes-3C** Proper lighting techniques to direct light on site and away from other properties, as determined by the City of San Dimas, shall be required to reduce light and glare (including directional lighting).

**Aes-3D** Windows with highly reflective treatments shall be avoided and windows shall be located as to avoid highly reflective sun orientations to surrounding properties.

**Aes-3E** Solar panels, solar water heaters, and other roof-mounted structures proposed or required as part of the development shall be non-reflective and non-glare in their appearance, and shall be designed and installed to blend in with overall roof appearances to the greatest extent feasible.

**Air Quality**

**AQ-2A Construction Best Management Practices.** During all grading activities for the proposed project, the project applicant shall ensure implementation of the following best management practices (BMPs) to reduce the emissions of NO<sub>x</sub> and fugitive dust (PM<sub>10</sub> to PM<sub>2.5</sub>). Prior to issuance of a grading permit, the City Engineer shall verify that these BMPs are specified on the grading plan.

- i. No more than five acres of land shall be disturbed per day.
- ii. All grading equipment shall be EPA rated Tier 2 or above, shall use aqueous diesel fuel, shall be fitted with a diesel oxidation catalyst that reduces emissions of NO<sub>x</sub> by at least 20 percent, and shall be outfitted with BACT devices certified by CARB. Any construction control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier inspection, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
- iii. When feasible, construction equipment shall be powered using electricity rather than diesel or gasoline powered generators.
- iv. All vehicles and equipment shall be properly tuned and maintained according to the manufacturers' specifications.
- v. All exposed soil areas shall be watered a minimum of three times per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.
- vi. Graded areas on slopes shall be provided with temporary hydroseeding and areas with cleared vegetation and graded slopes shall be irrigated as soon as possible following grading activities in areas that will remain in disturbed condition (but will not be subject to further construction activities) for a period greater than five days during the construction phase.
- vii. All transported material shall be securely covered to prevent fugitive dust.
- viii. All vehicles on the construction site shall be operated at speeds less than 15 miles per hour.
- ix. All diesel trucks shall be prohibited from idling in excess of five minutes, both on-site and off-site.
- x. All non-paved haul roads, parking, and staging areas shall be watered at least three times per day.

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- xi. All stockpiles that will not be utilized within three days shall be covered with plastic or equivalent material, to be determined by the on-site construction contractor, or they shall be sprayed with a non-toxic chemical stabilizer.
- xii. Soil stabilizers shall be applied to any disturbed area that is to remain inactive for more than five consecutive days. For prolonged periods of inactivity, re-application of soil stabilizer shall be conducted as appropriate to eliminate visible dust from leaving the site.
- xiii. Ground cover in disturbed areas shall be replaced within 30 days of the completion of construction activities. Dust suppression shall be required for all disturbed areas where ground cover has not yet been re-established.
- xiv. All soil/debris/fill materials being loaded or unloaded at the site shall be watered down sufficiently within 15 minutes of its loading/unloading. The materials shall be saturated to the point where no visible dust plumes are generated during loading/unloading activities.
- xv. Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment prior to leaving the site.
- xvi. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.
- xvii. Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.
- xviii. Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM<sub>10</sub> generation.
- xix. Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
- XX. Construction activities that have the potential to affect traffic flow off-site shall be scheduled during off-peak traffic hours to the extent practicable.

**AQ-2B** During all grading activities for the proposed project, the on-site construction superintendent shall ensure that no unpaved haul roads are utilized on the project site. All unpaved haul roads shall be paved prior to use. The unpaved road shall be watered twice daily prior to paving.

**Biological Resources**

**Bio-1A** To prevent impacts to thread-leaved brodiaea, the following shall occur:

- i. Prior to grading, an informal consultation with the USFWS, the CDFG, and a biologist provided by the applicant and approved by the City on the issue of critical habitat for the thread-leaved brodiaea shall occur. If determined by the USFWS or CDFG that proposed project impacts would not threaten the long-term survivability of the thread-leaved brodiaea species, no further mitigation shall be required. If determined by the USFWS or CDFG that proposed project impacts would threaten the long-term survivability of the thread-leaved brodiaea species, avoidance, to the extent possible, of the on-site critical habitat areas shall be required.
- ii. If thread-leaved brodiaea is observed within the proposed development area prior to project construction, one of the following measures shall be required, as approved by USFWS and CDFG:
  - a. Land shall be purchased in an approved mitigation bank to off-set the loss of this species; or
  - b. A plan shall be developed to relocate the plants and soils to a portion of the preserved project site with adequate light, water and suitable vegetation. Relocation may occur either on a large or small scale, dependent upon the population, but shall include a minimum of 12 inches of soil both in depth and a 12 inch surface radius from the plants to provide the necessary soils for the survival and perpetuation of the species.

**Bio-1B** Prior to the start of project construction, the on-site construction superintendent and a City-approved biologist provided by the applicant shall ensure the following measures are in place:

- i. Work areas shall be fenced with highly visible fencing (e.g., orange construction fencing) to ensure impacts do not occur outside of the project footprint identified in the project grading plan. Fencing locations shall be approved by a qualified City-approved biologist and verified in the field.
- ii. A City-approved biologist shall conduct a preconstruction education program to be held on site, prior to the beginning of any vegetation or earth-disturbing activities. This education program shall be designed to acquaint project construction personnel and equipment operators with the natural resources in the area and to inform them of the need to comply with avoidance and minimization measures.

**Bio-1C** During project construction, the construction superintendent and a City-approved biologist shall ensure the following

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measures are in place:

- i. Signage shall be placed at the employee parking area, at the equipment office and staging area, and at other points of high visibility instructing construction personnel to remain within the fenced project footprint, to park in designated areas, and not to enter the surrounding natural vegetation areas for rest or lunch periods.
- ii. Staging areas shall be placed in unvegetated areas within the development footprint.
- iii. Employee parking and rest/lunch/break periods shall occur in designated locations within the development footprint. No take of additional habitat or communities shall occur for these purposes.
- iv. A biological mitigation monitor shall be present during vegetation clearing to ensure proper placement and compliance with conditions of approval and the regulatory permits for the project. A mitigation monitor shall make periodic visits to the project site during the construction program to ensure that the avoidance and minimization measures are maintained and in compliance. Monthly, Quarterly and Annual reports shall be issued by the biological monitor to the project applicant indicating compliance. All reports shall be compiled into a final report at the end of the earth moving phase of the construction program. Annual reports shall include percent survival, percent cover of native and non-native species, tree height of select species, overall site condition and required corrective measures to bring the mitigation program into compliance. Corrective measures shall include instructions on weeding, replacement of container materials, reseeding, increased or decreased watering and other measures as determined necessary by the project biologist.
- v. Proper use and disposal of oil, gasoline, diesel fuel, antifreeze and other toxic substances shall be enforced.
- vi. All heavy equipment shall be washed prior to bringing it onto the project site.
- vii. All refuse created or brought on site by construction personnel or contractors must be placed in covered containers, removed from the site daily and disposed of at an appropriate disposal site.
- viii. Active construction areas shall be watered as needed to control dust and minimize effects to adjacent habitat.
- ix. Crushing and mulching of plant communities with greater than 10 percent weedy annual species shall not occur and any areas/topsoil suitable for crushing, mulching and transplanting shall be selected by the project biologist prior to vegetation disturbance on the property.

**Bio-1D** To prevent indirect impacts from invasive species, no plant species listed on the California Exotic Pest Plant Council's List of Most Invasive Wildland Pest Plants or the Angeles National Forest's List of Invasive Species shall be used in the project landscaping or revegetation.

**Bio-1E** Herbicides and pesticides shall not be applied in such a way as to allow overspray or runoff to enter and damage adjacent habitat. The project's Covenants, Conditions and Restrictions (CC&R) and homeowners association (HOA) guidelines shall educate and inform future homeowners of these requirements. Ordinary runoff from landscaped areas shall be treated through the project's water quality/debris detention basins prior to discharge. The detention basins shall be designed with the storage time necessary to allow for pollutant removal.

**Bio-1F** The HOA guidelines and the CC&Rs shall prevent intrusion by limiting resident use to the development footprint and approved multi-use trails in the area. Informational signs at the edge of the development shall inform residents that recreational activities are restricted to the existing trails and roadways and warn them not to stray into native habitat or allow domestic animals to enter open space habitat. Horseback riding shall be limited to the designated trail system and cross country riding shall not be allowed.

**Bio-2A** To prevent impacts to nesting raptors, the on-site construction superintendant and a City-approved biologist shall enforce the following:

- i. All phases of construction, including mass grading and house construction, shall avoid the raptor nesting season (February 1 through August 31) for any raptor species identified in the Migratory Bird Treaty Act and California Department of Fish and Game Code.
- ii. If construction cannot avoid the raptor nesting season, a pre-construction survey for nesting raptors, including the burrowing owl, shall be conducted prior to any site disturbance or vegetation removal on the project site. This survey shall be conducted within 72 hours prior to the start of construction.
- iii. In the event that a fully protected species is found to be nesting on the project site, all work in the area shall stop and a consultation with the regulatory agencies shall occur. If nesting raptors, or any migratory bird regulated under the Migratory

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Bird Treaty Act, are present within or immediately adjacent to the proposed project development footprint, the following shall be required, as approved by the regulatory agencies:

- a. Temporary avoidance of nests/shrubs/trees/area including the provision of a suitable buffer (300 to 500 linear feet for raptors, 25-500 linear feet for other species as determined by the City-approved biologist) shall be required until such time as the biologist has verified that the young have fledged or the nest has otherwise become inactive and passive relocation (removal of the tree and nest after abandoned) may occur;
- b. Avoidance of the nest and permanent preservation of the area; or
- c. Development of an approved alternative nesting site (after the nest is determined to be no longer active).

**Bio-2B** During construction, lighting shall be limited to daylight hours and directed towards equipment and away from natural areas. Upon project completion and operation, all installed exterior residential lighting shall be directed away from natural areas toward patios, gardens, driveways, recreational sites, residential structures, garages, or outbuildings so as to prevent spill-over into adjacent natural areas.

**Bio-2C** Prior to project construction, a preconstruction clearance survey for burrowing owl shall be conducted by a City-approved biologist in compliance with the CDFG's burrowing owl project clearance protocol.

**Bio-3A** To mitigate impacts to coastal sage scrub, the on-site construction superintendant and a City-approved biologist shall ensure that following measures are implemented:

- i. Coastal sage scrub (CSS) shall be revegetated at a ratio of 2:1, revegetation for CSS and native species integrades (i.e. CSS/chaparral or CSS/elderberry scrub) shall occur at a 1:1 ratio and revegetation for CSS and non-native grasslands/ruderals shall occur at a 0.5:1 ratio.
- ii. CSS or CSS communities shall be mitigated through the following methods, as approved by the regulatory agencies:
  - a. On-site as restoration of non-native or disturbed/developed areas within avoided and preserved sections of the project;
  - b. On-site as enhancement of CSS/non-native communities;
  - c. Off-site within approved mitigation bank(s) or off-site within other property(ies) (i.e. restoration/enhancement programs) available at the time of grading; or
  - d. A combination of the above.
- iii. Revegetation shall be implemented in stages. The initial stage shall begin during site grubbing and shall consist of crushing/mulching scrub within areas to be graded with a dozer. The crushed/ mulched material along with the top four to six inches (10 to 15 cm) of topsoil shall then be removed in one operation with a loader or dozer and stockpiled nearby as directed by the biologist. Soil stockpiles shall be stored at depths no greater than seven feet (2 m) until revegetation sites are prepared and shall be maintained free of contamination (storage depths may require adjustment based upon length of storage). Stockpiles shall be stored no longer than six months. Once a restoration site is prepared the stockpiled soil shall be spread to a depth of approximately one foot (30 cm). Appropriate scrub container stock shall be incorporated into the revegetation areas as outlined in the detailed mitigation/ restoration plan to be developed by the biologist. In addition, container stock consisting of native bunchgrasses shall be incorporated into the planting. The redistributed material, along with the container stock, shall be watered by a temporary irrigation system until established, as determined by the biologist.
- iv. Crushed plant material and soil to be stockpiled shall be obtained from various locations on site. Areas to be revegetated shall be determined by the City-approved biologist based upon such factors as the configuration of the cut and/or fill slopes and proximity to areas of intact scrub communities.
- v. The timing of the stockpiling of plant material and topsoil shall be dictated by the grading/construction schedule. Reintroduction of stockpiled material to revegetation sites shall be conducted between September 1 and November 30. Container stock shall be planted during the same time period.
- vi. Performance standards shall be developed by the City-approved biologist and apply for the revegetation of coastal sage scrub. Generally these standards include 75 percent coverage by redistributed vegetative materials, seeded species, and container stock (whichever of the three or combination is used) at the end of five years. In addition, if a 50 percent survival rate has not been achieved, replanting with appropriate size container stock necessary to achieve this standard shall be performed.

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vii. Success criteria for any on-site mitigation or enhancement shall be finalized in the mitigation plan after consultation with the regulatory agencies, but shall include no less than a 40 percent survival rate of container plants and a non-native or weedy species component of not more than ten percent after five years as judged by data collected at permanent transect locations, and reported annually in mitigation monitoring reports. While success is difficult to judge in the first three years due to naturally slow growth rates, and success in these years is related primarily to adequate weeding programs and watering programs, reasonable progress should be reported in the fourth and fifth year. Thereafter, whole year(s) will be added to the monitoring program until such time as the program meets the success criteria of 50 percent survival and no more than 10 percent weed cover. If success standards are not met, remedial measures, including hand seeding, hydroseeding, or introduction of additional container stock shall be implemented as directed by City staff and the biologist.

**Bio-3B** The City-approved project biologist, provided by the applicant, in coordination with the regulatory agencies, shall determine the best on-site area to be utilized for restoration and enhancement. Selection of specific on or off-site mitigation locations shall be based on an analysis of the availability of space, water, and accessibility as well as appropriate soils and topography. Mitigation areas shall not be placed in areas which are so remote or topographically challenging that maintenance crews cannot reasonably access the area and or provide for the stated success criteria. The final decision for the placement of mitigation (on or off-site) shall be made by the project biologist in consultation with the City and appropriate regulatory agencies and shall be based on a reasonable expectation of success, but in no event shall the ratios fall below those ratios stated above in mitigation measures Bio-3A, Bio-4B and Bio-6A. The biologist shall supervise the installation and establishment of any on-site habitat mitigation area to insure that indirect impacts do not occur to nesting or regulated species within the avoided area of the project or within conservation areas.

**Bio-4A** Impacts to wetlands and/or riparian habitats shall be mitigated as part of the mitigation required for any CDFG Section 1600 Streambed Alteration Agreement and/or ACOE 404 Permit that may be processed for future development projects. As part of the permit/ agreement, a conceptual streambed/riparian related mitigation plan shall be developed. The objective of the mitigation is to ensure that there is no net loss of habitat values from the project. The mixed willow riparian forest and coast live oak riparian forest are vegetation types that would be impacted by future development projects within the project area and shall require permitting. The mitigation plan for impacts to these communities shall include the following elements:

- i. Responsibilities and qualifications of the personnel to implement/supervise the plan;
- ii. Plant material and seed mixes;
- iii. Site preparation and planting implementation;
- iv. Performance criteria;
- v. Monitoring and maintenance plan;
- vi. Long-term preservation of the site;
- vii. Agency coordination; and
- viii. Construction document preparation.

**Bio-4B** As approved by the regulatory agencies, prior to project construction mitigation for project impacts to all jurisdictional drainages/streambeds and "waters of the U.S." shall occur:

- i. On-site as restoration within avoided and preserved areas of the project site;
- ii. On-site as enhancement of native communities;
- iii. Off-site within approved mitigation bank(s);
- iv. Off-site within other properties (i.e. restoration/enhancement programs) available at the time of grading; or
- v. A combination of the above.

**Bio-4C** Ratios for wetland/riparian jurisdictional drainages shall occur at a 2:1 ratio as measured from streambed top of bank to opposite top of bank, or bed and bank to bed and bank. Riparian or wetland trees shall be mitigated on a 2:1 ratio under the mature significant tree mitigation program as discussed in Bio-6A. Unvegetated or upland vegetated drainages shall be mitigated at a 1:1 basis and temporary drainage impacts shall be mitigated at a 0.5:1 ratio. Success criteria for any on-site mitigation or enhancement shall be finalized in the mitigation plan after consultation with the regulatory agencies but shall include no less than a 40 percent survival rate of container plants and a non-native or weedy species component of not more than 10 percent after five years as judged by data collected at permanent transect locations, and reported annually in mitigation monitoring reports. While native tree success is difficult to judge in the first three years due to naturally slow growth rates and success in these years is related primarily to adequate weeding and watering programs, reasonable progress should be reported in the fourth and fifth year. Thereafter, whole year(s) shall be added to the monitoring program until such time as the program meets the success criteria of 50 percent survival and no more than 10 percent weed cover.

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**Bio-4D** During project construction, the construction superintendent and a City-approved biologist shall ensure that the following measures are implemented:

- i. No unauthorized activity shall occur in drainages.
- ii. The project applicant shall employ all standard best management practices to ensure that toxic materials, silt, debris, or excessive erosion do not enter waters of the United States during project construction. The use of silt fencing and other measures shall be required adjacent to any protected (jurisdictional) drainage.
- iii. Staging areas shall be placed in such a way as to prevent contaminated runoff into waters of the U.S.

**Bio-4E** Invasive species shall be removed from the drainage areas, including any eucalyptus or pepper tree species that are within a drainage system, or that is in a tributary area to a drainage.

**Bio-6A** To off-set impacts to on-site mature significant trees, the construction superintendent and a City-approved biologist shall ensure implementation of the following measures:

- i. A minimum of two 15-gallon native trees shall be planted on site as a replacement for every one mature and significant tree removed. Trees shall be replaced within landscaped areas of the project, within avoided open space areas where natural water is available or within preserved mitigation areas for impacts to jurisdictional drainages.
- ii. The landscape architect/designer for the project shall design replacement trees into landscape plans which shall be subject to review by the City.
- iii. Planting specifications shall consider the following:
  - a. The newly planted trees shall be planted high, as much as 0.75 foot above the new adjacent grade.
  - b. Amend the backfill soil with wood shavings. However, it is not recommended when existing soil is high in natural organic matter with a sandy loam texture.
  - c. In regard to the need of planting amendments and drainage systems, recommendations shall be based on soil tests on the project site and approved by the City.
- iv. Any City-approved work within the driplines of saved trees, including branch removal or any modification necessary to comply with fuel modification requirements, shall be under the inspection of a qualified arborist.
- v. Copies of the "Tree Report," the Mature Tree Preservation Ordinance and the City-approved grading plans shall be maintained on site during all site construction.
- vi. Impacts to mature trees shall be monitored by a project biologist and shall be counted and compared to the pre-project tree inventory. The project biologist shall verify the number of replacement trees and this number shall be reported in a mitigation monitoring report. The success criteria for mature trees shall be fully developed in the mitigation monitoring plan, but shall include survival standards of not less than 50 percent after 5 years and not more than a 10 percent weedy species cover in the mitigation/landscape areas.

**Cultural and Paleontological Resources**

**Cul-2A** Prior to land clearing, grading, excavation, or project-related land development activities, the project applicant shall retain a qualified archaeologist (and, if necessary, a culturally-affiliated Native American) to monitor these activities. Project applicant shall provide documentation to the City of San Dimas that all necessary monitors have been retained. In the event of an unexpected archeological discovery during grading, the on-site construction supervisor shall be notified and shall redirect work away from the location of the archaeological find. A qualified archaeologist shall oversee the evaluation and recovery of archaeological resources, in accordance with the procedures below, after which the on-site construction supervisor shall be notified and shall direct work to continue in the location of the archaeological find. A record of monitoring activity shall be submitted to the City of San Dimas at the end of monitoring. If the archaeological discovery is determined to be significant, the archaeologist shall prepare and implement a data recovery plan. The plan shall include, but not be limited to, the following measures:

- i. Perform appropriate technical analyses;
- ii. File any resulting reports with the South Central Coastal Information Center; and
- iii. Provide the recovered materials to an appropriate repository for curation, in consultation with a culturally-affiliated Native American, as applicable.

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<p>Should the qualified archaeologist determine that there are no cultural resources within the impacted areas or should the sensitivity be reduced to low during monitoring, all monitoring should cease.</p>
<p><b>Cul-4A</b> Prior to grading or excavation that would excavate sedimentary rock material other than topsoil and within those areas underlain by the Puente Formation, the project applicant shall retain a qualified paleontologist to monitor these activities. The project applicant shall provide documentation to the City of San Dimas that all necessary monitors have been retained. In the event fossils are discovered during grading, the on-site construction supervisor shall be notified and shall redirect work away from the location of the discovery. The recommendations of the paleontologist shall be implemented with respect to the evaluation and recovery of fossils, in accordance with mitigation measures Cul-4B and Cul-4C, after which the on-site construction supervisor shall be notified and shall direct work to continue in the location of the fossil discovery. A record of monitoring activity shall be submitted to the City of San Dimas at the end of monitoring.</p> <p>Should the qualified paleontologist determine that there are no fossil resources within the impacted areas, that the lithology of the geologic unit is not conducive to the preservation of fossil resources, or should the sensitivity level be reduced to low during monitoring, all monitoring should cease.</p>
<p><b>Cul-4B</b> If the fossils are determined to be significant, then mitigation measure Cul-4C shall be implemented.</p>
<p><b>Cul-4C</b> For significant fossils as determined by mitigation measure Cul-4B, the paleontologist shall prepare and implement a data recovery plan. The plan shall include, but not be limited to, the following measures:</p> <ol style="list-style-type: none"><li>i. The paleontologist shall ensure that all significant fossils collected are cleaned, identified, catalogued, and permanently curated with an appropriate institution with a research interest in the materials;</li><li>ii. The paleontologist shall ensure that specialty studies are completed, as appropriate, for any significant fossil collected; and</li><li>iii. The paleontologist shall ensure that curation of fossils are completed in consultation with the City of San Dimas. A letter of acceptance from the curation institution shall be submitted to the City of San Dimas.</li></ol>
<b>Geology and Soils</b>
<p><b>Geo-1A</b> Prior to the issuance of a grading permit, the applicant shall demonstrate, to the satisfaction of the City of San Dimas City Engineer, implementation of all mitigation measures provided in the Geotechnical Investigation prepared for the proposed project site: Geotechnical Investigation Tentative Tract No. 70583 by CHJ Incorporated dated July 13, 2010. Mitigation measures shall be implemented to reduce the following potentially significant geologic conditions to a less than significant level: seismicity and groundshaking, slope stability, debris flow, erosion, expansive and corrosive soils, and settlement of existing fill and proposed deep fill. Mitigation measures may include, but not be limited to, the following: seismic design considerations; general site grading; initial site preparation; removal and re-compaction of existing soils; preparation of fill areas; preparation of footing areas; compacted fills; oversized material; slope construction; slope creep; slope protection; subdrains; settlement monitoring; foundation design; post-tensioned slab foundations; slabs-on-grade; expansive soils; concrete flatwork; lateral loading; earth pressures; seismic earth pressure; trench excavation; trench bedding and backfills; shoring design parameters; potential erosion; chemical/corrosivity testing; and construction observation.</p>
<p><b>Geo-2A</b> The applicant shall exercise special care during the construction phase of the project to prevent any off-site siltation. The applicant shall provide erosion control measures and shall construct temporary desiltation/detention basins of a type, size and location as approved by the City of San Dimas City Engineer. The basins and erosion control measures shall be shown and specified on the grading plan and shall be constructed prior to the start of any grading operations. Prior to the removal of any basins or erosion control devices so constructed, the area served shall be protected by additional drainage facilities, slope erosion control measures and other methods as may be required by the City Engineer. The applicant shall maintain the temporary basins and erosion control devices until the City Engineer approves the removal of the temporary facilities.</p>
<p><b>Geo-3A</b> Prior to the issuance of a grading permit, the applicant shall submit a grading, drainage and retaining wall plan, in compliance with City standards, for review and approval by the City of San Dimas City Engineer. All grading work must be done in compliance with the approved plan and completed to the satisfaction of the City Engineer. All slopes within the project shall be graded no steeper than a 2:1 slope, excluding slopes with retaining walls, unless otherwise approved by the City Engineer.</p>
<p><b>Geo-3B</b> Prior to the issuance of a grading permit, the applicant shall enter into a slope maintenance agreement with the City of San Dimas City Engineer. The slope maintenance agreement shall be subject to and consistent with the conditions identified in Sections 18.542.240 and 18.542.310(E) of Specific Plan No. 25, as amended.</p>
<p><b>Geo-4A</b> Under the supervision of a qualified City-approved geologist, expansive soils and nonexpansive soils shall be mixed so that soils reach an expansive rating of less than 20 which would make them suitable for use on the project site. The depth of</p>

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removal and replacement or mixing of the expansive soils below any proposed structures shall be approved and monitored by a qualified City-approved geologist to ensure constant moisture content in the remaining fill.

**Hazards and Hazardous Materials**

**Haz-3A** Prior to tract map recordation for the proposed project, a comprehensive Fire Protection Plan must be approved by the City of San Dimas Development Services Department. This plan must be compliant with applicable City regulations and fire codes in place at the time of approval. At a minimum, the plan must contain the following: 1) specific requirements for suitable building materials and methods; 2) prescriptions for fuel modification zones and vegetation restrictions; 3) covenants, deeds, and restrictions for the maintenance of fuel modification zones, landscaping, and building restrictions on individual properties within the development; 4) the provision of suitable infrastructure as required by applicable codes including water supply, pipelines and hydrants; 5) the provision of suitable access and emergency access to the project site; and 6) any other applicable requirements as determined by the City of San Dimas.

**Public Services**

**Pub-4A** Prior to approval of the final tract map, the applicant shall consult with the City of San Dimas and the U.S. Forest Service to ensure that operation of the proposed project would not result in the degradation of existing equestrian and/or hiking trails maintained by these agencies. If necessary, a trail maintenance plan shall be prepared and signed by all parties to ensure that trail degradation would not occur.

**Pub-4B** Prior to approval of the final tract map, the project applicant shall submit the proposed equestrian trail and trail linkage plan to the City of San Dimas Equestrian Commission for review and comment.

**Traffic**

**Tra-2A** Prior to approval of street improvement plans and/or grading permits, the sight distance at the internal project intersections shall be reviewed and approved by the City Engineer for compliance with acceptable sight distance standards (Section 405 of the California Department of Transportation Highway Design Manual) to ensure that all intersections are constructed to be consistent with these requirements.

**Tra-2B** Prior to issuance of a grading permit for proposed on-site roadways, project plans shall demonstrate to the satisfaction of the City Engineer that traffic signage and striping are consistent with the standards identified in the California Manual on Uniform Traffic Control Devices.

**Tra-3A** Prior to the approval of the tentative map, the project applicant shall provide evidence to the City Engineer of receipt of any necessary jurisdictional and property owner approvals and necessary map revisions for the improvement of at least one additional off-site emergency access route to City standards to provide secondary access the proposed project site in the event of a wildfire or other emergency situation. These standards generally require the provision of a 24-foot-wide all-weather access road, or the equivalent, as deemed appropriate and sufficient by the City Engineer.

**Attachment # 2**

**RESOLUTION PC-1547**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 12-04 , AMENDING THE BOUNDARY OF PLANNING AREA ONE OF SPECIFIC PLAN NO. 25 TO INCLUDE 40 ADDITIONAL ACRES AND TO INCREASE THE NUMBER OF LOTS WITHIN THE REVISED PLANNING AREA ONE FROM 61 LOTS TO 65 LOTS.

WHEREAS, an Amendment to the San Dimas Municipal Code has been duly initiated by NJD, Ltd.;

WHEREAS, the Amendment is described as amending the boundary of Planning Area One of Specific Plan No. 25 to include 40 additional acres and to increase the number of lots within the revised Planning Area One from 61 lots to 65 lots; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on October 15, 2015 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 and an Addendum to the prior Final Environmental Impact Report has been prepared.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

- A. The proposed Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area. The changes to Specific Plan no. 25 do not result in overall increased density but rather a minor shifting of the existing density to areas already approved for development.
- B. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare. The proposed changes are minor in nature and do not allow additional development or create additional environmental impacts.

- C. The proposed Municipal Code Text Amendment is consistent with the General Plan.
- D. An Addendum to the Brasada Final Environmental Impact Report has been prepared indicating that there are no additional environmental impacts associated with the proposed changes if applicable project design features and mitigation measures are incorporated into the changes.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Municipal Code Text Amendment 12-04 as follows:

SECTION 1. Revise Section 18.542.105.B & C (planning areas) as follows (deleting the strikethrough and adding the underlined text):

B. Planning Area One (PA1) consists of ~~two hundred seventy~~ three hundred and ten plus or minus acres ~~comprising a single ownership~~ at the southwesterly portion of the specific plan.

C. Planning Area Two (PA2) consists of ~~over~~ nearly seven hundred acres comprising the remainder of the specific plan.

SECTION 2. Revise Section 18.542.110.A (maximum allowable density) as follows (deleting the strikethrough and adding the underlined text):

B. The maximum allowable density for Planning Area One shall be 0.225 dwelling units per acre, not to exceed ~~sixty-one~~ sixty-five dwelling units.

SECTION 3. Revise Exhibit A (Location Map) by moving the red shaded area from Planning area Two to Planning Area One as shown:



ABSTAIN:

---

David Bratt, Chairman  
San Dimas Planning Commission

ATTEST:

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Jan Sutton, Planning Secretary

## RESOLUTION PC-1547

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 12-04, AMENDING THE BOUNDARY OF PLANNING AREA ONE OF SPECIFIC PLAN NO. 25 TO INCLUDE 40 ADDITIONAL ACRES AND TO INCREASE THE NUMBER OF LOTS WITHIN THE REVISED PLANNING AREA ONE FROM 61 LOTS TO 65 LOTS

WHEREAS, an Amendment to the San Dimas Municipal Code has been duly initiated by NJD, Ltd.;

WHEREAS, the Amendment is described as amending the boundary of Planning Area One of Specific Plan No. 25 to include 40 additional acres and to increase the number of lots within the revised Planning Area One from 61 lots to 65 lots; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on October 15, 2015 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 and an Addendum to the prior Final Environmental Impact Report has been prepared.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

- A. The proposed Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area. The changes to Specific Plan no. 25 do not result in overall increased density but rather a minor shifting of the existing density to areas already approved for development.
- B. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare. The proposed changes are minor in nature and do not allow additional development or create additional environmental impacts.
- C. The proposed Municipal Code Text Amendment is consistent with the General Plan.

- D. An Addendum to the Brasada Final Environmental Impact Report has been prepared indicating that there are no additional environmental impacts associated with the proposed changes if applicable project design features and mitigation measures are incorporated into the changes.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Municipal Code Text Amendment 12-04 as follows:

SECTION 1. Revise Section 18.542.105.B & C (planning areas) as follows (deleting the strikethrough and adding the underlined text):

B. Planning Area One (PA1) consists of ~~two hundred seventy~~ three hundred and ten plus or minus acres ~~comprising a single ownership~~ at the southwesterly portion of the specific plan.

C. Planning Area Two (PA2) consists of ~~over~~ nearly seven hundred acres comprising the remainder of the specific plan.

SECTION 2. Revise Section 18.542.110.A (maximum allowable density) as follows (deleting the strikethrough and adding the underlined text):

A. The maximum allowable density for Planning Area One shall be 0.225 dwelling units per acre, not to exceed ~~sixty-one~~ sixty-five dwelling units.

SECTION 3. Revise Exhibit A (Location Map) by moving the red shaded area from Planning Area Two to Planning Area One as shown:

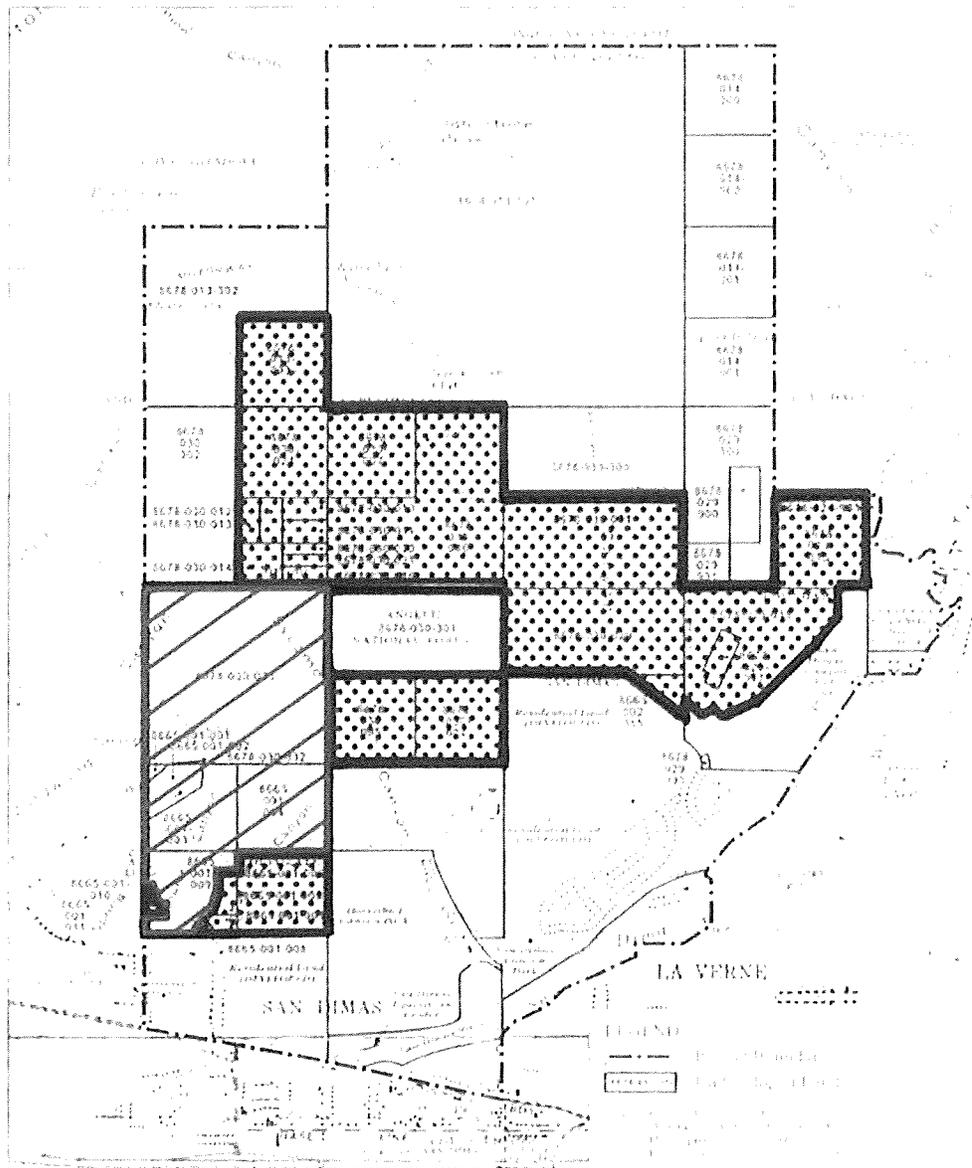


EXHIBIT A  
LOCATION MAP

-  PLANNING AREA ONE
-  PLANNING AREA TWO

PASSED, APPROVED and ADOPTED, the 15th day of October, 2015 by the following vote:

AYES: Davis, Molina, Ross

NOES: None

ABSENT: Bratt

ABSTAIN: Green



John Davis, Vice-Chairman  
San Dimas Planning Commission

ATTEST:



Jan Sutton, Planning Secretary

\* \* \* \* \*

Commissioner Green stated she lives adjacent to the property to be discussed in Items 3 and 4 and recused herself from the meeting.

\* \* \* \* \*

1. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 12-04** – A request to amend the boundary of Planning Area One of Specific Plan No. 25 to include 40 additional acres and to increase the number of lots within the revised Planning Area One from 61 lots to 65 lots.

Staff report presented by ***Assistant City Manager Larry Stevens*** who presented information on the history of the Northern Foothills and how in 1999 after a moratorium on development in the area the City adopted Specific Plan No. 25 to govern the development of the privately held property in the area, which encompasses approximately 1,000 acres. A lawsuit was filed and litigated in regards to the code but ended with a settlement agreement between the City and the litigator, who is the Applicant. The City adopted a Final EIR in 2010 for the 270 acres under the control of the Applicant, along with a General Plan Amendment and Specific Plan Amendment that took the standards from 1999 and created two Planning Areas. In Planning Area 2 the standards were largely left intact; in Planning Area 1 some of the standards were amended to facilitate the Settlement Agreement. A Tentative Tract Map (TTM) was approved which created the individual lots to be sold and a Development Agreement which gave the Applicant approximately 12 years to implement the project and froze some of the fees and standards in time.

When the TTM was adopted there was a 40 acre portion adjacent to the map area that was left in Planning Area 2 with the existing development standards. The property is referred to as the South 40. There have been numerous discussions with the Applicant over the past few years regarding development of the project and how the South 40 will be addressed. Before the Commission tonight is one of three components of an agreement between the City and the Applicant based on direction by the City Council. The density for the South 40 was determined in 1999 based on a formula for slope analysis as four lots. Part of the current agreement is transferring the density of four lots from the South 40 into the project area outlined in the TTM.

The density for the 230 acres in NJD's control based on the original standards calculated out in the high 20s to the low 30s and the Settlement Agreement allowed them to have a density in the high 50s. They subsequently acquired 80 acres from the McHenry's which added five more lots for the North 40 and the South 40 remained in Planning Area 2. Not only will this amendment increase the number of lots in the project by four, but the development rights for the South 40 will be revoked and the boundary of Area 1 will be moved to include that area to maintain the status quo. Another item to consider as part of this arrangement is the next item on the agenda in regards to the equestrian trail, and then there will be an agreement to be executed by the City Council.

***Assistant City Manager Stevens*** stated the project was conditioned to provide equestrian trails as represented in Condition No. 56 of the TTM. During that time the Applicant would only agree to an on-site trail which is referred to as the East-West trail. However, since it was felt there may be a future opportunity for the South 40, they included an option to allow amending the equestrian trail to an off-site location if certain criteria were met. By removing the possibility of development on the South 40 with the density transfer, it presents an opportunity to move the equestrian trail to the eastern edge and provide better connection to existing trails that are not in

the project. The City will also be receiving some land from the South 40 that is contiguous to Horsethief Canyon Park, but that is just background information and not a part of the Specific Plan Amendment.

Staff also had to determine if this amendment would have any effect on the FEIR and felt the appropriate environmental document would be an addendum, which is essentially the creation of sufficient analysis to demonstrate the change is minor and creates no greater environmental impacts than those studied at the time of the adoption of the original EIR. Staff believes the finding can be made since no additional density is being created and the four lots being added into Planning Area 1 will need to be in the area already approved for grading, so no new grading will occur, or impacts on any other systems and all the original mitigation measures will remain in place. While moving the trail may make it more useable by the general public it will be in a location with existing trails already so there will only be a modest increase in the use and located where there is already limited grading for private trails that have fallen into neglect. The report includes the mitigation measures and the project design features that must be maintained; any changes would trigger additional environmental analysis.

**Vice-Chair Davis** confirmed that these were the mitigations that were previously approved.

**Assistant City Manager Stevens** stated yes. From Staff's perspective the change is appropriate when incorporated with the other components, all three of which will be reviewed by the City Council.

**Commissioner Ross** asked if there was a timeline in regards to the federal land, and where they were in that, and if they had a timeframe for when grading would begin.

**Assistant City Manager Stevens** stated the timeline is related to the Development Agreement which is commonly used on large-scale projects like this that set requirements for each party and freezes standards for a period of time, but that is not what is before the Commission tonight. The project was approved in late 2010 so they are five years into it. There is an approved grading plan so the Applicant can pull permits whenever they wish. The last he heard they have indicated they were thinking sometime in the spring, but it is really up to them as long as the codes don't change; otherwise they may have to bring their plans up to current code standards and go through plan check again.

**Commissioner Molina** stated that moving the South 40 from Area 2 to Area 1 is what allows the additional four lots, so then what will be in Area 2.

**Assistant City Manager Stevens** stated this transfer moves four lots into Area 1, but it also removes them from Area 2 so it is the equivalent of a density transfer. On the 15 or so acres on the east the plan is for the City to have a public trail and open space. The other 25 acres will be part of the Applicant's environmental mitigation requirements for the project and will be preserved as open space.

**Vice-Chair Davis** asked if the 25 acres he is referring to is at the top of the hill.

**Assistant City Manager Stevens** stated it is more of a canyon that comes down and creates drainage in the Shirlmar area.

**Vice-Chair Davis** stated then if this transfer is not approved, then in theory the South 40 could be subdivided to accommodate the construction of four single-family homes. If someone came and said that is what they wanted to do, would they need to submit an EIR.

**Assistant City Manager Stevens** stated if this application was denied, then yes, there would be an East-West equestrian trail through the NJD project, there would be no City ownership on a portion of the South 40, and there is the potential development of four lots there. If someone wanted to develop there, they might be able to do so under the Master EIR from 1999 with a supplement. Many standards have changed since then though in some of the technical areas, and the existing project would have to facilitate access to that area, so this is probably the best solution all the way around.

**Vice-Chair Davis** asked if they will need to process a new TTM.

**Assistant City Manager Stevens** stated there will be a point where the Applicant will need to submit a revised map so the Commission will have the opportunity to review the placement of the lots. The City is not specifying where they are to be located but since they have to be in the areas already approved for grading some of the larger lots will need to be reduced to accommodate them.

Vice-Chair Davis opened the public hearing. Addressing the Commission was:

**Stan Stringfellow, 2011 E. Financial Way #203, Glendora, representing NJD and Phelps-Tointon, Applicant,** stated this amendment will allow the developer to have the density that goes with the South 40 but preserve the land. In regards to the environmental, the original certified EIR studied this area as part of the original biological studies. He wanted to offer their support and felt this was a good thing for the developer and the City. It has been a long time getting to this point but the adoption of this amendment and preservation of the South 40 was one of the goals set forth in the Development Agreement. This will complete the Sycamore Canyon Trail Loop and make it more useable to the equestrian community. The East-West trail would have been hard to access and have limited use by the community so this is much better for the City on the whole, and encouraged their support of the amendment.

**Vice-Chair Davis** asked what the time frame is for the Development Agreement and did the East-West trail come out on Shirlmar.

**Stan Stringfellow, Applicant,** stated the original agreement required the tract map to be recorded within ten years. The East-West trail traveled through the project only and did not connect to Shirlmar.

**Assistant City Manager Stevens** stated the northerly connection may have been to a trail in Glendora and on the east to Wildwood Motorway.

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

**Vice-Chair Davis** stated it seemed like a good step forward based on all the discussion in the past and he would be in support.

**Commissioner Molina** asked if this approval was needed to move the whole project forward, and would 65 be the total number of homes in the tract.

**Assistant City Manager Stevens** stated the project can move forward as approved but at some point someone could submit an application for the South 40 for four lots and there wouldn't be a loop trail, just the East-West trail, and the City would not have the additional 15 acres adjacent to the park. He stated if approved, the maximum number of homes constructed in the 310 acre project area would be 65. He spoke about the possible housing stock to be built and said there was not any requirement as to whether they all be custom or tract in nature, but that there are design standards to be followed no matter how they are built.

#### RESOLUTION PC-1547

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 12-04, AMENDING THE BOUNDARY OF PLANNING AREA ONE OF SPECIFIC PLAN NO. 25 TO INCLUDE 40 ADDITIONAL ACRES AND TO INCREASE THE NUMBER OF LOTS WITHIN THE REVISED PLANNING AREA FROM 61 LOTS TO 65 LOTS

**MOTION:** Moved by Molina, seconded by Ross to adopt Resolution PC-1547 recommending approval of Municipal Code Text Amendment 12-04. Motion carried 3-0-1-1 (Bratt absent, Green abstain)

#### **COMMISSION BUSINESS**

#### **2. CONSIDERATION OF RECOMMENDATION OF ALTERNATE TRAIL LOCATION IN CONJUNCTION WITH TENTATIVE TRACT NO. 70583 AS AUTHORIZED BY CONDITION #56 (NJD NORTHERN FOOTHILLS)**

Staff report presented by **Assistant City Manager Larry Stevens** who stated this is related to the amendment of Specific Plan No. 25 and other terms of the agreement with the Applicant that will be going to the City Council for approval. Condition No. 56 of the original Tentative Tract Map (TTM) requires an equestrian trail within the project and went over the language that would allow an alternative off-site trail if it is approved by the Equestrian and Planning Commissions. Staff and the Applicant have come to an agreement on what they believe is a better trail option for the benefit of the community. The Equestrian Commission unanimously concurred that the new proposed trail would provide more benefit than the original one approved with the TTM. He went over the history of the trail study prepared by RKA, and after analysis the conclusion was to provide the proposed alternate trail that would connect to Horsethief Canyon Park and up onto the South 40 to a small plateau. He explained how the new trail will create a loop, and went over the financing and contribution by the developer. It has been negotiated for the developer to build a portion and the City to build a portion. This request is for the Commission to determine whether or not they believe the alternate trail provides better connectivity to other trails in the northern foothills. The alternate can be constructed with no additional cost to the City and achieves more open space preservation. Staff is requesting they concur with the Equestrian Commission's determination that as

authorized by Condition No. 56 the alternate trail has more community benefit than the original East-West trail.

**Commissioner Ross** asked if the approved trail would be constructed with the development of the houses, and asked about the run-off standards for horse trails.

**Assistant City Manager Stevens** stated the East-West trail would essentially follow the new roadway in the project which follows a portion of the Wildwood trail. So far NPDES has not set any standards for equestrian trails but feels that will be something they will add in the future and there will be more constraints on how waste ends up in the storm drains. The fact that the current trail would be adjacent to a private street in the project doesn't change the requirements for an MS-4 permit.

**Commissioner Ross** stated no one appears to monitor the Via Verde area for what comes down from the Covina Hills area and felt they would face a similar situation here if the East-West trail is built. He also asked if the trail would be located higher than the wash-out areas.

**Assistant City Manager Stevens** stated that would be an advantage to the rural trail in that waste would not end up in the storm drain. He stated they may have to install small gravity walls in a couple of areas to protect the trail and over the course of time they may have to do some maintenance on those areas from time to time but they have anticipated the costs for the improvements and future maintenance.

**Commissioner Molina** asked would the City would construct this trail on their own if this change was not adopted.

**Assistant City Manager Stevens** stated no because they would not own the property. What they have agreed to is the developer will pay the estimated construction cost of a trail. The portion on the North 40 is contemplated in the grading plan, and until they take away the development rights on the South 40, the grading plan requires the tail portion of the tract to be the access to the South 40. If this amendment goes through, then that area will not be needed for access and utilities, and it will essentially be used for the equestrian trail. There will be a little change when the trail gets to the road and swing to the east, and there will be some environmental requirements from Fish and Game, but then the trail will connect to a recently improved trail in the County Park. A lot of the trails in the northern foothills are located on private land and access can be locked by the various property owners, so one of the real benefits is that we are getting public trails people can use without trespassing, with loops that make them better trails.

**Vice-Chair Davis** asked in regards to the nine equestrian lots within the project, how the top five lots will access the new trail.

**Assistant City Manager Stevens** stated they would need to ride down the private street to access the trail. An amended map will need to be submitted to accommodate the four additional lots so things may be impacted as well depending on where those are located, and that discussion may be more appropriate with that application. He stated the reason the East-West trail was placed in its current location was to provide connectivity through the project to other trails; connectivity to the equestrian lots was secondary. When they determined the location of the on-site trail, it was not the best.

***Vice-Chair Davis*** stated he felt the new trail is better than the original one but was concerned about the five lots being isolated from it and having to ride through the tract to get to it.

***Assistant City Manager Stevens*** stated even though they are giving those lots the opportunity to keep horses there is no obligation of the homeowner to do so. He thinks not that many people want to keep horses these days.

**MOTION:** Moved by Ross, seconded by Molina to approve the findings and support Staff's and the Equestrian Commission's recommendation for an alternative trail location in conjunction with Tentative Tract Map 70583 as authorized by Condition No. 56. Motion carried 3-0-1-1 (Bratt absent, Green abstain).

\* \* \* \* \*

Commissioner Green returned to the meeting.

\* \* \* \* \*

DRAFT



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of November 10, 2015*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Community Development Department

**SUBJECT:** Consideration of alternate trail proposal in conjunction with Tentative Tract No. 70583 as authorized by Condition # 56 (NJD/Northern Foothills)

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## **SUMMARY**

*The North-South trail located on the 80 acre former Mc Henry property provide better connections to the existing trails network that the approved east-west trail through the project. Condition # 56 of Tentative Tract Map 70583 allows consideration of an alternate trail if deemed equivalent or similar in public benefit. One area of discussion raised by the Commission related to the effect of eliminating the trail on the nine equestrian lots within Brasada.*

*The Planning and Equestrian Commissions support the alternate trail as equivalent.*

## **BACKGROUND**

In December 2010 and January 2011, the City Council approved the NJD project allowing a 61 unit subdivision of 270 acres above the northerly extension of Cataract Avenue in the Northern Foothills. The approval included a requirement for an on-site equestrian trail adjacent to specified private streets within the project (commonly referred to as the east-west trail per the below Exhibit). However, Condition # 56 (see below – bold, italicized text) allowed for future consideration of an off-site trail in lieu of the east-west trail.

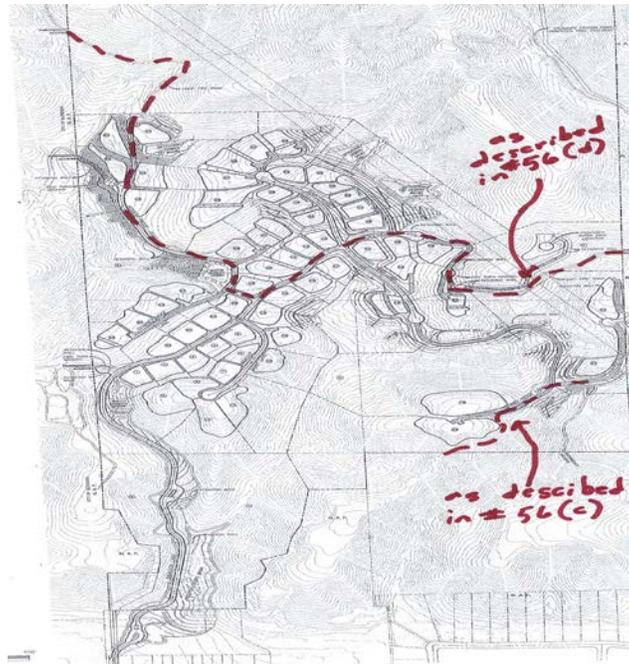
56. A public equestrian trail(s) shall be provided through as follows:
- a. As shown on the Tentative Tract Map extending along Stoney Ridge Lane from the emergency access turnaround to the south property line.

- b. As shown on the Tentative Tract Map along Sycamore Canyon Road in the northeasterly corner of the property.
- c. Per an exhibit to be attached to these conditions extending southerly from the south property line in the proximity of Lot 20 and along Stoney Ridge Lane easterly to the trail identified in (a) above to provide adequate trail linkage.
- d. Per an exhibit to be attached to these conditions extending along the existing fire road (Wildwood Motorway) from the east property line, thence along the driveway serving Lots 26 & 27 to the Brasada Lane cul-de-sac, thence along Brasada Lane to the connecting road between Brasada Lane and Chimney ridge Lane, thence along said connecting road to Chimney Ridge Lane, thence following Chimney ridge Lane to Hidden Ridge Lane and extending to Ferguson Motorway.

All such trails shall be available for public use, shall be improved to meet City of San Dimas standards, and shall be dedicated to the City for maintenance upon satisfactory completion.

***In lieu thereof on-site equestrian trails may be replaced by adjacent off-site trails subject to the review and approval of said alternate trail system by the Equestrian and Planning Commissions if they find and determine that the alternate system provides equivalent or similar public benefit.***

### **Equestrian Trails Map (See Condition # 56 c&d)**



Staff has been negotiating, pursuant to City Council direction, with NJD regarding the alternate trail resulting in a tentative agreement to address this trail among other matters.

As stated in the Condition, an alternate trail location requires review and approval by the Equestrian and Planning Commissions. The Equestrian Commission reviewed this matter on October 6, 2015 and determined that the revised trail location provides a greater community benefit than the required trail.

## **ANALYSIS**

In preparation the City undertook a Study of the South 40 and adjacent areas to better understand the feasibility and costs associated with an alternate trail (See attached Exhibit C). the trail examined various trail segments. The Study concluded:

- Shirlmar Trail Extension/Connection was infeasible
- Remaining trails shown were feasible and provided better connections to existing/potential trails within Horsethief Canyon Park and the adjacent County Park (via the Poison Oak Trail)

Using this information, with additional direction from the City Council, Staff has developed an agreement with NJD consisting of the following segments (see Exhibit C):

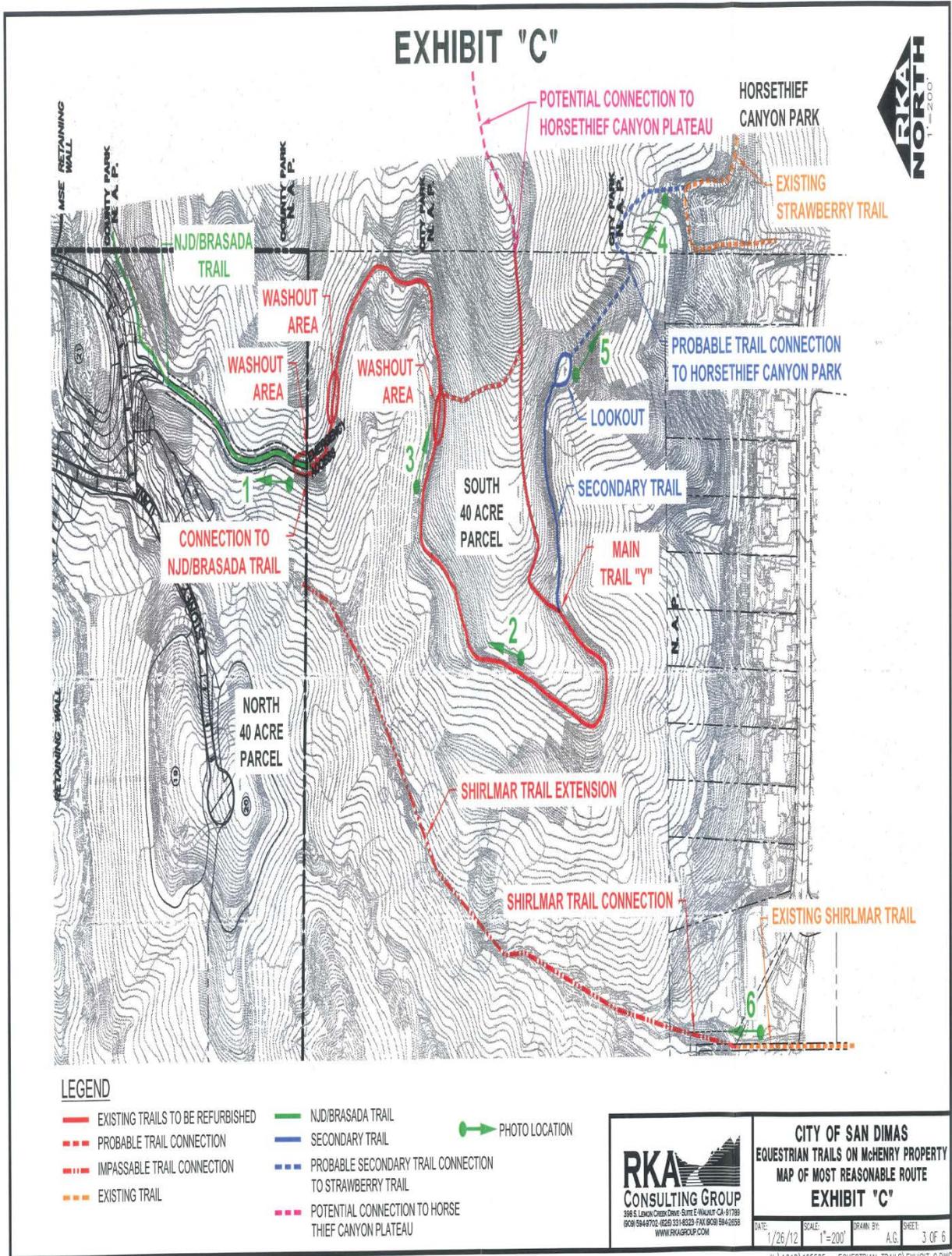
- Dashed Blue and Blue Segments connecting from Main Trail Y to existing Strawberry Trail with Horsethief Canyon Park
- Solid Red Segment connecting from South 40 boundary to Main Trail Y
- Green Segment connecting from future extension of Poison Oak Trail to South 40 boundary.

Staff is preparing a grant application to extend the poison Oak trail to meet the proposed trail and to construct the Dashed Red Segments.

The current tentative agreement calls for NJD to construct the Green Segment and to contribute the estimated cost of \$181,500 to construct the Red, Blue and Dashed Blue Segments. All trails would comply with adopted City standards for trails. NJD will also be dedicating the land east of the Red and Blue Segments (approximately 15 acres) to the City. The east-west trail would not be constructed under this proposal.

The City is being requested to evaluate the alternate trail proposal and determine whether or not it provides a similar or equivalent benefit to the required east-west trail. Pursuant to this consideration, Staff offers the following comments:

- The alternate trail provides better connectivity to existing trails in the Northern Foothills where the east-west trail dead-ends near the northwest corner of the project..
- The cost will be primarily borne by the applicant in the east-west trail and the alternate trail.
- The City receives approximately 15 acres of additional natural open space. [NOTE: The remainder of the South 40 will not be developed but will be natural open space managed for conservation.]
- The design and improvements will not exacerbate existing drainage issues along the Shirlmar wash area.
- Future conflicts associated with a public trail along private streets within a gated community will be avoided.



## **RECOMMENDATION**

Planning Commission, Equestrian Commission and Staff recommend that the City Council support the alternate trail proposal and find that it provides equivalent or similar benefit to the required east-west trail. Said approval shall be subject to the following conditions:

1. The east-west trail through the development project shall be eliminated and shall be replaced by a trail connecting Horsethief Canyon Park to the poison Oak Trail in San Dimas County Regional Park.
2. Developer shall construct a trail to existing City standards, including trail fencing where deemed necessary, from the north property line of the "South 40" to the Poison Oak Trail as depicted on the enclosed map.
3. Developer shall contribute \$181, 500 to the City for construction of those portions of the new trail on the "South 40" and connecting to trails within Horsethief Canyon Park, unless City determines that the developer may construct said trails in lieu of said contribution.
4. The timing of deposits and construction shall be determined by separate agreement but trails shall generally be intended to be constructed as part of initial mass grading by the project.

Respectfully Submitted,



Larry Stevens,  
Assistant City Manager for Community Development

Attachments:

1. Planning Commission Staff Report dated October 15, 2015
2. Draft Planning Commission Minutes of October 15, 2015 (pages 4-6)





## MEMORANDUM

**DATE:** October 15, 2015

**TO:** Planning Commission

**FROM:** Larry Stevens,  
Assistant City Manager for Community Development

**SUBJECT:** Consideration of alternate trail proposal in conjunction with Tentative Tract No. 70583 as authorized by Condition # 56 (NJD/Northern Foothills)

### Background:

In December 2010 and January 2011, the City Council approved the NJD project allowing a 61 unit subdivision of 270 acres above the northerly extension of Cataract Avenue in the Northern Foothills. The approval included a requirement for an on-site equestrian trail adjacent to specified private streets within the project (commonly referred to as the east-west trail per the below Exhibit). However, Condition # 56 (see below – bold, italicized text) allowed for future consideration of an off-site trail in lieu of the east-west trail.

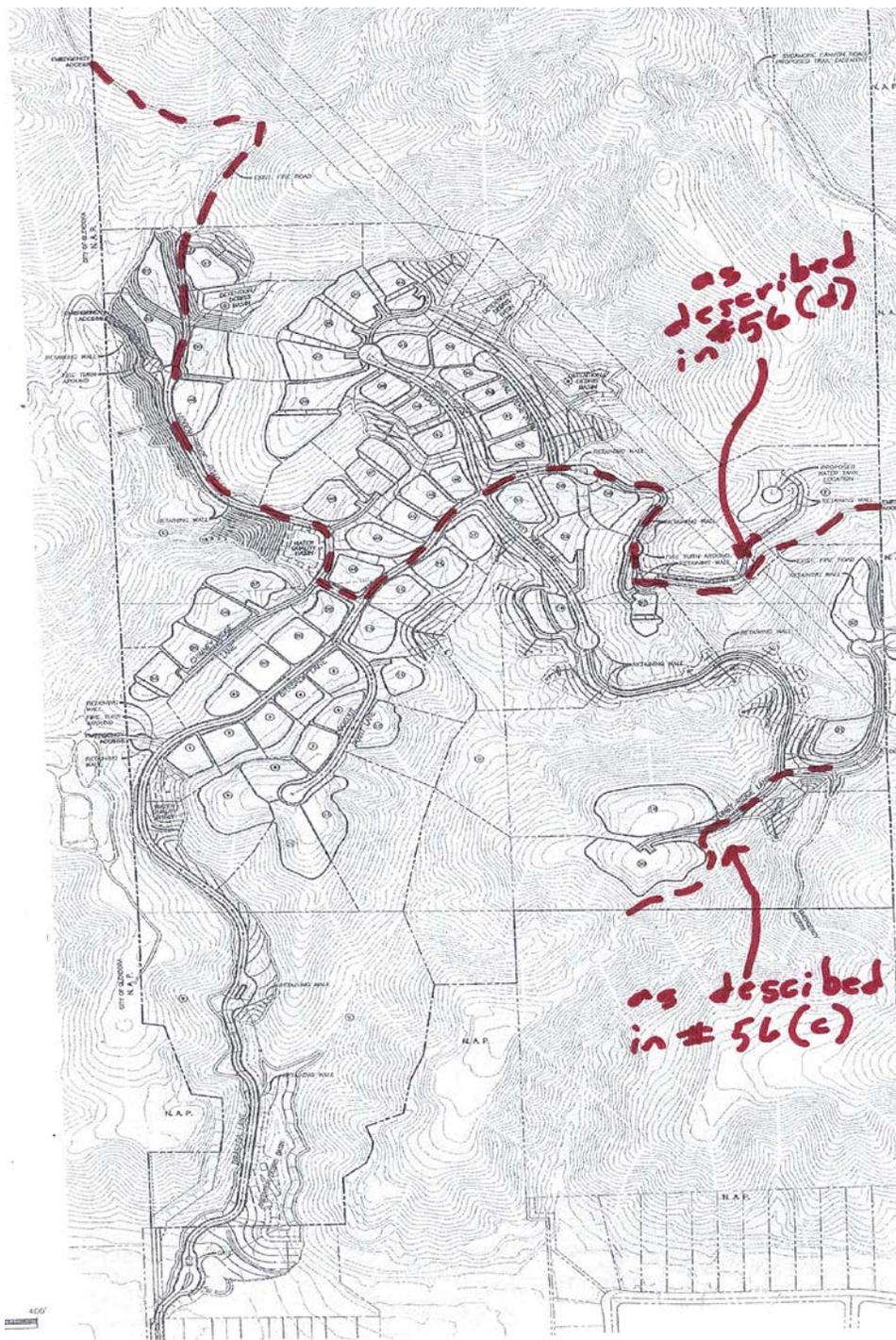
56. A public equestrian trail(s) shall be provided through as follows:

- a. As shown on the Tentative Tract Map extending along Stoney Ridge Lane from the emergency access turnaround to the south property line.
- b. As shown on the Tentative Tract Map along Sycamore Canyon Road in the northeasterly corner of the property.
- c. Per an exhibit to be attached to these conditions extending southerly from the south property line in the proximity of Lot 20 and along Stoney Ridge Lane easterly to the trail identified in (a) above to provide adequate trail linkage.
- d. Per an exhibit to be attached to these conditions extending along the existing fire road (Wildwood Motorway) from the east property line, thence along the driveway serving Lots 26 & 27 to the Brasada Lane cul-de-sac, thence along Brasada Lane to the connecting road between Brasada Lane and Chimney ridge Lane, thence along said connecting road to Chimney Ridge Lane, thence following Chimney ridge Lane to Hidden Ridge Lane and extending to Ferguson Motorway.

All such trails shall be available for public use, shall be improved to meet City of San Dimas standards, and shall be dedicated to the City for maintenance upon satisfactory completion.

***In lieu thereof on-site equestrian trails may be replaced by adjacent off-site trails subject to the review and approval of said alternate trail system by the Equestrian and Planning Commissions if they find and determine that the alternate system provides equivalent or similar public benefit.***

### Equestrian Trails Map (See Condition # 56 c&d)



Staff has been negotiating, pursuant to City Council direction, with NJD regarding the alternate trail resulting in a tentative agreement to address this trail among other matters.

As stated in the Condition, an alternate trail location requires review and approval by the Equestrian and Planning Commissions. The Equestrian Commission reviewed this matter on October 6, 2015 and determined that the revised trail location provides a greater community benefit than the required trail.

### **Discussion/Analysis:**

In preparation the City undertook a Study of the South 40 and adjacent areas to better understand the feasibility and costs associated with an alternate trail (See attached Exhibit C). the trail examined various trail segments. The Study concluded:

- Shirlmar Trail Extension/Connection was infeasible
- Remaining trails shown were feasible and provided better connections to existing/potential trails within Horsethief Canyon Park and the adjacent County Park (via the Poison Oak Trail)

Using this information, with additional direction from the City Council, Staff has developed an agreement with NJD consisting of the following segments (see Exhibit C):

- Dashed Blue and Blue Segments connecting from Main Trail Y to existing Strawberry Trail with Horsethief Canyon Park
- Solid Red Segment connecting from South 40 boundary to Main Trail Y
- Green Segment connecting from future extension of Poison Oak Trail to South 40 boundary.

Staff is preparing a grant application to extend the poison Oak trail to meet the proposed trail and to construct the Dashed Red Segments.

The current tentative agreement calls for NJD to construct the Green Segment and to contribute the estimated cost of \$181,500 to construct the Red, Blue and Dashed Blue Segments. All trails would comply with adopted City standards for trails. NJD will also be dedicating the land east of the Red and Blue Segments (approximately 15 acres) to the City. The east-west trail would not be constructed under this proposal.

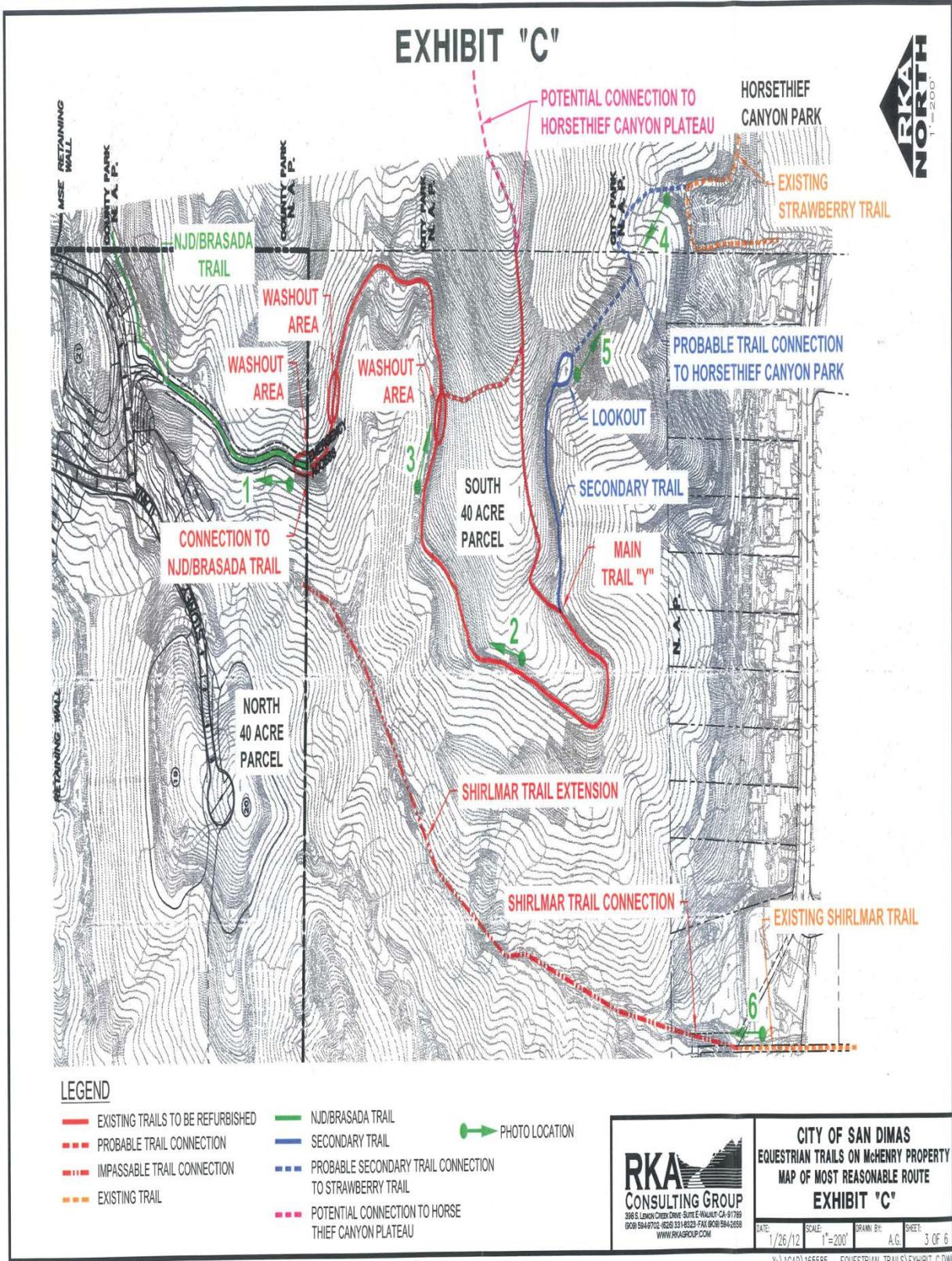
The Equestrian Commission is being requested to evaluate the alternate trail proposal and determine whether or not it provides a similar or equivalent benefit to the required east-west trail. Pursuant to this consideration, Staff offers the following comments:

- The alternate trail provides better connectivity to existing trails in the Northern Foothills where the east-west trail dead-ends near the northwest corner of the project..
- The cost will be primarily borne by the applicant in the east-west trail and the alternate trail.
- The City receives approximately 15 acres of additional natural open space. [NOTE: The remainder of the South 40 will not be developed but will be natural open space managed for conservation.]
- The design and improvements will not exacerbate existing drainage issues along the Shirlmar wash area.
- Future conflicts associated with a public trail along private streets within a gated community will be avoided.

### **Recommendation:**

Staff recommends that the Planning Commission support the alternate trail proposal and find that it provides equivalent or similar benefit to the required east-west trail. Said approval shall be subject to the following conditions:

1. The east-west trail through the development project shall be eliminated and shall be replaced by a trail connecting Horsethief Canyon Park to the poison Oak Trail in San Dimas County Regional Park.
2. Developer shall construct a trail to existing City standards, including trail fencing where deemed necessary, from the north property line of the "South 40" to the Poison Oak Trail as depicted on the enclosed map.
3. Developer shall contribute \$181, 500 to the City for construction of those portions of the new trail on the "South 40" and connecting to trails within Horsethief Canyon Park, unless City determines that the developer may construct said trails in lieu of said contribution.
4. The timing of deposits and construction shall be determined by separate agreement but trails shall generally be intended to be constructed as part of initial mass grading by the project.



\* \* \* \* \*

Commissioner Green stated she lives adjacent to the property to be discussed in Items 3 and 4 and recused herself from the meeting.

\* \* \* \* \*

1. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 12-04** – A request to amend the boundary of Planning Area One of Specific Plan No. 25 to include 40 additional acres and to increase the number of lots within the revised Planning Area One from 61 lots to 65 lots.

Staff report presented by **Assistant City Manager Larry Stevens** who presented information on the history of the Northern Foothills and how in 1999 after a moratorium on development in the area the City adopted Specific Plan No. 25 to govern the development of the privately held property in the area, which encompasses approximately 1,000 acres. A lawsuit was filed and litigated in regards to the code but ended with a settlement agreement between the City and the litigator, who is the Applicant. The City adopted a Final EIR in 2010 for the 270 acres under the control of the Applicant, along with a General Plan Amendment and Specific Plan Amendment that took the standards from 1999 and created two Planning Areas. In Planning Area 2 the standards were largely left intact; in Planning Area 1 some of the standards were amended to facilitate the Settlement Agreement. A Tentative Tract Map (TTM) was approved which created the individual lots to be sold and a Development Agreement which gave the Applicant approximately 12 years to implement the project and froze some of the fees and standards in time.

When the TTM was adopted there was a 40 acre portion adjacent to the map area that was left in Planning Area 2 with the existing development standards. The property is referred to as the South 40. There have been numerous discussions with the Applicant over the past few years regarding development of the project and how the South 40 will be addressed. Before the Commission tonight is one of three components of an agreement between the City and the Applicant based on direction by the City Council. The density for the South 40 was determined in 1999 based on a formula for slope analysis as four lots. Part of the current agreement is transferring the density of four lots from the South 40 into the project area outlined in the TTM.

The density for the 230 acres in NJD's control based on the original standards calculated out in the high 20s to the low 30s and the Settlement Agreement allowed them to have a density in the high 50s. They subsequently acquired 80 acres from the McHenry's which added five more lots for the North 40 and the South 40 remained in Planning Area 2. Not only will this amendment increase the number of lots in the project by four, but the development rights for the South 40 will be revoked and the boundary of Area 1 will be moved to include that area to maintain the status quo. Another item to consider as part of this arrangement is the next item on the agenda in regards to the equestrian trail, and then there will be an agreement to be executed by the City Council.

**Assistant City Manager Stevens** stated the project was conditioned to provide equestrian trails as represented in Condition No. 56 of the TTM. During that time the Applicant would only agree to an on-site trail which is referred to as the East-West trail. However, since it was felt there may be a future opportunity for the South 40, they included an option to allow amending the equestrian trail to an off-site location if certain criteria were met. By removing the possibility of development on the South 40 with the density transfer, it presents an opportunity to move the equestrian trail to the eastern edge and provide better connection to existing trails that are not in

the project. The City will also be receiving some land from the South 40 that is contiguous to Horsethief Canyon Park, but that is just background information and not a part of the Specific Plan Amendment.

Staff also had to determine if this amendment would have any effect on the FEIR and felt the appropriate environmental document would be an addendum, which is essentially the creation of sufficient analysis to demonstrate the change is minor and creates no greater environmental impacts than those studied at the time of the adoption of the original EIR. Staff believes the finding can be made since no additional density is being created and the four lots being added into Planning Area 1 will need to be in the area already approved for grading, so no new grading will occur, or impacts on any other systems and all the original mitigation measures will remain in place. While moving the trail may make it more useable by the general public it will be in a location with existing trails already so there will only be a modest increase in the use and located where there is already limited grading for private trails that have fallen into neglect. The report includes the mitigation measures and the project design features that must be maintained; any changes would trigger additional environmental analysis.

**Vice-Chair Davis** confirmed that these were the mitigations that were previously approved.

**Assistant City Manager Stevens** stated yes. From Staff's perspective the change is appropriate when incorporated with the other components, all three of which will be reviewed by the City Council.

**Commissioner Ross** asked if there was a timeline in regards to the federal land, and where they were in that, and if they had a timeframe for when grading would begin.

**Assistant City Manager Stevens** stated the timeline is related to the Development Agreement which is commonly used on large-scale projects like this that set requirements for each party and freezes standards for a period of time, but that is not what is before the Commission tonight. The project was approved in late 2010 so they are five years into it. There is an approved grading plan so the Applicant can pull permits whenever they wish. The last he heard they have indicated they were thinking sometime in the spring, but it is really up to them as long as the codes don't change; otherwise they may have to bring their plans up to current code standards and go through plan check again.

**Commissioner Molina** stated that moving the South 40 from Area 2 to Area 1 is what allows the additional four lots, so then what will be in Area 2.

**Assistant City Manager Stevens** stated this transfer moves four lots into Area 1, but it also removes them from Area 2 so it is the equivalent of a density transfer. On the 15 or so acres on the east the plan is for the City to have a public trail and open space. The other 25 acres will be part of the Applicant's environmental mitigation requirements for the project and will be preserved as open space.

**Vice-Chair Davis** asked if the 25 acres he is referring to is at the top of the hill.

**Assistant City Manager Stevens** stated it is more of a canyon that comes down and creates drainage in the Shirlmar area.

**Vice-Chair Davis** stated then if this transfer is not approved, then in theory the South 40 could be subdivided to accommodate the construction of four single-family homes. If someone came and said that is what they wanted to do, would they need to submit an EIR.

**Assistant City Manager Stevens** stated if this application was denied, then yes, there would be an East-West equestrian trail through the NJD project, there would be no City ownership on a portion of the South 40, and there is the potential development of four lots there. If someone wanted to develop there, they might be able to do so under the Master EIR from 1999 with a supplement. Many standards have changed since then though in some of the technical areas, and the existing project would have to facilitate access to that area, so this is probably the best solution all the way around.

**Vice-Chair Davis** asked if they will need to process a new TTM.

**Assistant City Manager Stevens** stated there will be a point where the Applicant will need to submit a revised map so the Commission will have the opportunity to review the placement of the lots. The City is not specifying where they are to be located but since they have to be in the areas already approved for grading some of the larger lots will need to be reduced to accommodate them.

Vice-Chair Davis opened the public hearing. Addressing the Commission was:

**Stan Stringfellow, 2011 E. Financial Way #203, Glendora, representing NJD and Phelps-Tointon, Applicant**, stated this amendment will allow the developer to have the density that goes with the South 40 but preserve the land. In regards to the environmental, the original certified EIR studied this area as part of the original biological studies. He wanted to offer their support and felt this was a good thing for the developer and the City. It has been a long time getting to this point but the adoption of this amendment and preservation of the South 40 was one of the goals set forth in the Development Agreement. This will complete the Sycamore Canyon Trail Loop and make it more useable to the equestrian community. The East-West trail would have been hard to access and have limited use by the community so this is much better for the City on the whole, and encouraged their support of the amendment.

**Vice-Chair Davis** asked what the time frame is for the Development Agreement and did the East-West trail come out on Shirlmar.

**Stan Stringfellow, Applicant**, stated the original agreement required the tract map to be recorded within ten years. The East-West trail traveled through the project only and did not connect to Shirlmar.

**Assistant City Manager Stevens** stated the northerly connection may have been to a trail in Glendora and on the east to Wildwood Motorway.

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

**Vice-Chair Davis** stated it seemed like a good step forward based on all the discussion in the past and he would be in support.

**Commissioner Molina** asked if this approval was needed to move the whole project forward, and would 65 be the total number of homes in the tract.

**Assistant City Manager Stevens** stated the project can move forward as approved but at some point someone could submit an application for the South 40 for four lots and there wouldn't be a loop trail, just the East-West trail, and the City would not have the additional 15 acres adjacent to the park. He stated if approved, the maximum number of homes constructed in the 310 acre project area would be 65. He spoke about the possible housing stock to be built and said there was not any requirement as to whether they all be custom or tract in nature, but that there are design standards to be followed no matter how they are built.

#### RESOLUTION PC-1547

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 12-04, AMENDING THE BOUNDARY OF PLANNING AREA ONE OF SPECIFIC PLAN NO. 25 TO INCLUDE 40 ADDITIONAL ACRES AND TO INCREASE THE NUMBER OF LOTS WITHIN THE REVISED PLANNING AREA FROM 61 LOTS TO 65 LOTS

**MOTION:** Moved by Molina, seconded by Ross to adopt Resolution PC-1547 recommending approval of Municipal Code Text Amendment 12-04. Motion carried 3-0-1-1 (Bratt absent, Green abstain)

#### COMMISSION BUSINESS

#### 2. CONSIDERATION OF RECOMMENDATION OF ALTERNATE TRAIL LOCATION IN CONJUNCTION WITH TENTATIVE TRACT NO. 70583 AS AUTHORIZED BY CONDITION #56 (NJD NORTHERN FOOTHILLS)

Staff report presented by **Assistant City Manager Larry Stevens** who stated this is related to the amendment of Specific Plan No. 25 and other terms of the agreement with the Applicant that will be going to the City Council for approval. Condition No. 56 of the original Tentative Tract Map (TTM) requires an equestrian trail within the project and went over the language that would allow an alternative off-site trail if it is approved by the Equestrian and Planning Commissions. Staff and the Applicant have come to an agreement on what they believe is a better trail option for the benefit of the community. The Equestrian Commission unanimously concurred that the new proposed trail would provide more benefit than the original one approved with the TTM. He went over the history of the trail study prepared by RKA, and after analysis the conclusion was to provide the proposed alternate trail that would connect to Horsethief Canyon Park and up onto the South 40 to a small plateau. He explained how the new trail will create a loop, and went over the financing and contribution by the developer. It has been negotiated for the developer to build a portion and the City to build a portion. This request is for the Commission to determine whether or not they believe the alternate trail provides better connectivity to other trails in the northern foothills. The alternate can be constructed with no additional cost to the City and achieves more open space preservation. Staff is requesting they concur with the Equestrian Commission's determination that as

authorized by Condition No. 56 the alternate trail has more community benefit than the original East-West trail.

**Commissioner Ross** asked if the approved trail would be constructed with the development of the houses, and asked about the run-off standards for horse trails.

**Assistant City Manager Stevens** stated the East-West trail would essentially follow the new roadway in the project which follows a portion of the Wildwood trail. So far NPDES has not set any standards for equestrian trails but feels that will be something they will add in the future and there will be more constraints on how waste ends up in the storm drains. The fact that the current trail would be adjacent to a private street in the project doesn't change the requirements for an MS-4 permit.

**Commissioner Ross** stated no one appears to monitor the Via Verde area for what comes down from the Covina Hills area and felt they would face a similar situation here if the East-West trail is built. He also asked if the trail would be located higher than the wash-out areas.

**Assistant City Manager Stevens** stated that would be an advantage to the rural trail in that waste would not end up in the storm drain. He stated they may have to install small gravity walls in a couple of areas to protect the trail and over the course of time they may have to do some maintenance on those areas from time to time but they have anticipated the costs for the improvements and future maintenance.

**Commissioner Molina** asked would the City would construct this trail on their own if this change was not adopted.

**Assistant City Manager Stevens** stated no because they would not own the property. What they have agreed to is the developer will pay the estimated construction cost of a trail. The portion on the North 40 is contemplated in the grading plan, and until they take away the development rights on the South 40, the grading plan requires the tail portion of the tract to be the access to the South 40. If this amendment goes through, then that area will not be needed for access and utilities, and it will essentially be used for the equestrian trail. There will be a little change when the trail gets to the road and swing to the east, and there will be some environmental requirements from Fish and Game, but then the trail will connect to a recently improved trail in the County Park. A lot of the trails in the northern foothills are located on private land and access can be locked by the various property owners, so one of the real benefits is that we are getting public trails people can use without trespassing, with loops that make them better trails.

**Vice-Chair Davis** asked in regards to the nine equestrian lots within the project, how the top five lots will access the new trail.

**Assistant City Manager Stevens** stated they would need to ride down the private street to access the trail. An amended map will need to be submitted to accommodate the four additional lots so things may be impacted as well depending on where those are located, and that discussion may be more appropriate with that application. He stated the reason the East-West trail was placed in its current location was to provide connectivity through the project to other trails; connectivity to the equestrian lots was secondary. When they determined the location of the on-site trail, it was not the best.

**Vice-Chair Davis** stated he felt the new trail is better than the original one but was concerned about the five lots being isolated from it and having to ride through the tract to get to it.

**Assistant City Manager Stevens** stated even though they are giving those lots the opportunity to keep horses there is no obligation of the homeowner to do so. He thinks not that many people want to keep horses these days.

**MOTION:** Moved by Ross, seconded by Molina to approve the findings and support Staff's and the Equestrian Commission's recommendation for an alternative trail location in conjunction with Tentative Tract Map 70583 as authorized by Condition No. 56. Motion carried 3-0-1-1 (Bratt absent, Green abstain).

\* \* \* \* \*

Commissioner Green returned to the meeting.

\* \* \* \* \*

DRAFT



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of November 10, 2015*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Community Development Department

**SUBJECT:** Consideration of an Agreement to modify development rights for the NJD/Brasada project in the Northern Foothills related to trail modifications, land transfers and related matters.

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## **BACKGROUND**

On December 16, 2010 the City Council approved the 61 lot residential development proposed by NJD in the Northern Foothills, including the following entitlements:

- Final EIR (certifying compliance with CEQA and establishing various mitigation measures)
- General Plan Amendment 08-02 (including various text changes to the Land Use Element)
- MCTA 08-04 (approving density and development standard revisions for SP 25)
- Tentative Tract Map 70583 (creating 61 residential development lots)
- Development Agreement

Recently, staff has, with direction from the City Council, discussed certain revisions to the project addressing the "south 40" (which was not included in the original project), location of required equestrian trails and other related matters. The result of those discussions requires various changes to the project and SP 25, including the following:

- Allowing four lots currently permitted on the South 40 (which was not included in the original tract) to be developed within the boundaries of the approved Tentative Tract. [NOTE: That is the primary purpose of MCTA 12-04.] This includes a waiver of all development rights on the south 40. The agreement also provides that the four additional lots must be developed within the currently

approved grading footprint and that the developer is required to submit a revised tract Map to effectuate the additional lots.

- Revising the equestrian trail required per Condition #56 from within the approved tract to the south 40 and a portion of the north 40 connecting to existing trails in Horsethief Canyon Park and San Dimas Canyon Park (County). Portions of this trail will be constructed by the developer and portions will be constructed by the City but paid for by the developer (estimated at \$181,500). [See separate report on alternate trail considerations.]
- Transfer of approximately 15 acres east of the south 40 trail and adjacent to Horsethief canyon Park to the City. The remainder of the south 40 to be preserved in natural state and used as an environmental mitigation bank. The City will also retain the trail in fee.

The project has completed the plan check process for grading, retaining walls, storm drains, streets and utilities but permits have not been issued at this time.

### **ANALYSIS**

The attached Agreement is still being revised. Staff desires to confirm all the deal points and continue the matter to resolve final details of the Agreement with NJD prior to the next meeting.

A brief summary of the primary deal points is as follows:

1. Amend SP 25 to allow 4 additional lots currently allowed on the South 40 to be transferred to the current development area of the approved tract map. Said lots to be located within areas already intended to be disturbed by the approved grading plan. NJD to waive all development rights for the South 40. City to prepare CEQA compliance (Addendum to prior FEIR) for this change.
2. NJD shall submit revised Tentative Tract Map delineating these four lots with City to process through normal procedures.
3. East/west trail currently located within project shall be replaced by new trail on the north and south 40 as allowed by Tract Map Condition # 56.
4. Paper street in the northeast corner of the NJD property to be abandoned on the Final Map.
5. NJD, as part of mass grading to construct a trail meeting the City standards on the North 40 connecting between the South 40 and the County Poison Oak Trail. Said trail to be conveyed to City in fee.
6. NJD to deposit \$181,500 with City to construct trail on South 40 and on a portion of Horsethief Canyon Park. City will construct trail in coordination with mass grading. Trail to meet City standards. NJD may request to construct the trail if approved by the City. The trail and all property east of it (approximately 15 acres) shall be conveyed to City in Fee.

7. NJD may construct additional fencing on its property to facilitate preservation of areas intended for open space preservation/mitigation.
8. All parties to cooperate regarding construction and future maintenance access.
9. Method of conveyance for all property to the City shall be on the Final Map or by separate record of survey with any survey/engineering costs to be split 50/50.
10. City to release any claims related to the following Development Agreement sections:
  - a. 4.6.1 – opportunity for temporary trail license
  - b. 4.6.2 – future dedication of temporary trail license
  - c. 4.6.3 – \$8000 contribution for equestrian improvements
  - d. 4.7 – opportunity for City to own 84 acres of open space in northeasterly corner

The attached Agreement reflects all of these points but is still undergoing revisions.

**RECOMMENDATION**

Continue the matter and withhold adoption of second reading of Ordinance 1236 (MCTA 12-04) until the Agreement is ready to execute.

Respectfully Submitted,



Larry Stevens,  
Assistant City Manager for Community Development



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of November 10, 2015*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Planning Department

**SUBJECT:** Initiation of a Municipal Code Text Amendment to Conditionally Permit Microbreweries

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## **SUMMARY**

*One of the topics of discussion at the March 30, 2015 City Council Retreat was the potential allowance of microbreweries and brewpub restaurants in the City of San Dimas.*

*Since then, Staff prepared and the City Council approved a Municipal Code Text Amendment to conditionally permit "brewpub restaurants," which are full-service restaurants with accessory beer production and service, in commercial zones.*

*Staff separated the topic of microbreweries, which regionally have tended to be located in industrial zones, for further consideration and analysis due to more complex considerations including related uses and activities beyond the production of beer including tap rooms, food trucks, trivia / game nights, and live entertainment, among other activities.*

## **BACKGROUND**

At the March 30, 2015 City Council Retreat, the Council discussed the potential allowance of microbreweries and brewpub restaurants in the City of San Dimas. The Council heard a brief presentation from Staff which included technical differentiations between microbreweries and brewpub restaurants, an explanation of current zoning code constraints, preliminary considerations in addressing the uses, and a summary table listing characteristics of similar uses in nearby cities.

Staff received direction to analyze the zoning code and potential amendments necessary in consideration of conditionally permitting brewpubs and microbreweries in various zones. Discussion led to differentiating between and separating the two uses at this time so that consideration of permitting brewpub restaurants in commercial zones could be addressed more expeditiously while allowing the time needed to do the additional analysis necessary to address the more complex considerations associated with microbreweries in industrial zones. Considerations for microbreweries include the creation of a bar-like atmosphere with the inclusion of taprooms/tasting rooms which are intended to draw people in in addition to their generally associated activities including catering and food truck uses, activities such as game / trivia nights and live entertainment, among others, and potential outdoor patios or activity areas.

In July 14, 2015 the City Council conducted 1<sup>st</sup> reading of the brewpub restaurant Municipal Code Text Amendment (MCTA 15-03), and as of the Ordinance's August 28, 2015 effective date restaurant owners in commercial zones have had the ability to apply for a conditional use permit to incorporate the brewing and service of beer produced on-site as an accessory use to their restaurant operation.

The purpose of this request for initiation of a Municipal Code Text Amendment will be for consideration of microbreweries.

### **ANALYSIS**

Microbreweries are generally defined as small-scale brewery operations that are dedicated primarily to the production of specialty beers. Microbreweries typically produce 15,000 barrels of beer per year (465,000 gallons). Microbreweries may or may not have a food service component. Descriptions of the Department of Alcoholic Beverage Control license types for brewery operations are included as Exhibit A.

The following are typical components of microbreweries:

**Brewing Area-** The area where the beer is manufactured / produced.

**Taproom / Tasting Room-** The area where beer is served.

**Outdoor Seating / Patio Area-** Many microbreweries offer an outdoor seating area or patio area, sometimes referred to as a beer garden, which provides additional area for people to congregate and drink.

**Office Area-** Oftentimes the businesses have a small accessory office use.

**Kitchen Area and Dining Room-** Some microbreweries have a kitchen and serve food produced on the premise. This hasn't been the case in immediately

surrounding cities, which tend to bring food trucks or caterers to the site for food service, but has been done in other cities in Southern California.

### *Microbreweries in Surrounding Cities*

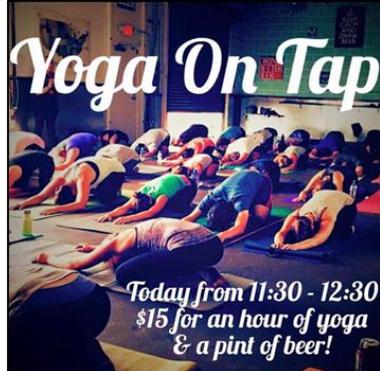
Exhibit B is a compilation of microbreweries in surrounding cities with information on their location, size, ABC license type, and associated uses. All of the microbreweries in surrounding cities are located in industrial zones. Based on a review of their operations, brewing takes place 7 days / week and the tap / tasting rooms generally tend to be open Wednesday - Sunday in the afternoon and evening hours.

All of those microbreweries listed in Exhibit B have a tap or tasting room component. Most have a catering or food truck component at least some days of the week. Many host other activities intended to attract visitors and patrons with varying activities and offerings including trivia and game nights, live entertainment, televisions to offer sports viewings, painting parties, and even yoga. The pictures on the following pages are demonstrative of the activities offered and the crowds the establishments can attract and are taken from the microbreweries' social media and web sites.

### *Dale Brothers - Upland*



### *Claremont Craft Ales- Claremont*

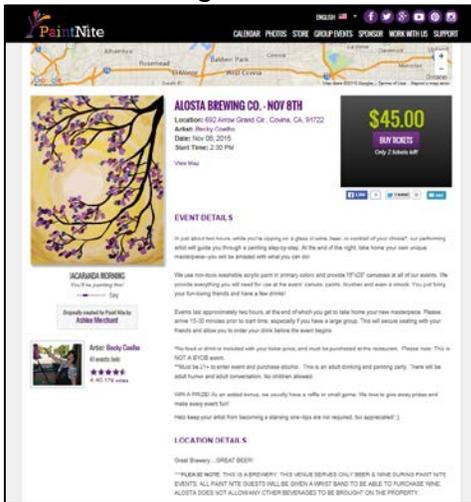
A screenshot of the Claremont Craft Ales website showing a calendar for the month of October. The calendar lists various events and food truck appearances for each day of the month.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1:00pm	CLOSED	CLOSED	4:00pm	4:00pm	5:00pm	1:00pm
			Buttercup Catering		Pappas Artisanal	Juggernaut
El Tio Ale				Juliet's BBQ	Shannon's Gourmet	Crepes Bonajants
Rolling South on Yoga on Tap			Broke Hungry Vegen	El Tio Ale	Asian Creations	Grilled Cheese Truck
Sandwichly			Buttercup Catering	El Tio Ale	Me So Hungry	Pappas Artisanal Oktoberfest
Trunk w/ Summer Catering Yoga on Tap			The Big Easy Sandwich	Rolling South Van	Peacher's Truck	The Lobos Truck Heavy Metal

### Rok House- Upland



### Alosta Brewing- Covina



### Pacific Plate- Monrovia



### Discussion Topics

The primary potential issues and discussion topics Staff has identified are as follows. Additional background and discussion on these items follows below.

1. Are the taprooms / tasting rooms an accessory and secondary use or the main attraction?
2. Compatibility Issues and Appropriate Zones for Consideration Due to Assembly / Congregational Nature and Associated Uses
  - a. Is the use appropriate in industrial zones and / or commercial zones?
  - b. How does the City want to address their associated uses?
    - i. Food trucks

- ii. Live entertainment
  - iii. Trivia / game nights
  - iv. TV's, sports viewing
- 3. Parking
  - 4. Potential Demands on Public Safety / Calls for Service

#### *1. Taproom / Tasting Room as Primary vs Accessory Component*

Currently, the San Dimas Municipal Code does not permit stand-alone bars in any zone. The SDMC conditionally permits on-sale alcoholic beverages in a number of commercial zones provided that such use is a *secondary* and *incidental* use to a permitted use in the zone, which is typically a restaurant. The Code does not currently permit on-sale alcoholic beverages in the M-1 industrial zone at all.

To be consistent with existing Code language for commercial zones, the determination would need to be made that the primary use is the microbrewery with or without food uses and that the taproom / tasting room component is a secondary and incidental use.

#### *2. Compatibility Issues and Appropriate Zones for Consideration Due to Assembly / Congregational Nature and Associated Uses*

Per San Dimas Municipal Code Section 18.128.010, Industrial Zones, “the *general purpose of this chapter is to set forth a wide variety and complexity of industrial uses and processes and those retail uses incidental to the permitted industrial uses which may function efficiently and harmoniously within an industrial zone...*”

Surrounding cities take varying approaches. For example, Covina lists “brewery and / or winery” under “Manufacturing” as a permitted use in its industrial zone and lists on-site tasting in conjunction with the brewery or winery as a conditional use. Claremont lists “manufacturing, wholesale and distribution, including winery or micro-brewery with or without tasting room and no restaurant” as permitted only in its Business / Industrial Park zone with a Special Use and Development permit, while listing “micro-breweries in conjunction with restaurant” as a conditionally permitted use in some of its commercial zones and mixed use districts. Sections from their Municipal Codes are included as Exhibit C.

While these facilities do have a manufacturing and production component, they can also tend to draw in crowds and provide recreational activities. Common components include the tap / tasting room and outdoor patios / beer gardens. Many make use of food trucks which may visit for a few hours to provide food service to patrons, with schedules posted in advance on the microbrewery’s calendar on its website. Others allow patrons to bring food in or even order pizzas to the location and offer games, trivia nights or other activities. Because of

this, some considerations of allowing these uses in industrial zones are compatibility with industrial users and the potential lost opportunity to funnel businesses interested in conducting such a use into commercial zones, where assembly uses are generally desired and encouraged. On the other hand, manufacturing is not a permitted use in commercial zones and the production levels were capped in the recent approval of brewpub restaurants in commercial zones, and associated food truck uses could compete with brick and mortar businesses within shopping centers.

### *3. Parking*

Industrial centers typically are parked at much lower levels (1 space per 500 square feet) than commercial uses require (1 space per 75 for a restaurant or 1 space per 225 for general commercial uses). However, the common hours of operation for microbreweries in surrounding cities are evening hours during the week and afternoon and evening hours on the weekends which tends to lessen parking conflicts / impacts as many of the other industrial users in the park tend to be closed in the evening hours. Outdoor patios and food trucks are additional uses which may involve use of the parking lot stalls.

### *4. Potential Demands on Public Safety / Calls for Service*

In speaking with planners who have worked on microbrewery applications in surrounding cities, a representative from the Department of Alcoholic Beverage Control, and a representative from the Sheriff's station, Staff has not heard any comments on increased calls for service or public safety issues at these types of establishments. They tend to have earlier closing hours such as 9-10pm, only serve what is brewed on-site (no hard liquor), and tend to market their products as specialty and craft and as such are pricier than bars. Conditions of approval on a use permit can also help to control items such as hours of operation and changes to operational procedures should problems arise.

## **RECOMMENDATION**

Staff recommends that the City Council provide feedback to Staff and, if the Council desires, initiate a Municipal Code Text Amendment to conditionally permit microbreweries. Should the Council initiate the Code Amendment, Staff will prepare draft text and bring back to the City Council after receiving the public's and the Planning Commission's input at a public hearing.

Respectfully Submitted,



Jennifer Williams  
Associate Planner

Attachments:

- Exhibit A- Select License Types- Department of Alcoholic Beverage Control
- Exhibit B- Table of Microbreweries in Surrounding Cities
- Exhibit C- Text from Surrounding Cities' Municipal Codes

## **Exhibit A**

### **Select License Types - Department of Alcoholic Beverage Control**

#### **Type 01- Beer Manufacturer**

- 01 | **BEER MANUFACTURER** - (Large Brewery) Authorizes the sale of beer to any person holding a license authorizing the sale of beer, and to consumers for consumption on or off the manufacturer's licensed premises. Without any additional licenses, may sell beer and wine, regardless of source, to consumers for consumption at a bona fide public eating place on the manufacturer's licensed premises or at a bona fide eating place contiguous to the manufacturer's licensed premises. May conduct beer tastings under specified conditions (Section 23357.3). Minors are allowed on the premises.

#### **Additional Information- Beer Manufacturer**

- 01 | **BEER MANUFACTURER** - (Large Brewery over 60,000 barrels per year) This license is required by makers of beer in this State. An exception under State and Federal law allows a person to produce up to 100 gallons of beer a year for his/her own consumption (maximum of 200 gallons per household). See also Small Beer Manufacturer (Type 23) for brewpubs and micro-breweries. "Beer manufacturer" means any person, except those manufacturing pursuant to Section 23356.2 (home brew), engaged in the manufacture of beer (Section 23012).

#### **Type 23- Small Beer Manufacturer**

- 23 | **SMALL BEER MANUFACTURER** - (Brew Pub or Micro-brewery) Authorizes the same privileges and restrictions as a Type 01. A brewpub is typically a very small brewery with a restaurant. A micro-brewery is a small-scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.

#### **Additional Information- Small Beer Manufacturer**

- 23 | **SMALL BEER MANUFACTURER** - (Less than 60,000 barrels per year) The privileges and limitations for this type of license are the same as for other beer manufacturers. The only difference is the license fees. (See also Type 1 - Beer Manufacturer.) This license formerly related only to Steam beer. "Steam" beer is made by fermentation at cellar temperature rather than near freezing as is the case with other beers. It is made using only one type of malt--malted barley. It contains no corn, rice or other cereal grains as regular beers normally do. The method of carbonation is entirely natural and involves a process known as Krausening. This process requires taking beer which has been completely fermented and adding to it beer which is still fermenting. This causes a second fermentation to occur. The Krausening process in beer corresponds closely to the "bulk process" in making some types of sparkling wines. The most common users of this license are operators of micro-breweries and brewpubs. These designations are not to be construed as legal definitions. Their use below is only for descriptive purposes.
- "Micro-brewery": A small-scale brewery operation that generally produces approximately 15,000 barrels a year. Its beer products are primarily intended for local and/or regional consumption. Typically, these operations are solely dedicated to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.
- "Brewpub": Typically, a very small brewery with a restaurant where the beer it produces is sold in draft form exclusively at its own premises. This operation often sells other supplier's bottled beer, including other hand-crafted or micro-brewed beers as well as wine to patrons for consumption on its premises. See "Special Note" below.
- Special Note: A brewpub-restaurant (Type 75) license, authorized under Section 23396.3, has a limited brewing privilege and may sometimes be referred to as "brewpub." However, the Type 75 is an on-sale retail license with significant differences/limitations in license privileges from those of a true "beer manufacturer" (either Type 01 or Type 23).

**Exhibit B**

**Table of Microbreweries in Surrounding Cities**

See Attached- 1 Page

**Exhibit B**

**Microbreweries in Surrounding Cities**

Facility	City	Location	Size	ABC License Type(s)	Process	Food Trucks/ Caterers	Activities	Outdoor Seating	Tap Room Hours
<b>Microbreweries</b>									
Claremont Craft Ales	Claremont	Industrial Park	3,500	Type 23	Special Use & Dev Permit	Yes	Yoga on Tap	Yes	Wednesday 4-9, Thursday 4-10, Friday 3-10, Saturday 1-10, Sunday 1-7
La Verne Brewing Co	La Verne	Industrial Park	3,500	Type 23	CUP	Yes	Live entertainment, trivia, TV's for sports viewing	No	Tuesday-Thursday 4-9:30, Friday 4-10, Saturday 2-10, Sunday 12-6
Dale Bros.	Upland	Industrial Park	Interior 7,000 Patio Unkn	Type 23, Type 17	Administrative Committee	Yes	Live entertainment	Yes	Tuesday-Sunday 12-9
Rok House Brewing	Upland	Industrial Park	2,101	Type 23	Administrative Committee & Administrative Determination	No	Board games, Trivia nights, TV's for sports viewings, Paint Nites	Yes	Wednesday 5-9, Thursday 4-9, Friday 2-9, Saturday 1-9, Sunday 1-6
Pacific Plate	Monrovia	Industrial Park	1,650	Type 23	CUP	Yes	Board games	No	Monday-Friday 4-10, Saturday & Sunday 12-10
Alosta Brewing Co	Covina	Industrial Park	Interior 4,016 Patio 1,300	Type 23	Code Amendment & CUP	Yes	Trivia nights, Paint Nites	Yes	Wednesday 4-9, Thursday 4-10, Friday 4-10, Saturday 2-10, Sunday 1-6
REV Winery & Brewing Co	Covina	Industrial Park	3,000	Type 23, Type 02	Code Amendment & CUP				
Old Stump	Pomona	Industrial Park	Interior 11,814 Patio 736	Type 23	Code Amendment & CUP	Yes		Yes	Thursday 3-10, Friday 3-10, Saturday 1-10, Sunday 1-6
Innovation Brew Works	Pomona	Business Center		Type 23	Under State Land- Not subject to City requirements	No- Brewery and Café			Monday-Wednesday 6:30am-9pm, Thursday & Friday 6:30am-10pm, Sunday 1-6
Sanctum Brewing Co.	Pomona	Industrial Park		Type 23	Code Amendment & CUP				Thursday & Friday 4-9:30, Saturday 2-9:30, Sunday 12-6

## Exhibit C

### Text from Surrounding Cities' Municipal Codes

#### City of Claremont

#### Claremont Municipal Code- 16.051- Uses and Development Permitted

3) Alcoholic Beverage Sales	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU4**
Alcoholic sales for off-site consumption with or without tasting room	< >	CUP	CUP	CUP	CUP	CUP	CUP	<>	CUP	CUP	CUP	CUP
On-site sales in connection w/restaurant	< >	CUP	CUP	CUP	CUP	CUP	CUP	<>	CUP	CUP	CUP	CUP
Manufacturing, wholesale and distribution, including winery or micro-brewery with or without tasting room and no restaurant	< >	<>	<>	<>	<>	<>	<>	SUDP	<>	<>	<>	<>
Micro-breweries in connection w/restaurant	< >	<>	<>	CUP	CUP	CUP	CUP	<>	<>	CUP	CUP	CUP

P	=	Permitted
SUDP	=	Special Use & Development Permit Required
CUP	=	Conditional Use Permit Required
<>	=	Not Permitted
CP	=	Commercial Professional
CN	=	Commercial Neighborhood
CL	=	Commercial Limited
CH	=	Commercial Highway
CF	=	Commercial Freeway
CV/CVO*	=	Commercial Village/Overlay without display window
CVO	=	Commercial Village Overlay w/display window on ground floor
w/display window	=	Commercial Village Overlay w/display window on ground floor
B/IP	=	Business/Industrial Park

\*\* MU1, MU2, MU3, MU4 – Development in Mixed Use Districts requires approval of MUDDP (see Chapter [16.040](#))

## **Exhibit C Continued**

### **Text from Surrounding Cities' Municipal Codes**

#### **City of Covina**

#### **Covina Municipal Code- 17.54- M-1 Light Industrial Zone**

##### **Permitted Uses**

5. **Brewery** and/or winery;

##### **Conditional Uses**

S. On-site wine tasting in conjunction with a winery (as defined by the State Department of Alcoholic Beverage Control (ABC) as a business having only a Type 02 license (winegrower/winery)), as opposed to any other ABC license classification; and further provided, that it shall not be located within 1,000 feet from any other winery with on-site wine tasting or a **brewery** with on-site beer tasting;

T. On-site beer tasting in conjunction with a small **brewery** (as defined by the State Department of Alcoholic Beverage Control (ABC) as a business having only a Type 23 license (small beer manufacturer)), as opposed to any other ABC license classification; and further provided, that it shall not be located within 1,000 feet from any other **brewery** with on-site beer tasting or winery with on-site wine tasting;

U. Notwithstanding any provision in subsections (S) and (T) of this section to the contrary, the same site may operate both a winery with on-site wine tasting and a small **brewery** with on-site beer tasting, provided a conditional use permit has been obtained to operate both;

V. Mobile food facilities located on the same site as permitted on-site beer tasting or on-site wine tasting (as defined in subsections (S) and (T) of this section), subject to an administrative conditional use permit pursuant to CMC [17.62.190\(E\)](#).

## Exhibit C Continued

### Text from Surrounding Cities' Municipal Codes

#### City of Monrovia

#### Determination on Microbrewery Use

	<b>PLANNING COMMISSION STAFF REPORT</b>
<b>APPLICATION:</b> CUP2013-02	<b>AGENDA ITEM:</b> PH-4
<b>PREPARED BY:</b> Barbara Lynch Senior Planner	<b>MEETING DATE:</b> January 9, 2013
<hr/>	
<b>SUBJECT:</b>	Conditional Use Permit CUP2013-02 1999 South Myrtle Avenue
<b>REQUEST:</b>	Permit a micro brewery business in an existing industrial building that will manufacture specialty beer and offer beer sampling within a tasting room that will be open to the public. This property is located in the PD-16 (Planned Development-Area 16) Zone.
<b>APPLICANT:</b>	Jonathan Rene Parada/Pacific Plate Brewing Co. 3112 Brighton Avenue Los Angeles, CA 90018
<b>ENVIRONMENTAL DETERMINATION:</b>	Categorical Exemption (Class 1)
<b>BACKGROUND:</b>	The proposed micro brewery location is in an industrial complex that was developed in the late 1980's. The micro brewery will be occupying an end suite on the west side of a building located in the middle of the complex. Because there is no definition in the Zoning Ordinance (§17.08.030) for a micro brewery the Development Review Committee made the determination that it should be considered an "Other Use" as defined in the code and the applicant should apply for a conditional use permit. The code defines "Other Use" as "uses not specifically mentioned or easily identified by the Development Review Committee as belonging to one or more of the use types defined (in the definition section of the Zoning Ordinance), and shall be permitted in any zone if granted a conditional use permit by the Commission. When granting a conditional use permit in such a circumstance, the Commission must find that the use is compatible with other uses permitted in the zone."
	Also, a conditional use permit is required (§17.44.025) when alcoholic beverages are sold or served on-site and the facility is located within 500 feet of any residential zone, park, school, recreation center, religious assembly or hospital. The location of the micro brewery is within 500 feet of a residential zone.



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of November 10, 2015*

**FROM:** Blaine Michaelis, City Manager

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

**SUBJECT:** Request from Waste Management for Refuse Service Rate Increase

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## **SUMMARY**

*The City's franchise agreement with Waste Management allows for an annual rate adjustment based upon a formula factoring in changes to the Consumer Price Index (CPI), fuel cost index and landfill and disposal costs. The formula for 2016 calculates to a 0.55% increase for residential and commercial customers. It is recommended that the Council approve Waste Management's request for the rate increase pursuant to the terms of the agreement.*

## **BACKGROUND**

The existing solid waste franchise agreement with Waste Management (WM) went into effect in February 2008. The Agreement has a rate adjustment formula for annual rate adjustments beginning January 2010. The formula is based upon three weighted components; a service component based upon the annual Consumer Price Index (CPI), fuel component based upon a fuel cost index and disposal component based upon landfill and disposal costs. Each component is weighted and makes up a percentage of the overall rate adjustment formula.

In 2010 the formula calculation resulted in a rate increase of less than 1%, at which time Waste Management decided to forgo requesting an increase for that year. In 2011 the increase was 1.33%, in 2012 the increase was 3.4%, in 2013 the increase was 1.35% and in 2014 the increase was a modest 0.30%. During the 2014 annual rate review Waste Management opted to defer the 0.30% rate increase to residential rates until the annual rate review for 2015. In 2015 residential customers had an increase of .93% comprised of the formula

adjustment of 0.63% for 2015 and the carry-over of 0.30% from 2014. All of these prior increases were based upon the formula.

The formula for this year's adjustment request is as follows:

**Rate Component Annual Change Assumptions:**

	Sep-2014	Sep-2015	Index Change	Percent of Change
CPI - Service Component	243.62	245.43	1.81	0.74%
DOE On Highway Diesel - Fuel Component	4.05	2.85	(1.20)	-29.70%
Disposal				5.57%

Rate Component	Adjustment due to change in indices/change in disposal fees	Relative Weight of Rate	Weighted Rate Adjustment Percentage
Service Component (75% of CPI)	0.56%	65%	0.36%
Fuel Component	-29.70%	5%	-1.48%
Disposal Component	5.57%	30%	1.67%
Total		100%	0.55%

**Using Current Rate of \$26.87  
Based on 64-gallon**

Current Rate	\$26.87
Rate Increase%	0.55%
Rate \$ Increase	\$0.15
Adjusted Rate	\$27.02

As is illustrated in the chart the Service Component change is 1.81% which is the September year to year Cost of Living Index increase. The Fuel component decreased by -29.70% based upon the year to year changes in the California No 2 Diesel Retail Sales Index. The Disposal Component is based upon the actual increase or decrease in disposal costs for each of the disposal or transfer facilities used and weighted based upon the percentage of waste disposed at each facility. The attachment chart illustrates the volume of waste taken to each disposal facility.

There was an increase at all three of the disposal facilities resulting in a 5.57% increase based upon the percentage of waste disposed at each facility. The largest percentage increase was at the Azusa facility for green waste.

Factoring in all three of those weighted components results in the rate increase of 0.55% for 2016. The actual cost increase for the average residential customer with a 64 gallon container would be \$0.15 per month.

The rate increase for commercial/industrial customers would also be the 0.55%. A commercial customer with a 3 yd. container serviced once per week would experience a \$0.89 per month increase and customer with a 3 yd. bin serviced five days a week would experience a \$3.15 per month increase.

### **ANALYSIS**

Staff has reviewed the indices data and formula methodology and finds them in compliance with the Agreement. The weighted formula appears to be a fair methodology to allow the rates to reflect the actual increases and decreases in the cost for providing the solid waste services. The Consumer Price Index did increase by 1.81% from September 2014 to 2015. The fuel index did decrease significantly during this period. The disposal component is based upon the actual increase or decrease in the disposal costs for each of the disposal or transfer facilities used and weighted based upon the percentage of waste disposed at each facility. Rates for Azusa MSW and El Sobrante increased by 2.4% each and Azusa GW increased by 23.8%.

Therefore, the resulting 0.55% increase appears to meet the requirements of the rate increase formula identified in the Agreement.

Also, as noted in WM letter the mandatory organics recycling law goes into effect in April 2016. WM is still exploring options for offering an organics recycling service. They will rate for that service early next year.

### **RECOMMENDATION**

Since the requested increase of 0.55% conforms to the formula allowed for in the franchise agreement, staff recommends that the City Council approve the 0.55% rate increase for residential and commercial services as requested by Waste Management effective January 1, 2016.

Attachments: Waste Management Request Letter, Rate Adjustment Formula,  
Disposal Summary



WASTE MANAGEMENT

13940 E. Live Oak Ave.  
Baldwin Park, CA 91706

(626) 646-4712

November 3, 2015

Ken Duran  
Assistant City Manager  
City of San Dimas  
245 W. Bonita Ave.  
San Dimas, CA 91750

Dear Mr. Duran,

Pursuant to our franchise agreement, Section 22.6, Waste Management has completed the rate adjustment methodology for the 2016 rate year. We have revised the request to reflect the year over year percentage in the cost of disposal instead of the weighted change in tonnage year over year calculation used in our first submission. Based on the new calculation, the rate adjustment will be .55% or a \$0.15 increase to the current rate. I have attached the calculations for your reference. Waste Management respectfully requests an adjustment of the service rates to be effective January 1, 2016.

Waste Management has felt the effects of the increased cost of doing business, as has the City of San Dimas. The waste industry also has been faced with the unexpected descent of the recycling business and the associated plunge in commodity values. These factors continue to be a daily challenge and are not reflected in our rate adjustment methodologies.

In addition, we would like to continue to work on finding the most cost effective way to provide organics recycling to help San Dimas to be compliant with AB1826. We have a variety of solutions and are continuing to develop out of the box technology. Therefore, we would like to propose an organics rate as we get closer to the law coming into effect in 2016.

Waste Management is honored to serve the City of San Dimas. We look forward to a continued partnership with the City offering high quality waste and recycling services that help San Dimas meet diversion goals.

Please let me know if you have any questions about this letter or the rate calculations by contacting me on my cell phone at (626) 646-4712.

Sincerely,

A handwritten signature in black ink, appearing to read 'Teri G. Muse'.

Teri G. Muse  
Public Sector Solutions Manager

Attachments: CPI chart and Rate Component Worksheet

**2015 - 2016 Rate Adjustment**  
**San Dimas**

**Rate Component Annual Change Assumptions:**

	Sep-14	Sep-15	Index Change	Percent of Change
CPI - Service Component	243.62	245.43	1.81	0.74%
DOE On Highway Deisel - Fuel Component	4.05	2.85	(1.20)	-29.70%
Disposal	\$ -	\$ -	\$ -	5.57%

Rate Component	Adjustment due to change in indices/change in disposal fees	Relative Weight of Rate	Weighted Rate Adjustment Percentage
Service Component (75% of CPI)	0.56%	65%	0.36%
Fuel Component	-29.70%	5%	-1.48%
Disposal Component	5.57%	30%	1.67%
<b>Total</b>		<b>100%</b>	<b>0.55%</b>

**Using Current Rate of \$26.87**

Current Rate	\$26.87
Rate Increase%	0.55%
Rate \$ Increase	\$0.15
Adjusted Rate	\$27.02

Based on 64-gallon

City of San Dimas  
 Disposal Summary 2014-2015

Commercial	Azusa MSW	El Sobrante	Azusa GW
Sep-14	991.91		
Oct-14	1,033.39		
Nov-14	914.08		
Dec-14	1,047.11		
Jan-15	962.93		
Feb-15	906.28		
Mar-15	1,004.24		
Apr-15	957.13		
May-15	931.32		
Jun-15	1,004.20		
Jul-15	1,029.95		
Aug-15	1,001.65		
	<b>11,794.33</b>		

Residential	Azusa MSW	El Sobrante	Azusa GW
Sep-14	856.44	52.81	464.93
Oct-14	671.01	43.43	373.54
Nov-14	709.74	31.09	365.78
Dec-14	945.18	46.02	421.25
Jan-15	728.83	31.85	390.16
Feb-15	639.10	29.11	399.95
Mar-15	884.00	38.62	535.64
Apr-15	702.23	29.06	401.21
May-15	716.72	32.15	414.57
Jun-15	885.54	35.18	487.55
Jul-15	729.63	31.33	405.01
Aug-15	709.72	30.74	366.64
	<b>9,152.14</b>	<b>429.37</b>	<b>5,024.43</b>

Industrial	Azusa MSW	El Sobrante	Azusa GW
Sep-14	255.14		7.48
Oct-14	259.17		7.46
Nov-14	224.67		14.10
Dec-14	242.86		8.33
Jan-15	240.55		9.80
Feb-15	248.28		13.92
Mar-15	333.07		5.18
Apr-15	295.07		7.96
May-15	262.12		6.63
Jun-15	244.84		7.15
Jul-15	306.38		11.00
Aug-15	282.99		5.02
	<b>3,135.59</b>		<b>98.03</b>

Grand Total	Azusa MSW	El Sobrante	Azusa GW	Total
Tons	24,072.06	429.37	5,122.46	29,623.89
Percent of Total	81.26%	1.45%	17.28%	100.00%

2014 LF	\$ 52.00	\$ 52.00	\$ 43.00
2015 LF	\$ 53.25	\$ 53.25	\$ 53.25
2014 TS	\$ -	\$ -	\$ -
2015 TS	\$ -	\$ -	\$ -
Total 2014	\$ 52.00	\$ 52.00	\$ 43.00
Total 2015	\$ 53.25	\$ 53.25	\$ 53.25
Change	1.25	1.25	10.25
Percent	2.4%	2.4%	23.8%
2014 Cost	1,251,747.12	22,327.24	220,265.78
2015 Cost	1,291,861.27	22,864.38	272,776.12
Change	30,114.15	537.14	52,510.34
	2.0%	0.0%	4.1%
			0.1%
			1,494,340.14
			1,577,501.77
			83,161.63
			5.57%



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of November 10, 2015*

**FROM:** Blaine Michaelis, City Manager 

**SUBJECT:** LA-RICS Communication System – Authorize the City Manager to withdraw from the system as may be recommended by the California Contract Cities Association

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## **SUMMARY**

*Staff can provide as much information as the city council desires with this item at the city council meeting. This staff report will provide the basics. One of the takeaways from the terrorist attack of 911 was that communications systems vary between agencies making it difficult to communicate in an emergency. There are just too many different radio frequencies and variations between equipment, systems, capacity, technical capabilities etc. to properly communicate.*

*The federal government has since provided grant funding for major population regions such as Los Angeles County to establish effective communication systems to overcome these issues. A Joint Powers Authority called LA-RICS was initiated in 2009 to work on this project.*

*There have been many issues, challenges and difficulties in this process. Some key large public safety agencies have declined participation, some communities have resisted the communication towers necessary for the new system, there have been debates over cost sharing and so forth.*

*This project is at another crossroads with a deadline of November 23, 2015 for agencies to make a final decision as to whether or not they are in or out of the system. From the beginning we have told them we are in. Several contract cities are wrestling with the idea of staying or leaving – the Contract Cities organization is recommending that all contract cities act together in this matter.*

*There are a few key meetings taking place in the next several days. The Contract Cities Association will be making their recommendation based on the results of those meetings. Because we will not have a city council meeting before November 23<sup>rd</sup>, we are asking the city*

*council to provide us with the authority to withdraw from LA-RICS prior to November 23, 2015 if that is the recommendation of the Contract Cities Association.*

**RECOMMENDATION**

1. Receive report from staff.
2. Authorize the City Manager to have the City of San Dimas withdraw its participation in the LA-RICS program prior to November 23, 2015 if that position is recommended by the California Contract Cities Association.