



**AGENDA**  
**REGULAR CITY COUNCIL**  
**TUESDAY MAY 10, 2016, 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVE.**

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**CITY COUNCIL:**

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

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

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

a. Members of the Audience

**3. CONSENT CALENDAR**

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

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

**RESOLUTION 2016 -23, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF APRIL AND MAY 2016**

b. Approval of minutes for the April 12, 2016 Regular City Council Meeting, April 25, 2016 Staff Retreat and April 26, 2016 Regular City Council Meeting.

c. Waiver of Formal Bid Process to Purchase Signal Poles and Signal Equipment from McCain, Inc. for Traffic Signal Improvement Equipment at Foothill Blvd at San Dimas Canyon Road and Cienega Ave at Lone Hill Ave

- d. **ORDINANCE 1244**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES ADOPTING MUNICIPAL CODE TEXT AMENDMENT 15-10 TO ALLOW ALCOHOLIC BEVERAGE MANUFACTURING AND TASTING ROOMS IN THE M-1 ZONE, CREATIVE GROWTH ZONE, AREA 4, SPECIFIC PLAN NO. 6, AREAS 1, 3, AND 4, SPECIFIC PLAN NO. 21, AND SPECIFIC PLAN NO. 24, AREAS 2 AND 3 (**SECOND READING AND ADOPTION**)
- e. Reject claim for damages filed by Syed Ahmed (1934950)

END OF CONSENT CALENDAR

#### 4. PUBLIC HEARINGS

- a. Tentative Tract Map 70583 Revision No. 1- Revision to Tentative Tract Map 70583, Brasada, a request to increase the number of lots from 61 to 65 within the existing grading footprint on property located at the northerly terminus of Cataract Avenue on approximately 270 acres in the Northern Foothills

**RESOLUTION 2016-24**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES RECOMMENDING APPROVAL OF REVISION NO. 1 TO TENTATIVE TRACT MAP NO. 70583, A REQUEST TO INCREASE THE NUMBER OF LOTS FROM 61 TO 65 WITHIN THE EXISTING GRADING FOOTPRINT ON PROPERTY LOCATED AT THE NORTHERLY TERMINUS OF CATARACT AVENUE ON APPROXIMATELY 270 ACRES IN THE NORTHERN FOOTHILLS

**Recommendation:** Staff and Planning Commission recommend approval of Tentative Tract Map 70583, Revision#1 subject the recommended Conditions of Approval

#### 5. PLANNING MATTERS

- a. Mills Act Contract 15-01 – Consideration of a Mills Act Contract for property located at 528 N. San Dimas Avenue (APN: 8387-005-008)

**RESOLUTION 2016-25**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, APPROVING THE ATTACHED HISTORIC PROPERTY PRESERVATION AGREEMENT, PURSUANT TO THE MILLS ACT, FOR THE SINGLE FAMILY RESIDENCE AT 528 NORTH SAN DIMAS AVENUE.

**Recommendation:** Approve Resolution 2016-25 and authorize the City Manager to execute the Mills Act Contract with the property owners of 528 N. San Dimas Avenue on behalf of the City.

#### 6. OTHER MATTERS

- a. Increase Dog License Fee

**RESOLUTION 2016-26, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, APPROVING AN INCREASE IN DOG LICENSE FEES FOR THE CITY OF SAN DIMAS**

**Recommendation:** Approve Resolution 2016-26 increasing the dog license fees effective July 1, 2016.

- b. San Dimas Dial-a-Cab Fee Increase

**Recommendation:** Approve \$0.50 fare increase for all rider categories effective July 1, 2016.

- c. Amend the Municipal Code to Clarify the Prohibition of Fireworks in the City

**ORDINANCE 1245, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES REPEALING SECTION 13.16.040 – FIREWORKS-EXPLOSIVES AND ADDING SECTION 9.27 – FIREWORKS PROHIBITED**

**Recommendation:** First reading and introduce Ordinance 1245.

**7. ORAL COMMUNICATIONS**

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

**8. CLOSED SESSION**

- a. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR – G.C. 54956.8**

**Property:** Portions of Horsethief Canyon Park

**Negotiating Parties:**

For City: Blaine Michaelis, City Manager; Larry Stevens Assistant City Manager for Development Services; Mark Steres City Attorney.

**For Buyer:** John Graham San Dimas Urban Village Partners

**Under Negotiation:** Possible sale of property and terms and conditions associated with that possible sale.

b. **CONFERENCE WITH LABOR NEGOTIATOR – G.C. Section 54957.6**

**City Representative:** Blaine Michaelis, City Manager

**Employee Group:** San Dimas Employees' Association

**9. ADJOURNMENT**

The next meeting is May 24, 2016, at 5:00 p.m. Budget Study Session, regular meeting 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 May 6<sup>th</sup>, 2016, 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 2016-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA, APPROVING  
CERTAIN DEMANDS FOR THE MONTHS OF APRIL  
AND MAY 2016**

**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 a) Prepaid Warrant Register 04/30/2016 (25589-25634) in the  
amount of \$1,030,782.25; and b) Warrant Register 05/16/2016 in the amount of \$1,091,272.03.

**PASSED, APPROVED AND ADOPTED** this 10<sup>th</sup>, day of May 2016.

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Curtis W. Morris, Mayor City of San Dimas

**ATTEST:**

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Debra Black, Assistant City Clerk

**I, DEBRA BLACK, ASSISTANT CITY CLERK, HEREBY CERTIFY** that  
Resolution 2016-23 was approved by vote of the City Council of the City of San Dimas at its  
regular meeting of May 10<sup>th</sup>, 2016 by the following vote:

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

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Debra Black, Assistant City Clerk

04/30/2016

PREPAID

WARRANT REGISTER

Ck#'s 25589 - 25634

Total: \$1,030,782.25

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

DESCRIPTION AMOUNT CLAIM INVOICE

| WARRANT | DATE     | VENDOR                | DESCRIPTION              | AMOUNT     | CLAIM | INVOICE |
|---------|----------|-----------------------|--------------------------|------------|-------|---------|
| 25589   | 04/30/16 | HERNANDEZ/COLLEEN     | REFUND, REPL. CK#154410  | 100.00     |       |         |
| 25590   | 04/30/16 | RAYA/LEON             | REIMB. E. RODRIGUEZ LUN  | 459.20     |       |         |
| 25591   | 04/30/16 | TIME WARNER CABLE     | 909 394-6214             | 151.20     |       |         |
| 25592   | 04/30/16 | ARELLANO/CONNIE       | SR. EVENT BINGO SUPPLI   | 109.62     |       |         |
| 25592   | 04/30/16 | ARELLANO/CONNIE       | DRIVER TIP EXCUSION 3    | 25.00      |       |         |
| 25592   | 04/30/16 | ARELLANO/CONNIE       | STUDENT GOV. DAY, DRINKS | 139.91     |       |         |
| 25593   | 04/30/16 | SAN DIMAS PAYROLL/CI  | P/E 4/09/2016            | 166,297.69 |       |         |
| 25594   | 04/30/16 | CA-STATE DISBURSEMEN  | BI-WKLY CHILD. SUPP. 4/  | 567.69     |       |         |
| 25595   | 04/30/16 | EMPLOYMENT DEVELOPME  | SIT P/E 4/09/16          | 8,608.77   |       |         |
| 25596   | 04/30/16 | LINCOLN NATIONAL LIF  | EMP. DED P/E 4/09/16     | 1,165.00   |       |         |
| 25596   | 04/30/16 | LINCOLN NATIONAL LIF  | CITY PORTION P/E 4/09    | 804.18     |       |         |
| 25597   | 04/30/16 | NATIONWIDE RETIREMNT  | EMP. DED P/E 4/09/16     | 8,279.82   |       |         |
| 25597   | 04/30/16 | NATIONWIDE RETIREMNT  | CITY PORTION P/E 4/      | 15,857.33  |       |         |
| 25598   | 04/30/16 | PERS RETIREMENT CONT  | EMP. DED 7% P/E 4/0      | 13,132.57  |       |         |
| 25598   | 04/30/16 | PERS RETIREMENT CONT  | CITY PORTION P/E 4/      | 13,870.56  |       |         |
| 25598   | 04/30/16 | PERS RETIREMENT CONT  | SURV. BENEF. P/E 4/09    | 470.96     |       |         |
| 25598   | 04/30/16 | PERS RETIREMENT CONT  | OP. V. BENEF. P/E 4/09   | 1,563.52   |       |         |
| 25598   | 04/30/16 | PERS RETIREMENT CONT  | EMP. DED PORTION P/E     | 1,563.52   |       |         |
| 25598   | 04/30/16 | PERS RETIREMENT CONT  | SURV. BENEF. P/E 4/      | 11.63      |       |         |
| 25598   | 04/30/16 | PERS RETIREMENT CONT  | OP. V. BENEF. P/E 4/9/16 | 29,210.44  |       |         |
| 25599   | 04/30/16 | SAN DIMAS EMPLOYEES   | MONTHLY DUES APRIL 20    | 406.00     |       |         |
| 25600   | 04/30/16 | U.S. BANK             | EMP. DED P/E 4/09/16     | 811.30     |       |         |
| 25600   | 04/30/16 | U.S. BANK             | CITY PORTION P/E 4/09    | 981.42     |       |         |
| 25601   | 04/30/16 | VANTAGEPOINT TRANSFER | EMP. DED P/E 4/09/16     | 2,405.00   |       |         |
| 25601   | 04/30/16 | VANTAGEPOINT TRANSFER | CITY PORTION P/E 4/09    | 2,655.00   |       |         |
| 25602   | 04/30/16 | WAGE WORKS INC        | UNREIMB. MED. P/E 4/09/  | 877.08     |       |         |
| 25603   | 04/30/16 | ARELLANO/CONNIE       | PARKS&REC. EVENT SUPPLI  | 69.92      |       |         |
| 25603   | 04/30/16 | ARELLANO/CONNIE       | REIMB. S. FARMER SUPPLI  | 46.00      |       |         |
| 25603   | 04/30/16 | ARELLANO/CONNIE       | REIMB. D. FORD CARS PARK | 10.00      |       |         |
| 25603   | 04/30/16 | ARELLANO/CONNIE       | E. RODRIGUEZ PARTY SUPP  | 31.00      |       |         |
| 25603   | 04/30/16 | ARELLANO/CONNIE       | REIMB. T. BRUNS CPERS PK | 31.00      |       |         |

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N M 001.367.020  
 N M 110.213.735  
 N M 001.4190.020.034  
 N M 001.4420.013.003  
 N M 072.4125.434.000  
 N M 001.4420.033.000  
  
 N M 001.110.004  
 N M 001.210.004  
  
 N M 001.210.004  
 N M 001.210.014  
 N M 001.212.014  
  
 N M 001.210.004  
 N M 001.210.004  
 N M 001.4420.033.000  
 N M 001.4420.033.000  
 N M 001.4420.033.000  
 N M 001.4420.033.000

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

F 9 S ACCOUNT

CLAIM INVOICE

PO#

AMOUNT

DESCRIPTION

DATE

WARRANT DATE

| WARRANT DATE | VENDOR                         | DESCRIPTION                   | AMOUNT     | CLAIM INVOICE | PO# | F 9 S ACCOUNT        |
|--------------|--------------------------------|-------------------------------|------------|---------------|-----|----------------------|
| 25603        | 04/30/16 ARELLANO/CONNIE       | 11119 DRIVER TIP, KNOTTS BERR | 20.00      |               |     | N M 072.4125.434.000 |
|              |                                |                               | 197.59     | *CHECK TOTAL  |     |                      |
| 25604        | 04/30/16 CALIFORNIA BUILDING   | 12298 ADMIN.FEE RPT JAN-MAR   | 354.60     |               |     | N M 001.4311.020.003 |
| 25605        | 04/30/16 DEPARTMENT OF CONSER  | 10180 SMI FEES JAN-MARCH      | 123.45     |               |     | N M 001.210.002      |
| 25605        | 04/30/16 DEPARTMENT OF CONSER  | 10180 LESS SEISMIC EDUC.CRED  | 56.17      |               |     | N M 001.321.103      |
|              |                                |                               | 1,067.28   | *CHECK TOTAL  |     |                      |
| 25606        | 04/30/16 RENAISSANCE ESMEERALD | 10489 LODGING MUNICIPAL       | 3,435.55   |               |     | N M 001.4110.021.000 |
| 25607        | 04/30/16 VERIZON               | 10469 909 305-4876            | 47.80      |               |     | N M 001.4410.022.003 |
| 25607        | 04/30/16 VERIZON               | 10469 909 394-4745            | 36.16      |               |     | N M 001.4342.022.003 |
| 25607        | 04/30/16 VERIZON               | 10469 909 592-0732            | 108.46     |               |     | N M 001.4411.022.003 |
| 25607        | 04/30/16 VERIZON               | 10469 909 592-1430            | 89.73      |               |     | N M 001.4430.022.003 |
| 25607        | 04/30/16 VERIZON               | 10469 909 592-2890            | 48.68      |               |     | N M 001.4410.022.003 |
| 25607        | 04/30/16 VERIZON               | 10469 909 592-3928            | 180.77     |               |     | N M 001.4410.022.003 |
| 25607        | 04/30/16 VERIZON               | 10469 909 592-8556            | 48.33      |               |     | N M 001.4410.022.003 |
| 25607        | 04/30/16 VERIZON               | 10469 909 599-7563            | 39.74      |               |     | N M 001.4412.022.003 |
|              |                                |                               | 599.67     | *CHECK TOTAL  |     |                      |
| 25608        | 04/30/16 GAS COMPANY/THE       | 16323 195 017 1500 6          | 350.32     |               |     | N M 053.4410.022.002 |
| 25608        | 04/30/16 GAS COMPANY/THE       | 16323 131 417 2800 3          | 37.03      |               |     | N M 001.4410.022.002 |
| 25608        | 04/30/16 GAS COMPANY/THE       | 16323 134 517 3300 3          | 45.66      |               |     | N M 001.4411.022.002 |
| 25608        | 04/30/16 GAS COMPANY/THE       | 16323 132 417 3300 8          | 996.17     |               |     | N M 001.4411.022.002 |
|              |                                |                               | 1,492.67   | *CHECK TOTAL  |     |                      |
| 25609        | 04/30/16 WAGE WORKS INC        | 10677 ADMIN/OPT.BENE.P/E 4/0  | 50.00      |               |     | N M 001.4190.200.002 |
| 25610        | 04/30/16 SAN GABRIEL VALLEY C  | 12559 REGIST SGVCA 6/15       | 120.00     |               |     | N M 001.4120.021.000 |
| 25611        | 04/30/16 ARELLANO/CONNIE       | 11119 BUS DRIVER TIP 4/15     | 25.00      |               |     | N M 072.4125.434.000 |
| 25611        | 04/30/16 ARELLANO/CONNIE       | 11119 SENIOR BOUTIQUE         | 38.72      |               |     | N M 001.4420.013.009 |
|              |                                |                               | 67.86      | *CHECK TOTAL  |     |                      |
| 25612        | 04/30/16 VALDIVIA/STEVEN       | 12134 PKG/MILEAGE 3/23/3/16   | 176.86     |               |     | N M 001.4150.021.000 |
| 25612        | 04/30/16 VALDIVIA/STEVEN       | 12134 SHERVENS-MEIRO 7/28/16  | 15.30      |               |     | N M 001.4308.021.000 |
| 25612        | 04/30/16 VALDIVIA/STEVEN       | 12134 BAKERY FOR CELLPHONE    | 22.14      |               |     | N M 012.4841.662.000 |
| 25612        | 04/30/16 VALDIVIA/STEVEN       | 12134 FOOTBALL DEPARTMENT SU  | 27.14      |               |     | N M 012.4841.662.000 |
| 25612        | 04/30/16 VALDIVIA/STEVEN       | 12134 BLDG DEDICATION SUPPL   | 27.00      |               |     | N M 001.4310.021.000 |
|              |                                |                               | 334.00     | *CHECK TOTAL  |     |                      |
| 25613        | 04/30/16 SAN DIMAS PAYROLL/CI  | 16050 P/E 4/23/16             | 156,933.27 |               |     | N M 001.110.004      |
| 25614        | 04/30/16 AFLAC BENEFIT SERVIT  | 11077 CANCER PREM APR/16      | 672.44     |               |     | N M 001.210.004      |
| 25614        | 04/30/16 AFLAC BENEFIT SERVIT  | 11077 SCHEDULED APR/16        | 200.58     |               |     | N M 001.210.004      |
| 25614        | 04/30/16 AFLAC BENEFIT SERVIT  | 11077 ACCIDENT INS. APR/16    | 397.28     |               |     | N M 001.210.004      |
| 25614        | 04/30/16 AFLAC BENEFIT SERVIT  | 11077 HOSPITAL INS. APR/16    | 112.12     |               |     | N M 001.210.004      |
| 25614        | 04/30/16 AFLAC BENEFIT SERVIT  | 11077 DENTAL INS. APR/16      | 148.12     |               |     | N M 001.210.004      |

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

DESCRIPTION AMOUNT CLAIM INVOICE

PO#

| WARRANT | DATE     | DESCRIPTION           | AMOUNT    | CLAIM  | INVOICE          |
|---------|----------|-----------------------|-----------|--------|------------------|
| 25614   | 04/30/16 | AFLAC BENEFIT SERVIC  | 1,680.15  | *CHECK | 001.4190.200.002 |
| 25615   | 04/30/16 | CA-STATE DISBURSEMEN  | 567.69    | *CHECK | 001.210.004      |
| 25616   | 04/30/16 | CALIF PERS RETIREMEN  | 6,855.56  | *CHECK | 001.210.004      |
| 25616   | 04/30/16 | CALIF PERS RETIREMEN  | 511.14    | *CHECK | 001.210.004      |
| 25616   | 04/30/16 | CALIF PERS RETIREMEN  | 750.00    | *CHECK | 001.4190.200.005 |
| 25616   | 04/30/16 | CALIF PERS RETIREMEN  | 212.75    | *CHECK | 001.4190.200.002 |
| 25617   | 04/30/16 | DELTA DENTAL INSURAN  | 835.90    | *CHECK | 001.210.001      |
| 25618   | 04/30/16 | DELTA DENTAL OF CALI  | 1,893.09  | *CHECK | 001.210.004      |
| 25618   | 04/30/16 | DELTA DENTAL OF CALI  | 693.32    | *CHECK | 001.210.001      |
| 25618   | 04/30/16 | DELTA DENTAL OF CALI  | 70.30     | *CHECK | 001.4190.200.002 |
| 25619   | 04/30/16 | EMPLOYMENT DEVELOPME  | 2,842.91  | *CHECK | 001.210.004      |
| 25620   | 04/30/16 | GUARDIAN - APPLETON   | 8,151.05  | *CHECK | 001.210.004      |
| 25620   | 04/30/16 | GUARDIAN - APPLETON   | 391.76    | *CHECK | 001.210.004      |
| 25620   | 04/30/16 | GUARDIAN - APPLETON   | 7,778.51  | *CHECK | 001.4190.200.018 |
| 25621   | 04/30/16 | INLAND EMPIRE UNITED  | 270.00    | *CHECK | 001.210.004      |
| 25622   | 04/30/16 | LINCOLN NATIONAL LIF  | 1,165.00  | *CHECK | 001.210.004      |
| 25622   | 04/30/16 | LINCOLN NATIONAL LIF  | 1,969.16  | *CHECK | 001.212.001      |
| 25623   | 04/30/16 | NATIONWIDE RETIREMENT | 8,179.82  | *CHECK | 001.210.004      |
| 25623   | 04/30/16 | NATIONWIDE RETIREMENT | 15,707.13 | *CHECK | 001.212.001      |
| 25624   | 04/30/16 | PERS RETIREMENT CONT  | 12,044.33 | *CHECK | 001.210.004      |
| 25624   | 04/30/16 | PERS RETIREMENT CONT  | 1,570.80  | *CHECK | 001.210.001      |
| 25624   | 04/30/16 | PERS RETIREMENT CONT  | 1,570.80  | *CHECK | 001.4190.200.002 |
| 25624   | 04/30/16 | PERS RETIREMENT CONT  | 1,578.77  | *CHECK | 001.4190.200.004 |
| 25624   | 04/30/16 | PERS RETIREMENT CONT  | 1,519.16  | *CHECK | 001.212.001      |
| 25624   | 04/30/16 | PERS RETIREMENT CONT  | 1,034.90  | *CHECK | 001.4190.200.002 |
| 25625   | 04/30/16 | U.S. BANK             | 788.30    | *CHECK | 001.210.014      |
| 25625   | 04/30/16 | U.S. BANK             | 953.60    | *CHECK | 001.212.014      |
| 25626   | 04/30/16 | VANTAGEPOINT TRANSFE  | 2,405.00  | *CHECK | 001.210.004      |
| 25626   | 04/30/16 | VANTAGEPOINT TRANSFE  | 2,655.00  | *CHECK | 001.212.001      |

Disbursement Journal

DESCRIPTION AMOUNT

| WARRANT | DATE     | VENDOR               | DESCRIPTION             | AMOUNT       | CLAIM | INVOICE |
|---------|----------|----------------------|-------------------------|--------------|-------|---------|
| 25627   | 04/30/16 | VISION SERVICE PLAN  | EMP DED APR FOR MAY/16  | 34.00        |       |         |
| 25627   | 04/30/16 | VISION SERVICE PLAN  | VIS-ON INS APR FOR MA   | 971.88       |       |         |
| 25627   | 04/30/16 | VISION SERVICE PLAN  | EMP PYMT APR FOR MAY/16 | 1,073.02     |       |         |
| 25628   | 04/30/16 | WAGE WORKS INC       | UNREIMB MED P/E 4/23/   | 877.08       |       |         |
| 25628   | 04/30/16 | WAGE WORKS INC       | ADMIN FEES APR/16       | 84.00        |       |         |
| 25628   | 04/30/16 | WAGE WORKS INC       | ADMIN/OPTIONAL APR/16   | 41.00        |       |         |
| 25629   | 04/30/16 | WAGE WORKS INC       | ADMIN/OPTIONAL APR/16   | 175.00       |       |         |
| 25630   | 04/30/16 | DIVISION OF STATE AR | SB 1186 JAN-MARCH/16    | 205.80       |       |         |
| 25631   | 04/30/16 | LOCAL AGENCY INVESTM | L.A.I.F. INVESTME       | 500,000.00   |       |         |
| 25632   | 04/30/16 | L.A. CO. CLERK/REGIS | FILING FEE/GOLDEN HILL  | 75.00        |       |         |
| 25633   | 04/30/16 | CARTER WOOD FLOORS,  | S&R DEPOSIT/FLOOR P 2,  | 850.00       |       |         |
| 25634   | 04/30/16 | ROMERO/CLINTON       | P/E 4/23/16             | 139.82       |       |         |
| 154630  | 04/30/16 | SONORA DANCE - DRILL | WR #154630-VOID         | 1,300.00     |       |         |
| TOTAL   |          |                      |                         | 1,030,782.25 |       |         |

N M 001-210.004  
N M 001-212.001  
N M 001-4190.200.002

N M 001-210.004  
N M 001-219.004  
N M 001-4190.200.002

N M 110.214.725  
N M 001.111.018  
N M 012.4841.616.001

N M 021.4430.430.005  
N M 001.110.004  
N M 110.213.148

\*CHECK TOTAL

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ACS FINANCIAL SYSTEM  
05/03/2016 09:25:17  
WARRANT DATE VENDOR  
REPORT TOTALS:

GL540R-V07.27 PAGE 5  
CITY OF SAN DIMAS  
F 9 S ACCOUNT

Disbursement Journal  
DESCRIPTION AMOUNT CLAIM INVOICE PO#  
1,030,782.25

RECORDS PRINTED - 000110

| FUND RECAP:     |                              |
|-----------------|------------------------------|
| FUND            | DESCRIPTION                  |
| 001             | GENERAL FUND                 |
| 003             | WALKER HOUSE LLC FUND        |
| 008             | LANDSCAPE PARCEL TAX         |
| 012             | INFRASTRUCTURE REPLACEMENT   |
| 021             | OPEN SPACE #1 (N & W)        |
| 053             | GOLF COURSE MAINT & OPERATIO |
| 172             | PROP A LOCAL TRANSPORTATION  |
| 110             | TRUST AND AGENCY             |
| TOTAL ALL FUNDS |                              |

| DISBURSEMENTS |    |
|---------------|----|
| 1,027,775.11  |    |
| 180.77        |    |
| 46.54         |    |
| 124.38        |    |
| 2,850.00      |    |
| 350.32        |    |
| 70.00         |    |
| 614.87        | CR |
| 1,030,782.25  |    |

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

| DISBURSEMENTS |  |
|---------------|--|
| 1,030,782.25  |  |
| 1,030,782.25  |  |

05/16/2016

WARRANT REGISTER

Ck#'s 154928-155029

Total: \$1,091,272.03

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal  
AMOUNT

CLAIM INVOICE

PO#

F 9 S ACCOUNT

| WARRANT | DATE     | VENDOR               | DESCRIPTION                  | AMOUNT     | CLAIM | INVOICE      | PO# |
|---------|----------|----------------------|------------------------------|------------|-------|--------------|-----|
| 154928  | 05/16/16 | ACCELA, INC.         | 10129 PROF.SVC.TIME & MA     | 40,680.00  |       | INV-ACC19262 |     |
| 154929  | 05/16/16 | ACT NOW! SIGNS       | 10136 CHANGE DATES ON BANNER | 70.85      |       | 18820        |     |
| 154930  | 05/16/16 | ACTION AWARDS, INC.  | 11217 RECTANGLE SUBLI STONE  | 811.88     |       | 37758        |     |
| 154931  | 05/16/16 | AGI ACADEMY          | 11932 INSTR.AGI 4/4-5/3      | 204.00     |       |              |     |
| 154932  | 05/16/16 | ALABBASI CONSTRUCTIO | 11071 CC2014-01FOOTHILL      | 135,360.66 |       | 11           |     |
| 154932  | 05/16/16 | ALABBASI CONSTRUCTIO | 11071 CC2014-01FOOTHILL      | 67,000.00  |       | 11           |     |
|         |          |                      |                              | 202,360.66 |       | *CHECK TOTAL |     |
| 154933  | 05/16/16 | ALBERTSON'S          | 10488 MOVIE MADNESS SNACKS   | 18.78      |       | 020433       |     |
| 154933  | 05/16/16 | ALBERTSON'S          | 10488 BUNKO SOCIAL SUPPLIES  | 248.88     |       | 021483       |     |
|         |          |                      |                              | 267.66     |       | *CHECK TOTAL |     |
| 154934  | 05/16/16 | ALESHIRE & WYNDER,   | 10913 GENERAL                | 4,358.70   |       | 37037        |     |
| 154934  | 05/16/16 | ALESHIRE & WYNDER,   | 10913 PLANNING               | 2,349.50   |       | 37038        |     |
| 154934  | 05/16/16 | ALESHIRE & WYNDER,   | 10913 PUBLIC WORKS/ENGINE    | 1,347.50   |       | 37039        |     |
| 154934  | 05/16/16 | ALESHIRE & WYNDER,   | 10913 SUCCESSOR AGENCY       | 8,450.00   |       | 37040        |     |
|         |          |                      |                              | 14,505.70  |       | *CHECK TOTAL |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140128       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140129       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140130       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140131       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140132       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140133       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140134       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140135       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140136       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140137       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140138       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140139       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140140       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140141       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140142       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140143       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140144       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140145       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140146       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140147       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140148       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140149       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140150       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140151       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140152       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140153       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140154       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140155       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140156       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140157       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140158       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140159       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140160       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140161       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140162       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140163       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140164       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140165       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140166       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140167       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140168       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140169       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140170       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140171       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140172       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140173       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140174       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140175       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140176       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140177       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140178       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140179       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140180       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140181       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140182       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140183       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140184       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140185       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140186       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140187       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140188       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140189       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140190       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140191       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140192       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140193       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140194       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140195       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140196       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140197       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140198       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140199       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140200       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140201       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140202       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140203       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140204       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140205       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140206       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140207       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140208       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140209       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140210       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140211       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140212       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140213       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140214       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140215       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140216       |     |
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| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140218       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140219       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140220       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140221       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140222       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140223       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140224       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140225       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140226       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140227       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140228       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140229       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140230       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140231       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140232       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140233       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140234       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140235       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140236       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140237       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140238       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140239       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140240       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140241       |     |
| 154935  | 05/16/16 | AMERIKI PRIDE        | 10505 UNIFORMS               | 31.65      |       | 140242       |     |
| 154935  |          |                      |                              |            |       |              |     |

| WARRANT         | DATE     | VENDOR               | DESCRIPTION                   | AMOUNT    | CLAIM  | INVOICE    | PO# | F 9 S ACCOUNT        |
|-----------------|----------|----------------------|-------------------------------|-----------|--------|------------|-----|----------------------|
| BANK OF AMERICA |          |                      |                               |           |        |            |     |                      |
| 154939          | 05/16/16 | BATTERY WORX, INC.   | 11064 POWERSONIC 12V 7.0AH    | 32.87     |        | 1-62505    |     | N D 001.4342.033.000 |
| 154939          | 05/16/16 | BATTERY WORX, INC.   | 11064 DEKA,60 MO 12V, GRP 51  | 66.81     | *CHECK | 1-65596    |     | N D 001.4342.011.000 |
|                 |          |                      |                               | 99.68     | TOTAL  |            |     |                      |
| 154940          | 05/16/16 | BAY CITY ELECTRIC WO | 10628 PREV.MAINT.GENERATOR    | 128.84    |        | W156957    |     | N D 001.4411.015.000 |
| 154941          | 05/16/16 | BECERRA/RAFAEL       | .00004 REFUND,CUSTOMER CANCE  | 800.00    |        |            |     | N D 001.341.002      |
| 154942          | 05/16/16 | BONITA UNIFIED SCH D | 11210 RENTAL@ BONITA CNT      | 1,818.50  |        | PO1516-532 |     | N D 110.213.148      |
| 154943          | 05/16/16 | BRATT/DAVID          | 10671 BRATT MTG 4/7, 4/21     | 100.00    |        |            |     | M D 001.4309.021.001 |
| 154944          | 05/16/16 | BROWN LLP/RUBIN      | 12257 ANALYSIS TAX YR.201     | 2,000.00  |        | 656910     |     | M D 003.4410.020.001 |
| 154944          | 05/16/16 | BROWN LLP/RUBIN      | 12257 ANALYSIS TAX YR.201     | 4,000.00  | *CHECK | 656911     |     | M D 003.4410.020.001 |
|                 |          |                      |                               |           | TOTAL  |            |     |                      |
| 154945          | 05/16/16 | CARSON/AMANDA        | 12102 INSTR.WSI 4/21-4/24     | 591.60    |        | FINAL PYMT |     | M D 001.4430.020.000 |
| 154946          | 05/16/16 | CHAPARRAL LANES      | 10829 INSTR.BOWLING 3/15-5/   | 261.80    |        |            |     | N D 001.4420.020.000 |
| 154947          | 05/16/16 | COMMUNITY ACTION-EAP | 11688 MAY'16 EMP.ASSIST.      | 350.00    |        |            |     | N D 001.4150.435.000 |
| 154948          | 05/16/16 | COSTCO WHOLESAL      | 12205 GIFT CARDS MINI 'B' P   | 126.88    |        | 04/21/2016 |     | N D 001.4150.431.000 |
| 154948          | 05/16/16 | COSTCO WHOLESAL      | 12205 COUNCIL RETREAT 4/25/1  | 221.83    | *CHECK | 04/25/2016 |     | N D 001.4150.021.000 |
|                 |          |                      |                               |           | TOTAL  |            |     |                      |
| 154949          | 05/16/16 | COUNTRY ESTATE FENCE | 10183 RAILS,POST,CAPS,ROUTS   | 669.00    |        | 22353      |     | N D 012.4410.929.002 |
| 154949          | 05/16/16 | COUNTRY ESTATE FENCE | 10183 RAILS,POST,CAPS,ROU     | 1,940.24  | *CHECK | 22354      |     | N D 012.4410.929.002 |
|                 |          |                      |                               |           | TOTAL  |            |     |                      |
| 154950          | 05/16/16 | CREATIVE FORMS & CON | 10203 LASER PAYROLL CK'S SH   | 282.48    |        | 114645     |     | N D 001.4150.018.000 |
| 154950          | 05/16/16 | CREATIVE FORMS & CON | 10203 LASER A/P CHECKS,SHIP   | 472.51    | *CHECK | 114646     |     | N D 001.4150.018.000 |
|                 |          |                      |                               |           | TOTAL  |            |     |                      |
| 154951          | 05/16/16 | CS LEGACY CONSTRUCTI | 11179 REHAB.VIA VERDE ME 31,  | 090.70    |        | 5          |     | N D 012.4841.650.003 |
| 154951          | 05/16/16 | CS LEGACY CONSTRUCTI | 11179 REHAB.FOOTHILL MEDI     | 37,265.70 | *CHECK | 5          |     | N D 012.4841.650.003 |
|                 |          |                      |                               |           | TOTAL  |            |     |                      |
| 154952          | 05/16/16 | CSG CONSULTANTS INC  | 10871 BUILDING PLAN REVIE     | 5,525.00  |        | B160215    |     | N D 001.4311.020.001 |
| 154953          | 05/16/16 | CUEVAS/SANDRA        | 10990 INSTR.TINY TOTS4/25     | 1,080.00  |        |            |     | M D 001.4420.020.000 |
| 154954          | 05/16/16 | DAVIS/JOHN           | 11847 DAVIS MTG 4/21/16       | 50.00     |        |            |     | M D 001.4309.021.001 |
| 154955          | 05/16/16 | DIAZ/MAGGIE          | .00005 REFUND,CUSTOMER W/DREW | 40.00     |        |            |     | N D 001.367.001      |
| 154956          | 05/16/16 | DU/ALBA              | 11057 SR.GIFT BOUTIQUE SALES  | 11.70     |        |            |     | M D 001.4420.013.009 |
| 154957          | 05/16/16 | DYER/CASSANDRA       | .00006 REFUND,CUSTOMER W/DREW | 48.00     |        |            |     | N D 001.367.002      |



WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

PO# F 9 S ACCOUNT

CLAIM INVOICE

AMOUNT

DESCRIPTION

UNIT # 26  
UNIT # 26

| WARRANT DATE | VENDOR   | DESCRIPTION          | AMOUNT    | CLAIM  | INVOICE        | PO# | F 9 S ACCOUNT        |
|--------------|----------|----------------------|-----------|--------|----------------|-----|----------------------|
| 154967       | 05/16/16 | HARRINGTON AUTOMOTIV | 95.00     |        | 045256         |     | M D 001.4342.020.001 |
| 154967       | 05/16/16 | HARRINGTON AUTOMOTIV | 205.73    | *CHECK | 045256         |     | M D 001.4342.011.000 |
|              |          |                      |           |        | TOTAL          |     |                      |
| 154968       | 05/16/16 | HARTUNG/JEFF         | 24.84     |        |                |     | N D 001.4150.021.000 |
| 154969       | 05/16/16 | HDL COREN & CONE     | 3,375.00  |        | 0022596-IN     |     | N D 001.4190.020.007 |
| 154970       | 05/16/16 | HIGHPOINT WEB DESIGN | 1,245.00  |        | 1428           |     | N D 001.4190.020.033 |
| 154971       | 05/16/16 | HOLIDAY ROCK COMPAN  | 251.55    |        | 801187         |     | N D 001.4341.033.000 |
| 154971       | 05/16/16 | HOLIDAY ROCK COMPAN  | 598.38    | *CHECK | 801187         |     | N D 001.4341.033.000 |
|              |          |                      |           |        | TOTAL          |     |                      |
| 154972       | 05/16/16 | HOME DEPOT CREDIT SE | 170.61    |        | 7075002        |     | N D 001.4430.033.000 |
| 154973       | 05/16/16 | HOYNES/HEATHER       | 514.08    |        |                |     | M D 001.4420.020.000 |
| 154974       | 05/16/16 | INKWORKS             | 752.10    |        | 13650          |     | N D 001.4190.018.000 |
| 154975       | 05/16/16 | INLAND EMPIRE        | 735.50    |        | 46674          |     | N D 072.4125.434.000 |
| 154975       | 05/16/16 | INLAND EMPIRE        | 233.00    |        | 46674          |     | N D 001.4420.034.002 |
| 154975       | 05/16/16 | INLAND EMPIRE        | 233.00    |        | 46674          |     | N D 072.4125.434.000 |
| 154975       | 05/16/16 | INLAND EMPIRE        | 270.00    |        | 46674          |     | N D 001.4420.034.002 |
| 154975       | 05/16/16 | INLAND EMPIRE        | 554.50    | *CHECK | 46674          |     | N D 072.4125.434.000 |
|              |          |                      |           |        | TOTAL          |     |                      |
| 154976       | 05/16/16 | IRWINDALE INDUSTRIAL | 330.00    |        | 104393-659825  |     | N D 001.4150.433.000 |
| 154977       | 05/16/16 | JOHNSON/BARBARA      | 88.20     |        |                |     | M D 001.4420.013.009 |
| 154978       | 05/16/16 | KOSMONT COMPANIES    | 930.80    |        | 4              |     | N D 038.4120.020.522 |
| 154979       | 05/16/16 | L.A. CO. AGRICULTURA | 569.56    |        | 1502M          |     | N D 001.4341.024.020 |
| 154979       | 05/16/16 | L.A. CO. AGRICULTURA | 3,133.08  | *CHECK | 1502M          |     | N D 001.4341.020.020 |
|              |          |                      |           |        | TOTAL          |     |                      |
| 154980       | 05/16/16 | L.A. CO. DEPT OF PUB | 62.80     |        | PW-16030809805 |     | N D 012.4841.662.000 |
| 154980       | 05/16/16 | L.A. CO. DEPT OF PUB | 920.54    |        | PW-16030809805 |     | N D 012.4841.662.000 |
| 154980       | 05/16/16 | L.A. CO. DEPT OF PUB | 120.12    |        | PW-16030809805 |     | N D 012.4841.662.000 |
| 154980       | 05/16/16 | L.A. CO. DEPT OF PUB | 248.42    |        | PW-16030809805 |     | N D 012.4841.662.000 |
| 154980       | 05/16/16 | L.A. CO. DEPT OF PUB | 48.60     |        | PW-16030809805 |     | N D 012.4841.662.000 |
|              |          |                      |           |        | TOTAL          |     |                      |
| 154981       | 05/16/16 | L.A. CO. PROBATION D | 19,250.00 |        | 151603PIP      |     | N D 001.4210.020.022 |
| 154982       | 05/16/16 | L.A. COUNTY SHERIFF' | 362.04    |        | 163951KW       |     | N D 001.4210.412.000 |
| 154983       | 05/16/16 | LANCE, SOLL, & LUNGH | 715.00    |        | 17762          |     | M D 001.4190.020.000 |

| WARRANT         | DATE     | VENDOR               | DESCRIPTION                    | AMOUNT   | CLAIM | INVOICE      | PO# | F 9 S ACCOUNT         |
|-----------------|----------|----------------------|--------------------------------|----------|-------|--------------|-----|-----------------------|
| BANK OF AMERICA |          |                      |                                |          |       |              |     |                       |
| 154984          | 05/16/16 | LIGHTHOUSE OF FAITH  | .00007 REFUND DEPOSIT 4/30     | 500.00   |       |              |     | N D 001.341.002       |
| 154985          | 05/16/16 | LOWE'S HOME IMPROVEM | 10479 MODULE POLE              | 5.38     |       | 01806        |     | N D 001.4341.033.000  |
| 154985          | 05/16/16 | LOWE'S HOME IMPROVEM | 10479 SRC GATE REPAIR SUPPLIE  | 18.53    |       | 02444        |     | N D 001.4430.033.000  |
| 154985          | 05/16/16 | LOWE'S HOME IMPROVEM | 10479 ART FESTIVAL BANNER      | 11.74    |       | 02222        |     | N D 001.4411.033.000  |
| 154985          | 05/16/16 | LOWE'S HOME IMPROVEM | 10479 LENS FOR SECURITY HIGH   | 185.65   |       | 10171        |     | N D 008.4414.033.000  |
| 154985          | 05/16/16 | LOWE'S HOME IMPROVEM | 10479 CONCRETE MIX, PALLETT    | 223.83   |       | 90262        |     | N D 001.4341.033.000  |
|                 |          |                      |                                |          |       | *CHECK TOTAL |     |                       |
| 154986          | 05/16/16 | MAR-CO EQUIPMENT CO  | 12263 VARIOUS PARTS&SUPPL      | 1,680.00 |       | 132673       |     | N D 001.4342.020.001  |
| 154986          | 05/16/16 | MAR-CO EQUIPMENT CO  | 12263 VARIOUS PARTS&SUPPL      | 3,325.30 |       | 132673       |     | N D 001.4342.011.002  |
|                 |          |                      |                                |          |       | *CHECK TOTAL |     |                       |
| 154987          | 05/16/16 | MARIPOSA LANDSCAPES  | 12108 APR EQUES. SYCAMORE      | 2,531.87 |       | 72677        |     | N D 001.4414.020.004  |
| 154987          | 05/16/16 | MARIPOSA LANDSCAPES  | 12108 APR MEDICANS             | 6,305.99 |       | 72677        |     | N D 001.4414.020.002  |
| 154987          | 05/16/16 | MARIPOSA LANDSCAPES  | 12108 APR PARKS & GROUND       | 7,010.07 |       | 72677        |     | N D 008.4414.020.001  |
| 154987          | 05/16/16 | MARIPOSA LANDSCAPES  | 12108 APR SPOKES & FLEX        | 3,010.09 |       | 72677        |     | N D 008.4414.020.001  |
| 154987          | 05/16/16 | MARIPOSA LANDSCAPES  | 12108 APR PARKWAYS&DOWNTOWN    | 881.77   |       | 72677        |     | N D 008.4414.020.002  |
| 154987          | 05/16/16 | MARIPOSA LANDSCAPES  | 12108 APR MISC LANDSCAPE AR    | 3,393.45 |       | 72677        |     | N D 008.4414.020.005  |
| 154987          | 05/16/16 | MARIPOSA LANDSCAPES  | 12108 APR PLANTER AREAS        | 2,645.28 |       | 72677        |     | N D 008.4414.020.013  |
| 154987          | 05/16/16 | MARIPOSA LANDSCAPES  | 12108 APR TRASH CANS, PARKWA   | 3,117.87 |       | 72677        |     | N D 020.44110.920.003 |
| 154987          | 05/16/16 | MARIPOSA LANDSCAPES  | 12108 APR HORSETHIEFT CYN 2,   | 965.00   |       | 72677        |     | N D 072.41225.453.002 |
| 154987          | 05/16/16 | MARIPOSA LANDSCAPES  | 12108 APR PARK & RIDE          | 2,255.50 |       | 72677        |     | N D 072.41225.453.000 |
| 154987          | 05/16/16 | MARIPOSA LANDSCAPES  | 12108 APR BUS TRASH CANS       | 33.00    |       | 72677        |     | N D 072.41225.453.000 |
| 154987          | 05/16/16 | MARIPOSA LANDSCAPES  | 12108 QTR BASE CHR.G. APRIL 2, | 3,284.05 |       | 72677        |     | N D 075.44443.020.000 |
|                 |          |                      |                                |          |       | *CHECK TOTAL |     |                       |
| 154988          | 05/16/16 | MARSAN TURF & IRRIGA | 14540 IRRIGATION SUPPLIES      | 218.49   |       | 411121       |     | N D 020.4410.927.003  |
| 154988          | 05/16/16 | MARSAN TURF & IRRIGA | 14540 PARTS & SUPPLIES         | 514.77   |       | 411122       |     | N D 012.4841.650.003  |
| 154988          | 05/16/16 | MARSAN TURF & IRRIGA | 14540 TELLEFON TAPES           | 137.24   |       | 411108       |     | N D 008.4414.020.016  |
| 154988          | 05/16/16 | MARSAN TURF & IRRIGA | 14540 SCH80 90 ELL SS          | 224.89   |       | 41115112     |     | N D 008.4414.033.000  |
|                 |          |                      |                                |          |       | *CHECK TOTAL |     |                       |
| 154989          | 05/16/16 | MATHISEN OIL COMPANY | 14565 REGULAR GASOLINE         | 1,844.06 |       | 4129736      |     | N D 001.4342.011.001  |
| 154989          | 05/16/16 | MATHISEN OIL COMPANY | 14565 DIESEL FUEL              | 866.41   |       | 4129736      |     | N D 001.4342.011.001  |
|                 |          |                      |                                |          |       | *CHECK TOTAL |     |                       |
| 154990          | 05/16/16 | MC LAY SERVICES INC  | 14580 APRIL 2016 MAINTENANC    | 700.00   |       | INV50050     |     | N D 034.4802.015.000  |
| 154990          | 05/16/16 | MC LAY SERVICES INC  | 14580 SVC/CLEAN GREASE TRAP    | 819.50   |       | INV7054      |     | N D 033.4410.023.000  |
|                 |          |                      |                                |          |       | *CHECK TOTAL |     |                       |
| 154991          | 05/16/16 | MOLINA/TOMAS E.      | 11143 MOLINA MTG 4/7, 4/21     | 100.00   |       |              |     | M D 001.4309.021.001  |
| 154992          | 05/16/16 | MYFLEETCENTER.COM    | 12278 SERVICE, LABOR UNIT#63   | 85.75    |       | 650162       |     | N D 001.4342.020.001  |
| 154993          | 05/16/16 | MZQ CONSULTING, LLC  | 11184 IRS FORM 1095 C RPT F    | 324.00   |       | INV-0770     |     | N D 001.4150.020.000  |
| 154994          | 05/16/16 | OFFICE SOLUTIONS     | 10885 OFFICE SUPPLIES          | 48.27    |       | I-00944551   |     | N D 001.4190.030.000  |

| WARRANT DATE | VENDOR               | DESCRIPTION            | AMOUNT    | CLAIM  | INVOICE        | PO# | F 9 S ACCOUNT        |
|--------------|----------------------|------------------------|-----------|--------|----------------|-----|----------------------|
| 154994       | BANK OF AMERICA      |                        |           |        |                |     |                      |
| 05/16/16     | OFFICE SOLUTIONS     | LABEL MAKER/CODE ENFO  | 121.82    |        | I-00944984     |     | N D 001.4309.033.000 |
| 05/16/16     | OFFICE SOLUTIONS     | OFFICE SUPPLIES        | 126.15    |        | I-00948092     |     | N D 001.4190.030.000 |
| 05/16/16     | OFFICE SOLUTIONS     | OFFICE SUPPLIES        | 46.34     |        | I-00948092     |     | N D 001.4190.030.000 |
| 05/16/16     | OFFICE SOLUTIONS     | OFFICE SUPPLIES        | 228.37    |        | I-00948092     |     | N D 001.4190.030.000 |
| 05/16/16     | OFFICE SOLUTIONS     | OFFICE SUPPLIES        | 553.85    |        | PKT-154606     |     | N D 001.4190.030.000 |
|              |                      | ITEM RTN/CREDIT        |           | *CHECK | TOTAL          |     |                      |
| 154995       | P. H. ROOFING        | 801 W. COVINA #116     | 1,285.00  |        | 1516-508       |     | N D 034.4802.851.040 |
| 154996       | PARTIES UNLIMITED    | FINAL PYMT SPRING NIG  | 428.70    |        | 04/08/2016     |     | M D 001.4420.013.003 |
| 154997       | PAVECO CONSTRUCTION  | CC2011-05 PAVEMENT     | 1,276.00  |        | 1377           |     | N D 001.4341.933.002 |
| 154997       | PAVECO CONSTRUCTION  | CC2011-03 PAVEMENT     | 1,077.80  |        | 1378           |     | N D 001.4341.559.005 |
|              |                      |                        | 15,077.80 | *CHECK | TOTAL          |     |                      |
| 154998       | PLUMBING WHOLESALERS | VARIOUS PARTS          | 105.36    |        | S100091800.001 |     | N D 001.4430.033.000 |
| 154999       | PROSOURCE FACILITY   | INSTANT HAND SANITIZER | 62.08     |        | 10876          |     | N D 001.4411.031.000 |
| 155000       | PRUDENTIAL OVERALL   | MATS // GRAY           | 22.93     |        | 22224792       |     | N D 001.4430.019.000 |
| 155000       | PRUDENTIAL OVERALL   | MATS // GRAY           | 22.93     |        | 22224792       |     | N D 001.4430.019.000 |
| 155000       | PRUDENTIAL OVERALL   | MATS // GRAY           | 22.93     |        | 22224792       |     | N D 001.4430.019.000 |
|              |                      |                        | 97.72     | *CHECK | TOTAL          |     |                      |
| 155001       | RECONCILED TERMITE   | MARTIN HOUSE           | 30.00     |        | 7049           |     | M D 001.4411.023.000 |
| 155001       | RECONCILED TERMITE   | SP. CHANT & COMM. CNT  | 35.00     |        | 7049           |     | M D 001.4411.023.000 |
| 155001       | RECONCILED TERMITE   | SP. CHANT & COMM. CNT  | 35.00     |        | 7049           |     | M D 001.4411.023.000 |
| 155001       | RECONCILED TERMITE   | SVCMORE CANY ON        | 35.00     |        | 7049           |     | M D 001.4411.023.000 |
| 155001       | RECONCILED TERMITE   | SVCMORE CANY ON        | 35.00     |        | 7049           |     | M D 001.4411.023.000 |
| 155001       | RECONCILED TERMITE   | CITY HALL COMM BL      | 100.00    |        | 7049           |     | M D 001.4411.023.000 |
| 155001       | RECONCILED TERMITE   | LADERA SPRING PARK     | 28.00     |        | 7049           |     | M D 001.4411.023.000 |
| 155001       | RECONCILED TERMITE   | LONE HILL PARK         | 329.00    |        | 7049           |     | M D 001.4411.023.000 |
|              |                      |                        |           | *CHECK | TOTAL          |     |                      |
| 155002       | RIGHT OF WAY INC     | TRAFFIC CONTROL SIGNS  | 226.61    |        | 21894          |     | N D 001.4345.033.000 |
| 155002       | RIGHT OF WAY INC     | WEST CLASS 3 W/CITY L  | 433.23    |        | 22048          |     | N D 001.4341.033.000 |
|              |                      |                        | 533.59    | *CHECK | TOTAL          |     |                      |
| 155003       | RINCON CONSULTANTS,  | GOLDEN HILLS RD REH    | 1,677.50  |        | 26001          |     | N D 012.4841.616.001 |
| 155004       | RJM DESIGN GROUP INC | DRPB 15-23 MARCH SVCS  | 509.82    |        | 31171          |     | N D 001.4309.020.000 |
| 155004       | RJM DESIGN GROUP INC | MAR GENERAL PLAN CK S  | 799.82    |        | 31186          |     | N D 001.4309.020.000 |
|              |                      |                        |           | *CHECK | TOTAL          |     |                      |
| 155005       | RKA CONSULTING GROUP | ON-CALL BLDG PLAN CK   | 826.50    |        | 24776          |     | N D 001.4311.922.001 |
| 155005       | RKA CONSULTING GROUP | HORSETHIEF/SCYMORE/3   | 2,684.40  |        | 24846          |     | N D 012.4410.922.002 |
|              |                      |                        |           | *CHECK | TOTAL          |     |                      |



| WARRANT DATE    | VENDOR               | DESCRIPTION                  | AMOUNT       | CLAIM        | INVOICE       | PO# | F 9 S ACCOUNT        |
|-----------------|----------------------|------------------------------|--------------|--------------|---------------|-----|----------------------|
| BANK OF AMERICA |                      |                              |              |              |               |     |                      |
| 155017 05/16/16 | SOUTHERN CALIF EDISO | 16314 2-09-989-8306          | 228.86       |              |               |     | N D 008.4415.022.001 |
| 155017 05/16/16 | SOUTHERN CALIF EDISO | 16314 2-09-989-8306          | 589.40       | *CHECK TOTAL |               |     | N D 001.4415.022.001 |
|                 |                      | 25,750.73                    |              |              |               |     |                      |
| 155018 05/16/16 | TOLLY INC            | 12319 APR LANDSCAPE MAINT    | 1,236.95     |              | 18990         |     | N D 003.4410.023.000 |
| 155019 05/16/16 | TWISTED SAGE         | .00002 BRIDGE DEDICATION SNA | 736.42       |              | 1516-541      |     | N D 012.4841.662.000 |
| 155020 05/16/16 | U.S. BANK TRUST N.A. | 10301 CC BOND PRINCIPAL      | 515,000.00   |              | JUNE 01, 2016 |     | N D 004.4411.049.027 |
| 155020 05/16/16 | U.S. BANK TRUST N.A. | 10301 CC BOND INTEREST       | 105,708.49   | *CHECK TOTAL | JUNE 01, 2016 |     | N D 004.4411.049.027 |
| 155021 05/16/16 | UNDERGROUND SERVICE  | 17056 SD101 NEW TICKET CHAR  | 162.00       |              | 220160632     |     | N D 001.4310.016.000 |
| 155021 05/16/16 | UNDERGROUND SERVICE  | 17056 SD101 NEW TICKET CHAR  | 154.50       | *CHECK TOTAL | 320160648     |     | N D 001.4310.016.000 |
| 155022 05/16/16 | UNITED ROTARY BRUSH  | 15805 RECONDITION MAT KITS   | 663.44       |              | 289895        |     | N D 001.4342.011.002 |
| 155022 05/16/16 | UNITED ROTARY BRUSH  | 15805 WIRE&RECOND.MATERIAL   | 578.52       | *CHECK TOTAL | 289895        |     | N D 001.4342.011.002 |
|                 |                      | 1,241.96                     |              |              |               |     |                      |
| 155023 05/16/16 | VAL-AIRCONDITIONING  | 11201 1205 CYPRESS#262       | 3,000.00     |              | 1516-503      |     | M D 034.4802.851.040 |
| 155024 05/16/16 | WALTERS WHOLESAL E   | 10860 PHLPLT26W8414PALTO     | 111.75       |              | 2325229-00    |     | N D 001.4411.033.000 |
| 155024 05/16/16 | WALTERS WHOLESAL E   | 10860 ADVICN2P32N35I         | 35.15        | *CHECK TOTAL | 2325664-00    |     | N D 001.4411.033.000 |
|                 |                      | 146.90                       |              |              |               |     |                      |
| 155025 05/16/16 | WATERLINE TECHNOLOGI | 10242 SERVICE LABOR          | 125.00       |              | 5331612       |     | N D 001.4430.033.000 |
| 155025 05/16/16 | WATERLINE TECHNOLOGI | 10242 HYPOCHLORITE SOLUTION  | 420.09       |              | 5335292       |     | N D 001.4430.033.000 |
| 155025 05/16/16 | WATERLINE TECHNOLOGI | 10242 HYDROCHLORIC ACID      | 163.94       |              | 5335932       |     | N D 001.4430.033.000 |
| 155025 05/16/16 | WATERLINE TECHNOLOGI | 10242 HYPOCHLORITE SOLUTION  | 457.63       |              | 5333966       |     | N D 001.4430.033.000 |
| 155025 05/16/16 | WATERLINE TECHNOLOGI | 10242 REPLACEMENT REAGENT    | 244.10       | *CHECK TOTAL | 5336088       |     | N D 001.4430.033.000 |
|                 |                      | 1,410.76                     |              |              |               |     |                      |
| 155026 05/16/16 | WEST COAST ARBORISTS | 12070 1200 PASEO ALONDRA/PR  | 544.05       |              | 114740        |     | N D 075.4440.020.001 |
| 155026 05/16/16 | WEST COAST ARBORISTS | 12070 VARIOUS LOCATION PR    | 2,458.25     | *CHECK TOTAL | 114741        |     | N D 075.4443.020.003 |
|                 |                      | 3,002.30                     |              |              |               |     |                      |
| 155027 05/16/16 | WESTERN ENVIRONMENTA | 10319 CLEAN WASH RACK PIT    | 400.00       |              | 21218         |     | N D 001.4341.028.000 |
| 155028 05/16/16 | WINSTONE/DAVID       | 11224 1HR PERF.SR.LUNCH 5/2  | 150.00       |              | 05/25/2016    |     | M D 001.4420.013.003 |
| 155029 05/16/16 | XEROX CORPORATION    | 17425 6204CP COPIER W/OUT SV | 38.00        |              | 701265071     |     | N D 001.4190.015.000 |
| 155029 05/16/16 | XEROX CORPORATION    | 17425 WC7428P PRINTER        | 186.75       | *CHECK TOTAL | 701265071     |     | N D 001.4190.015.000 |
|                 |                      | 224.75                       |              |              |               |     |                      |
| TOTAL           |                      |                              | 1,091,272.03 |              |               |     |                      |
| BANK OF AMERICA |                      |                              |              |              |               |     |                      |

| DESCRIPTION          | AMOUNT       | CLAIM INVOICE |
|----------------------|--------------|---------------|
| Disbursement Journal | 1,091,272.03 |               |

RECORDS PRINTED - 000256

FUND RECAP:

| FUND | DESCRIPTION                       | DISBURSEMENTS |
|------|-----------------------------------|---------------|
| 001  | GENERAL FUND                      | 151,329.88    |
| 002  | STATE GAS TAX                     | 3,766.00      |
| 003  | WALKER HOUSE LLC FUND             | 5,236.95      |
| 004  | CITY HALL/COM BLD/PLAZA FUND      | 620,708.49    |
| 006  | SEWER EXPANSION                   | 26,966.54     |
| 007  | CITY WIDE LIGHTING DISTRICT       | 2,500.41      |
| 008  | LANDS CAPE PARCEL TAX             | 26,382.09     |
| 012  | INFRASTRUC TURE REPLACEMENT       | 181,906.82    |
| 020  | COMMUNITY PARK DEVELOPMENT        | 5,079.96      |
| 027  | CIVIC CENTER PARKING DIST         | 64.84         |
| 034  | HOUSING AUTHORITY CG 2-1-12       | 6,566.40      |
| 038  | SUCCESSOR AGENCY MAINT & OPERATIO | 1,380.80      |
| 071  | GOLF COURSE MANAGEMENT DIST       | 2,528.29      |
| 072  | AIR QUALITY MANAGEMENT DIST       | 197.69        |
| 073  | PROP A LOCAL TRANSPORTATION       | 3,610.46      |
| 075  | PROP C LOCAL TRANSPORTATION       | 67,000.00     |
| 110  | LANDS CAPE MAINTENANCE DIST       | 9,508.76      |
|      | TRUST AND AGENCY                  | 2,537.65      |
|      | TOTAL ALL FUNDS                   | 1,091,272.03  |

BANK RECAP:

| BANK | NAME            | DISBURSEMENTS |
|------|-----------------|---------------|
| CHEK | BANK OF AMERICA | 1,091,272.03  |
|      | TOTAL ALL BANKS | 1,091,272.03  |



**MINUTES  
REGULAR CITY COUNCIL  
TUESDAY, APRIL 12, 2016, 7:00 P. M.  
SAN DIMAS COUNCIL CHAMBERS  
245 E. BONITA AVENUE**

**NOTE: RECEPTION AT 6:30 P.M. FOR DISTINGUISHED SERVICE TO YOUTH AWARD  
RECIPIENTS IN CITY HALL LOBBY**

**CITY COUNCIL:**

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

**STAFF:**

City Manager Blaine Michaelis  
Assistant City Manager of Development Service Larry Stevens  
Assistant City Manager of Administrative Services Ken Duran  
Director of Parks and Recreation Theresa Bruns  
Director of Public Works Krishna Patel  
Administrative Aide Ann Garcia  
Assistant City Clerk Debra Black

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

Mayor Morris called the meeting to order at 7:00 p.m. and led the flag salute.

**2. RECOGNITIONS**

➤ Distinguished Service to Youth Awards

Mayor Morris and Director of Parks and Recreation Theresa Bruns made the presentations to Rosario Reyes in the Volunteer Category, Donovan Behen, Jamie Clark and Herb Perez in the Professional Category and Autism Spectrum Athletics and the San Dimas Shooting Star Parent Volunteers.

**3. ANNOUNCEMENTS**

➤ Public Invitation to the Foothill Boulevard Bridge Improvement Project Dedication Ceremony April 14, 2016 at 11:00 a.m.

Director of Public Works Krishna Patel made the announced invitation to the dedication ceremony of the Foothill Boulevard Bridge Improvement Project.

**4. ORAL COMMUNICATIONS** (Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from

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

a. Members of the Audience

- 1) Evan Celaya San Dimas High School announcements
- 2) Melate Bekele with Metrolink provided explanation of the use of the BSNF's locomotives
- 3) Erica Rodriguez Relay for Life announcement
- 4) Nora Chen San Dimas Library announcements
- 5) Robert Hardcastle L.A. County Sheriff's Volunteer Association announcement
- 6) Chamber of Commerce announcements
- 7) Margie Green McKinley Children's Center announcement
- 8) Ryan Vienna Public Safety Commission announcement

**5. CONSENT CALENDAR**

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

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

**RESOLUTION 2016-18, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF MARCH AND APRIL, 2016**

- b. Approve minutes from March 22, 2016 City Council meeting and the March 23, Supervisor Anotonovich meeting.

END OF CONSENT CALENDAR

**ACTION:** By motion and second Councilmember Bertone/ Ebiner to approve the consent calendar as presented. Motion carried by vote of five-zero.

**Yes:** Badar, Bertone, Ebiner, Templeman, Morris  
**Noes:** None  
**Absent:** None  
**Abstain:** None

**6. OTHER MATTERS**

- a) Presentation and report regarding a proposed use plan for the Walnut Creek Habitat Open Space area.

Consideration and recommendation to the Watershed Conservation Authority on project revisions and the Mitigated Negative Declaration for the Walnut Creek Habitat and Open Space Project as proposed.

**Recommendation:**

Adopt Resolution 2016-19, **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES,**

**RECOMMENDING ADOPTION OF THE MITIGATED NEGATIVE DECLARATION FOR THE WALNUT CREEK HABITAT AND OPEN SPACE PROJECT AND SETTING FORTH STANDARDS AND PROCEDURES FOR CONSIDERATION OF FUTURE PHASE OF THE CONCEPTUAL MASTER PLAN**

- 2) Receive the Initial Study/Mitigated Negative declaration and forward to the Watershed Conservation Authority with recommendation to adopt.

**Assistant City Manager of Development Services Larry Stevens** presented staff's report on this item.

Council and staff discussed the construction schedule of the project, prohibiting access through Via Verde: focusing on the Calle Bandera gate, five year moratorium language in the resolution, elevation measurement and the city owned area of the project.

City Manager Michaelis 8:19 left dais at 8:19 p.m. and returned at 8:25 p.m.

**Mayor Morris** invited members of the audience in favor of the project to speak.

The following residents spoke in favor of the project as presented at this meeting:

- 1) Albert Salgado
- 2) Brian McNerney

The following speakers disagreed with different elements of the project and documentation:

**Resident Dr. Ersher** brought forward a concern over the CEQA evaluation process and provided suggestions that could clarify the intent of this Council for the future.

**Resident Ron Barrett** shared comments on the effectiveness of the Resolution.

**Resident Moses Tom** voiced concern over the access to the property through the Calle Bandera gate.

**Resident Bob Smith** suggested the survey was not representative of all the residents in the community,

**Resident Lily Tong** stated she was not comfortable with the language in the resolution or CEQA document.

**City Attorney Mark Steres** explained the distinction between the environmental document prepared by the WCA who controls the majority of the land and project approval that has to go to the City Council to gain access through any of the city owned locations.

Responding to resident Mr. Ramon Vasquez Mayor Morris and Mr. Stevens explained key elements of the project.

**Resident Wing Sam** expressed concerned with construction impacts.

**Resident Jose** suggested addressing proper communication methods with the construction crew.

**Resident Edward Correto** also expressed concern with the construction crew.

**Speaker Lloyd** expressed concerned with parking at the Antonovich Trial.

**Mayor Morris** asked staff for comments on suggested changes to the resolution.

**Mr. Stevens** responded by reading the new proposed language: Whereas the conceptual Master Plan serves only as the project description for the purposes of CEQA and is not part of this approval or action.

**Mr. Steres** added that that would be appropriate, and that the only thing the resolution would be approving is item number five.

Councilmembers added their comments on their opposition to housing developments, gate access and reminded staff to prepared scripted rules for the construction company.

City Attorney Steres added that using the gate for construction would have no impact on the status of it being city-owned private property.

Mayor Morris then called for the resolution to be read by title.

**ACTION:** By motion and second Councilmember Badar/Bertone to waive further reading and approve **Resolution 2016-19, A Resolution of the City Council of the City of San Dimas, County of Los Angeles, Recommending Adoption of the Mitigated Negative Declaration for the Walnut Creek Habitat and Open Space Project and Setting Forth Standards and Procedures for Consideration of Future Phase of the Conceptual Master Plan** with the addition of the following language: “ **Whereas the Conceptual Master Plan serves only as the project description for the purposes of CEQA and is not part of this approval or action. Motion carried by vote of five-zero.**

**Mayor Morris and City Attorney Steres suggested clarifying item number five of the resolution by stating that the west phase (to be included as exhibit one) is the only phase approved, and bring the resolution back to Council on consent calendar to be seen with the recommended language additions.**

**Yes:** Badar, Bertone, Ebner, Templeman, Morris  
**Noes:** None  
**Absent:** None  
**Abstain:** None

**Councilmember Ebner** described his ideas and vision for this area and similar areas in the city and stated that he will continue to advocate for these, while accepting the expressed will of those most effected. He supports the proposed concept of a hiking and biking friendly use but ideally would have

liked to have had the design feature more walking paths that would have been accessible to all ages and abilities.

## **7. ORAL COMMUNICATIONS**

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

Dr. Ersher commented on the status of the Via Verde Shopping Center.

- b. City Manager

Mayor's call in show broadcast.

- c. City Attorney

Nothing reported.

- d. Members of the City Council

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

Nothing reported.

- 2) Individual Members' comments and updates.

Councilmember Bertone announcement of the Festival of Western Arts April 23-23, 2016.

## **8. ADJOURNMENT**

Adjourned at 10:05 p.m. to the next of Monday, April 25, 2016, at 5:00 p.m. for Council/Staff Retreat.

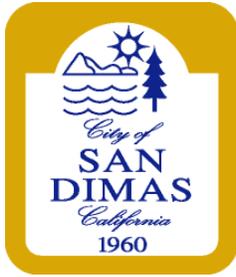
Minutes adopted April 26, 2016.

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Curtis W. Morris, Mayor

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Debra Black, Assistant City Clerk



**MINUTES**  
**SPECIAL CITY COUNCIL / RETREAT MEETING**  
**MONDAY, APRIL 25, 2016 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 Emmett Badar  
Councilmember Denis Bertone  
Councilmember John Ebner  
Councilmember Jeff Templeman

City Manager Blaine Michaelis  
Assistant City Manager Ken Duran  
Assistant City Manager for Community Development Larry Stevens  
Director of Parks and Recreation Theresa Bruns  
Director of Public Works Krishna Patel  
City Attorney Mark Steres  
Captain Duane Harris, 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. CONFIRM THE LOCATION OF THE WALKWAY THROUGH RHOADS PARK**

Public Works Director Patel provided the background on the need to relocate the sidewalk at Rhoads Park. He reviewed the north plan which would bring out the existing curb line and locate the sidewalk adjacent to the curb and the north plan which would upgrade the existing dg path and eliminate the sidewalk at the curb. He provided cost estimates of \$85,000 for the north plan and \$40,000 for the south plan. The consensus of the Council was for the south plan, but to minimize grading where possible and to bring the path as far east as possible before reconnecting with the sidewalk.

**3. REVIEW OF DIAL-A-CAB PROGRAM FINANCES**

George Sparks, PVRTA Administrator reviewed his report on the increasing ridership and cost of the Dial-a-Cab program. He recommended a \$0.50 increase in all rider fares; however, he suggested that it could be a \$0.25 increase each year for two years. He further added that currently the rider is paying for about 14% of the actual cost of the trip and the increase would raise that to about 18% of the cost. Mr. Duran explained the programs and projects funded from Proposition A funds and that there is currently a reserve but the Fund is operating at an annual deficit, drawing down those reserves.

Mayor Pro Tem Badar made a motion to bring back a proposal to increase the fares for all ride categories by \$0.50 effective July 2106. The motion was seconded by Councilmember Bertone.

Councilmember Ebner expressed that he would prefer a \$0.25 increase. Councilmember Templeman expressed concern for justifying an increase when there is a reserve.

The motion to bring back a proposal to raise the fares \$0.50 July 2016 passed by a vote of 3 – 2 with Councilmembers Ebner and Templeman voting no.

#### **4. REPORT ON DOWNTOWN VISIONING**

Assistant City Manager for Community Development Larry Stevens provided a background of the downtown visioning process and the preliminary concepts from the consultant as a result of the public participation process. Mr. Stevens commented that one of the concepts was consideration for the Gold Line train station in the vicinity of Bonita and Cataract.

(Councilmember Ebner recused himself and left the room due to a conflict of interest by owning property in proximity to the area of discussion.)

Councilmember Templeman commented that the Council had intentionally decided to consider the site for the station off of Arrow Hwy. He added that he doesn't think that commuters will shop in the downtown and that adding additional traffic to what will already be a difficult intersection at Bonita and Cataract doesn't make sense. He expressed opposition to reconsidering the station on Bonita.

Councilmember Badar commented that even though he wasn't on the Council at the time, the Council was very clear when they told the community that the station would be located east of San Dimas Ave. and he is supportive of leaving the station where it is currently proposed.

Planning Commissioner John Davis commented that it may be a good idea to put the parking for a station south of the tracks on Bonita with the station at the M & E site.

Mayor Morris commented that the impacts of the Gold Line on the whole will be negative to the community and that the current proposed station location minimizes those impacts. The consensus of the Council was not to reconsider the relocation of the Gold Line station from its current proposed location.

Mr. Stevens presented that one of the other concepts raised by the consultant was the addition of residential development on or just off of Bonita west of Cataract. Mayor Morris expressed opposition to residential development along the Bonita corridor.

There was discussion on whether or not residential might be considered along Bonita and if so at what density. The general consensus was that the majority of the Council may be willing to look at alternatives for residential on the Bonita corridor but it would depend on what is being proposed. Mr. Michaelis commented that staff may bring back some general concepts or proposals may be presented by property owners.

#### **5. REPORT ON GOLD LINE PROJECT MATTERS**

Mr. Michaelis reported that staff continues to meet with Gold Line representatives to review at grade and grade separated options for the Bonita and Cataract intersection. He added that staff

has also been meeting with 2A and 2B cities to learn from their experiences. He further added that there are no real good options for at grade crossings that will not create traffic congestion.

The Council discussed the option of a bridge and the consensus was they were not supportive of a bridge but asked staff to keep the bridge option open for now. The Council also expressed concerns for traffic impacts at San Dimas Ave. due to the station location. They asked staff to ask for traffic models with and without a station.

## **6. PUBLIC RIGHT OF WAY ENCHROACHMENT IN THE DOWNTOWN AREAS**

Mr. Michaelis presented that in light of the improvements in the downtown staff has been reviewing the existing encroachment permit process for outside displays and eating areas. Mr. Patel reviewed the existing permit process and fees and fees for surrounding communities. After Council discussion the consensus was to consider a fee structure that covers the City's costs for processing and maintenance but not to charge rent or make money.

## **7. ANIMAL CONTROL MATTERS**

Mr. Duran presented his staff report regarding several animal control matters. In regards to the matter of increasing dog license fees, Councilmember Bertone made a motion to bring back for Council consideration an increase to dog license fees of \$45 for unaltered dogs, \$20 for altered dogs and a \$35 penalty. The motion was seconded by Councilmember Ebner and passed unanimously.

The consensus of the Council was to not implement a mandatory requirement that dogs must be microchipped to obtain a license but agreed with staff and the Inland Valley Humane Society's recommendation to encourage microchipping by offering a waiver of shelter intake fees for dogs that are microchipped.

The consensus of the Council was for staff to bring back an ordinance implementing a breeder permit requirement for backyard breeders of dogs.

## **8. RECEIVE A REPROT REGARDING THE ACTIONS OF SOME CITIES TO ESTABLISH RESTRICTIONS AND THE PROHIBITION OF SMOKING IN MULT-FAMILY HOUSING COMPLEXES**

Mr. Michaelis reported that Councilmember Bertone had asked staff to research what some other cities have done to prohibit smoking in multi-housing housing complexes. Mr. Stevens provided some information on the prohibitions that some other cities have imposed. The consensus of the Council was that though there may be health benefits from such a prohibition it should be up to the individual multifamily property owners to impose restrictions and not the City. They directed staff to not consider a City restriction at this time.

## **9. RECEIVE A REPORT REGARDING: ENGINEERING AND UTILITY MARKINGS; TRAFFIC SIGNAL TIMING WEST OF THE 57 ALONG ARROW HWY; CALTRANS FREEWAY RAMP CONDITIONS AND MAINTENANCE**

Mr. Patel provided a report on the various traffic and right of way matters. He explained the purpose of utility markings and stated that staff is reviewing options to ensure the more timely removal of markings by contractors.

Mr. Patel reported that one of the major impediments to traffic signalization along Arrow Hwy around the 57 freeway is that Caltrans controls the on and off ramp signals and has not been cooperative in the past with coordinating their signals with the City's. He commented that their willingness to cooperate may be changing and there have been recent discussions with them regarding synchronization.

Mr. Patel reported that Caltrans has also more responsive as of late in cleaning-up the on ramps and off ramps to the freeway.

## **10. UPDATES ON A VARIETY OF ITEMS**

Mr. Stevens provided an update on the applications for three proposed in-fill housing projects.

Mr. Patel reported that the bids for the downtown project will be opened on April 27<sup>th</sup> with construction scheduled to begin late May.

(Councilmember Ebiner and Mr. Patel left the room and recused themselves for the next item due to conflicts of interest.)

Mr. Michaelis reported that staff and the consultants interviewed two proposers for the Bonita/Cataract RFQ earlier today and an interview for a third proposer will be scheduled soon. He indicated that the next steps will be to request follow-up proposals from some of the proposers and possible site visits to some of their projects.

(Councilmember Ebiner and Mr. Patel returned.)

Ms. Bruns reported that the replacement sculpture for the stolen "Catching Frogs" sculpture for the civic center plaza has been delivered but is larger than the original and slightly different. She presented the plans to modify the installation. The consensus of the Council was that even though it is larger and a bit different staff should move forward with the installation.

Mr. Michaelis reported that staff and the Council sub-committee have been meeting with the Chamber of Commerce Board on evaluation of the services provided by the Chamber under the Memorandum of Understanding. He added that the approach being taken is to evaluate the services and determine which are for the benefit of the City, the benefit of the Chamber or mutual benefit and structure a new arrangement and City contribution accordingly. He added that some services or programs may be eliminated. He also reported that there have been discussions about changes to the City Birthday and Western Days events. He added that the City Birthday event will take place this year possibly with some slight modifications, however, the Western Days event will be suspended this year. One of the primary reasons for the suspension is because the downtown project will have a significant impact on the parade route, however, this will also allow for some time to evaluate the overall event.

Mr. Duran reported that the Accela permit software project is moving forward with the implementation anticipated around July.

Mr. Stevens reported that staff is considering applying for a grant for a multi-jurisdictional bike and pedestrian event which would close certain streets from vehicles for a day to encourage biking and walking. The consensus of the Council was that there were no objections to submitting the application but only if it is a multi-jurisdictional event and subject to knowing more about the route.

## **10. COUNCIL COMMENTS**

The Council agreed to August 12, 2016 as the date for Council Meeting with Assemblyman Chris Holden.

## **11. ORAL COMMUNICATIONS**

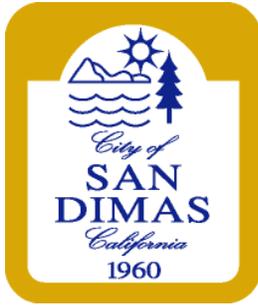
None.

## **12. ADJOURNMENT**

There being no further business the meeting was adjourned at 9:36 p.m.

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Ken Duran, City Clerk



**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**TUESDAY, APRIL 26, 2016, 7:00 P. M.**  
**CITY HALL COUNCIL CHAMBERS**  
**245 E. BONITA AVENUE**

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**CITY COUNCIL:**

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

**STAFF:**

City Manager Blaine Michaelis  
Assistant City Manager Larry Stevens Development Services  
Assistant City Manager Ken Duran Administrative Services  
City Attorney Mark Steres  
Director of Parks and Recreation  
Director of Public Works Krishna Patel  
Associate Planner Jennifer Williams  
Assistant City Clerk Debra black

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

Mayor Morris called the meeting to order and led the flag salute at 7:00 p.m.

**2. RECOGNITIONS**

- Proclaim May as Older American Recognition Month and recognize Carol Touchette and Lee Jensen

Presentations and acknowledgements were made by Mayor Morris, Councilmember Bertone and Recreation Services Manager Leon Raya.

- Senior Citizens Club Annual Report by Linda Groth, Treasurer

Linda Groth presented the annual report from the Senior Citizens Club.

- Marine Sergeant Gareth L. Kostolefsky

Mayor Morris made the presentation of a city proclamation to Sergeant Kostolefsky's mother Gretchen Madrigal and sister Morgan Kostolefsky.

## PRESENTATIONS

- Life Pacific College (President Jim Adams)

Dr. Jim Adams presented Mayor Morris and the city with a plaque for its contributions to the college.

- Earth Day Observance April 27, 5:00 p.m.

Sasha Geschwind Environmental Services Coordinator made the announcement of the City's Earth Day Observance.

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

a. Members of the Audience

1) Erica Rodriguez made an announcement regarding San Dimas Relay for Life Event.

**7:30** -The following residents spoke regarding the Metrolink train horn, requested the city and Metrolink to address the issue and also look into installing Quiet Zones in the city:

- 1) Jim
- 2) Pete S.
- 3) Rudy Archeluta

There were numerous residents in the audience that spoke from their seat and voiced the same concerns.

Metrolink representatives explained that the BNSF locomotives are being used as a safety precaution because of a federal investigation that should conclude in a couple of weeks. They explained the regulations for the timing and length for blowing the horns and briefly described the elements of implementing Quiet Zones in a city. Mr. Nitti offered that Metrolink would work with the city to organize a community meeting for residents to receive updates and continue a dialogue.

Mayor Morris announced that staff would place the subject of Quiet Zones on an agenda for future discussion. He recessed the meeting at **8:30** to allow the Chambers to be cleared and reconvened Oral Communications at 8:31.

An unidentified resident spoke on the areas of diminished property values, no quiet zone allowed by the city and loss of hearing. He asked the council to enact an ordinance to abate the noise.

#### **5. CONSENT CALENDAR**

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

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

**RESOLUTION 2016-20, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF APRIL, 2016.**

- b. Approval of minutes for regular meeting of April 12, 2016

Councilmember Ebiner asked that the minutes be removed from consent for review and brought back at the next meeting.

- c. Award of Construction Contract 2016-02 Senior Citizen/Community Center Exterior Painting Project

- d. Proposed 2016 -2017 Assessment Rates for Open Space Maintenance Districts:

- (1) **RESOLUTION 2016 -21, A RESOLUTION OF THE CITY COUNCIL OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE ENGINEER'S REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT AN ASSESSMENT FOR FISCAL YEAR 2015 -2016 PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972 AND ARTICLE XIIIID OF THE CALIFORNIA CONSTITUTION, AND FIXING A TIME AND PLACE FOR A PUBLIC HEARING FOR HEARING OBJECTIONS FOR OPEN SPACE MAINTENANCE DISTRICT NO. 1 (TRACT 32818, BOULEVARD).**

- (2) **RESOLUTION 2016 -22, A RESOLUTION OF THE CITY COUNCIL OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA APPROVING THE ENGINEER'S REPORT AND DECLARING ITS INTENTION TO LEVY AND COLLECT AN ASSESSMENT FOR FISCAL YEAR 2015 -16 PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972 AND ARTICLE XIIIID OF THE CALIFORNIA CONSTITUTION, AND FIXING A TIME AND PLACE FOR A PUBLIC HEARING FOR HEARING OBJECTIONS FOR OPEN SPACE MAINTENANCE DISTRICT NO. I, ANNEXATION NO. 3 (TRACT 32841, NORTHWOODS) District**

- e. Consideration and recommendation to the Watershed Conservation Authority on project revisions and the Mitigated Negative Declaration for the Walnut Creek Habitat and Open Space Project as proposed.

**RESOLUTION 2016-19, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING ADOPTION OF THE MITIGATED NEGATIVE**

**DECLARATION FOR THE WALNUT CREEK HABITAT AND OPEN SPACE PROJECT AND SETTING FORTH STANDARDS AND PROCEDURES FOR CONSIDERATION OF ~~ANY FUTURE PHASES OF THE CONCEPTUAL MASTER PLAN~~**

- f. Amendment to the Employee Pay Plan and Reimbursement Schedule to add Recreation Supervisor Classification

**Action:** By motion/second Councilmember Badar/Bertone to approve all items on the consent calendar with the removal of the item 5b. April 12, 2016 Minutes. Motion passed by vote of five to zero.

**Yes:** Badar, Bertone, Ebner, Templeman, Morris  
**Noes:** None  
**Absent:** None  
**Abstain:** None

END OF CONSENT CALENDAR

**6. PUBLIC HEARING**

- a. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 15-10** – A request to allow Alcoholic Beverage Manufacturing and Tasting Rooms in the M-1 Zone; Creative Growth Zone, Area 4; Specific Plan No. 6, Areas 1, 3, and 4; Specific Plan No. 21; and Specific Plan No. 24, Areas 2 and 3. **(Planning Commission recommended approval 4-0-1 (Davis absent) at their meeting of April 7, 2016)**

**ORDINANCE 1244**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL CODE TEXT AMENDMENT 15-10 TO ALLOW ALCOHOLIC BEVERAGE MANUFACTURING AND TASTING ROOMS IN THE M-1 ZONE, CREATIVE GROWTH ZONE, AREA 4, SPECIFIC PLAN NO. 6, AREAS 1, 3, AND 4, SPECIFIC PLAN NO. 21, AND SPECIFIC PLAN NO. 24, AREAS 2 AND 3 **(Introduction and 1<sup>st</sup> Reading)**

**Recommendation:** Introduce Ordinance 1244 for first reading.

Associate Planner Jennifer Williams presented staff's report on this item.

Mayor Morris opened the public hearing for those in favor of the item:

Paul South owner of Clayton Brew House offered comments supporting the approval of the ordinance.

Ryan Vienna resident spoke in favor but would like the parking impact and sanitation concerns to be addressed.

Mayor Morris invited those in opposition of the item to speak.

Seeing no one come forward the Mayor closed the public hearing and brought the item back to council for discussion.

**Action:** By motion/second Councilmember Ebner/Bertone to waive full reading, read by title only and introduce Ordinance 1244, An Ordinance of the city Council of the City of San Dimas Approving Municipal Code Text Amendment 15-10 to Allow Alcoholic Beverage Manufacturing and Tasting Rooms in the M-1 Zone, Creative Growth Zone, Area 4, Specific Plan No. 6, Areas 1, 3, and 4, Specific Plan No. 21, and Specific Plan No. 24, Areas 2 and 3. The motion passed by vote of five to zero.

**Yes:** Badar, Bertone, Ebner, Templeman, Morris

**Noes:** None

**Absent:** None

**Abstain:** None

## 7. ORAL COMMUNICATIONS

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

Mayor's call in show guest will be American Golf representative Tripp Stevens and Councilmember Emmett Badar.

- c. City Attorney

Nothing to report.

- d. 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 suggested the idea be shared with Metrolink to earmark money for quiet Zones if the upcoming measure passes. He shared information about an incident in Horsethief Canyon Park and asked staff and the Sheriff's Department to attempt to address the dog and equine situation in the park.

Councilmember Badar asked staff to be sure sufficient notification is provided to the community regarding the Metrolink meeting.

Councilmember Bertone requested that staff provide costs breakdown of Quiet Zones in a report form to be part of the dialogue at the community meeting.

## 8. ADJOURNMENT

The meeting adjourned at 9:15. The next meeting will be a 5:00 p.m. Study Session on May 24, 2016 followed by the regular meeting at 7:00 p.m.

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Debra Black Assistant City Clerk

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Curtis W. Morris Mayor



## Agenda Item Staff Report

**Date:** May 5, 2016

**To:** Honorable Mayor and Members of City Council  
*For the Meeting of May 10, 2016*

**From:** Blaine Michaelis, City Manager

**Initiated by:** Krishna Patel, Director of Public Works

**Subject:** Waiver of Formal Bid Process to Purchase Signal Poles and Signal Equipment from McCain, Inc. for Traffic Signal Improvement Equipment at Foothill Blvd at San Dimas Canyon Road and Cienega Ave at Lone Hill Ave.

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### SUMMARY

Staff request Council consideration and approval to waive the formal bid process to purchase signal poles and Signal Equipment from McCain, Inc. in the amount of \$55,366.55 and off-loading cost of \$1,500.00. These items are specialty equipment items and the suppliers were the lowest bids of 5 solicited suppliers. The equipment and poles will be used for budgeted signal improvements at Foothill Blvd at San Dimas Canyon Rd and Cienega Ave at Lone Hill Ave and includes a signal pole to replace corroded pole at Bonita Avenue and Walnut Avenue.

### DISCUSSION/ANALYSIS

At the request of citizens, the intersections mentioned above were reviewed by the Traffic Safety Committee for left turn phasing on the northbound/southbound approaches. The Traffic Safety Committee determined that both intersections warranted further review and directed a traffic study be performed by a licensed traffic engineer. In both instances the traffic study recommended left turn phasing (left turn arrow) be implemented in the northbound/southbound direction due to visibility issues.

Council approved funding for design of the left turn phasing and signal improvements for these intersections in FY 2014/2015. The design is now complete for Cienega Ave/Lone Hill Ave and in the final stages for Foothill Blvd/San Dimas Canyon Rd.

The Foothill/San Dimas Canyon Rd intersection is shared with Los Angeles County (75% City and 25% County). The County has agreed to do a joint project at this intersection and is also doing the design of the signal improvements. While the design still has final review from the City, the last plan check comments were very minor and did not include changes to equipment or pole schedules.

Also included is a pole for Bonita Avenue at Walnut Ave to replace a dilapidated and corroded pole.

### Advantages

With the long lead time for poles at approximately 120 days, and since the suppliers of the equipment are essentially specialty suppliers, Staff has solicited signal pole and equipment bids from the suppliers directly in an informal bid process. Awarding on the informal bid process and having the City buy the equipment directly would allow the City to expedite the work as the poles and equipment lead time of 120 days would start in May as opposed to when the actual construction contract is awarded. This would expedite the project by about 60-90 days. Additionally, direct City purchase reduces cost from the contractor's mark up for profit on the equipment. Finally, City purchase of the equipment and poles allows for better quality control of the equipment as in recent years some contractors have attempted to install older equipment on new signal projects. While the Public Works Department diligently works to ensure this does not happen in San Dimas, enforcement eats up staff time and causes delays in installing the improvements.

### Discussion

Sealed bid were received by staff on 5/3/2016 & 5/4/2016 for the Informal Request for Bids for Traffic Signal Equipment at Cienega Ave/Lone Hill Ave and Foothill Blvd/San Dimas Canyon Rd intersections. The Bid Specifications outlined the traffic signal pole, mast arms and equipment required for these projects. The bids were received as follows:

| Traffic Signal Equipment Bid Results |   | (all results inc. sales tax)  |
|--------------------------------------|---|---|
| 1                                    | McCain, Inc., Vista CA                          | \$55,366.55   |
| 2                                    | JTB Supply Co., Inc., Orange, CA                | \$55,965.24<br><i>(NOTE: this figure does not include traffic signal cabinet &amp; controller cost)</i> |
| 3                                    | Jam Services, Inc., Livermore, CA               | unable to bid due to territorial sales conflict   |
| 4                                    | Lingo Industrial Electric Co., Sierra Madre, CA | unable to bid since McCain (manufacturer) is their primary supplier                                     |
| 5                                    | Western Pacific Signal Co., San Leandro, CA     | unable to bid due to limited access to listed components  |

Staff reviewed all bid proposals and references provided by the lowest responsible bidder for the signal poles and signal gear suppliers

If the bid were to be awarded to the lowest bidder the manufacturing lead time would be approximately 6-8 weeks after receipt of the order for the signal equipment and approximately 12-14 weeks after the receipt of the order for the poles. At the time of this report, delivery dates are scheduled for August, 2016 delivery. With this delivery date, Staff anticipates awarding a separate contract for the Construction in July, 2016 with the intent of commencing the construction soon after.

With this projected construction timeline, funds for construction have been included in the budget for next fiscal year.

### **RECOMMENDATION**

Staff recommends that Council consider waiving the formal bid process for purchase of Traffic Signal Equipment and Poles for traffic signal improvements at Cienega Ave/Lone Hill Ave and Foothill Blvd/San Dimas Canyon Rd and approve the following:

- Award the purchase agreement to McCain, Inc. in the amount of \$55,366.55 for the purchase of the traffic signal equipment & poles and \$1,500 for off-loading poles which total \$56,866.55.

Respectfully submitted,

  
For Krishna Patel

Director of Public Works

05-16-02 swg

**ORDINANCE 1244**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS,  
COUNTY OF LOS ANGELES ADOPTING MUNICIPAL CODE TEXT  
AMENDMENT 15-10 TO ALLOW ALCOHOLIC BEVERAGE  
MANUFACTURING AND TASTING ROOMS IN THE M-1 ZONE, CREATIVE  
GROWTH ZONE, AREA 4, SPECIFIC PLAN NO. 6, AREAS 1, 3, AND 4,  
SPECIFIC PLAN NO. 21, AND SPECIFIC PLAN NO. 24, AREAS 2 AND 3**

**SECTION 1.** Title 18, Chapters 18.128, 18.508, and 18.534 of the San Dimas Municipal Code shall be amended, as provided for in Exhibit “A”.

**SECTION 2. SEVERABILITY.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more section, subsection, subdivision, sentence, clause, phrase, or portion thereof be declared invalid or unconstitutional.

**SECTION 3. EFFECTIVE DATE AND PUBLICATION.** 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 (GC§40806) in the City of San Dimas hereby designated for that purpose.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of San Dimas this 10<sup>th</sup> day of May, 2016.

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

**ATTEST:**

**APPROVED AS TO FORM:**

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

\_\_\_\_\_  
Mark Steres, City Attorney

I, DEBRA BLACK, ASSISTANT CITY CLERK of the City of San Dimas, do hereby certify that Ordinance 1244 was introduced at a regular meeting of the City Council of the City of San Dimas on the 26<sup>th</sup> day of April, 2016, and thereafter passed, approved and adopted at a regular meeting of said City Council held on the 10<sup>th</sup> day of May, 2016, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Debra Black, Assistant City Clerk

**EXHIBIT A**

## **Municipal Code Text Amendment 15-10**

### **Item 1**

#### **Chapter 18.128- Industrial Zones, M-1 Light Manufacturing Zone**

18.128.080 Uses permitted.

Subsection K of Section 18.128.080 is hereby amended to read as follows:

- K. Manufacturing, compounding, processing, packaging or treatment of products such as:
1. Alcoholic beverages;
  2. Bakery goods;
  3. Candy;
  4. Cosmetics;
  5. Dairy products;
  6. Drugs;
  7. Food products (excluding sauerkraut, vinegar, yeast and rendering of fats and oils);
  8. Fruit and vegetable packaging;
  9. Perfumes;
  10. Toiletries.

### **Item 2**

#### **Chapter 18.128- Industrial Zones, M-1 Light Manufacturing Zone**

18.128.090 Conditional uses.

Subsection R of Section 18.128.090 is hereby added to read as follows:

- R. Tasting rooms providing on-site alcoholic beverage tastings and the sale of alcoholic beverages for off-site consumption provided that the alcoholic beverage is produced on the premises. Tasting rooms may include other ancillary activities to the tastings such as food trucks and live entertainment, provided that all uses are secondary and incidental to the

manufacturing component and that, prior to their commencement, a site plan approval by the development plan review board is obtained for any outdoor activities and a live entertainment permit from the license and permit hearing board is obtained for any live entertainment. Parking for such uses shall comply with the provisions of Chapter 18.156 or the business owner shall be required to demonstrate that the hours of the tasting room will not conflict with the other businesses onsite to the satisfaction of the Planning Commission.

### **Item 3**

#### **Chapter 18.508- Specific Plan No. 6, Area 1- Industrial uses**

18.508.080 Area 1-Industrial uses.

Subsection A(8) of Section 18.508.080 is hereby amended to read as follows:

8. Manufacturing, compounding, processing, packaging or treatment of products such as:
  - a. Alcoholic beverages,
  - b. Bakery goods,
  - c. Candy,
  - d. Cosmetics,
  - e. Dairy products,
  - f. Drugs,
  - g. Food products (excluding sauerkraut, vinegar, yeast and rendering of fats and oils),
  - h. Perfumes,
  - i. Toiletries;

### **Item 4**

#### **Chapter 18.508- Specific Plan No. 6, Area 1- Industrial uses**

18.508.080 Area 1-Industrial uses.

Subsection C(6) of Section 15.508.080 is hereby added to read as follows:

6. Tasting rooms providing on-site alcoholic beverage tastings and the sale of alcoholic beverages for off-site consumption provided that the alcoholic beverage is produced on the premises. Tasting rooms may include other ancillary activities to the tastings such as food trucks and live entertainment, provided that all uses are secondary and incidental to the manufacturing component and that, prior to their commencement, a site plan approval by the development plan review board is obtained for any outdoor activities and a live entertainment permit from the license and permit hearing board is obtained for any live entertainment. Parking for such uses shall comply with the provisions of Chapter 18.156 or the business owner shall be required to demonstrate that the hours of the tasting room will not conflict with the other businesses onsite to the satisfaction of the Planning Commission.

## **Item 5**

### **Chapter 18.534- Specific Plan No. 21**

18.534.160 Permitted uses.

Subsection C(8) of Section 18.534.160 is hereby amended to read as follows:

8. Manufacturing, compounding, processing, packaging, or treatment of products such as, alcoholic beverages, bakery goods, candy, cosmetics, dairy products, drugs, food products (excluding sauerkraut, vinegar, yeast, and rendering of fats and oils), perfumes, toiletries;

## **Item 6**

### **Chapter 18.534- Specific Plan No. 21**

18.534.170 Uses subject to conditional use permits.

Subsection B(16) of Section 18.534.170 is hereby added to read as follows:

16. Tasting rooms providing on-site alcoholic beverage tastings and the sale of alcoholic beverages for off-site consumption provided that the alcoholic beverage is produced on the premises. Tasting rooms may include other ancillary activities to the tastings such as food trucks and live entertainment, provided that all uses are secondary and incidental to the manufacturing component and that, prior to their commencement, a site plan approval by the development plan review board is obtained for any outdoor activities and a live entertainment permit from the license and permit hearing board is obtained for any live entertainment. Parking for such uses shall comply with the provisions of Chapter 18.156 or the business owner shall be required to demonstrate that the hours of the tasting room will not conflict with the other businesses onsite to the satisfaction of the Planning Commission.



**CARL WARREN & COMPANY**  
Claims Management and Solutions

April 25, 2016

TO: City of San Dimas

ATTENTION: Ken Duran, Assistant City Manager

RE: Claim : Ahmed v. San Dimas  
Claimant : Syed Ahmed  
Member : City of San Dimas  
Date Rec'd by Mbr : 4/18/16  
Date of Event : 4/8/16  
CW File Number : 1934950

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.**

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



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

Received by \_\_\_\_\_ Initials

Via

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

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 Syed M. Ahmed
- a. Address 1344 Calle Galante
- b. City San Dimas Zip Code 91773
- c. Telephone Number (909) 949-7079 d. Cell Number (909) 908-9868
- e. Date of Birth 12-12-1939 f. Drivers' license S0357073
- g. e-mail: ahmeds1212@gmail.com

2. Name, telephone and post office address to which claimant desires notices to be sent if other than above:
- Syed M. Ahmed, Phone: 909-949-7079
- 1758 Henderson Way, Upland, CA 91784

3. Event or occurrence from which the claim arises:

- a. Date Not known b. Time Not known a.m./p.m.

c. Place (exact & specific location) \_\_\_\_\_  
It was noticed when sewage flow to the street stopped. I called the plumber to clean the stoppage. The plumber ran the camera and found that there is blockage in the drain pipe connecting to the main line, 103 feet into the driveway nex to the footpath which is City of San Dimas property. Do not know date and time of occurrence.

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) \_\_\_\_\_  
Probably, may have caused due to the road works.

- e. What particular action by the City, or its employees, caused the alleged damage or injury?  
Due to road work by the city, cable company etc.

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".

No injuries

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

Not Known

6. Name and address of any other person injured:

None

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

Syed M. Ahmed  
1344 Calle Galante, San Dimas, CA 91773.

8. Damages claims:

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

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

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

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

A copy of photograph where the damage have occurred and a video is available.

*Note: Photos attached.*

**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 8th day of April, 2016  
at City of San Dimas, CA 91773

*S. M. Ahmed*  
Claimant's signature





## Agenda Item Staff Report

**To:** Honorable Mayor and Members of City Council  
*Meeting of May 10, 2016*

**From:** Blaine Michaelis, City Manager

**Initiated by:** Community Development Department

**Subject:** *Tentative Tract Map 70583 Revision No. 1-* Revision to Tentative Tract Map 70583, Brasada, a request to increase the number of lots from 61 to 65 within the existing grading footprint on property located at the northerly terminus of Cataract Avenue on approximately 270 acres in the Northern Foothills

---

### **SUMMARY**

*The revisions to the Tentative Tract Map approved in 2010 are consistent with the prior TTM and the increase in lots from 61 to 65 is allowed as a result of the recent approval of MCTA 12-04. The other project changes associated with the trail actually result in more open space and a better accessibility for the public to trails in the Northern Foothills.*

*Staff and Planning Commission recommend approval with the revisions set forth in the Conditions of Approval.*

### **BACKGROUND**

On December 16, 2010 the City Council approved the 61 lot residential development proposed by NJD in the Northern Foothills. Subsequent to the approval Staff and developer 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. MCTA 12-04 was approved by the City Council as Ordinance 1236 on

November 10, 2015 but second reading of the ordinance was deferred pending satisfactory completion of an Agreement relative to certain of the deal points (which were accepted in principle). A final Agreement was presented to the City Council on March 8, 2016 and second reading was adopted on that date.

The project has completed the plan check process (based upon the 61 lot configuration) for grading, retaining walls, storm drains, streets and utilities but permits have not been issued at this time.

**DISCUSSION/ANALYSIS**

The proposed revision to the approved Tract Map increases the number of lots from 61 to 65. This is accomplished by inserting the four lots within the existing subdivision and downsizing lots. Overall 18 lots are reduced in size to accommodate the four new lots (See Sheet 1 for new pad and lot sizes).

| Lot Number | Approved Pad Size (SF) | Approved Lot Size (ac) | Revised Pad Size (SF) | Revised Lot Size (ac) |
|------------|------------------------|------------------------|-----------------------|-----------------------|
| 1          | 17,406                 | 1.11                   | 16,782                | 0.51                  |
| 2**        | 21,408                 | 0.69                   | 18,168                | 0.50                  |
| 3**        | 20,257                 | 0.74                   | 13,958                | 0.51                  |
| 4**        | 18,048                 | 0.59                   | 16,118                | 0.52                  |
| 5          | 21,075                 | 0.66                   | 18,049                | 0.50                  |
| 6**        | 17,089                 | 0.47                   | 17,020                | 0.61                  |
| 7**        | 20,667                 | 0.54                   | 20,519                | 0.62                  |
| 8          | 25,032                 | 0.65                   | 24,755                | 0.67                  |
| 9          | 51,654                 | 3.26                   | 27,022                | 3.93                  |
| 10         | 40,317                 | 3.00                   | 39,936                | 2.99                  |
| 13         | 17,428                 | 1.81                   | 18,453                | 1.72                  |
| 14         | 23,878                 | 1.07                   | 19,900                | 0.77                  |
| 15         | 23,593                 | 1.22                   | 22,734                | 0.77                  |
| 16         | 20,927                 | 0.99                   | 20,021                | 1.06                  |
| 58         | 18,269                 | 0.59                   | 15,655                | 0.50                  |
| 59**       | 23,824                 | 0.89                   | 16,504                | 0.54                  |
| 60**       | 22,223                 | 0.88                   | 16,185                | 0.62                  |
| 61**       | 21,097                 | 1.29                   | 20,710                | 1.29                  |
| 62         | x                      | x                      | 17,720                | 0.51                  |
| 63         | x                      | x                      | 25,124                | 2.13                  |
| 64         | x                      | x                      | 16,793                | 0.77                  |
| 65         | x                      | x                      | 17,029                | 0.70                  |

\*\* Lots designated for two story residences. All other lots are limited to one story.

Obviously nearly all of the lots and pad sizes have been reduced to accommodate the four new lots. It should be noted that this was expected because of the limitation that there be no increase in the grading footprint from the plans already approved for the 61 lot configuration. All of the lots meet the minimum lot size of 0.5 acres. The pad sizes are adequate to accommodate the planned houses.

None of the nine designated equestrian lots are affected by the revised Tract Map.

Staff does have one substantive concern with the proposed lot design. When considering the location of the pads on these pie shaped lots it is likely the driveways will be required to be 20 foot wide fire lanes which will result in nearly all of the frontage being concrete for driveways. This can be avoided by redesigning Lots 8, 9 and 63 to provide a more adequate frontage now. A modified Condition to address this concern is included in the Planning Commission recommendation.

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 Planning Commission Staff Report for detailed discussion regarding the addendum.]

### **RECOMMENDATION**

Staff and Planning Commission recommend approval of Tentative Tract 70583, Revision # 1 subject to the recommended Conditions of Approval.

Respectfully submitted,



Larry Stevens,  
Assistant City Manager for Community Development

#### Attachments:

1. City Council Resolution
2. Planning Commission Resolution PC-1560
3. Planning Commission Minutes for April 21, 2016 (Draft)
4. Planning Commission Staff Report dated April 21, 2016

**RESOLUTION 2016-24**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SAN DIMAS, COUNTY OF LOS ANGELES RECOMMENDING  
APPROVAL OF REVISION NO. 1 TO TENTATIVE TRACT MAP  
NO. 70583, A REQUEST TO INCREASE THE NUMBER OF LOTS  
FROM 61 TO 65 WITHIN THE EXISTING GRADING  
FOOTPRINT ON PROPERTY LOCATED AT THE NORTHERLY  
TERMINUS OF CATARACT AVENUE ON APPROXIMATELY  
270 ACRES IN THE NORTHERN FOOTHILLS**

**WHEREAS**, an application for a Revision No. 1 to approved Tentative Tract Map 70583 has been duly filed by:

NJD, Ltd and Phelps Tointon

**WHEREAS**, the applicant is requesting the revision to approved Tentative Tract Map 70583 to:

Allow an increase in the permitted number of residential lots from 61 to 65 within the previously approved grading footprint

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

Approximately 270 acres in the Northern Foothills extending beyond the terminus of Cataract Avenue

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

**WHEREAS**, notice was duly given of the public hearing on the matter and that public hearing was held by Planning Commission on April 21, 2016 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

**WHEREAS**, notice was duly given of the public hearing on the matter and that public hearing was held by City Council on May 10, 2016 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. An Addendum to the previously certified Final EIR has been recommended.

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

- a. The proposed Tentative Tract Map is consistent with the General Plan and Specific Plan No 25.

The proposed revision to the previously approved subdivision is consistent with the City of San Dimas General Plan. The property is designated as Northern Foothills, a designation that would allow 0.225 units per acre, or 65 residential lots.

The proposed increase to 65 lots is consistent with Specific Plan No 25.

- b. The design or improvement of the proposed subdivision is consistent with the General Plan and Specific Plan No. 25.

The proposed map is consistent with Specific Plan No 25. The conceptual grading, street layout and lot arrangement are consistent with zoning requirements and development standards set forth therein.

- c. The site is physically suitable for the type of development proposed..

The 270 acre site is adequate in size for the proposed 65 lots and associated open space including designated "no build" areas on residential development lots and other lots designated for open space and habitat conservation.

- d. The site is physically suitable for the proposed density of the development.

The proposed 0.225 units per acre is at the maximum allowable density set forth in the General Plan with lots generally clustered in flatter portions of the site and provision made to preserve large portions of the property in its natural undisturbed condition.

- e. The design of the proposed subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and unavoidable injury to wildlife or their habitat.

Based on the Environmental Impact Report prepared for the project, the mitigations proposed and the conditions imposed, this project has been determined to have no significant negative environmental impact on wildlife or their habitat. All Mitigation Measures apply to the Revision No. 1.

- f. The design of the proposed subdivision and the type of improvements are not likely to cause serious public health problems.

Based on the Environmental Impact Report prepared for the project, the mitigations proposed and the conditions imposed, this project has been determined to have no significant negative environmental impact on public health problems except for identified short term construction impacts on air quality.

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

Provision has been made to include public access through portions of the site for equestrian trails. Adequate provision has been made to protect other public easements through the conditions of approval.

- h. The discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.

Conditions are imposed the public health, safety and general welfare and to implement the purpose and intent of the General Plan.

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

**PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED** that the City Council **APPROVES** Tentative Tract Map 70583, Revision No. 1, subject to compliance with the Conditions in Exhibit "A" attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

**PASSED, APPROVED AND ADOPTED THIS 10<sup>th</sup> day of May, 2016.**

---

Curtis W. Morris, Mayor City of San Dimas

**ATTEST:**

---

Debra Black, Assistant City Clerk

I, Debra Black, Assistant City Clerk, hereby certify that Resolution 2016-24 was adopted by the City Council of San Dimas at its regular meeting of May 10<sup>th</sup>, 2016 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Debra Black, Assistant City Clerk

**EXHIBIT A**

**CONDITIONS OF APPROVAL**

**Tentative Tract Map 70583, Revision No. 1**

**PLANNING DIVISION (909) 394-6250**

1. All conditions set forth in Resolution 2010-69 adopted by the City Council on January 11, 2011 shall remain in full force and effect.
2. Lots 8, 9 and 63 shall be redesigned to provide a minimum street frontage to adequately accommodate driveways with a minimum width of 20 feet plus a separation of 10 feet between driveways. Final design to be approved by the City Engineer and the Assistant City Manager for Community Development.
3. All improvement plans previously approved based upon the 61 lot Tentative Tract Map shall be revised and submitted for additional plan review as determined necessary by the City Engineer, Public Works Director and the Assistant City Manager for Community Development prior to issuance of permits.
4. All other associated zoning entitlements, including but not limited to Precise Plans, shall be reviewed with the Assistant City Manager for Community Development to determine what reviews and procedures are required to ensure consistency of the revisions with prior approvals.
5. Approval of the Revision No. 1 shall not extend the time allowed for recordation of Tentative Tract map 70583 and shall comply with the approved Development Agreement.

## RESOLUTION PC-1560

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF REVISION NO. 1 TO TENTATIVE TRACT MAP NO. 70583, A REQUEST TO INCREASE THE NUMBER OF LOTS FROM 61 TO 65 WITHIN THE EXISTING GRADING FOOTPRINT ON PROPERTY LOCATED AT THE NORTHERLY TERMINUS OF CATARACT AVENUE ON APPROXIMATELY 270 ACRES IN THE NORTHERN FOOTHILLS

WHEREAS, an application for a Revision No. 1 to approved Tentative Tract Map 70583 has been duly filed by:

NJD, Ltd and Phelps Tointon

WHEREAS, the applicant is requesting the revision to approved Tentative Tract Map 70583 to:

Allow an increase in the permitted number of residential lots from 61 to 65 within the previously approved grading footprint

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

Approximately 270 acres in the Northern Foothills extending beyond the terminus of Cataract Avenue

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

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on April 21, 2016 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. An Addendum to the previously certified Final EIR has been recommended.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, and subject to the Conditions attached as "Exhibit A", the Planning Commission now finds as follows:

- A. The proposed Tentative Tract Map is consistent with the General Plan

and Specific Plan No 25.

The proposed revision to the previously approved subdivision is consistent with the City of San Dimas General Plan. The property is designated as Northern Foothills, a designation that would allow 0.225 units per acre, or 65 residential lots.

The proposed increase to 65 lots is consistent with Specific Plan No 25.

B. The design or improvement of the proposed subdivision is consistent with the General Plan and Specific Plan No. 25.

The proposed map is consistent with Specific Plan No 25. The conceptual grading, street layout and lot arrangement are consistent with zoning requirements and development standards set forth therein.

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

The 270 acre site is adequate in size for the proposed 65 lots and associated open space including designated "no build" areas on residential development lots and other lots designated for open space and habitat conservation.

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

The proposed 0.225 units per acre is at the maximum allowable density set forth in the General Plan with lots generally clustered in flatter portions of the site and provision made to preserve large portions of the property in its natural undisturbed condition.

E. The design of the proposed subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and unavoidable injury to wildlife or their habitat.

Based on the Environmental Impact Report prepared for the project, the mitigations proposed and the conditions imposed, this project has been determined to have no significant negative environmental impact on wildlife or their habitat. All Mitigation Measures apply to the Revision No. 1.

F. The design of the proposed subdivision and the type of improvements are not likely to cause serious public health problems.

Based on the Environmental Impact Report prepared for the project, the mitigations proposed and the conditions imposed, this project has been determined to have no significant negative environmental

impact on public health problems except for identified short term construction impacts on air quality.

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

Provision has been made to include public access through portions of the site for equestrian trails. Adequate provision has been made to protect other public easements through the conditions of approval.

H. The discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.

Conditions are imposed the public health, safety and general welfare and to implement the purpose and intent of the General Plan.

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

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Revision No. 1 of Tentative Parcel Map No. 70583 subject to compliance with the Conditions in Exhibit "A" attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED, the 21st day of April, 2016 by the following vote:

AYES: Bratt, Davis, Molina, Ross

NOES: None

ABSENT: None

ABSTAIN: Green

**EXHIBIT A**

## Conditions of Approval

1. All conditions set forth in Resolution 2010-69 adopted by the City Council on January 11, 2011 shall remain in full force and effect.
2. Lots 8, 9 and 63 shall be redesigned to provide a minimum street frontage to adequately accommodate driveways with a minimum width of 20 feet plus a separation of 10 feet between driveways. Final design to be approved by the City Engineer and the Assistant City Manager for Community Development.
3. All improvement plans previously approved based upon the 61 lot Tentative Tract Map shall be revised and submitted for additional plan review as determined necessary by the City Engineer, Public Works Director and the Assistant City Manager for Community Development prior to issuance of permits.
4. All other associated zoning entitlements, including but not limited to Precise Plans, shall be reviewed with the Assistant City Manager for Community Development to determine what reviews and procedures are required to ensure consistency of the revisions with prior approvals.
5. Approval of the Revision No. 1 shall not extend the time allowed for recordation of Tentative Tract map 70583 and shall comply with the approved Development Agreement.



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David A. Bratt, Chairman  
San Dimas Planning Commission

ATTEST:



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Jan Sutton, Planning Secretary

*Assistant City Manager Larry Stevens* stated we want to have available access to the rear spaces so that tenants can't argue they can't use them due to lack of access. If there were problems with parking, we would probably contact the landlord or management company to advise them of the concerns so they can address that with their tenants. One way would be to have employees use the back parking so the front area was available to customers.

*Chairman Bratt* felt it would make sense to require that the back door be ADA compliant so they did not have to react to it at a later date, and felt they should require the same improvements here that they did for Rockin' Jump.

*Assistant City Manager Stevens* stated it would be best to make these changes with the tenant improvement, and it would probably be easier than with Rockin' Jump because of the configuration of the parking lot.

Chairman Bratt opened the meeting for public hearing. Addressing the Commission was:

**Richard Pinella, Applicant,** stated most of their classes are held during the week, and they offer the one class on weekends but after that their customers want to be home with their families. Because of their small size they have a different relationship with their customers so if they need them to park in the rear, there won't be an issue with their clientele. In regards to the mats, they are aware of the health concerns and they have machines to clean the mats daily. Their weights are rubberized and they believe after the test there shouldn't be any noise issues, especially with the brick wall between them and the neighboring unit.

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

RESOLUTION PC-1559

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN TOMAS APPROVING CONDITIONAL USE PERMIT 16-02, A REQUEST TO ALTER THE OPERATION OF A 1,100 SQUARE FOOT PERSONAL TRAINING USE LOCATED AT 515 W. ARROW HIGHWAY WITHIN THE CREATIVE GROWTH AREA 1 ZONE - REGIONAL COMMERCIAL (CG-1) (APN: 8386-007-063)

**MOTION** Moved by Darrin seconded by Green to adopt Resolution PC-1559 subject to changing the hours in Condition No. 12 to 5:00 a.m. to 9:00 p.m. seven days a week, and an added condition that the rear entrance meet public accessibility requirements. Motion carried unanimously, 5-0.

- 3. CONSIDERATION OF TENTATIVE TRACT MAP 70583 REVISION 1 – A request to revise Tentative Tract Map 70583, Brasada, to increase the number of lots from 61 to 65 within the existing grading footprint on property located at the northerly terminus of Cataract Avenue on approximately 270 acres in the Northern Foothills, Specific Plan No. 25, Planning Area One.**

\*\*\*\*\*

Commissioner Green stated she lived within 500 feet of the project area and recused herself from the meeting for this item.

\*\*\*\*\*

Staff report presented by **Assistant City Manager Larry Stevens** who stated in late 2010 the City approved various applications to approve the 61-lot Brasada subdivision in the northern foothills. At that time there was an additional property, referred to as the South 40, that was not included in the original tract map so retained its development potential of four residential lots. Currently there are a number of items going through the Plan Check process. At the time of the original approval there were several discussions on options for providing a location for the equestrian facilities that were a requirement of the map. While there were discussions regarding the South 40 for this purpose, they did not reach any resolution on how to deal with that parcel by the time of approving the applications, but there was an understanding that the topic would be re-visited in the future. Many meetings were held with the Applicant over the course of the following years, and a few months ago the Commission reviewed MCTA 12-04 which amended the boundaries of Area 1 to include the South 40 and transfer the development rights into the original project footprint. The required equestrian trail was also relocated to a portion of that property which allowed better access to existing trails to the nearby parks. That amendment was approved by the City Council approximately six weeks ago, and one of the conditions of approval was that the Applicant could submit this applicant to revise the Tentative Tract Map showing where the four additional lots would be located with the existing footprint of the approved grading area.

He stated these lots are shown on pages 10R, 11R and 12R and have the higher lot numbers on the pages. There will be some minor grading changes as it relates to stepping the pads along the street but the perimeter is unchanged from the previous approval. This is a separate discretionary approval so it was sent to various public agencies for comments. There weren't many comments received, and the only substantive ones came from the City Engineer, and L.A. County Fire whose comments were mostly the same as for the original approval.

**Assistant City Manager Stevens** stated most of the grading and street plans have already been signed by the City Engineer, but there will need to be some minor modifications made as a result of this revision. The changes to the lots that are impacted are shown in the table in the staff report. All of the newly created lots meet the minimum standards and the building pads are generally consistent with others in the tract. Most of the homes in the development are one-story in height, though there is a provision to allow a certain percentage of two-story homes. Those lots are specifically delineated in the Tract Map approval; there are no proposed changes to those lots, although eight of them are slightly smaller than originally designed. None of the equestrian lots are impacted by this revision either.

The one concern Staff has is on page 12R is the design of Lots 9 and 63 in regards to the amount of street frontage. The likely location of the houses will be more than 150 feet from the street which will activate the Fire Department requirement for a 20-foot wide driveway. If there is only a 23-foot wide lot frontage, then the whole frontage would be concrete. Staff would like to move a few of the lot lines to increase the frontage to allow for some landscaping to break it up. He met with the Applicant today, and while they agree that the lot lines probably needed to be adjusted, they would like some flexibility instead of a setting a required frontage width, so Staff is submitting this revised language for Condition No. 2 in Resolution PC-1560:

Lots 8, 9 and 63 shall be redesigned to provide a minimum street frontage to adequately accommodate driveways with a minimum width of 20 feet plus a separation of 10 feet between driveways. Final design to be approved by the City Engineer and the Assistant City Manager for Community Development.

**Assistant City Manager Stevens** stated this will allow for reasonable separation between the driveways and have adequate landscaping. Staff would like to change the lot lines now since we don't know who will be developing the lots in the future. He felt the revised condition gives enough flexibility to adjust the lot lines before the final map. Since this is just a revision, he included information on the original approval so there is an understanding that all the original conditions still apply to this as well. Staff is recommending approval subject to the five conditions and the amendment to Condition No. 2.

**Commissioner Molina** stated then this revision will substantially impact Lot No. 8. He asked if the Fire Department was still allowing grass pavers.

**Assistant City Manager Stevens** stated he is not sure exactly how they will make the changes and it may impact Lot No. 8 less than anticipated. They may not get a full 30-foot width but it could achieve the intent of softening the driveway area. It may also be possible that on Lot No. 63 it will be less than 150 feet in length and then they only need a 16-foot wide driveway. He stated the Fire Department doesn't really like pavers but if they are pushed enough, they don't always object. They treat the driveway as a modified fire lane but they don't require signs and curbing, so it may be allowed.

**Commissioner Molina** stated that all the homes on the cul-de-sac would be one-story then.

**Assistant City Manager Stevens** stated that is correct, and the only two-story homes are on page 10R.

**Commissioner Davis** asked when they do the curb cuts in a residential zone, is there a side setback that has to be maintained.

**Assistant City Manager Stevens** stated no, and in theory the apron could cross in front of your neighbor's property because it is located in the public right-of-way. These are private streets and the curb cuts will probably be installed with the street improvements before there are any house plans.

**Commissioner Davis** stated so the way this is written you could have five feet on both Lot 9 and Lot 63 if they comply with the other conditions.

**Assistant City Manager Stevens** stated they could put the driveways on the edges and have a separation of 10 feet in the middle. He stated Staff will try to get an exhibit of the proposed design to put with the preliminary house plans.

**Commissioner Davis** asked if there was anything in this to compel them where to put the driveways.

**Assistant City Manager Stevens** stated as a tract map condition it does not specifically compel them, but there will still be DPRB approval for the houses. At this point he is just trying to get the lot lines to a reasonable location.

**Commissioner Davis** stated this is not increasing the development area, it is just shifting it to create more lots. He asked if it would be creating more traffic.

**Assistant City Manager Stevens** stated on the cover sheet the South 40 is shown on Page 7, and in theory there could have been a driveway coming down from the project to allow development of four lots. They are moving those lots up into the current project area. The traffic impact will not change with this amendment because those lots would have taken access through Brasada anyway. They are moving the required equestrian trail down into the South 40 and recovering what has historically been an equestrian route.

Chairman Bratt opened the meeting for public hearing. Addressing the Commission was:

**Stan Stringfellow, 2011 E. Financial Way #203, Glendora, Agent for NJD**, stated this is a culmination of a long effort between Staff and him to resolve the trail issues and disposition of the South 40. He stated they used the original map as the basis for this request. Subsequent to the tentative approval there have been a number of precise approvals that have changed the map in a minor way. For example, they eliminated parking bump-outs along Brasada Lane when it was widened from 26 feet to 28 feet. There may also be some minor changes made when the grading and other plans are finalized. In regards to the driveways, the Architectural Design Guidelines encourage the use of permeable driveways. He doesn't know if the Fire Department will look at that, but as part of their secondary access they had to prepare it to carry the load and felt it was not expensive to put in some type of permeable drive that met their requirements. He stated these changes were in conjunction with the agreement to transfer the density rights and to eliminate the East/West Equestrian Trail through Brasada and move it to the South 40 which will culminate in a complete loop of the trail system. He felt this has been a good effort to preserve the balance of the South 40.

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

**Commissioner Davis** stated he concurs with the revised condition in that it will give the Applicant the flexibility they need. If the driveways are not concrete, that would be even better. He was also glad with how the South 40 acres was being preserved, and was in support of the proposal.

RESOLUTION PC-1560

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF REVISION NO. 1 TO TENTATIVE TRACT MAP NO. 70583, A REQUEST TO INCREASE THE NUMBER OF LOTS FROM 61 TO 65 WITHIN THE EXISTING GRADING FOOTPRINT ON PROPERTY LOCATED AT THE NORTHERLY TERMINUS OF CATARACT AVENUE ON APPROXIMATELY 270 ACRES IN THE NORTHERN FOOTHILLS

**MOTION:** Moved by Davis, seconded by Ross to adopt Resolution PC-1560 with the amended wording for Condition No. 2, recommending approval of Revision No. 1 to Tentative Tract Map No. 70583. Motion carried 4-0-0-1 (Green abstained).

\* \* \* \* \*

Commissioner Green returned to the meeting.

\* \* \* \* \*



# Planning Commission Staff Report

**DATE:** April 21, 2016

**TO:** Planning Commission

**FROM:** Community Development Department

**SUBJECT:** *Tentative Tract Map 70583 Revision No. 1-* Revision to Tentative Tract Map 70583, Brasada, a request to increase the number of lots from 61 to 65 within the existing grading footprint on property located at the northerly terminus of Cataract Avenue on approximately 270 acres in the Northern Foothills

## **SUMMARY**

*The revisions to the Tentative Tract Map approved in 2010 are consistent with the prior TTM and the increase in lots from 61 to 65 is allowed as a result of the recent approval of MCTA 12-04. The other project changes associated with the trail actually result in more open space and a better accessibility for the public to trails in the Northern Foothills.*

*Staff recommends approval with the revisions set forth in the Conditions of Approval.*

## **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

Subsequent to the approval Staff and developer 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).
- 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.

MCTA 12-04 was approved by the City Council as Ordinance 1236 on November 10, 2015 but second reading of the ordinance was deferred pending satisfactory completion of an Agreement relative to certain of the deal points (which were accepted in principle). A final Agreement was presented to the City Council on March 8, 2016 and second reading was adopted on that date. The Agreement to modify various development rights was also authorized at that time. Agreement includes the following:

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. 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 project has completed the plan check process (based upon the 61 lot configuration) for grading, retaining walls, storm drains, streets and utilities but permits have not been issued at this time.

Revision No. 1 to the approved Tentative Tract Map was submitted as set forth in the Agreement and has been processed following established procedures including solicitation of outside agency comments (mailed out March 3 with a shortened March 21 response date) and review by the City Subdivision Committee (Meeting on March 28). Comments are summarized as follows:

1. MWD – Amended map does not have any additional impact on Foothill feeder Glendora tunnel easement.
2. SC Edison – No impact on easements or facilities.
3. City Engineer :
  - Minor technical corrections are needed..
  - While some pad elevations changed, overall grading remained very close to the original “limits of grading.”
  - Need to be concerned that the narrower lots which have parking bump-outs adjacent, such as lots 2, 64 and 65, have lesser street effective frontage and the front yard setback becomes more critical for these smaller lots with larger homes. *[NOTE: Parking bump-outs shown in error.]*
  - There should be a way to increase the street footage for lots 9 and 63 by reducing lot 8’s frontage. This will also help meet fire’s equipment for 20 feet “clear to sky.”
  - Should any of the new lots be two story, i.e. Lot 65? (Condition #6. Should Lot 3 still be a two story lot since it has been reduced in size to 13,958 square feet? *[Note: No additional two story lots.]*
  - It doesn’t appear to be any conflicts with condition #7 specifying the equestrian lots.
  - Revised improvement plans will be required prior to permit issuance.
4. LA County Fire Department:

**CONDITIONS OF APPROVAL – ACCESS**

Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4

All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the

Title 32, County of Los Angeles Fire Code.

The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

Lot 63 shall provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance “clear

to sky” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1

Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3

The gradient of Fire Apparatus Access Roads shall not exceed 15 percent unless approved by the fire code official. Fire Code 503.2.7

**CONDITIONS OF APPROVAL – WATER STSTEM**

The required fire for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 1250 gpm at 20 psi residual pressure for 2 hours with one public fire hydrant flowing. Any single family residential home 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B.

An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire

Department Sprinkler Plan Check Unit for review and approval prior to installation.

Public Fire Hydrants as set on previous Conditions of Approval for TTM 70583 dated 02-13-2014

**CONDITIONS OF APPROVAL – FUEL MODIFICATION**

This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone. A “Preliminary Fuel Modification Plan” shall be submitted and approved prior to public hearing. For details, please contact the Department’s Fuel Modification Unit which is located at Fire Station 32, 605 North Angeleno Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205. *[Note: Fuel Modification plan should be updated and verified by Fire Department.]*

**FINAL MAP REQUIREMENTS**

The revised Final Map shall be submitted to our office for review and approval prior recordation.

Provide the preliminary Fuel Modification clearance with the submittal of the Final Map.

*[Note: Except for the comment on Lot 63 these comments are consistent with the conditions applicable to the approved project. Plans, even though approved, will have to be resubmitted to verify changes.]*

**ANALYSIS**

The proposed revision to the approved Tract Map increases the number of lots from 61 to 65. This is accomplished by inserting the four lots within the existing subdivision and downsizing lots. Overall 18 lots are reduced in size to accommodate the four new lots (See Sheet 1 for new pad and lot sizes).

| Lot Number | Approved Pad Size (SF) | Approved Lot Size (ac) | Revised Pad Size (SF) | Revised Lot Size (ac) |
|------------|------------------------|------------------------|-----------------------|-----------------------|
| 1          | 17,406                 | 1.11                   | 16,782                | 0.51                  |
| 2**        | 21,408                 | 0.69                   | 18,168                | 0.50                  |
| 3**        | 20,257                 | 0.74                   | 13,958                | 0.51                  |
| 4**        | 18,048                 | 0.59                   | 16,118                | 0.52                  |
| 5          | 21,075                 | 0.66                   | 18,049                | 0.50                  |
| 6**        | 17,089                 | 0.47                   | 17,020                | 0.61                  |
| 7**        | 20,667                 | 0.54                   | 20,519                | 0.62                  |

|      |        |      |        |      |
|------|--------|------|--------|------|
| 8    | 25,032 | 0.65 | 24,755 | 0.67 |
| 9    | 51,654 | 3.26 | 27,022 | 3.93 |
| 10   | 40,317 | 3.00 | 39,936 | 2.99 |
| 13   | 17,428 | 1.81 | 18,453 | 1.72 |
| 14   | 23,878 | 1.07 | 19,900 | 0.77 |
| 15   | 23,593 | 1.22 | 22,734 | 0.77 |
| 16   | 20,927 | 0.99 | 20,021 | 1.06 |
| 58   | 18,269 | 0.59 | 15,655 | 0.50 |
| 59** | 23,824 | 0.89 | 16,504 | 0.54 |
| 60** | 22,223 | 0.88 | 16,185 | 0.62 |
| 61** | 21,097 | 1.29 | 20,710 | 1.29 |
| 62   | x      | x    | 17,720 | 0.51 |
| 63   | x      | x    | 25,124 | 2.13 |
| 64   | x      | x    | 16,793 | 0.77 |
| 65   | x      | x    | 17,029 | 0.70 |

\*\* Lots designated for two story residences. All other lots are limited to one story.

Obviously nearly all of the lots and pad sizes have been reduced to accommodate the four new lots. It should be noted that this was expected because of the limitation that there be no increase in the grading footprint from the plans already approved for the 61 lot configuration. All of the lots meet the minimum lot size of 0.5 acres. The pad sizes are adequate to accommodate the planned houses.

None of the nine designated equestrian lots are affected by the revised Tract Map.

Staff does have one substantive concern with the proposed lot design. The insertion of Lot 63 at the end of the cul-de-sac (Lookout Point Lane) results in lot frontages on the street of approximately 23' for lots 9 and 23. When considering the location of the pads on these pie shaped lots it is likely the driveways will be required to be 20 foot wide fire lanes (see Fire Department and City Engineer comments). This will result in nearly all of the frontage being concrete driveway. This can be avoided by redesigning Lots 8, 9 and 63 to provide a more adequate frontage now. This design change would allow landscaping and other features to break up the wider driveways. While SP 24 allows 16 foot wide driveways, the Fire Code (adopted by the City as part of the Building Codes) requires 20 feet for a fire lane (red curb and signs not required for single family) to accommodate fire apparatus so all building exteriors are within 150 feet of an access point. Redesign should achieve a minimum width of 30-35 feet for each lot.

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 revision to the Tentative Tract Map are consistent with Specific Plan No. 25 and complies with all the conditions set forth in that approval and all the mitigation measures set forth in the FEIR.

## **RECOMMENDATION**

Staff recommends approval of Tentative Tract Map 70583, Revision No. 1, subject to the following conditions:

1. All conditions set forth in Resolution 2010-69 adopted by the City Council on January 11, 2011 shall remain in full force and effect.
2. Lots 8, 9 and 63 shall be redesigned to provide a minimum street frontage of 30-35 feet to adequately accommodate. Final design to be approved by the City Engineer and the Assistant City Manager for Community Development.
3. All improvement plans previously approved based upon the 61 lot Tentative Tract Map shall be revised and submitted for additional plan review as determined necessary by the City Engineer, Public Works Director and the Assistant City Manager for Community Development prior to issuance of permits.
4. All other associated zoning entitlements, including but not limited to Precise Plans, shall be reviewed with the Assistant City Manager for Community Development to determine what reviews and procedures are required to ensure consistency of the revisions with prior approvals.
5. Approval of the Revision No. 1 shall not extend the time allowed for recordation of Tentative Tract map 70583 and shall comply with the approved Development Agreement.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens". The signature is stylized with a large initial "L" and a long, sweeping underline.

Larry Stevens,  
Assistant City Manager for Community Development

Attachments:       Appendix A -   General Information  
                          PC Resolution PC-1560  
                          Attachment # 1 – EIR Addendum  
                          Attachment # 2 – City Council Resolution 2010-69

## APPENDIX A

### GENERAL INFORMATION

|                                    |   |
|------------------------------------|---|
| Applicant:                         | NJD, Ltd.   |
| Owner:                             | NJD, Ltd and Phelps-Tointon   |
| Location:                          | Northerly terminus of Cataract Avenue consisting of approximately 270 acres in the Northern Foothills   |
| General Plan:                      | Single Family Very Low Estate   |
| Surrounding<br>Land Use and Zoning | North: SP-25 - vacant<br>South: SFA-16,000 – single family residential<br>East: SP-25 vacant<br>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 April 8, 2016.  |
| 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><b>PDF -1</b></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><b>PDF-2</b></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><b>PDF-3</b></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><b>PDF-4</b></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.  |

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| <p><b>PDF-5</b> 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.</p>   |
| <p><b>PDF-6</b> 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.</p>  |
| <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>  |

**PDF-18** 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.

**PDF-19** 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.

**PDF-20** 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.

**Aesthetics**

**Aes-1A** 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:

- a. To provide the City with the assurance that the proposed project will develop in accordance with the City's architectural 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.
- 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 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 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.
- 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.

**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.

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.

**Cul-4A** 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.

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.

**Cul-4B** If the fossils are determined to be significant, then mitigation measure Cul-4C shall be implemented.

**Cul-4C** 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:

- 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;
- ii. The paleontologist shall ensure that specialty studies are completed, as appropriate, for any significant fossil collected; and
- 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.

## **Geology and Soils**

**Geo-1A** 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.

**Geo-2A** 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.

**Geo-3A** 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.

**Geo-3B** 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.

**Geo-4A** 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 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 NO. 2**  
**FORMATTING ERRORS DUE TO SCANNING**

**RESOLUTION NO. 2010-69**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING TENTATIVE TRACT MAP NO 70583, A REQUEST TO SUBDIVIDE APPROXIMATELY 270 ACRES INTO 61 RESIDENTIAL LOTS ON THE PROPERTY LOCATED AT NORTHERLY EXTENSION OF CATARACT AVENUE INTO THE NORTHERN FOOTHILLS (BRASADA RESIDENTIAL DEVELOPMENT)

WHEREAS, an application for a Tentative Tract Map has been duly filed by NJD Limited  
3300 East First Avenue, Suite 510  
Denver, CO 80206

Representative: Stan Stringfellow

WHEREAS, the applicant is requesting the Tentative Tract Map to-

subdivide approximately 270 acres into 61 single-family residential lots (or "numbered lots"); nine common area lots (or "lettered lots"), including private roadways and an 83 acre parcel that is anticipated to remain open space and/or habitat conservation land that would be offered for dedication to the City of San Dimas or a conservancy, and related infrastructure (including entry gates, utilities, water quality control basins and a water storage facility).

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

Approximately 270 acres at the northerly terminus of Cataract Avenue located at the southwesterly portion of the Northern Foothills

WHEREAS, the Tentative Tract Map was submitted to appropriate agencies as required under Section 17 12.030 of the San Dimas Municipal Code with a request for their report and recommendations; and

WHEREAS, the Planning Commission held public hearings on November 17, 2010 and December 1, 2010 at the hour of 7:00 p.m. and has approved Resolution PC-1430 recommending approval of the Tentative Tract Map; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on December 14, 2010 and on January 11, 2011 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

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

A. The proposed Tentative Tract Map is consistent with the General Plan, as amended pursuant to General Plan Amendment 08-02, and Specific Plan No 25, as amended pursuant to Municipal Code Text Amendment 08-04

The proposed subdivision is consistent with the City of San Dimas General Plan. The property is designated as Northern Foothills, a designation that would allow 0.225 units per acre, or 61 residential lots.

The proposed 61 lots are consistent with Specific Plan No 25

B The design or improvement of the proposed subdivision is consistent with the General Plan as amended pursuant to General Plan Amendment 08-02 and Specific Plan No. 25 as amended pursuant to Municipal Code Text Amendment 08-04

The proposed map is consistent with Specific Plan No 25. The conceptual grading, street layout and lot arrangement are consistent with zoning requirements and development standards set forth therein.

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

The 270 acre site is adequate in size for the proposed 61 lots and associated open space including designated "no build" areas on residential development lots and other lots designated for open space and habitat conservation.

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

The proposed 0.225 units per acre is at the maximum allowable density set forth in the General Plan with lots generally clustered in flatter portions of the site and provision made to preserve large portions of the property in its natural undisturbed condition.

E. The design of the proposed subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and unavoidable injury to wildlife or their habitat.

Based on the Environmental Impact Report prepared for the project, the mitigations proposed and the conditions imposed, this project has been determined to have no significant negative environmental impact on wildlife or their habitat.

F. The design of the proposed subdivision and the type of improvements are not likely to cause serious public health problems.

Based on the Environmental Impact Report prepared for the project, the mitigations proposed and the conditions imposed, this project has been determined to have no significant negative environmental impact on public health problems except for identified short term construction impacts on air quality.

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

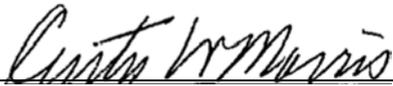
Provision has been made to include public access through portions of the site for equestrian trails. Adequate provision has been made to protect other public easements through the conditions of approval.

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

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

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council approves Tentative Tract Map No 70583 subject to compliance with the Conditions in Exhibit "A" attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED, the 11th day of January, 2011 by the following vote:



Curtis W Morris, Mayor of the City of San Dimas

**JJvV**

ATTEST

Ina Rios, CMC, City Clerk

I HEREBY CERTIFY that the foregoing Resolution was adopted by vote of the City Council of the City of San Dimas at its regular meeting of December 14, 2010, by the following vote.

AYES. NOES ABSTAIN: ABSENT

Councilmembers Badar, Templeman, Morris

Councilmembers Bertone, Ebner

None

None



Ina Rios, CMC, City Clerk

EXHIBIT A

Conditions of Approval

**Tentative Tract Map 70583**

**PLANNING DIVISION - (909) 394-6250**

**GENERAL**

- 1 The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. This approval is granted contingent upon City Council approval of General Plan Amendment 08-02 and Municipal Code Amendment 08-04 and certification of the Final Environmental Impact Report.
- 3 The developer shall comply with all applicable requirements of Specific Plan No. 25.
- 4 The project shall fully incorporate all project features identified in the Final Environmental Impact Report and no changes shall be made unless approved by the Assistant City Manager for Community Development.
5. The applicant shall revise the tentative tract map to increase the size of Lots 6, 29 and 40 to a minimum of 0.50 acres.
6. The applicant shall designate on the final map(s) that the following lots shall be allowed two story structures, not to exceed thirty five (35) feet in height:

Lots 2, 3, 4, 6, 7, 23, 25, 26, 39, 40, 41, 47, 48, 59, 60 and 61(or 45)

All lot numbers refer to the numbering on the Tentative Tract Map. All other lots shall include deed restrictions prohibiting two story structures or structure exceeding twenty five (25) feet in height.

- 7 The applicant shall designate on the final map(s) that the following lots shall be allowed for equestrian use:

Lots 19-22 & 49-53

Said lots shall comply with all applicable City standards for horsekeeping in Specific Plan No. 25.

All lot numbers refer to the numbering on the Tentative Tract Map. All other lots shall include deed restrictions prohibiting equestrian uses.

8. The approval of this Tentative Tract Map shall be valid for 24 months, unless otherwise extended automatically by operation of law. The applicant may apply for a 12-month extension based on Chapter 17.12 of the San Dimas Municipal Code. If a Development Agreement is approved granting additional time, then those time limits shall prevail, provided that notwithstanding the Development Agreement the Developer shall still be entitled to any automatic extensions that are granted by operation of law.

9. The Final Map and all improvement plans for this project shall incorporate all applicable mitigations included in the Final Environmental Impact Report and Mitigation Monitoring and Reporting Program for this project.

10. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before recordation of the final map.

11. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.

12. Los Angeles County Fire Department recommendations shall be incorporated as set forth in the attachment appended at the end of the listed conditions, except that the City Engineer may approve revisions where deemed appropriate provided that said revisions still provide adequate fire safety, and shall also include the following:

a. Applicant shall provide a minimum of one emergency access road to the project proceeding in a westerly direction from the double-turnaround on Brasada Lane to the nearest public street in the City of Glendora. Said access shall be a minimum of 20 feet wide and be improved to an all-weather standard deemed acceptable by the City Engineer after conferring with the LA County Fire Department. Jurisdictional approval shall be obtained from the City of Glendora, if required by their ordinances. A restrictive covenant or similar appropriate documentation to guarantee continued use, maintenance and availability of said access shall be reviewed and approved by the City Attorney and City Engineer.

13. The developer shall be responsible for the preparation of Covenants, Conditions and Restrictions (CC&R's) establishing a Homeowner's Association and budget for the maintenance and operation of the common areas, including but not limited to, private streets, project entry gates, landscaping, open space, water quality basins, drainage systems, and retention/detention basins. The developer shall be responsible for all City Attorney costs incurred by the City. This Condition shall be completed and recorded prior to or concurrent with the recordation of the Final Map for the first phase.

- The CC&R's shall be signed and acknowledged by all parties having any record title interest in the property to be developed, and shall make the City a party thereto, and shall be enforceable by the City. The CC&R's shall be reviewed and approved by the City and recorded prior to or concurrent with the recordation of the Final Tract Map for the first phase.
- The CC&R's shall be in the form and content approved by the Assistant City Manager of Community Development and the City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its property owners.
- The CC&R's shall provide for the effective establishment, operation, management, use, repair and maintenance of all easement areas and facilities.
- The CC&R's shall provide that the property be developed, operated, and maintained so as not to create a public nuisance.
- The CC&R's shall provide that if the property is not maintained in the condition required by the CC&R's, then the City, after making due demand and giving reasonable notice, may enter the property and perform, at the owner's sole expense, any maintenance required thereon by the CC&R's or the City's ordinances. The property shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed.
- The CC&R's shall include a declaration that shall contain language and an exhibit showing exactly what areas are to be maintained in perpetuity by the Homeowner's Association.
- The CC&Rs shall include provisions for architectural design guidelines and enforcement thereof
- The CC&Rs shall include any provisions specified as project features and/or mitigation measures as appropriate and shall include an approved building envelope on each pad.

14 A non-revocable deed restriction shall be recorded for all non-buildable areas, including designated "no build" areas on the residential development lots, where applicable.

15. The developer shall install a view fence or other permanent markers defining the boundaries of the non-buildable areas prior to issuance of a residential building permit for a lot.

16 Prior to recordation of final tract map, the developer shall submit architectural design guidelines, which shall include a community fencing plan and a building envelope, for review and approval pursuant to Section 18.542.600 et seq of Specific Plan No. 25.

## **LANDSCAPE**

17 The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.

18. The developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.

19 All manufactured slopes over three (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.

20 Water efficient landscapes shall be implemented in all new and rehabilitated landscaping for developer-installed landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code

### **ENGINEERING DIVISION- (909) 394-6250**

21 Rough and/or precise grading plans shall be submitted to the City of San Dimas for review and approval pursuant to Section 18.542.600 et seq of Specific Plan No. 25 Any approval shall generally conform to the conceptual grading plan submitted in conjunction with the Tentative Tract Map. Any off-site grading that may occur shall be subject to review and approval by the adjacent property owner and/or the City of Glendora as appropriate.

22. The developer shall submit public sanitary sewer improvement plans to be reviewed and approved by the City Engineer to serve the development per specifications of the City of San Dimas and the Los Angeles County Department of Public Works Consolidated Sewer Maintenance Division. Proof of payment/clearance is required before the City will issue any sewer permit. The proposed development shall be annexed into the Los Angeles County Sanitation District, including payment of any required annexation fees. All required connection fees shall be paid to the County of Los Angeles Department of Public Works, Sewer Maintenance Division prior to annexation. All required connection fees shall be paid to the City of San Dimas as set forth in Section 14 12.040 of the San Dimas Municipal Code.

23. The developer shall provide an access easement, a all necessary utilities and associated utility easements and 20-foot wide reciprocal access easement to the southerly end of Lot 20 (or along the private road and equestrian easement extending southerly from Stony Ridge Lane) to facilitate future development of the property south of the project to the satisfaction of the City Engineer and the Director of Public Works. This condition may be waived or revised, as deemed appropriate by the City Engineer and Director of Public Works.

24 The developer shall request, in writing, a flood hazard report from the City Engineer, and meet all conditions as setforth in Title 15, Chapter 15.60 of the San Dimas Municipal Code.

25 The developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to the satisfaction of the City Engineer. The proposed drainage improvements including the debris/infiltration/detention basins shall be based on the detailed hydrology study conforming to the then applicable Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the pre-existing storm flows.

The storm drain and debris/detention basin improvement plans shall be approved by the City Engineer. The large debris/detention basin at the southwest of the property shall be approved by the Flood Control District prior to the recordation of the final tract map, and shall be transferred to the Los Angeles County Flood Control District for maintenance. The developer shall pay the City all of the current transfer and processing fees of the MTD system to the County.

The developer shall secure all required permits for impacts to the designated "blue line stream" across the developments to allow for the encroachment of the detention basins, streets, and proposed grading from Fish and Game, Regional Water Quality Board, U.S. Army Corps of Engineers and/or any other State or Federal agency with jurisdiction prior to issuance of any grading permit.

Those proposed debris/detention basins requiring a permit from the State Division of Dam Safety shall be reviewed by the State Division of Dam Safety for compliance and maintenance requirements prior to issuance of any permits and/or City approvals.

All required debris and detention basins not maintained by any governmental agencies shall be maintained by the HOA. The CC&R's shall include provisions of maintenance plans with an action plan with sufficient dedicated maintenance funds approved by the City for major storm clean-up and debris removal to the satisfaction of the City Engineer and the Director of Public Works.

26. To guarantee the maintenance of the three on-site debris and/or detention basins (with event capacity ranging from 30,240 to 64,800 cubic feet) improvements, to protect the City in case the developer or Homeowners Association is in default of the obligations to maintain such on-site drainage facilities and to provide sufficient funds for ongoing maintenance of all the on-site debris and/or detention basin that are to be maintained by the Homeowner's Association, the developer shall post surety satisfactory to the City Engineer in an amount determined to be satisfactory by the City Engineer. In the event of a disagreement in the amount of the deposit a third party review may be conducted, at the developer's expense, for consideration by the City Engineer. The deposit shall be released at such time when the Homeowners' Association has equal amount of funds for the maintenance of the said facilities. If the HOA does not have enough funds to perform the annual maintenance of the facilities and adequate reserves for a major event as described within three years of the completion and acceptance by the City Engineer and Director of Public Works, the funds will be called and enforced by the City and utilized for ongoing maintenance and emergency cleanup needs of the aforementioned facilities.

- 27 For projects which disturb soil during wet season, applicant must submit a signed certification statement declaring that contractor will comply with Minimum Best Management Practices (BMPs) required by the National Pollutant Discharge Elimination System (NPDES), and also submit a Local Storm Water Pollution Prevention Plan/Wet Weather Erosion Control Plan.
28. The developer shall provide street improvements on all streets within the limits of the development. All work adjacent to or within the public or private right-of-way must meet the requirements specified in the Standard Specification for Public Works Construction (The Greenbook) and shall be subject to review and approval of the City Engineer
- 29 Private Street "A" and all other labeled streets shall be shown on the Tentative Tract Map as a private street and shall be fully improved with curbs and gutters for drainage as generally set forth in the Tentative Tract Map, A.C. pavement, service vehicle turnout and guest parking spaces to the satisfaction of the City Engineer and in accordance with City Standards. Provisions for the maintenance of the private street shall be included in the CC&R's of the HOA for the development.
- 30 Beyond the existing Cataract Avenue right of way, developer shall ensure that the private street prior to the private gate entry shall provide turnaround capability to the general public by providing an easement for the benefit of the general public for such purposes. The street shall have right-of-way width of thirty feet (30') and curb-to-curb width of twenty-six feet (26'). The Homeowners Association will maintain all improvements within said easement area, including the landscaping, to the satisfaction of the Director of Public Works and the City Engineer
- 31 The developer shall provide off-site street improvements for that portion of Cataract Avenue within the City of San Dimas from the limits of the development to Foothill Boulevard in accordance with City Standards. Improvements shall include replacement of damaged curbs and gutters, westerly curb transition, removal and replacement of slotted cross gutter at Foothill Boulevard, slurry top coat and/or paving, signing and striping, with the timing of said improvements to be determined as part of the approval of the phasing plan. All work adjacent to or within the right-of-way must meet the requirements specified in the Standard Specifications for Public Works Construction (the Greenbook) with Los Angeles County Amendments and shall be subject to review and approval of the City Engineer. Pavement design and construction to be approved by the City Engineer and the Director of Public Works.
32. If provided, parking bump-outs shall be revised from the current design to accommodate better usability of the spaces. Any final design shall be approved by the City Engineer. Adequate provision in architectural guidelines shall be made for necessary on-site guest parking.
- 33 Curb radii shall be twenty-five (25) feet for local street intersection and thirty-five (35) feet for intersections with major or secondary highways.

34. The developer shall provide decorative mailboxes that are agreeable to the developer and the City of San Dimas. The developer shall obtain approval from the Postmaster General for the group mailbox drop-off/pick-up area prior to the issuance of C of O's.

35 The developer shall submit water plans to be reviewed and approved by Golden State Water Company, the City Engineer and the Los Angeles County Fire Department.

36 Provide utility sewer, drainage, and reciprocal access easements for the development to the satisfaction of the City Attorney, City Engineer, and the Director of Public Works.

37 The Developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, and street lights, or the installation of same where not existing, as determined by the City Engineer and the Director of Public Works.

38. The developer shall underground all new utilities and shall underground all existing overhead utilities to the closest power pole off-site. The developer shall coordinate the installation of underground cable TV lines with the City approved cable television company

39 All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.) or prior to final map approval.

40 A Final Tract Map prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder. The Final Tract Map for Phase One shall be recorded prior to issuance of any grading or building permits except that the City Engineer may determine to hold the Final Map for recordation and issue grading permits prior to such recordation if the Final Tract Map is submitted to the City and all associated requirements for recordation have been satisfactorily met. If so held, the City Engineer shall determine the time for the City to record the Final Map.

41 All easements existing at the time of the Final Tract Map approval must be accounted for on the approved tentative tract map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket in nature or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location.

42. For projects one (1) acre or greater, project must be covered under a General Construction Activity Stormwater Permit (GCASP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied for a GCASP before the City will issue a grading permit.

43 For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the City prior to the issuance of Certificate of Occupancy.

44 Construction plans for any activity in the area of Metropolitan Water District's pipelines or facilities, shall be submitted to MWD for review and written approval prior to the issuance of grading permits. The Final Tract Map and Construction plans shall clearly identify all of the existing MWD's facilities and rights-of-way.

45. Adequate line-of-sight shall be maintained at all driveways to the satisfaction of the City Traffic Engineer and City Engineer.

46. The applicant shall obtain written permission from the adjacent property owners allowing the proposed grading and/or construction of any temporary or permanent facilities within the abutting property. The maintenance mechanism for those improvements shall be identified. If prior to grading permits or written permission cannot be obtained, the grading shall be modified such that no off-site grading occurs.

47 All infrastructure necessary to serve the proposed development for each construction phase, (water, sewer, storm drain, and streets) shall be in operation prior to the issuance of Certificates of Occupancy, or equivalent occupancy releases for the applicable construction phase.

48. Improvement plans and necessary letters of credit, cash and/or bonds to secure the phased construction of all streets, storm drains, detention basins, water, sewer, grading, traffic signals and landscaping shall be submitted and approved by the City Engineer and Director of Public Works prior to the recordation of the Final Tract Map for each phase.

49 Easements for Private Driveways and Fire Lanes, equestrian trails, and all utilities, including water, sewer, storm drains, and retention basins shall be provided on the Final Tract Map for each phase to the satisfaction of the City Engineer, City Attorney, and the Director of Development Services.

50 The applicant shall provide all-weather vehicular access to all public and private facilities including all sewer manholes, storm drain manholes, drainage inlets, and drainage outlets.

51 All of the water quality basins shall be fully improved per applicable storm water quality standards and practices to the satisfaction of the City Engineer and the Director of Public Works. Provisions for the maintenance of the private water quality basins shall be included in the CC&R's of the HOA development.

52. The applicant shall designate on the Final Tract Map the open space areas of the development as "Restricted Use Areas for Natural Open Space Purposes" to the satisfaction of the City Engineer and the Director of Development Services.

53. Lot I consisting of approximately 83.97 acres shall be designated as a lettered lot, not a Remainder parcel, on the Tentative and Final Tract Maps. Lot I shall be offered for dedication to the City of San Dimas. No portion of any area required to be maintained through a Fuel Modification Plan shall extend into Lot I. Adequate provision shall be made to allow access for maintenance and similar purposes.
54. The boundaries of the Tentative Tract Map shall be modified to include 40 acres, now designated "Not A Part" to identify this 40 acres as a "remainder parcel."
55. The type and color of material for all proposed retaining walls shall be reviewed and approved by the Director of Development Services prior to the issuance of grading permits.
56. A public equestrian trail(s) shall be provided through the project 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.

57. The developer shall install street lights on the public portion of Cataract Avenue to meet current City standards and to the satisfaction of the City Engineer and Director of Public Works.

58. The developer shall install street lights on the private streets at all intersections, ends of the streets, and at sharp curves, as necessary for public safety, to the satisfaction of the City Engineer and Director of Public Works. The design of street lights shall be subject to review and approval by the City Engineer as part of the street improvement plans. Any street lights shall conform to limited and directed lighting mitigation measures in the EIR.

59. Street name signs and stop signs shall be installed at location as determined by the City Engineer and in accordance with City Standards. Street names shall be as follows:

| <b>Names Shown on TTM</b>         | <b>Approved Street Names</b> |
|-----------------------------------|------------------------------|
| Brasada Lane                      | Brasada Lane                 |
| Stoney Ridge Lane                 | Canyon Oaks Lane             |
| Lookout Point Lane                | Country Point Lane           |
| Hidden Ridge Road                 | Spur Ridge Trail             |
| Spur Ridge Road                   | Canyon Oaks Lane             |
| Trail Ridge Road                  | Trail Ridge Lane             |
| Chimney Ridge Lane                | Same or Chimney Oaks Lane    |
| Unnamed extension to Lots 21 & 22 | Sage Ridge Trail             |

60 All required concrete terrace drains and downdrains shall be constructed with an earth-tone color to the satisfaction of the City Engineer and the Director of Development Services.

61 During construction, the developer shall maintain vehicular and pedestrian access to all adjacent existing residences at all times.

62. Obtain all required permits from US Army Corps, Fish & Game, Regional Water Quality Board and any other State or Federal Agency with jurisdiction.

63. The project may be completed in phases, with multiple final maps being filed. The number of phased final maps shall not exceed six. The phasing plan shall be submitted for review and approval by the City Engineer

64. The final map shall be in substantial conformance with the Tentative Tract Map as determined by the City Engineer and the Director of Development Services.

**PARKS & RECREATION- (909-394-6230)**

65 The developer shall comply with City regulations regarding property park development impact fee. Fees shall be paid prior to issuance of building permits.

66 The developer shall comply with Chapter 17.36 of the San Dimas Municipal Code regarding Park Land Dedication (Quimby Act). The City may require fees in lieu of land or a combination thereof based on the market value of the land to be dedicated. Fees shall be paid prior to recordation.



GJ Pri\ Sle dri(ey,aY" It.IL be inJii;Lt() un the l'mal nr:p 11"PriY.JIC' Drhewa) und Fir(illne" with th' width\ dcar1) dpl<IL'tl :aul h311 be maintaincol in .l<:con.kmcc: With the FmCode, All requin-d fire h:r.runte; shoJl be instalkd.h:MeInnd ao."t'pted pri<.lr to COTbn. t'ion.

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CO!Lutu:nh. **THIS PROJECT AS SUBMITTED IS NOT CLEARED FOR PUBLIC HEARING.**  
**ACCESS NOT APPROVED.**  
**REFER TO ATTACHED ADDITIONAL SHEET, INDICATE COMPLIANCE ON THE TENTATIVE MAP, AND RESUBMIT FOR REVIEW/APPROVAL.**

Subdivision No: Tract 70583 Map Date 07-07-2010

Revised

WATER S\STF.M REQUIHH.\(1E TS- INCHU\JH.,\TEI)

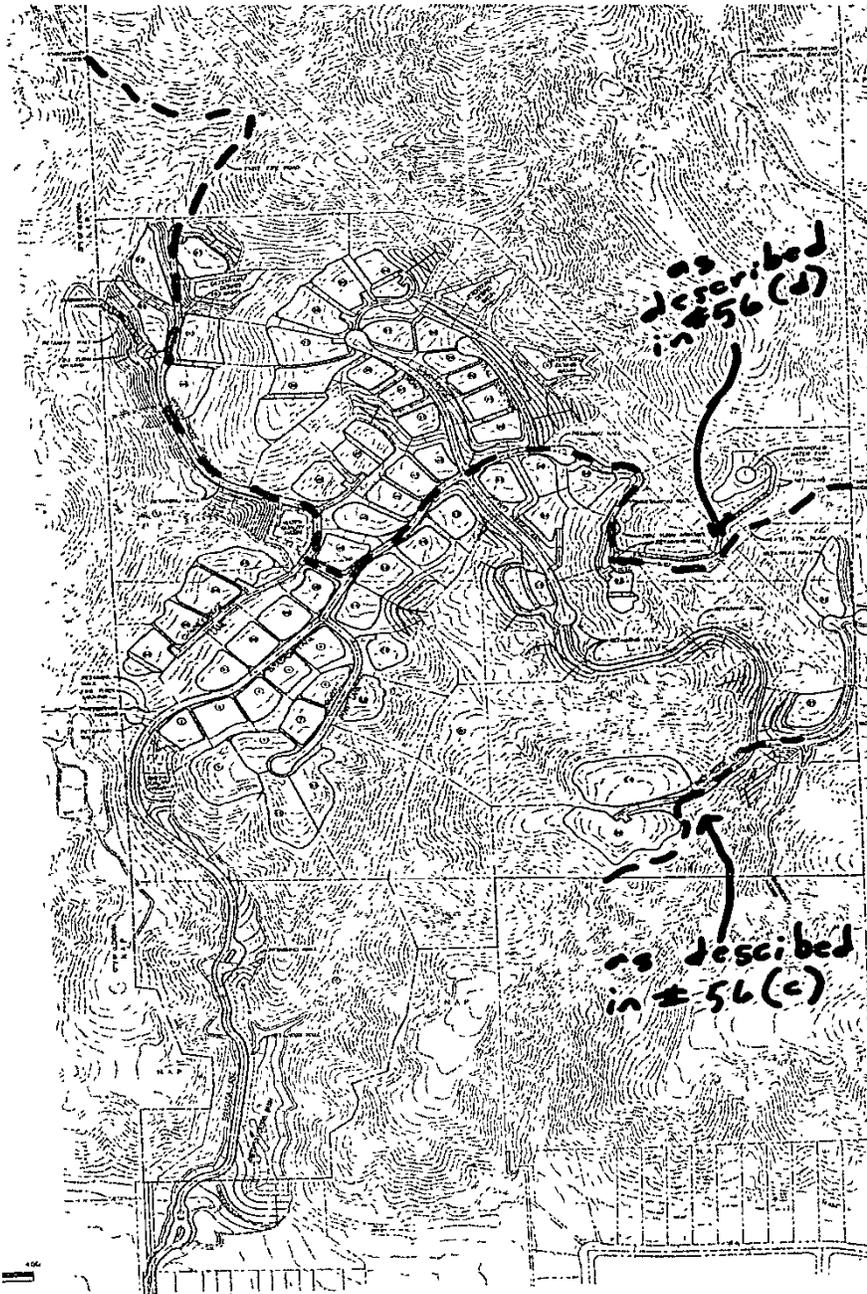
----- City San Dima

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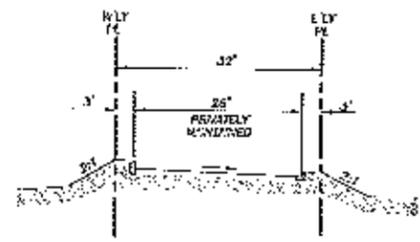
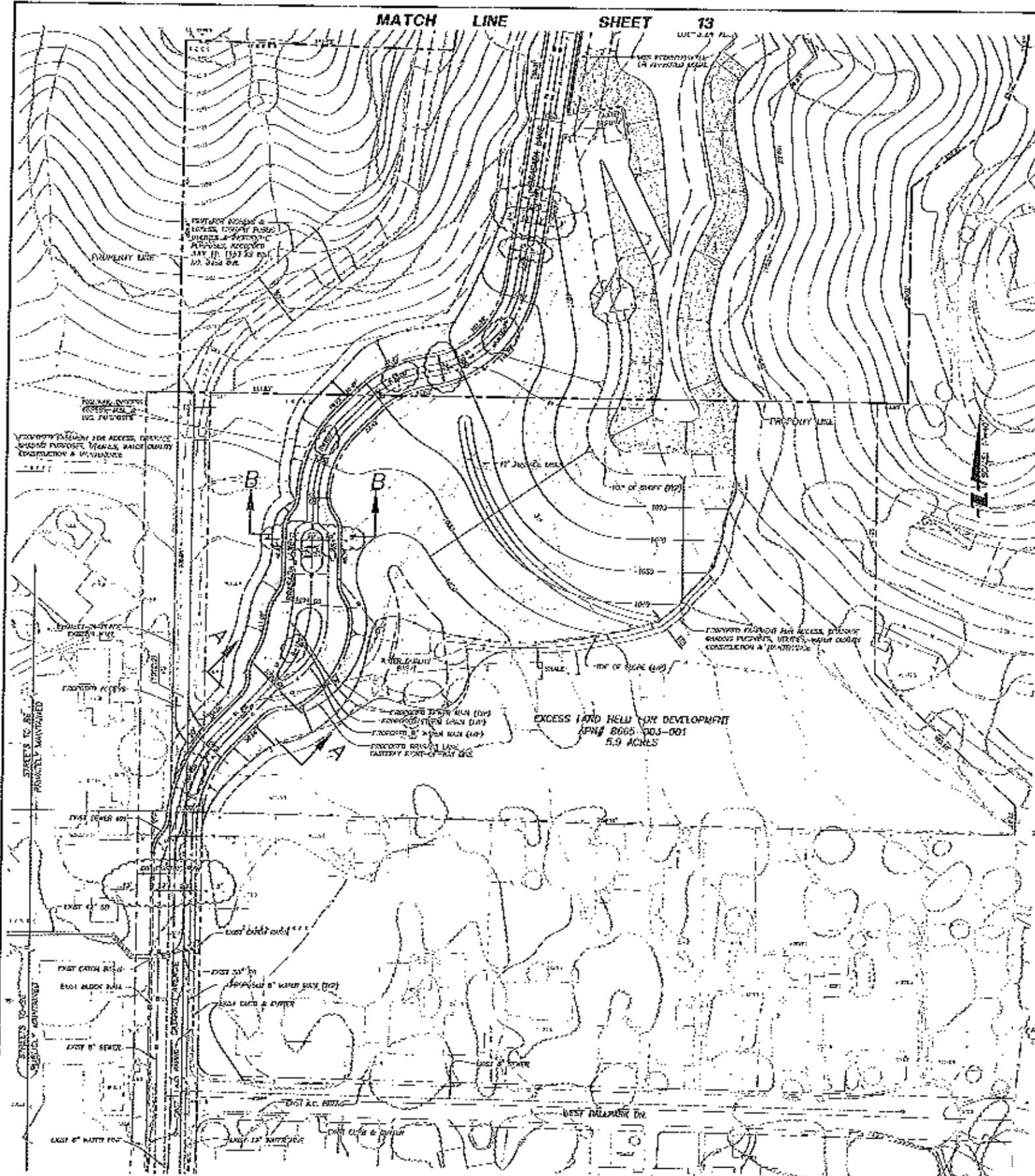
**FIRE DEPARTMENT CONDITIONS ARE ILLEGIBLE WHEN SCANNED . I WILL PROVIDE A LEGIBLE COPY AT THE MEETING. THERE ARE NO CHANGES.**

EXHIBIT  
A

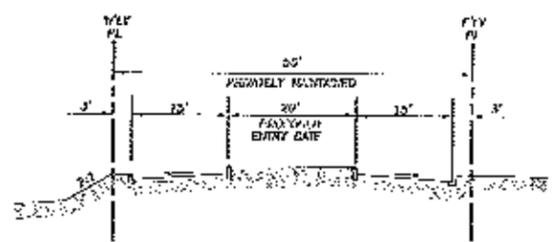
Equestrian Trails Map (See Condition # 56  
c&d)



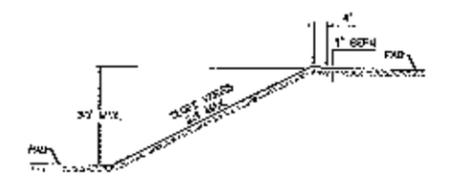




**BRASADA LANE SECTION A-A**  
NOT TO SCALE



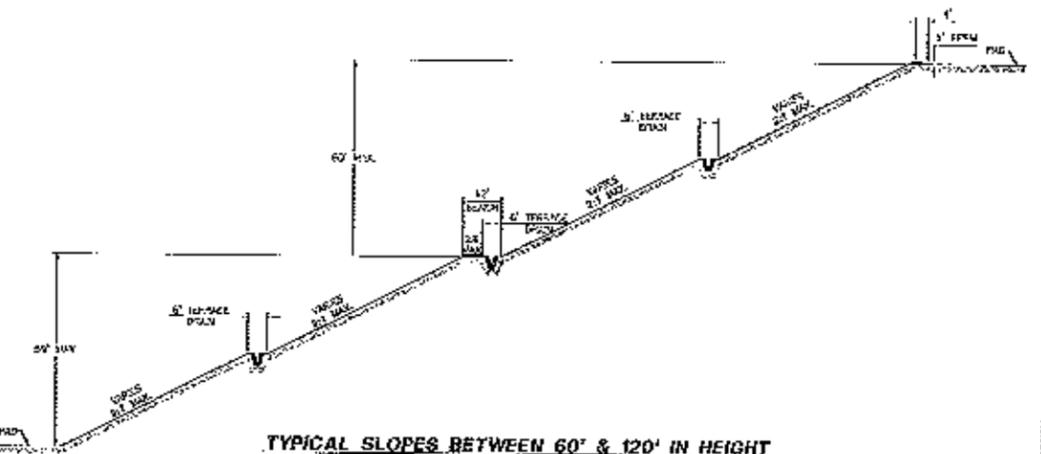
**BRASADA LANE SECTION B-B**  
NOT TO SCALE



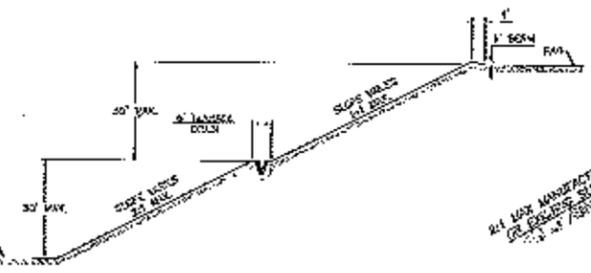
**TYPICAL SLOPES LESS THAN 30' IN HEIGHT**  
SCALE 1"=20'



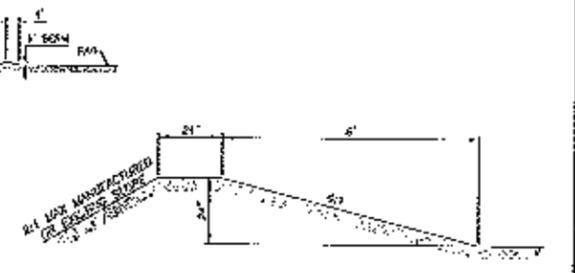
**TYPICAL SLOPES LESS THAN 30' IN HEIGHT**  
SCALE 1"=20'



**TYPICAL SLOPES BETWEEN 60' & 120' IN HEIGHT**  
SCALE 1"=20'



**TYPICAL SLOPES BETWEEN 30' & 60' IN HEIGHT**  
SCALE 1"=20'



**SCREEN BERM**  
NOT TO SCALE

STANDARD CONSULTANT  
GEOGRAPHICAL SERVICES  
PROFESSIONAL ENGINEER AND SURVEYOR LICENSE NO. 10583  
DATE: 05/24/12

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF  
DATE: 05/24/12



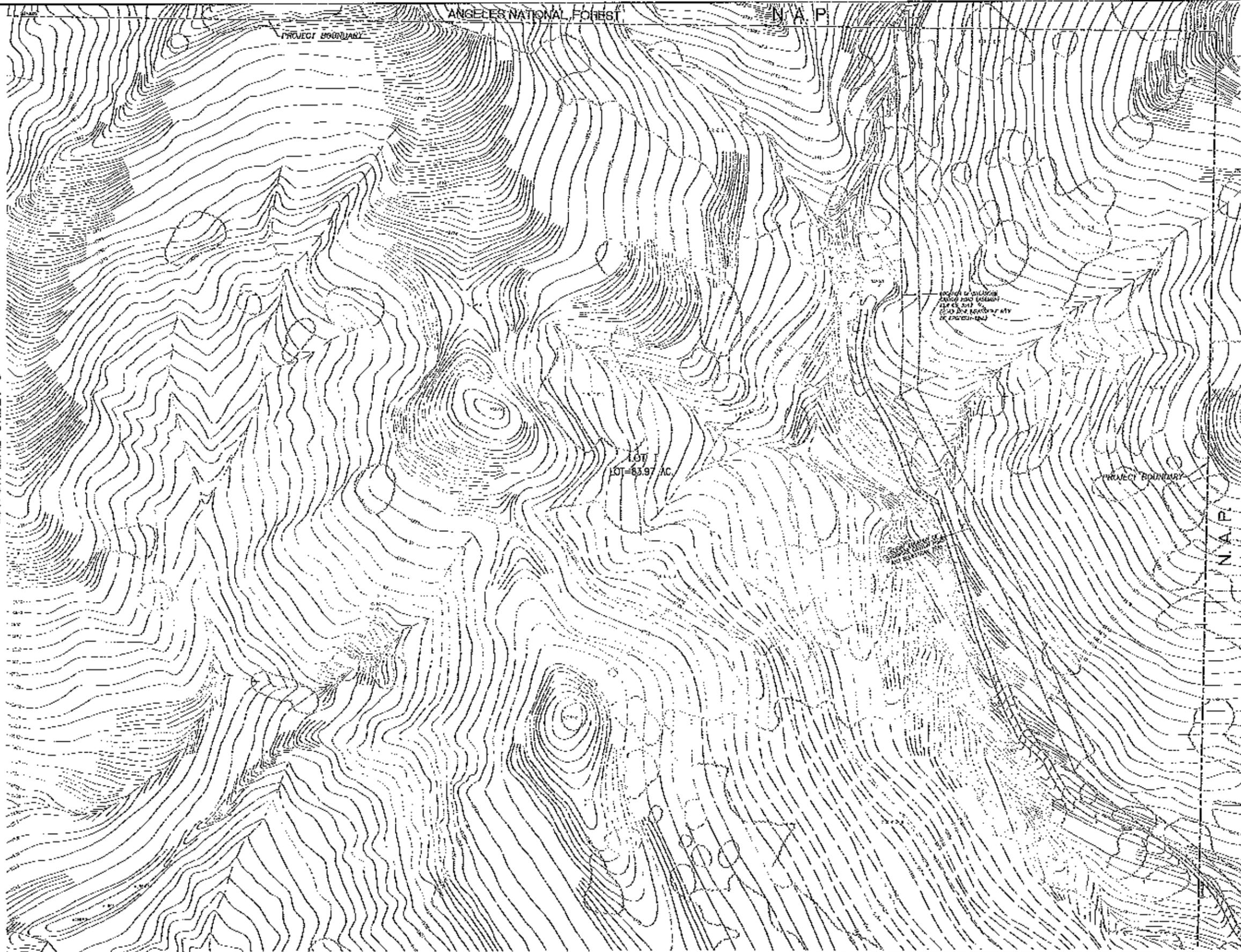
REVISIONS:

| REVISION | DESCRIPTION | DATE |
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|          |             |      |

**TENTATIVE TRACT MAP DETAILS**  
TENTATIVE TRACT MAP NO. 70583  
COUNTY OF SAN DIEGO  
DEVELOPMENT PLAN IN WILCO BOARD  
DATE PREPARED: 05/24/12  
DRAWN BY: JLD  
CHECKED BY: JLD  
DATE: 05/24/12  
SHEET: 2 OF 17

PROJECT BOUNDARY

MATCH LINE SHEET 8



NOTICE TO CONTRACTOR  
 EXISTING ROAD EASEMENT  
 FOR THE 2014  
 ROAD TO BE RELOCATED BY  
 THE CONTRACTOR

LOT 1  
 LOT=83.97 AC

PROJECT BOUNDARY

N.A.P.

MATCH LINE SHEET 4

LEGEND

PROPERTY LINE  
 ENGINE EASEMENT

CONTINGENT CONSTANT  
 CONTINGENT FRONT  
 CONTINGENT ENGINE EASE AND TOWING EASEMENT A CORNER LINE OF THE  
 PARCEL BEING SPLIT AND ADJACENT WILL BE REQUIRED FROM TO PROVIDE OF A  
 FUTURELY TO BE PLACED WITH PROVISIONS FOR THE LOTTERY E.T.

CONTINGENT CONSTANT DATE

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF

DAVID S. GOSWAMI  
 10/28/14  
 10/28/14

DATE



REVISIONS:

| REVISION | DESCRIPTION | DATE |
|----------|-------------|------|
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|          |             |      |
|          |             |      |

TENTATIVE TRACT MAP  
 PORTION OF REMAINDER PARCEL 1

TENTATIVE TRACT MAP NO. 7008A  
 CITY OF SAN GABRIEL  
 DEV. LOCAL PLAN REVIEW BOARD

DATE PREPARED: 10/28/14  
 DRAWN BY: RSM  
 CHECKED BY: LBJ  
 DC: M364

SHEET: 3 OF 17





MATCH LINE SHEET 9

MATCH LINE SHEET 9

PROPOSED EASEMENTS

- ① EASEMENT GRANTED TO THE HOA FOR DRAINAGE, MAINTENANCE, AND OTHER COMMON PURPOSES
- ② EASEMENT GRANTED TO THE HOA FOR UTILITIES, WATER, SEWER, DRAINAGE, AND OTHER PURPOSES
- ③ EASEMENT GRANTED TO THE HOA FOR COMMON AREAS AND PURPOSES
- ④ HOA/PLAID EASEMENT

ENGINEER'S CERTIFICATE  
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS MAP WAS OBTAINED FROM THE REPRESENTATIVE OF THE CLIENT AND THAT I AM NOT PROVIDING A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED IN THIS MAP. I AM NOT PROVIDING A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED IN THIS MAP.

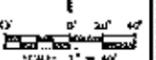
THIS MAP WAS PREPARED UNDER THE SUPERVISION OF  
 JAMES S. DOUGLAS  
 CIVIL ENGINEER  
 LICENSE NO. 12345



REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |

- LEGEND
- PROPOSED LINE
  - EXISTING BOUNDARY
  - EXISTING EASEMENT
  - PROPOSED CASPIST
  - PROPOSED 100 FT
  - PROPOSED STREET CENTERLINE
  - PROPOSED ROAD
  - PROPOSED OPENING EASEMENT LINE
  - PROPOSED SIGNAL BOX
  - PROPOSED SIGN
  - PROPOSED SIGN
  - PROPOSED SIGN
  - PROPOSED SIGN



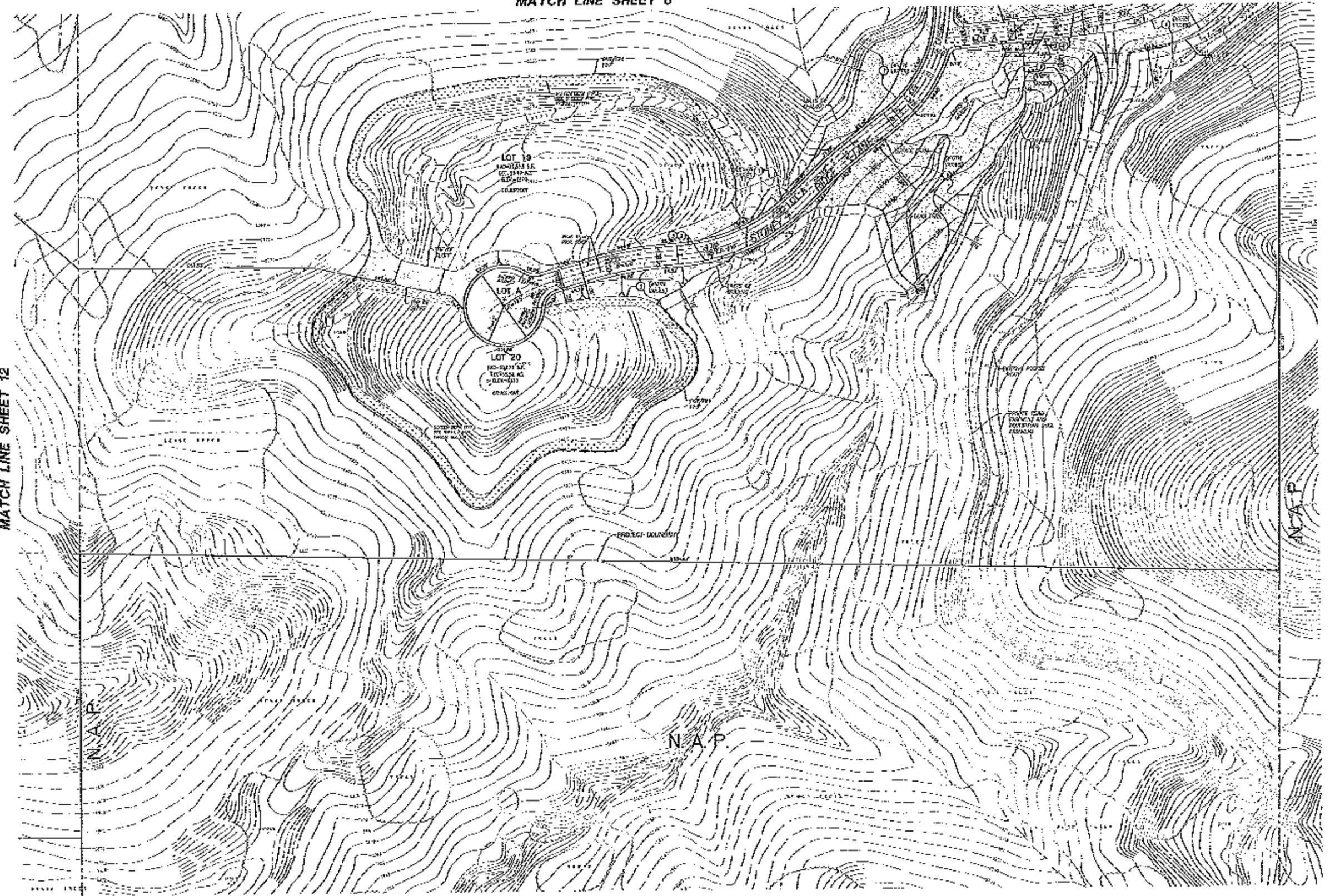
**TENTATIVE TRACT MAP**  
**LOTS 28-32, H and PORTION OF**  
**LOT A & REMAINDER PARCEL 1**  
 TENTATIVE TRACT MAP NO. 70283  
 CITY OF SAN JUAN  
 DEVELOPMENT PLAN REVIEW BOARD

DATE PREPARED: 10/27/20  
 DRAWN BY: ELD  
 CHECKED BY: ELD  
 SCALE: 1" = 40'





MATCH LINE SHEET 12



- PROPOSED EASEMENTS**
- ① EASEMENT GRANTED TO THE HOA FOR SLAVE LANSKAP, DRAINAGE, AND STORM DRAIN PURPOSES
  - ② EASEMENT GRANTED TO THE HOA FOR HOUSE DRAINAGE PURPOSES AND TO THE HOA ASSESSOR COUNTY FOR RESIDENTIAL FIRE FIGHTING PURPOSES
  - ③ EASEMENT GRANTED TO THE HOA FOR UTILITY, SLURRY WALL, STORM DRAIN, AND EGRESS PURPOSES

**LEGEND**

|     |   |
|-----|---|
| --- | PROPERTY BOUNDARY                           |
| --- | EXISTING LOTLINE                            |
| --- | EXISTING EASEMENT                           |
| --- | PROPOSED EASEMENT                           |
| --- | PROPOSED LOTLINE                            |
| --- | PROPOSED STREET CENTERLINE                  |
| --- | PROPOSED HOA                                |
| --- | PROPOSED COMMONS ENVELOPE LINES             |
| --- | PROPOSED INVERSE CURVE                      |
| --- | PROPOSED DRIVE ALLEY                        |
| --- | PROPOSED DRIVE                              |
| --- | PROPOSED WALKWAY                            |
| --- | CUT/FILL LINE                               |
| --- | LOW ENDSIDE FLOOD PROTECTION SCREEN BARRIER |

CONFORMANCE CERTIFICATE  
 PROFESSIONAL SEAL  
 ALL TECHNICAL REQUIREMENTS AND ALL REQUIREMENTS REFERENCED IN THIS MAP SHALL BE FULLY COMPLIED WITH AND SHALL BE SUBJECT TO THE REVIEW OF THE PROJECT, JUSTICE REVIEW AND ANALYSIS WILL BE REQUIRED PRIOR TO THE DATE OF A PERMITS ONLY PLANS WITH SUBMITTALS FOR THE PROJECT SITE.

REVISIONS: \_\_\_\_\_ DATE \_\_\_\_\_

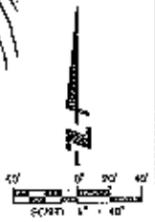
PREPARED BY: \_\_\_\_\_ DATE \_\_\_\_\_

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF  
 TRISTAN S. DOUGLAS, E.C.E. 42-27, A.I.C.  
 DATED 02/21/12

**REVISIONS:**

| REVISION | DESCRIPTION | DATE |
|----------|-------------|------|
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**TENTATIVE TRACT MAP**  
**PORTIONS OF LOT 19, 20**  
**& REMAINDER PARCEL 1**  
 TENTATIVE TRACT MAP NO. 76883  
 CITY OF SAN JOAQUIN  
 DEVELOPMENT PLAN REVISION 0001



ANGELES NATIONAL FOREST N. A. P.

CITY OF GLENDORA

EXISTING REGIONAL HIGHWAY WITH  
BURNED RIGHTS TR

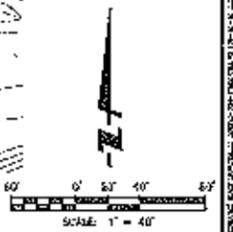
PROJECT BOUNDARY

LOT-1  
LOT: 83.97 AC.

EXISTING REGIONAL HIGHWAY WITH  
BURNED RIGHTS TR

MATCH LINE SHEET 3

MATCH LINE SHEET 9



**LEGEND**

- FRONTIER LINE
- PROJECT BOUNDARY
- EXISTING HIGHWAY

CONTRIBUTOR: GLENDORA  
 PREPARED BY: [Signature]  
 DATE: 4/11/12

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF  
 [Signature]  
 DATE: 4/11/12



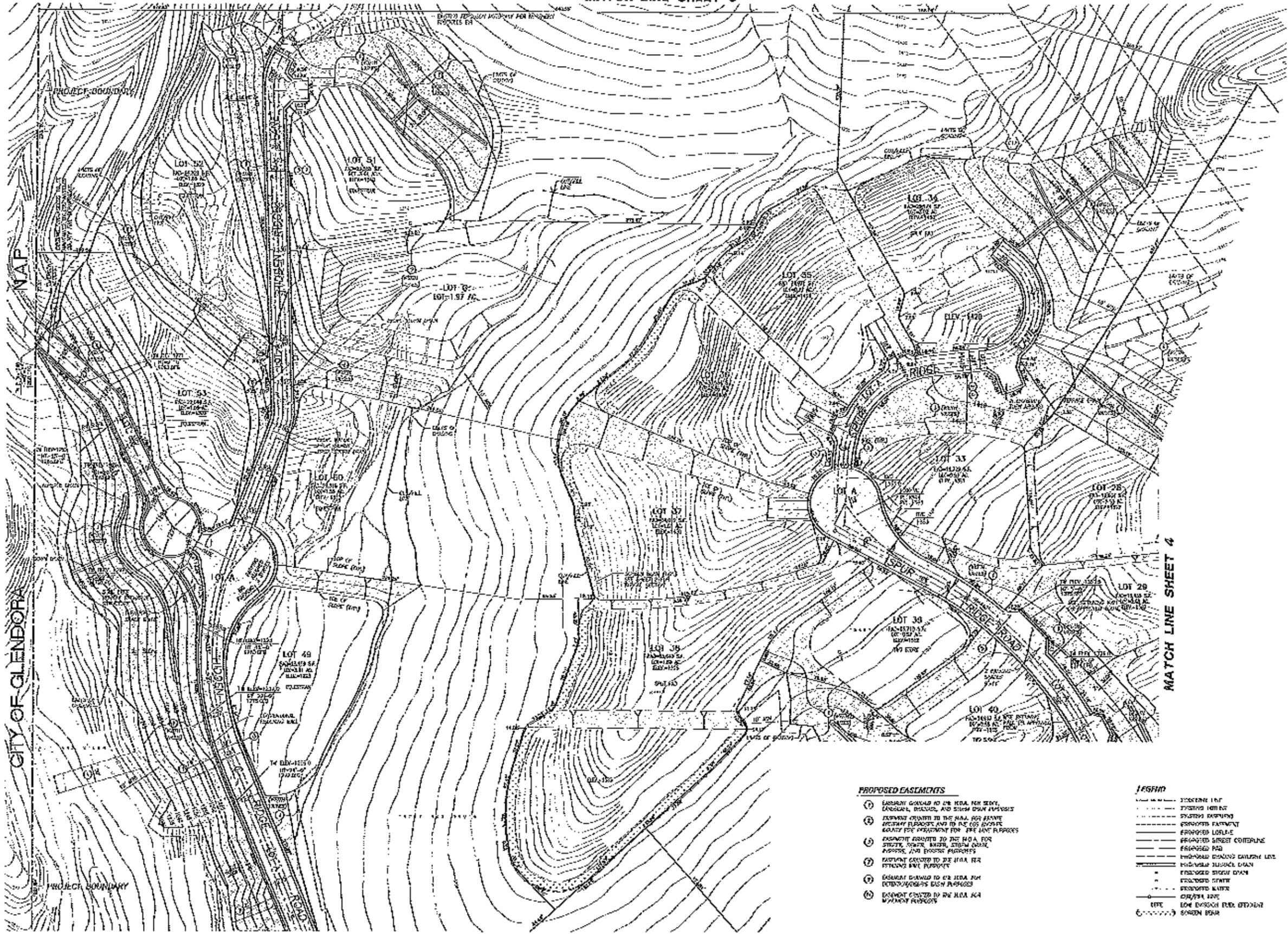
**REVISIONS:**

| REVISION | DESCRIPTION | DATE |
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**TENTATIVE TRACT MAP**  
**PORTION OF REMAINDER PARCEL 2**

TENTATIVE TRACT MAP NO. 70583  
 CITY OF SAN DIMAS  
 DATE OF PRELIMINARY PLAN: 10/27/10

DATE PREPARED: 10/27/10  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SHEETS: 8 OF 17



- PROPOSED EASEMENTS**
- ① EASEMENT GRANTED TO THE HOA FOR SEWER, SANITARY, WASTEWATER, AND STORM DRAIN INFRASTRUCTURE
  - ② EASEMENT GRANTED TO THE HOA FOR SEWER, SANITARY, WASTEWATER, AND STORM DRAIN INFRASTRUCTURE FOR FUTURE DEVELOPMENT
  - ③ EASEMENT GRANTED TO THE HOA FOR STREET, WATER, SEWER, STORM DRAIN, AND POWER INFRASTRUCTURE
  - ④ EASEMENT GRANTED TO THE HOA FOR STORM DRAIN INFRASTRUCTURE
  - ⑤ EASEMENT GRANTED TO THE HOA FOR UTILITIES INFRASTRUCTURE
  - ⑥ EASEMENT GRANTED TO THE HOA FOR WASTEWATER INFRASTRUCTURE

- LEGEND**
- EXISTING LOT LINE
  - EXISTING LOT LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - PROPOSED LOT LINE
  - PROPOSED STREET CENTERLINE
  - PROPOSED PAD
  - EXISTING DRAINAGE DRAINAGE LINE
  - EXISTING STORM DRAIN
  - EXISTING WATER
  - EXISTING SANITARY
  - EXISTING POWER
  - EXISTING ELEC. INFRASTRUCTURE
  - EXISTING SEWER

EXISTENCE CONSULTANT  
 GEOTECHNICAL REPORT  
 INTERPRETATION AND ANALYSIS SHALL BE PROVIDED TO THE CITY OF GLENORA FOR REVIEW AND APPROVAL. THE CITY OF GLENORA SHALL BE RESPONSIBLE FOR THE DESIGN OF A PERMITTING PLAN SUBJECT TO A PERMITTING PLAN FOR THE TRACTS 33, 34, 39, 49-53.

DATE: \_\_\_\_\_

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF:

FRANK S. GOSWAMI, P.E. REG. 42037  
 DATE: 03/11/24

**REVISIONS:**

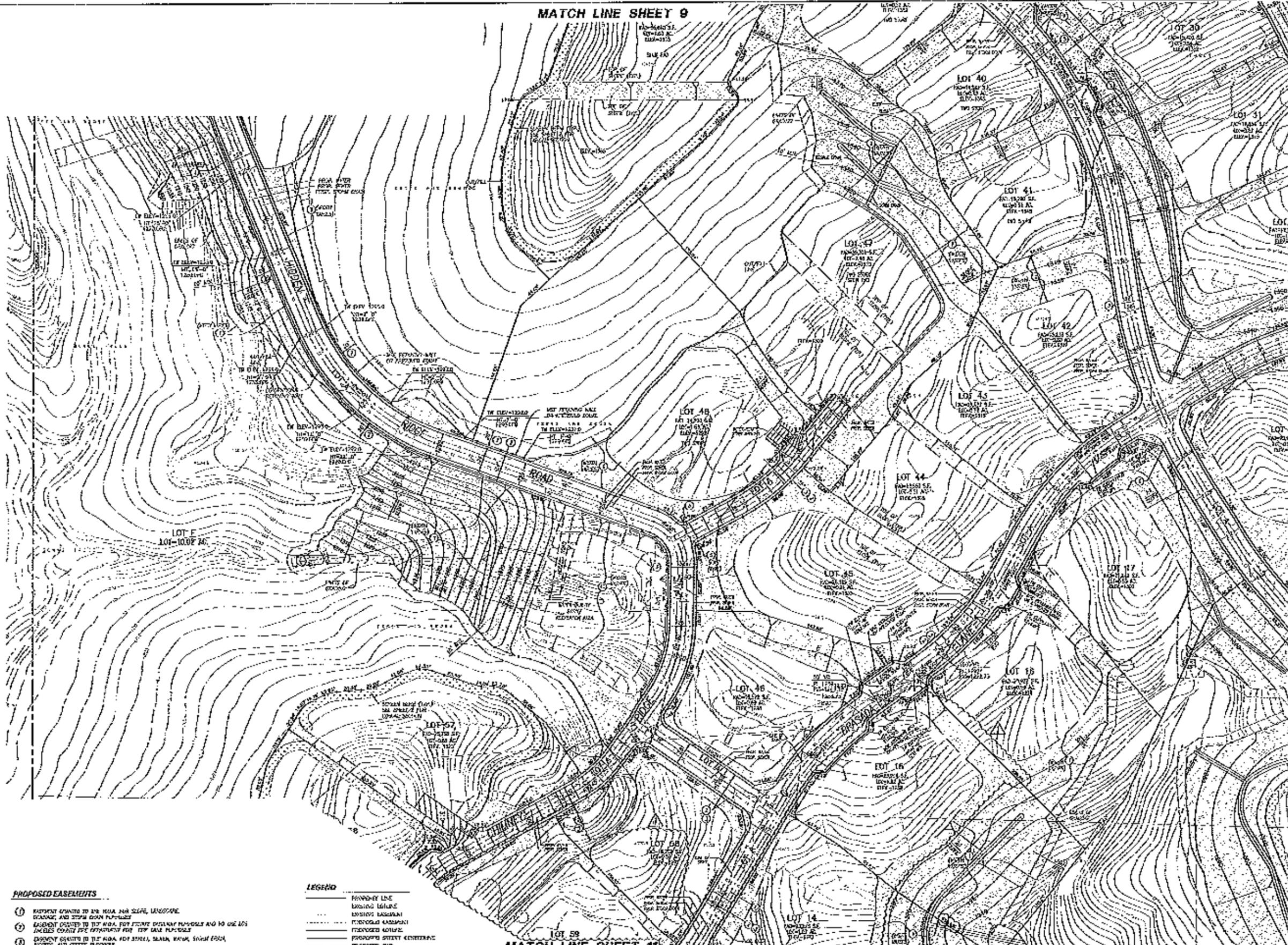
| REVISION | DESCRIPTION | DATE |
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**TENTATIVE TRACT MAP**  
**LOTS 33, 34, 39 & 49-53**

TENTATIVE TRACT MAP NO. 70583  
 CITY OF SAN TIMAS  
 DEVELOPMENT PLAN REVIEW BOARD

DATE PREPARED: 03/11/24  
 DRAWN BY: MFG  
 CHECKED BY: SD  
 IN: 31904

**SHEET: 9 OF 17**



- PROPOSED EASEMENTS**
- ① EASEMENT GRANTED TO THE NEHA FOR SCENE, LANDSCAPE, DESIGN, AND STORM DRAIN PURPOSES
  - ② EASEMENT GRANTED TO THE NEHA FOR SCENE DESIGN PURPOSES AND TO USE LOS IN ORDER TO MAINTAIN THE EXISTING LOT TOP GRADE PURPOSES
  - ③ EASEMENT GRANTED TO THE NEHA FOR STREET, SEWER, WATER, SIGNAL, FLOOD, FENCES, AND OTHER PURPOSES
  - ④ EASEMENT GRANTED TO THE NEHA FOR EASEMENT PURPOSES
  - ⑤ EASEMENT GRANTED TO THE NEHA FOR EXISTING HALL PURPOSES
  - ⑥ EASEMENT GRANTED TO THE NEHA FOR WALKER MARKET BUSH PURPOSES
  - ⑦ TRAIL FROM EXISTING

- LEGEND**
- PROPOSED LINE
  - EXISTING LOT LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - PROPOSED LOT LINE
  - PROPOSED STREET CENTERLINE
  - PROPOSED STORM DRAIN
  - PROPOSED TERRACE CURVE
  - PROPOSED STREET CURVE
  - PROPOSED FENCE
  - PROPOSED WATER
  - EXISTING LINE
  - LOW WADSWORTH FIRM EASEMENT
  - BOLLER BUSH

MATCH LINE SHEET 11

PROFESSIONAL CONSULTANT  
 DATE

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF

PROFESSIONAL CONSULTANT  
 DATE

**REVISIONS:**

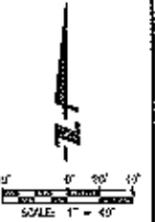
| REVISION | DESCRIPTION                        | DATE    |
|----------|------------------------------------|---------|
| 1        | ADDED LOTS 42-55, SEE SHEETS 10-11 | 1/17/15 |

**TENTATIVE TRACT MAP**  
**LOTS 14-17, 40-49, 57, 58 & LOT E**

TENTATIVE TRACT MAP NO. 70583  
 CITY OF SAN DIEGO  
 DEVELOPMENT PLAN REVIEW BOARD

DATE APPROVED: 12/21/14  
 DRAWN BY: MIA  
 CHECKED BY: JSD  
 1/4 313 01

SHEET: 10 OF 17



15027770 SAN DIEGO, CALIF. MAP 7 JAN. SET. E





- PROPOSED EASEMENTS**
- ① EASEMENT GRANTED TO THE HOA FOR STORM, WINDFALL, AND OTHER UTIL PURPOSES
  - ② EASEMENT GRANTED TO THE HOA FOR PEDESTAL WALKWAYS AND TO THE HOA AND/OR COUNTY FOR DESIGNATED FOR THE DIRT PURPOSES
  - ③ EASEMENT GRANTED TO THE HOA FOR STREETS, TRAILS, NATURAL STORM DRAIN, CANYONS, AND OTHER PURPOSES
  - ④ EASEMENT GRANTED TO THE HOA FOR PEDESTAL WALK PURPOSES
  - ⑤ EASEMENT GRANTED TO THE HOA FOR WATER QUALITY DRAIN PURPOSES
  - ⑥ TRAIL ROAD EASEMENT

- LEGEND**
- PROPOSED EOP
  - EXISTING EOP
  - PROPOSED EASEMENT
  - PROPOSED LOTLINE
  - PROPOSED STREET CORNERLINE
  - EXISTING PAV
  - EXISTING GRASSY GULLY LINE
  - EXISTING TRAILWAY
  - EXISTING STORM DRAIN
  - EXISTING STAIRS
  - EXISTING WATER
  - EXISTING LOT
  - EOP DIVISION WITH ATTACHED SCREEN BOARD

PROFESSIONAL CONTRACT  
 GEORGE W. JENSEN  
 1075 W. W. WAS PREPARED UNDER THE SUPERVISION OF:  
 GEORGE W. JENSEN  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 100004  
 EXPIRES 03/31/22  
 DATE: 1/1/22



**REVISIONS:**

| REVISION | DESCRIPTION                | DATE   |
|----------|----------------------------|--------|
| 1        | ADD LOTS 6-8, 12-14, 15-16 | 1/1/22 |

**TENTATIVE TRACT MAP**  
**LOTS 1-8, 12-14, 64-66, & 69-81**  
**and PORTION OF LOT A**  
 TENTATIVE TRACT MAP NO. 10543  
 CITY OF SAN DIEGO  
 DEVELOPMENT PLAN REVIEW BOARD

CITY REVISION 10/17/21  
 DRAWING NO. 100  
 CDT/DO: GJ  
 DL 10/1/21  
**SHEET: 11 OF 17**





- PROPOSED EASEMENTS**
- 1 EASEMENT GRANTED TO THE HOA FOR STORM, WINDSHIELD, DRAINAGE, AND STORM DRAIN PURPOSES
  - 2 EASEMENT GRANTED TO THE HOA FOR FRONT SETBACK PURPOSES AND TO THE SAN JOAQUIN COUNTY FIRE DEPARTMENT FOR FIRE LANE PURPOSES
  - 3 EASEMENT GRANTED TO THE HOA FOR STREET, SEWER, WATER, STORM DRAIN, CABLES, AND EGRESS PURPOSES
  - 4 EASEMENT GRANTED TO THE HOA FOR PARKING AND STORAGE PURPOSES
  - 5 EASEMENT GRANTED TO THE HOA FOR MAINTENANCE AND REPAIR PURPOSES
  - 6 EASEMENT GRANTED TO THE HOA FOR MAINTENANCE AND REPAIR PURPOSES
  - 7 EASEMENT GRANTED TO THE HOA FOR MAINTENANCE AND REPAIR PURPOSES

- LEGEND**
- PROPERTY LINE
  - EXISTING LOT LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - PROPOSED LOTLINE
  - PROPOSED STREET CENTERLINE
  - PROPOSED ROAD
  - PROPOSED GRADING ELEVATION LINE
  - PROPOSED TERRACE, CHALK
  - PROPOSED STORM DRAIN
  - PROPOSED STREET
  - PROPOSED WATER
  - CULVERT LINE
  - 100' EMISSION FUEL ELEVATION
  - SOIL BENCH

EXPERIMENTAL CONSULTANT  
 417

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF  
 PROJECT ENGINEER AND REGISTERED PROFESSIONAL ENGINEER OF THE  
 STATE OF CALIFORNIA AND LICENSE NO. 11112 TO BE ISSUED BY A  
 BOARD OF ENGINEERS AND ARCHITECTS FOR THE STATE OF CALIFORNIA  
 TITLE: 6/20/2024 PLOT 40000 DATE



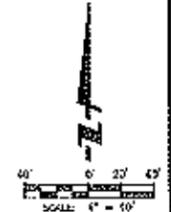
**REVISIONS:**

| REVISION | DESCRIPTION                          | DATE    |
|----------|--------------------------------------|---------|
| 1        | AMENDED 6-25, SEE SHEET 10-R TO 12-R | 6/25/24 |

**AMENDED TENTATIVE TRACT MAP**  
**LOTS 1-8, 12-14, 54-55, 59-61, 62, 64 & 65**  
**and PORTION OF LOT A**  
 AMENDED TENTATIVE TRACT MAP NO. 70593  
 CITY OF SAN DINAS  
 DEVELOPMENT PLAN HLVLW 00403

DATE: 10/21/20  
 DRAWN BY: VLB  
 CHECKED BY: LDB  
 20 2/1/24

**SHEET 11-R OF 17**



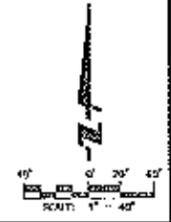






- PROPOSED EASEMENTS**
- ① EASEMENT GRANTED BY THE HOA, FOR RIGHT OF WAY, UTILITY, AND STORM DRAIN PURPOSES
  - ② EASEMENT GRANTED TO THE HOA, FOR STREET, SEWER, WATER, UTILITY, AND OTHER PURPOSES
  - ③ EASEMENT GRANTED TO THE HOA FOR STORM DRAIN PURPOSES
  - ④ EASEMENT GRANTED TO THE HOA, FOR UTILITY PURPOSES
  - ⑤ 150' WIDE EASEMENT

- LEGEND**
- PROPERTY LINE
  - EXISTING LOTLINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - PROPOSED EASEMENT
  - PROPOSED DRIVE/GENERATOR
  - PROPOSED DRIVE
  - PROPOSED DRIVE/DRINKING WATER
  - PROPOSED DRIVE/SEWER
  - PROPOSED DRIVE/STORM DRAIN
  - PROPOSED DRIVE/STORM DRAIN
  - PROPOSED DRIVE
  - PROPOSED DRIVE
  - PROPOSED DRIVE
  - UTILITY LINE



SEE SHEET 9 FOR EXTENSION TO DALE PARK

PROFESSIONAL ENGINEER  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA  
 LICENSE NO. 12345  
 DATE: 12/31/2023

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF  
 JENNIFER S. GOSWAMI, P.E.  
 DATE: 12/31/2023



**REVISIONS:**

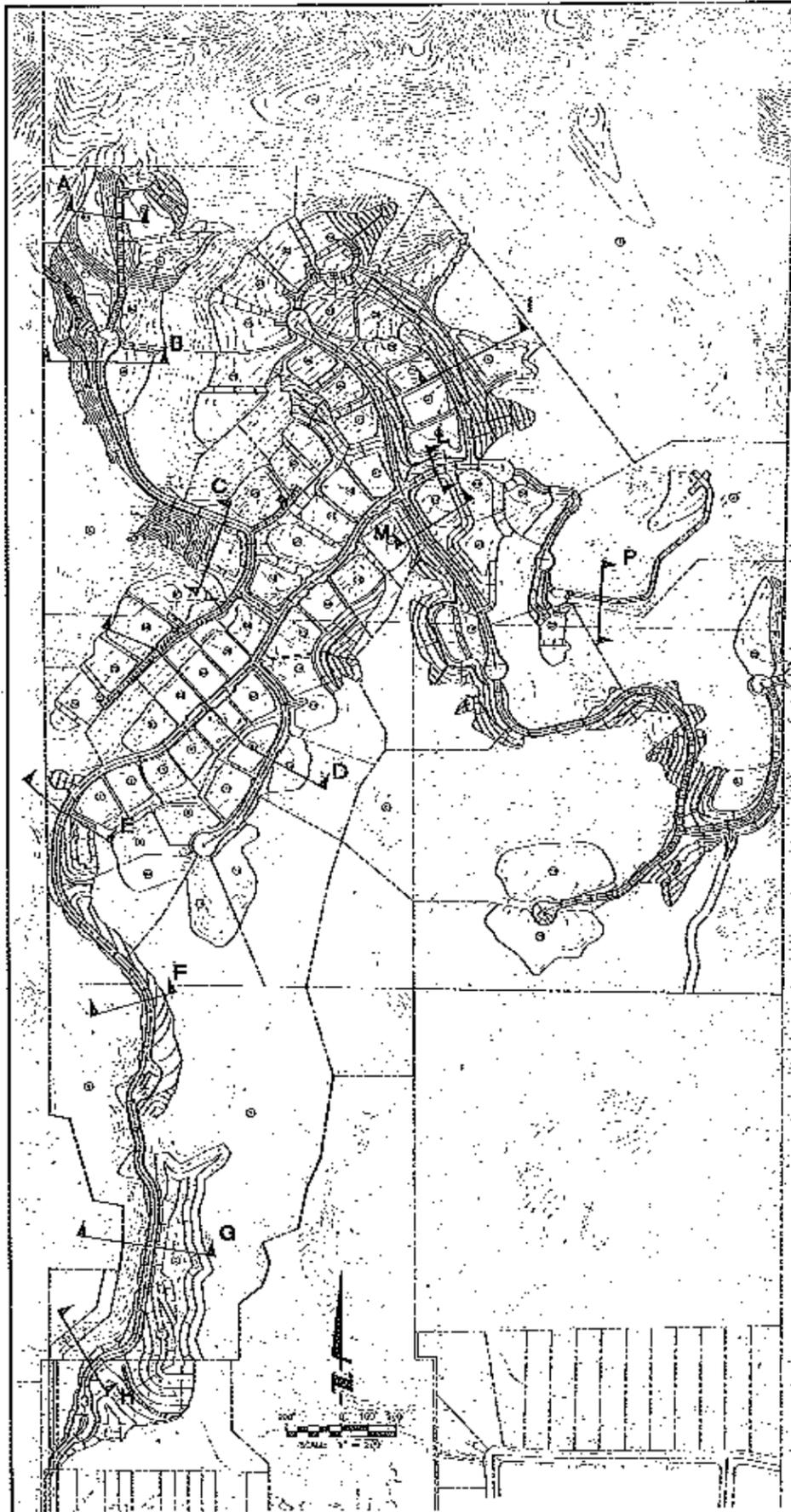
| REVISION | DESCRIPTION | DATE |
|----------|-------------|------|
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**TENTATIVE TRACT MAP**  
**PORTION OF LOTS B & C**

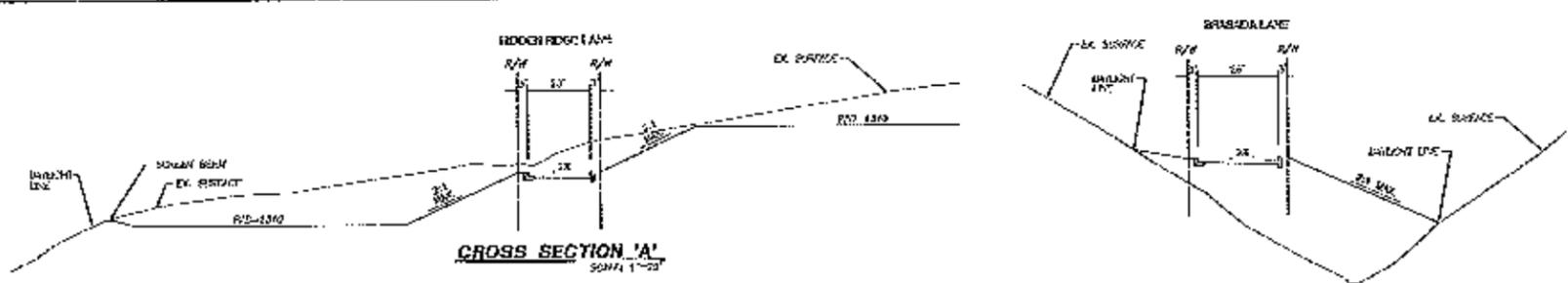
TENTATIVE TRACT MAP NO. 70583  
 CITY OF SAN DIMAS  
 DIVISION OF PLANNING AND DEVELOPMENT

DATE PREPARED: 12/31/2023  
 DRAWN BY: JSG  
 CHECKED BY: JSG  
 IN CHARGE: JSG

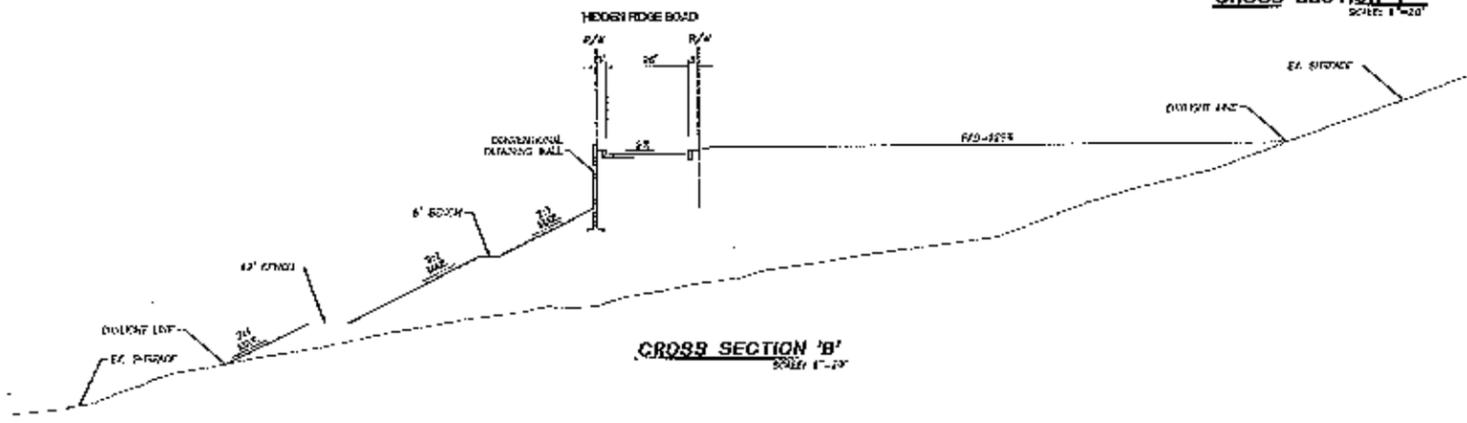
SHEET: 13 OF 17



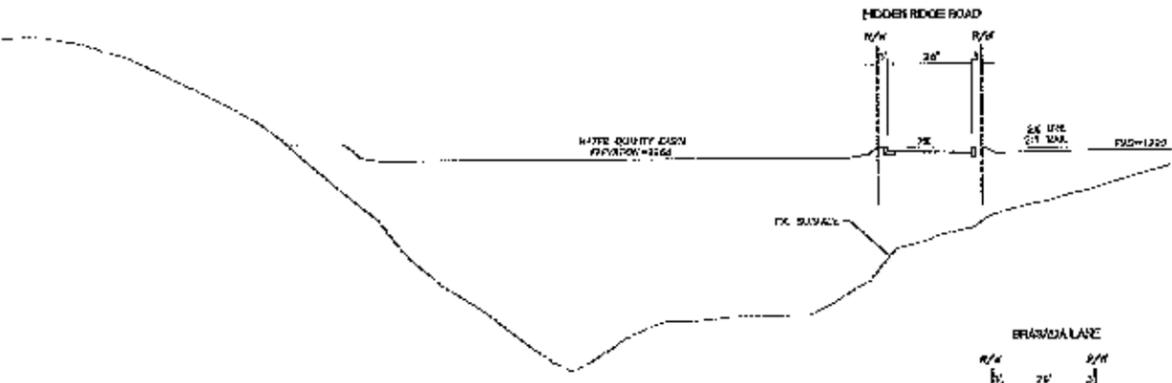
SECTION INDEX  
SCALE 1" = 20'



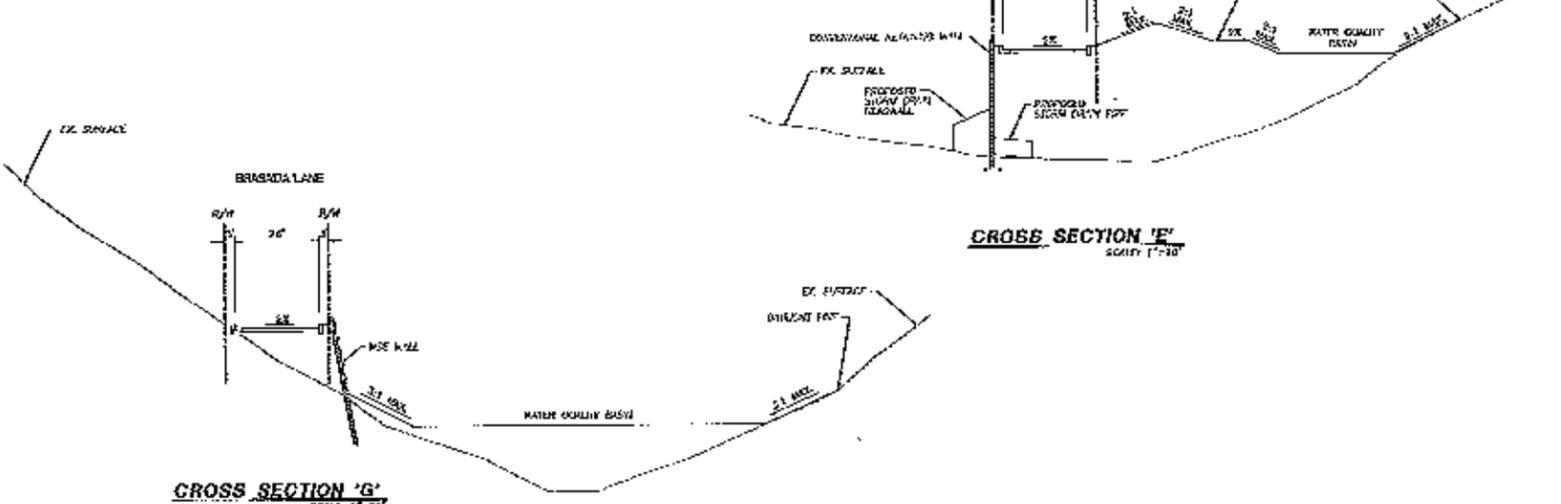
CROSS SECTION 'A'  
SCALE 1" = 20'



CROSS SECTION 'B'  
SCALE 1" = 20'



CROSS SECTION 'C'  
SCALE 1" = 20'



CROSS SECTION 'E'  
SCALE 1" = 20'



CROSS SECTION 'G'  
SCALE 1" = 20'

GEOTECHNICAL CONSULTANT  
CONVENTIONAL EXISTING  
ADDITIONAL EXISTING SHALL BE ASSUMED UNLESS A SURFACE JUMP OF THE  
EXISTING SURFACE EXIST AND INDICATE HOW TO SURVIVE AS TO ADVANCE OF A  
PRELIMINARY STATE WITH RECOMMENDATIONS FOR THE APPROX 3-2

DATE: \_\_\_\_\_

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF:  
DATE: 10/22/10  
PROJECT NO: 100398  
SHEET NO: 14 OF 17



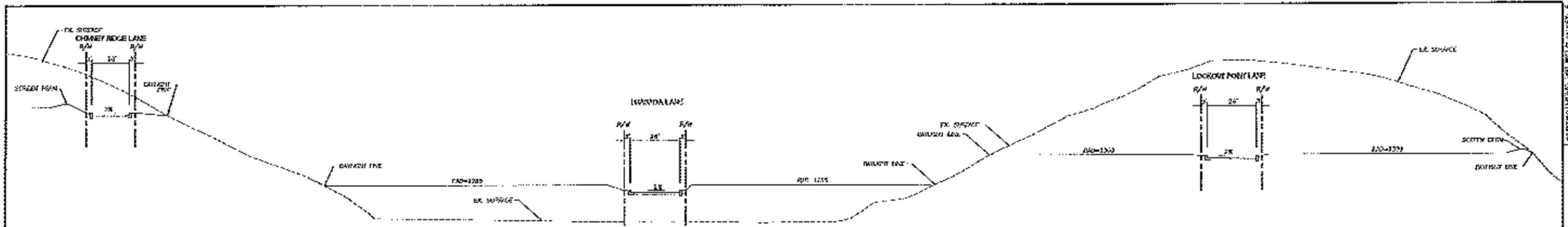
| REVISIONS: |             |      |
|------------|-------------|------|
| REVISION   | DESCRIPTION | DATE |
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TENTATIVE TRACT MAP  
CROSS SECTIONS

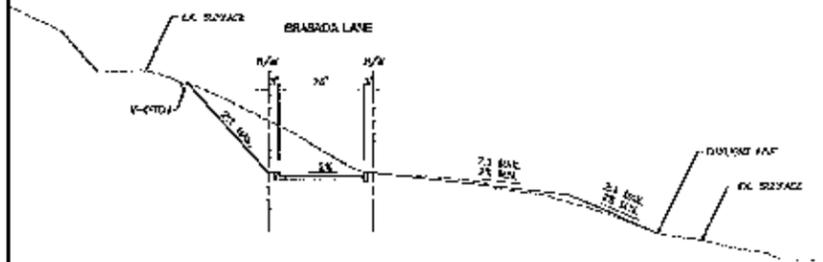
TENTATIVE TRACT MAP NO. 70583  
CITY OF SAN DIMAS  
DEVELOPMENT PLAN IN W. W. HOUSTON

DATE: 10/22/10  
DRAWN BY: AND  
CHECKED BY: TDD  
DATE: 10/22/10

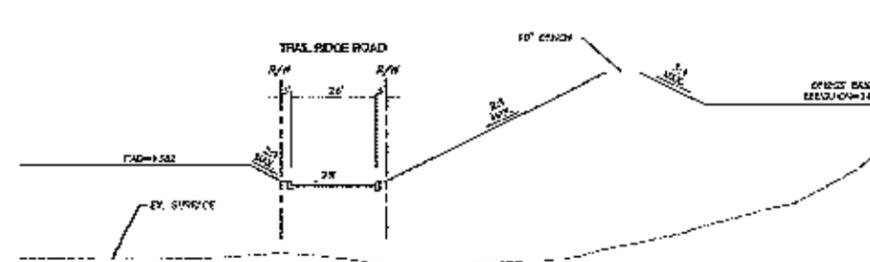
SHEET: 14 OF 17



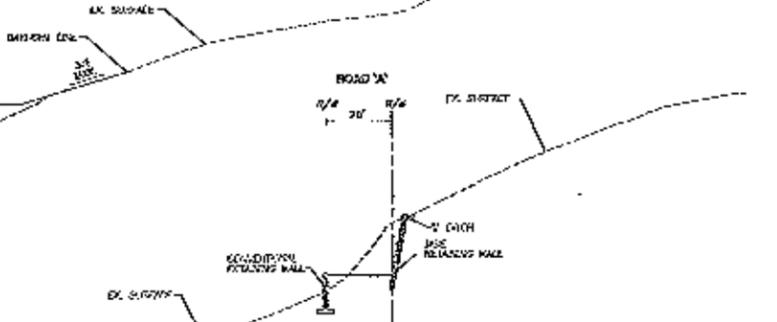
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SCALE 1"=30'



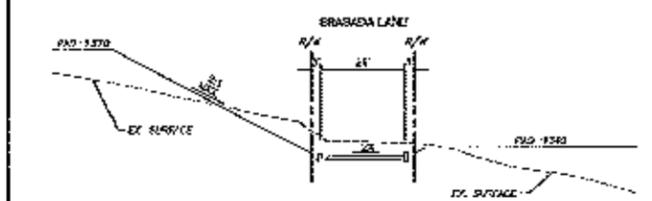
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SCALE 1"=30'



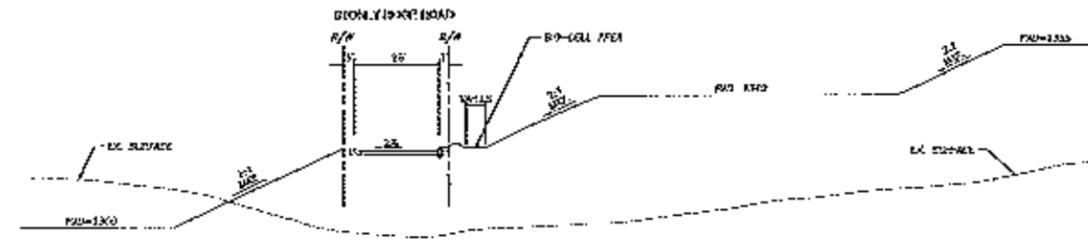
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SCALE 1"=30'



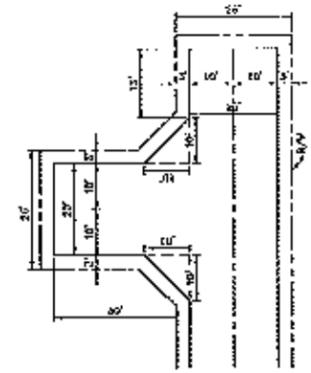
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SCALE 1"=30'



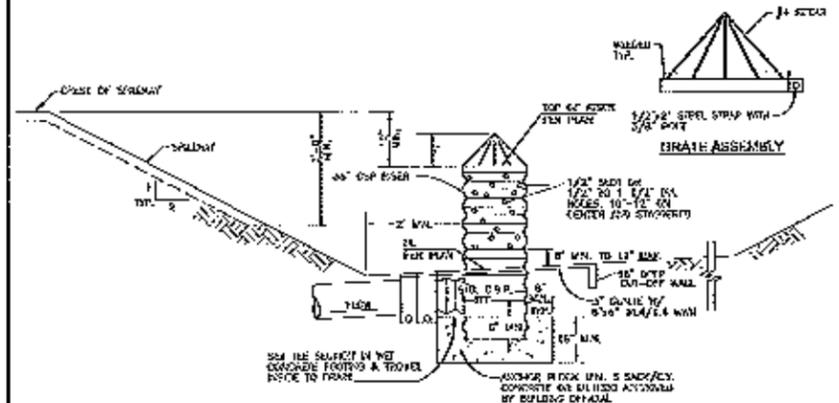
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SCALE 1"=30'



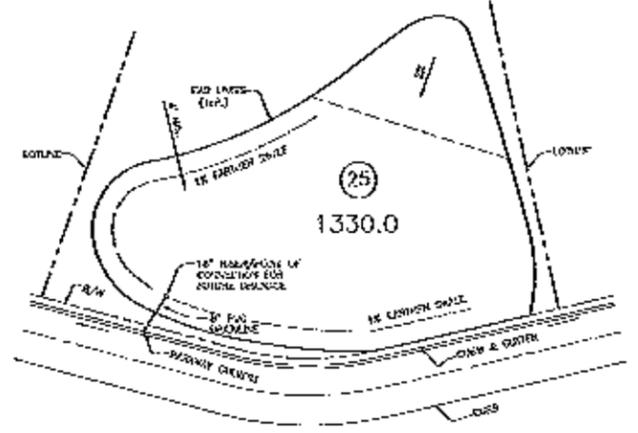
**CROSS SECTION 'M'**  
SCALE 1"=30'



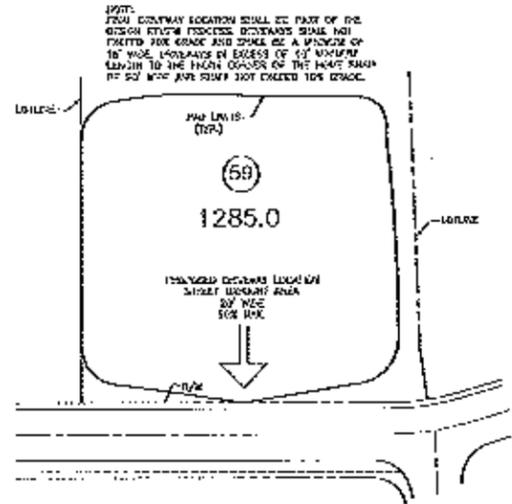
**TYPICAL INTERMEDIATE TURN-AROUND DETAIL**  
PER I.A.C.F.D. STD.  
NOT TO SCALE



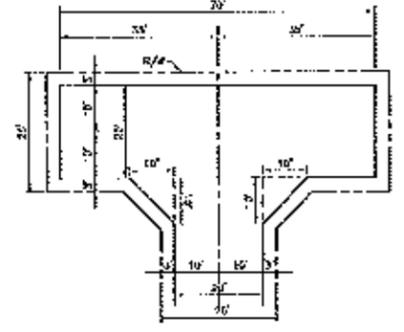
**TYPICAL DEBRIS TOWER DETAIL**  
NOT TO SCALE



**TYPICAL PAD DRAINAGE DETAIL**  
NOT TO SCALE



**TYPICAL DRIVEWAY LOCATION DETAIL**  
NOT TO SCALE



**TYPICAL HAMMER HEAD DETAIL**  
PER I.A.C.F.D. STD.  
NOT TO SCALE

CONSTRUCTION CONTRACT NO. 1517  
 THIS MAP WAS PREPARED UNDER THE SUPERVISION OF:  
 TRISTAN S. DODDNEY  
 LICENSED PROFESSIONAL ENGINEER  
 LICENSE NO. 1517

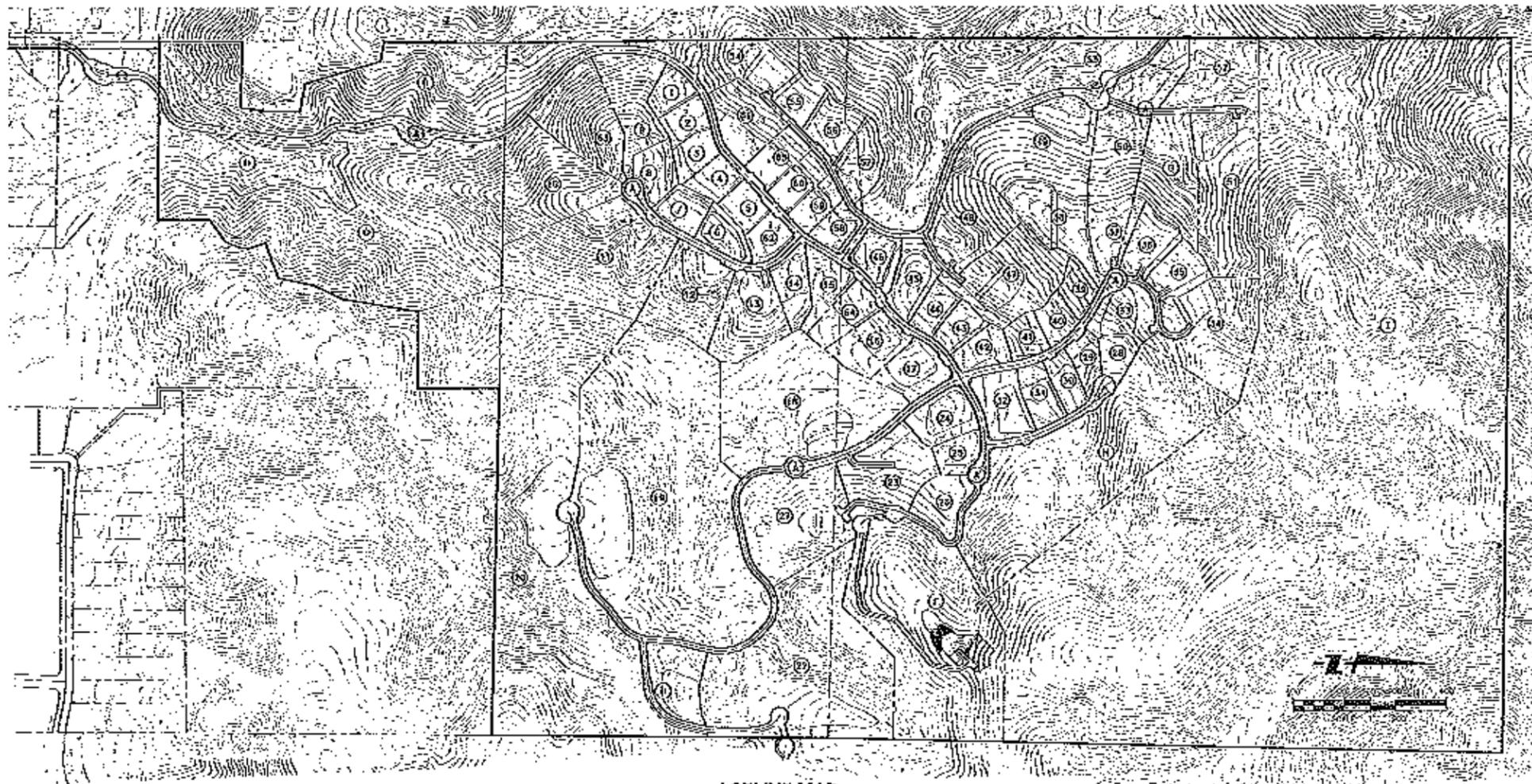
REVISIONS:

| REVISION | DESCRIPTION | DATE |
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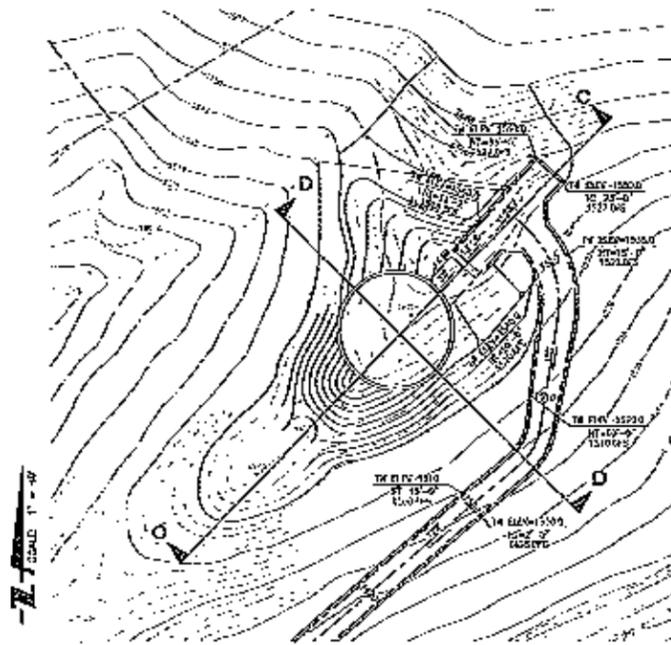
**TENTATIVE TRACT MAP**  
**CROSS SECTIONS AND DETAILS**

TENTATIVE TRACT MAP NO. 70583  
 CITY OF SAN LEAN  
 DEVELOPMENT PLAN REVIEW BOARD

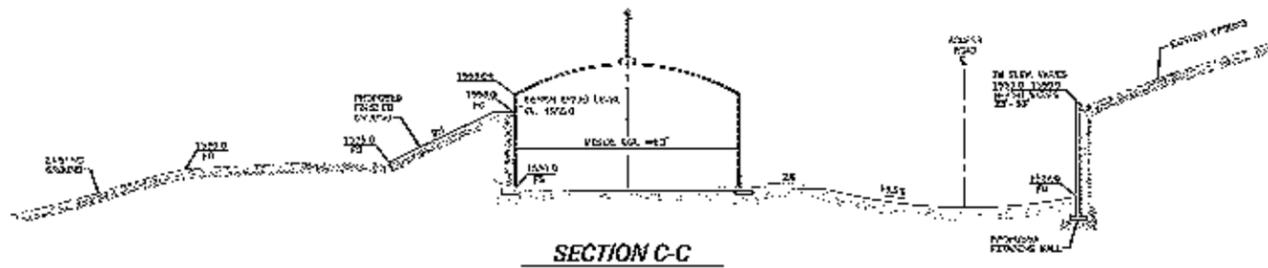
DATE PREPARED: 10/27/10  
 DRAWN BY: URO  
 CHECKED BY: URO  
 P.C. 31244  
**SHEET: 16 OF 17**



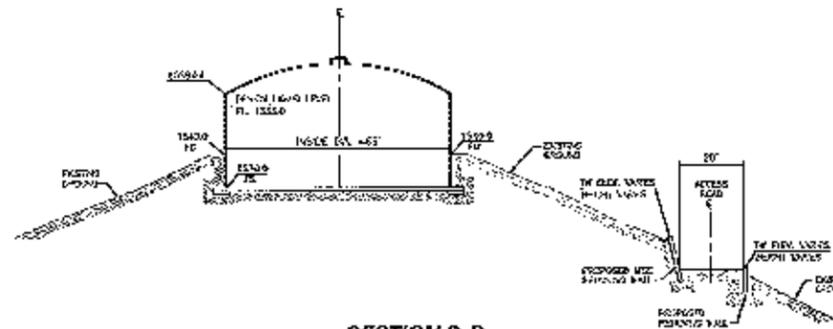
**LOTLINE MAP**  
SCALE: 1"=200'



**FINAL WATER TANK GRADING**  
SCALE: 1"=40'



**SECTION C-C**  
SCALE: 1"=20'



**SECTION D-D**  
SCALE: 1"=20'

OPTIONAL COMPLIANT  
 DEVELOPMENT PLAN  
 THE CITY ENGINEER HAS REVIEWED THE SUBMITTALS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR THE CITY OF SAN DIEGO.  
 DATE: \_\_\_\_\_

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF  
 \_\_\_\_\_  
 CIVIL ENGINEER  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 43522



**REVISIONS:**

| REVISION | DESCRIPTION | DATE |
|----------|-------------|------|
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|          |             |      |

**LOTLINE MAP AND WATER TANK DETAILS**  
 TENTATIVE TRACT MAP NO. 70593  
 CITY OF SAN DIEGO  
 DEVELOPMENT PLAN REVIEW BOARD

DATE: 10/27/10  
 DRAWN BY: SAG  
 CHECKED BY: JBJ  
 NO. 24104  
**SHEET: 18 OF 17**





## Agenda Item Staff Report

**To:** Honorable Mayor and Members of City Council  
*For the Meeting of May 10, 2016*

**From:** Blaine Michaelis, City Manager

**Initiated by:** Luis Torrico, Development Services

**Subject:** **Mills Act Contract 15-01** – Consideration of a Mills Act Contract for property located at 528 N. San Dimas Avenue (APN: 8387-005-008)

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### **SUMMARY**

*The property owners of 528 N. San Dimas Avenue are requesting to enter into a Mills Act Contract with the City to restore and preserve their existing historic residence. The property owner will benefit from a property tax savings and the City benefits from the continued preservation of a historic structure. The property meets the eligibility criteria including being identified as a Historic Resource on the City's Historic Resources Inventory Survey.*

*Staff recommends that the City Council approve Mills Act application 15-01 to authorize the City Manager to execute the Mills Act Contract with the property owners on behalf of the City by approving Resolution attached as Exhibit A.*

### **BACKGROUND**

Enacted in 1972, the Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. The Mills Act grants participating local governments (cities and counties) the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief.

Mills Act contracts are for 10 years initially with automatic yearly extensions and stay with the property when transferred. During the term of the contract, the property owners are required to re-invest the tax savings into the property by completing the scheduled list of improvements, which must conform to the Guidelines set forth in the Secretary of the Interior's Standards for Rehabilitation (Exhibit F). Subsequent owners are bound by the contract and have the same

rights and obligations as the original owner who entered into the contract. The homeowner may petition the City to cancel the Mills Act contract; however, it will require a cancellation penalty of 12-½% of the current fair market value of the property and the property taxes will increase to the level they would have been at before the Mills Act Contract for the following year. In addition, the City may also cancel the contract if it is determined that the owner has breached any of the conditions of the contract or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historical property. The same 12-½% cancellation fee will apply and the property taxes will increase to the level they would have been at before the Mills Act Contract.

## **DISCUSSION/ANALYSIS**

### City Eligibility for Mills Act Consideration

In order for the property to be considered for a Mills Act Contract it must meet the following criteria:

1. Must be a privately owned property, which is not exempt from property taxation.
  - a. The property is privately owned and not exempt from property taxation.
2. Must be identified as a “Historic Resource” by the City of San Dimas Historic Resources Survey adopted by the City Council and must not have been altered since the 1991 survey in a manner that would change its historic significance as determined by planner inspection.
  - a. The property is listed as a historic structure on the City’s Historic Resources Survey and has not been significantly altered since the survey was completed in 1991 (see Figures 1 & 2).



Figure 1 – 2015



Figure 2 – 1991

3. “Buildings...must include all of the basic structural elements” consistent with the Guidelines For the Assessment of Enforceably Restricted Historic Property adopted by the State Board of Equalization on May 25, 2005. The Guidelines further state, based upon Section IV of National Register Bulletin #15, that: “Parts of buildings, such as interiors, facades, or wings, are not eligible. A newly constructed building is not a historic resource, and thus, is not a qualified historical property within the meaning of Government Code section 50280.1. For example a newly constructed detached garage

(assuming it is not a reconstruction of a historical garage) clearly would not be eligible because it has no significance in American history or architecture, nor does it meet any of the other requisite criteria.”

- a. The house includes all of its basic structural elements that were present at the time of the historic survey. The house was constructed in 1915 and there was a detached garage constructed in 1950 and a dining room addition, at the rear of the house, constructed in 1951. The addition was constructed to match the existing home with the exception of the type of siding exterior; the original house has shingle siding while the addition has horizontal siding. The garage was constructed with a slightly higher pitched-roof but included same exterior horizontal siding as the addition.

### Property Description

The property measures 10,000 square feet in lot area and is located within the Single Family Downtown Residential zone and the Upper San Dimas Avenue Historic District (see Exhibits B & C). The property has been identified, on the Historic Resources Inventory form (Exhibit E), as contributor to a district for local designation. The house, constructed in 1915, is located at the front of the property and the residential addition, constructed in 1951, is attached at the rear of the house. The detached two-car garage, constructed in 1950, is located at the rear northeast corner of the property, approximately 90 feet from the residence. The property shares a driveway, accessed from San Dimas Avenue, with the property to the north located at 600 N. San Dimas Avenue.

The residential structure is one story and is a good example of the Craftsman Bungalow architectural style (see Exhibit D). The house includes a low-pitched front gable roof with asphalt composition roof material and exposed rafter tails, which extends over the attached front covered porch. There are decorative braces under the porch gable and tapered stone piers with square wood columns supporting the porch. Vertical wood slat vents are located under the peak of the front and rear gables.

The exterior finish consists of shingle siding on the original portion of the house and the addition includes horizontal siding (see Figure 3). The original portion of the house also includes a tapered shingled-apron. The house includes wood single-hung windows with decorative wood trim throughout the original portion of the house and the addition.



Figure 3 – Front & rear of subject property

The detached garage, which was constructed in 1951, is located at the rear of the property. The garage’s exterior finish consists of horizontal siding, similar to that of the rear addition, and was constructed with a slightly higher pitched roof than the main residential structure, and includes an asphalt composition roof. The garage does not have any of the architectural details that match the house or any other architectural details typical of a Craftsman Bungalow structure, other than the horizontal siding (see Figure 4).



Figure 4 - Garage

Proposed Improvements

The property owners are proposing a variety of improvements during the term of the contract (see Table 1). Improvements will include, but not be limited to a new roof for the house and garage (see Figure 5), exterior paint for the house and garage to include repair of existing shingles (see Figure 6), where required, and repair original window sash and chords (see Figure 7). All of the proposed improvements will be consistent with the Guidelines of the Secretary of the Interior’s Standards for Rehabilitation (see Exhibit F). The proposed schedule of improvements includes a total of five items. It’s typical to not include a project each year of the contract as some items will be more expensive than others and require multiple years of savings to complete. The property owner may expect to see a total of tax savings of approximately \$20,360 - \$30,550 throughout the entire term of the contract. The proposed improvements have been reviewed by the Building Department and they expect the total cost will be within the tax savings range.

| <b>LIST OF IMPROVEMENTS PROPOSED BY OWNERS DURING 10-YEAR CONTRACT PERIOD</b> |  |
|---|--|
| <b>YEAR</b>   | <b>IMPROVEMENT</b>   |
| 2017  | Seismic retrofit of foundation   |
| 2020  | Exterior paint – House & garage (repair shingles, fascia and frames as required)   |
| 2022  | Add craftsman character to garage front façade (i.e. stone wainscot, craftsman lighting, craftsman door and small trellis) |
| 2023  | Repair original window sash chords & front door hardware   |
| 2026  | New roof – House & garage  |
|   |  |
|   |  |

Table 1

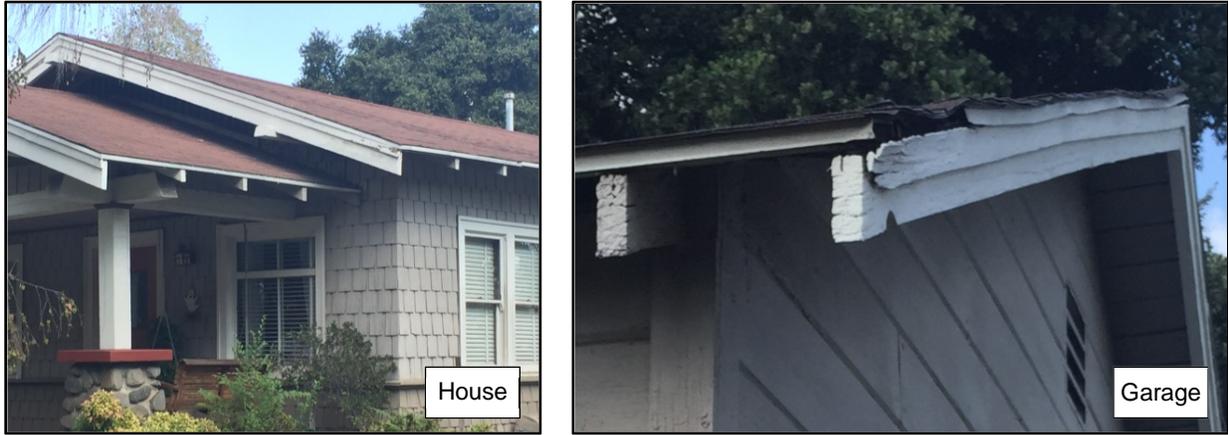


Figure 5 - Roof Repair

One of the proposed improvements is to paint the exterior of the house and garage which will include repairing the shingle siding, horizontal siding, fascia and wood window and door frames as required. The repairs will be done to the extent where the original shingle siding and horizontal siding doesn't get damaged. Typically, the wood would get sanded to remove all the layers of paint; however, in this case there is concern that the wood may get significantly damaged; therefore, repairs prior to painting will be done to the extent to prevent damage.



Figure 6 - Paint, including shingle & fascia repair

As previously mentioned, the addition at the rear of the house has a horizontal siding while the original house has a shingle siding exterior. Staff discussed with the applicant the possibility of including replacing the horizontal siding in the rear to match the shingle siding as one of the scheduled list of improvements. The applicant wanted to preserve the existing material, therefore Staff contacted the Los Angeles Conservancy, which is a nonprofit organization that works to preserve and revitalize historic architectural and cultural resources throughout Los Angeles County, to get their recommendation on the siding issue. They recommended that the two different siding materials be maintained as that was the

original design and indicative of that time frame. The Los Angeles Conservancy associate further stated the different siding material serves as a clear distinction from the original structure to the addition. Therefore, the two different siding materials will be preserved, repaired where appropriate and painted.

### Property Tax Savings



Figure 7 – Repair original windows sash chords

Typically, as part of the Mills Act Contract, property owners may see a 40% to 60% reduction in property tax savings annually. In the analysis of past contracts, Staff has prepared an estimate of the property tax savings. However, the County Tax Assessor's office, which makes the final calculation, has advised City Staff to not prepare an estimate, as there are several variables that determine the actual savings and could be difficult to provide an accurate estimate. Per the County Assessor's office, the property owners currently pay approximately \$5,092 in annual taxes. Should the Council approve the contract, the property owners may see a tax savings ranging from approximately \$2,036 - \$3,055 each year of the contract, adjusted annually for inflation. Based on these numbers, the annual fiscal impact to the City would be approximately \$203.60 – \$305.50 (10% of tax savings) of property tax, in exchange for the continued preservation of this property. As previously mentioned, the final tax savings will be calculated by the County Tax Assessor's office; however, these numbers represent a good estimate.

### **RECOMMENDATION**

Staff recommends that the City Council approve Resolution Mills Act 15-01 and authorize the City Manager to execute the Mills Act Contract with the property owners of 528 N. San Dimas Avenue on behalf of the City.

Respectfully submitted,



Luis Torrico  
Associate Planner

Attachments:

- Exhibit A - CC Resolution Mills Act Contract 15-01
- Exhibit B - Aerial of subject property
- Exhibit C - Historic district map
- Exhibit D - Photographs of subject property
- Exhibit E - Historic Resources Survey Form for 528 N. San Dimas Avenue
- Exhibit F - Secretary of the Interior's Standards for Rehabilitation
- Exhibit G - Current Mills Act Contracts
- Exhibit H - Draft Historic Property Preservation Agreement (Mills Act Contract)

**RESOLUTION 2016-25**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS,  
COUNTY OF LOS ANGELES, APPROVING THE ATTACHED HISTORIC  
PROPERTY PRESERVATION AGREEMENT, PURSUANT TO THE MILLS ACT,  
FOR THE SINGLE FAMILY RESIDENCE AT 528 NORTH SAN DIMAS  
AVENUE.**

**WHEREAS**, the City Council of the City of San Dimas has recognized the historical significance of certain structures within the City, including the single family residence at 528 North San Dimas Avenue; and

**WHEREAS**, the single family residence at 528 North San Dimas Avenue, constructed in 1915, is a good maintained example of a Craftsman style residence and is an important contributor to the 500 and 600 blocks of San Dimas Avenue because of its style, scale and materials, as previously documented in the 1991 San Dimas Historic Inventory Resources Survey; and

**WHEREAS**, the City Council of the City of San Dimas has determined that preservation of historical resources, inclusive of the single family residence at 528 North San Dimas Avenue, is important to the City and contribute to the City's quality of life and to the welfare of current and future generations; and

**WHEREAS**, the City Council of the City of San Dimas recognizes that entering into Historical Preservation Agreements pursuant to California Government Code Sections 50280, et seq., commonly known as the "Mills Act", provides incentives for the owners of historically significant structures to preserve their properties, thereby offering a cultural benefit to the citizens of San Dimas; and

**WHEREAS**, historical designations and agreements are categorically exempt from the California Environmental Quality Act (CEQA) as provided by Section 15331 of CEQA.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of San Dimas does hereby resolve that:

**SECTION 1.** The single family residence at 528 North San Dimas Avenue, currently owned by Robert Sterling Redd and Amanda Michelle Schluter Redd, is a "qualified historical property" and eligible for favorable valuation by the County Assessor as an enforceable restricted historical property under the provisions of the California Government Code Sections 50280, et seq., and California Revenue and Taxation Code Sections 439.1 et seq.

**SECTION 2.** The Council HEREBY AUTHORIZES the Mayor to execute the attached Historic Property Preservation Agreement between the City Council of the City of San Dimas and the owners, Robert Sterling Redd and Amanda Michelle Schluter Redd, of

the single family residence at 528 North San Dimas Avenue. A copy of this Resolution shall be mailed to the applicant.

**PASSED, APPROVED AND ADOPTED** this 10<sup>th</sup>, day of May 2016.

---

Curtis W. Morris, Mayor City of San Dimas

**ATTEST:**

---

Debra Black, Assistant City Clerk

I, Debra Black, Assistant City Clerk, hereby certify that Resolution 2016-25 was adopted by the City Council of San Dimas at its regular meeting of May 10<sup>th</sup>, 2016 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

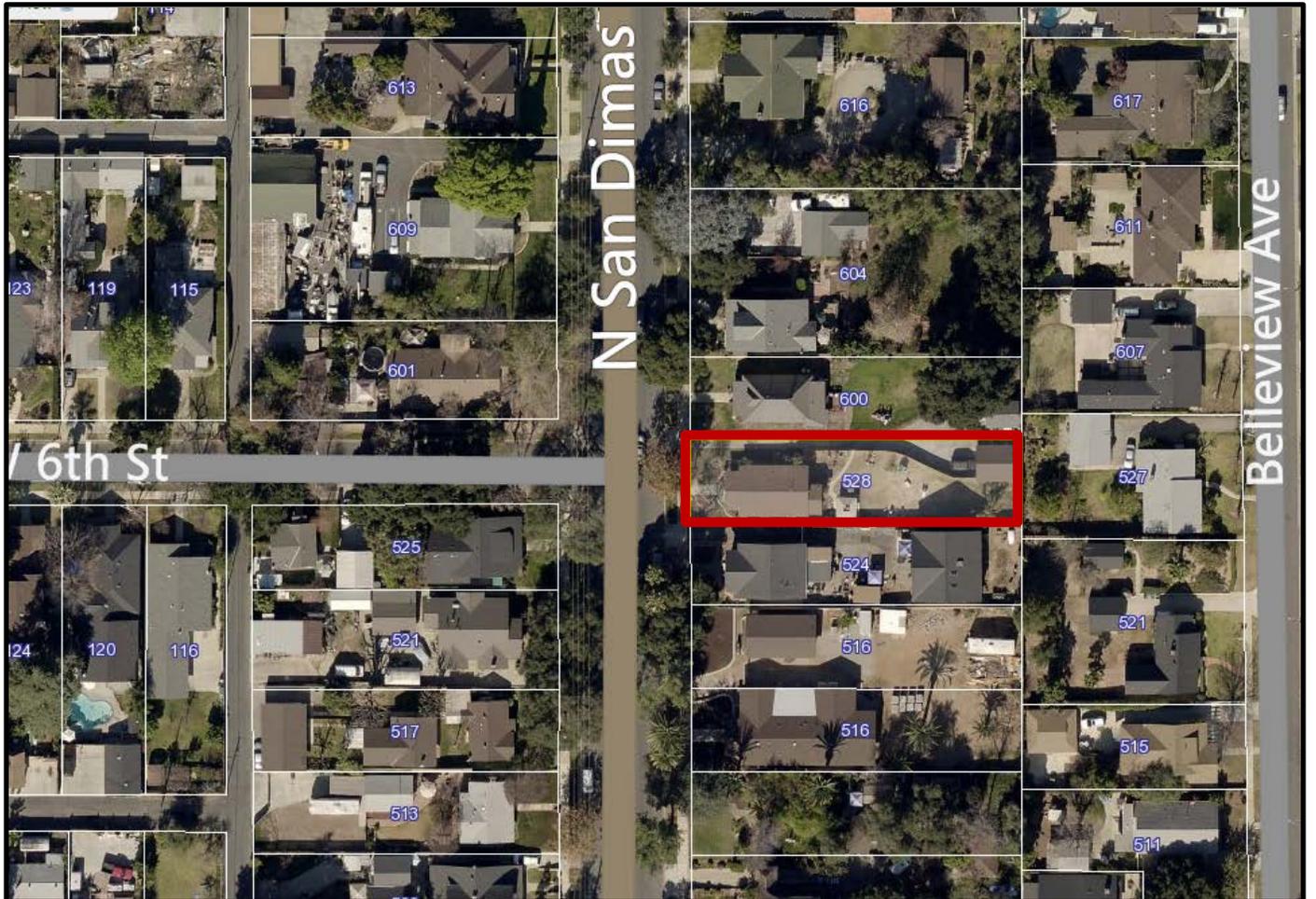
**ABSTAIN:**

---

Debra Black, Assistant City Clerk

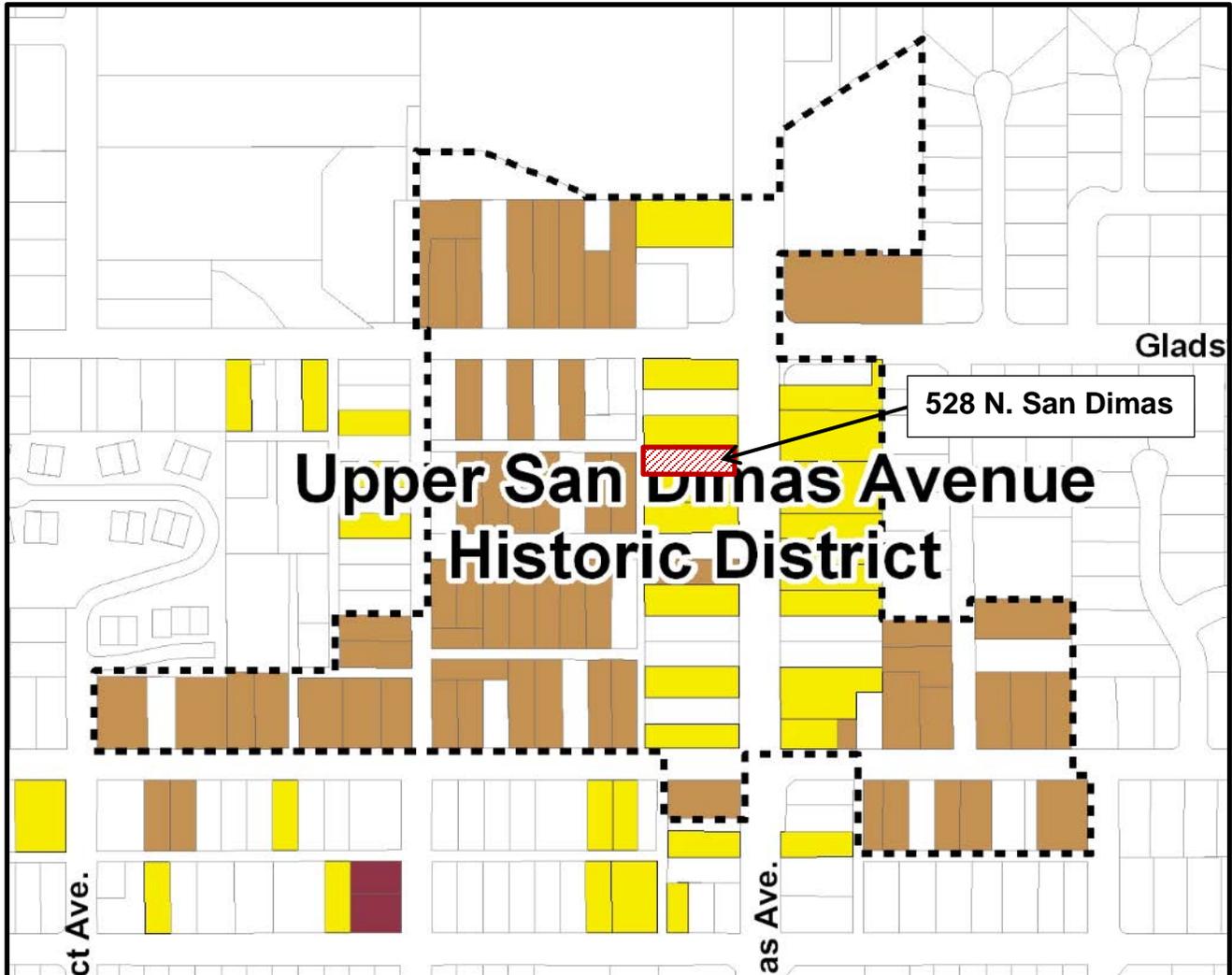
### EXHIBIT B

### Aerial of Subject Site



## EXHIBIT C

### Historic District Map



#### Legend

##### 1991 Historic Resources Survey

□ Nonhistoric Properties

##### CA Historical Resource Status Code

- 1S - Listed in National Register (NR) or California Register (CR)
- 3B - Eligible for NR and contributor to NR district
- 3B 3D - Eligible for NR both individually and as a contributor
- 3D - Eligible for NR as contributor
- 3S - Eligible for NR as an individual property
- 5D2 - Contributor to a district for local designation
- 5S2 - Individual property eligible for local designation
- 6L - Ineligible for local designation
- 7N - Needs to be reevaluated
- 7N1 - Needs to be reevaluated - may become eligible w/restoration
- Formerly in Survey but has been demolished

## EXHIBIT D

### Photos of Subject Site



**Front of house**



**Rear of house**



**North side of house**



**South side of house**

# EXHIBIT E

## Historic Resources Survey Form

DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION  
HISTORIC RESOURCES  
INVENTORY

### IDENTIFICATION AND LOCATION

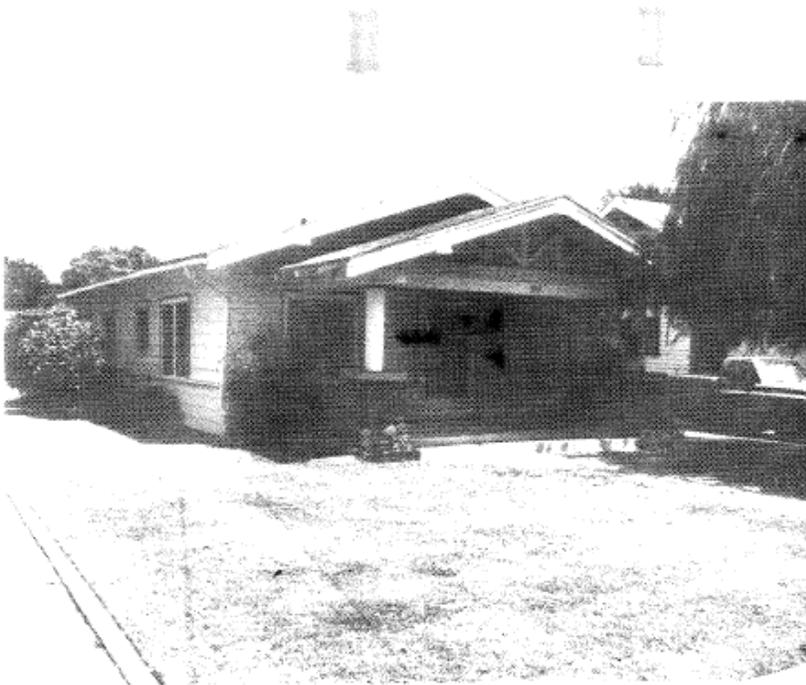
1. Historic name None
2. Common or current name None
3. Number & Street 528 North San Dimas Avenue Cross-corridor \_\_\_\_\_  
City San Dimas Vicinity only \_\_\_\_\_ Zip 91773 County Los Angeles
4. UTM zone 11 A 425250/3774940 B 425840/3774940 C 425840/3774570 D 425250/3774570
5. Quad map No. 1094 Parcel No. 8387-05-08 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
National Register status 3D  
Local designation \_\_\_\_\_

### DESCRIPTION

6. Property category District If district, number of documented resources 77
- \*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

Rectangular in plan, this one story Craftsman Bungalow has a low pitched front gable roof with a front gable over the attached porch. Rafters and beams are exposed under the broad eaves. The porch has decorative stickwork under the gable. Stone piers topped with square wood columns support the open porch. Two large wood sash windows are located on each side of the front door. The remaining sash windows are one over one with wood moldings. Vertical vents are located under the peak of the front gable. The house is covered with shingle siding and rests on a concrete foundation. The 50' x 200' lot has a detached garage built in the same style as the house. The house is in good condition and has maintained its integrity.



8. Planning Agency  
San Dimas Planning Department
9. Owner & address  
Janette/John Hertz  
528 N. San Dimas Ave.  
San Dimas, CA 91773
10. Type of Ownership Private
11. Present Use Residential
12. Zoning MF-D
13. Threats None

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

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

**HISTORICAL INFORMATION**

- \*14. Construction date(s) 1915-F Original location Same Date moved \_\_\_\_\_
- 15. Alterations & date \_\_\_\_\_
- 16. Architect Unknown Builder Unknown
- 17. Historic attributes (with number from list) 02-Single Family Property

**SIGNIFICANCE AND EVALUATION**

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

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

This Craftsman Bungalow is an excellent example of the style built in San Dimas between 1910 and 1925. It was built in 1914 for Nina M. Foss. It is an important contributor to the 500 and 600 blocks of San Dimas Avenue because of its style, scale and materials. The San Dimas Press for August 13, 1914 stated the following, "Mrs. Nina M. Woods' house on San Dimas Avenue is now completed and the owners are moving in." There is a discrepancy in the last name, but it is probably the same person.

- 20. Sources  
Assessor's Map Book, #113, 1911-19  
Sanborn Map 1925  
San Dimas Press, 8/13/14
- 21. Applicable National Register criteria A,C
- 22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
- 23. Evaluator Judith P. Triem  
Date of evaluation 7/12/91
- 24. Survey type Comprehensive
- 25. Survey name San Dimas Historic Resources Survey
- \*26. Year form prepared 1991  
By (name) Judith P. Triem  
Organization City of San Dimas  
Address 245 E. Bonita Avenue  
City & Zip San Dimas 91773  
Phone (714) 599-6713

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



**See  
Upper San Dimas  
Avenue  
District Map**

## **EXHIBIT F**

### **Secretary of the Interior's Standards for Rehabilitation**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**EXHIBIT G**  
**Current Mills Act Contracts**

| Mills Act Contracts |                         |               |
|---------------------|-------------------------|---------------|
|                     | Address                 | Contract Date |
| 1                   | 604 N. San Dimas Avenue | 2001          |
| 2                   | 500 N. San Dimas Avenue | 2005          |
| 3                   | 401 N. Monte Vista      | 2005          |
| 4                   | 623 N. Walnut Avenue    | 2005          |
| 5                   | 623 N. San Dimas Avenue | 2006          |
| 6                   | 606 S. Walnut Avenue    | 2008          |

**EXHIBIT H**

**Draft Historic Property Preservation Agreement  
(Mills Act Contract)**

(To be inserted)

OFFICIAL BUSINESS  
Document entitle to free  
Recording per Government  
Code Section 6103

RECORDING REQUESTED BY  
and when  
RECORDED MAIL TO:

Planning Division,  
City of San Dimas  
245 East Bonita Avenue  
San Dimas, CA 91773

---

Space above this line for Recorder's use only

**HISTORIC PROPERTY PRESERVATION AGREEMENT**  
**(MILLS ACT CONTRACT)**  
**528 North San Dimas Avenue**

THIS AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2016; by and between the CITY OF SAN DIMAS, a municipal corporation ("City"), and Robert Sterling Redd and Amanda Michelle Schluter Redd ("Owner").

**RECITALS**

1. California Government Code Section 50280, et seq. authorizes cities to enter into contracts with the owners of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as a property of historical significance;

2. Owner holds fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address 528 North San Dimas Avenue, San Dimas, California, Assessor Parcel Number 8387-005-008, (the "Historic Property");

3. On \_\_\_\_\_, 2016, after a public hearing, the City Council of the City of San Dimas adopted Resolution No. 16-\_\_\_\_, declaring and designating the Historic Property, a "qualified historical property" and eligible for favorable valuation by the County Assessor as an enforceable restricted historical property under the provisions of the California Government Code Sections 50280, et seq., and California Revenue and Taxation Code Sections 439.1 et seq.;

4. City desires to enter into this Agreement for the purpose of protecting and preserving the characteristics of historical significance of the Historic Property; and,

5. Owner, in consideration for abiding by the terms of this Agreement, shall be entitled to qualify for a reassessment of valuation of the Historic Property, pursuant to the provisions of Chapter 3, Part 2, of Division 1 of the California Revenue and Taxation Code.

### **AGREEMENT**

NOW, THEREFORE, City and Owner in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. Effective Date and Term of Agreement. This Agreement shall be effective and commence on \_\_\_\_\_, 2016 ("Effective Date") and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the Effective Date, one year shall be added automatically to the initial term of the contract as provided in paragraph 2, below.

2. Renewal. On each yearly anniversary of the Effective Date of this Agreement ("Renewal Date"), an additional one year term shall automatically be added to the initial term of this Agreement unless a notice of nonrenewal ("Notice of Nonrenewal") is mailed as provided herein. If either Owner or City desires in any year not to renew this Agreement, Owner or City shall serve a written Notice of Nonrenewal upon the other party in advance of the annual renewal date of this Agreement. Such Notice of Nonrenewal shall be effective if served by Owner upon City at least ninety (90) days prior to the annual Renewal Date; or if served by City upon Owner, such Notice of Nonrenewal shall be effective if served upon Owner at least sixty (60) days prior to the annual Renewal Date.

2.1 Owner Protest of City Nonrenewal. Within fifteen (15) days of receipt by the Owner of a Notice of Nonrenewal from City, Owner may make and file a written protest of the Notice of Nonrenewal. Upon receipt of such protest, the City Council shall set a hearing prior to the expiration of the Renewal Date of this Agreement. Owner may furnish the City Council with any information that the Owner deems relevant, and shall furnish the City Council with any information it may require. The City Council may, at any time prior to the annual renewal date of this Agreement, withdraw its Notice of Nonrenewal. If either City or Owner serves a Notice of Nonrenewal in any year, this Agreement shall remain in

effect for the balance of the term then remaining, either from its original execution or from the last renewal of this Agreement, whichever may apply.

3. Valuation of Historic Property. During the term of this Agreement, Owner is entitled to seek assessment of valuation of the Historic Property pursuant to the provisions of Chapter 3, Part 2; of Division 1 of the California Revenue and Taxation Code.

4. Standards for Historical Property. Owner shall preserve, maintain, and, where necessary, restore or rehabilitate the Historic Property and its Character Defining Features according to the City of San Dimas Town Core Residential Design Guidelines and applicable City regulations, the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, and the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

4.1 Character Defining Features. Character Defining Features of the Historic Property include, but are not necessarily limited to, the general architectural form, style, materials, design, scale, details, mass, roof line, porch, and other aspects of the exterior appearance. Specifically, these Character Defining Features consist of a one story Craftsman Bungalow. The house includes a low-pitched front gable roof with asphalt composition roof material and exposed rafter tails, which extends over the attached front covered porch. There are decorative braces under the porch gable and tapered stone piers with square wood columns supporting the porch. Vertical wood slat vents are located under the peak of the front and rear gables. The exterior finish consists of shingle siding on the original portion of the house and the addition includes horizontal siding. The original portion of the house also includes a tapered shingled-apron. The house includes wood single-hung windows with decorative wood trim throughout the original portion of the house and the addition. There is a detached garage, which was constructed in 1951, is located at the rear of the property. The garage's exterior finish consists of horizontal siding, similar to that of the rear addition, and was constructed with a slightly higher pitched roof than the main residential structure, and includes an asphalt composition roof. The garage does not include any of the architectural details that match the house or any other architectural details typical of a Craftsman Bungalow. The primary components of the Character Defining Features are documented in the 1991 San Dimas Historic Resources Inventory Survey, attached and marked as Exhibit "A"; and depicted in the attached Historic Property photos, and marked as Exhibit "B".

5. Periodic Examinations. Owner shall allow reasonable periodic examinations, by prior appointment, of the interior and exterior of the Historic Property by representatives of the County Assessor, State Department of Parks and Recreation, State Board of Equalization, and/or the City, as may be necessary to determine Owner's compliance with the terms and provisions of this Agreement.

6. Provision of Information of Compliance. Owner hereby agrees to furnish City with any and all information requested by the City that may be necessary or advisable to

determine compliance with the terms and provisions of this Agreement.

7. Cancellation. City, following a duly noticed public hearing, as set forth in California Government Code Sections 50225, et seq. may cancel this Agreement if it determines that Owner breached any of the conditions of this Agreement or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historic property. City may also cancel this Agreement if it determines that the Owner has failed to maintain and preserve the Historic Property in accordance with the terms of this Agreement. If this Agreement is cancelled because of failure of the Owner to preserve, maintain, and rehabilitate the Historic Property as specified above, the Owner shall pay a cancellation fee to the state Controller as set forth by the provisions of Government Code Section 50286.

8. Destruction. Notwithstanding any provision of this Agreement to the contrary, the Owner may cancel this Agreement without payment of the cancellation fee set forth in Paragraph 7, if the existing single-family residence (the "Structure" on the Historic Property is damaged by fire, earthquake, or other Act of God or accidental cause to the extent that: (1) the fair market value of said Structure is reduced by 51 percent or more; or (2) 51 percent or more of said Structure's floor area is destroyed or irreparably damaged; or (3) 51 percent or more of the Structure's Character Defining Features are destroyed or irreparably damaged; or (4) that the cost to the Owner (exclusive of insurance proceeds) to restore the Structure to its prior condition would exceed \$10,000.00. If the Owner desires to cancel this Agreement under this Paragraph 8, written notice shall be given to the City within 90 days after such damage or destruction occurs.

8.1 Cancellation Due to Destruction. In the event the Owner desires to cancel this Agreement due to the circumstances outlined in this Paragraph 8; either party may request a hearing before the City Council to determine: (a) the extent of diminution of value; (b) the extent of the damage or destruction to the floor area of said Structure; and/or (c) extent of damage or destruction to the Character Defining Features of the said Structure.

9. Enforcement of Agreement. City may specifically enforce, or enjoin the breach of the terms of this Agreement. In the event of a default under the provisions of this Agreement by Owner, City shall give written notice to Owner by registered or certified mail addressed to the address stated in this Agreement of violations of this Agreement. If such, a violation is not corrected to the reasonable satisfaction of the City within thirty (30) days after the date of the notice of violation, or within such a reasonable time as may be required to cure the breach or default (provided that acts to cure the breach or default are commenced within thirty (30) days and thereafter diligently pursued to completion), then City may, without further notice, declare a default under the terms of this Agreement and bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, including, but not limited to, bringing an action for injunctive relief against the Owner or for such other relief as may be appropriate.

9.1 No Waiver by City. City does not waive any claim of default by Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic Properties are available to the City to pursue in the event that there is a breach of this Agreement. No waiver by City or any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

10. Binding Effect of Agreement. The Owner hereby subjects the Historic Property to the covenants, reservations and restrictions as set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Historic Property. Each and every contract, deed or other instrument hereinafter executed, covering or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

10.1 Covenants Run With the Land. City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that the value of the Owner's legal interest in the Historic Property may be affected thereby.

City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the public and Owner.

11. Notice. Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto:

To City:           City of San Dimas  
                      245 East Bonita Avenue  
                      San Dimas, California 91773  
                      Attention: Community Development Director

To Owner:       Robert Sterling Redd and Amanda Michelle Schluter Redd  
                      528 N. San Dimas Ave.  
                      Sam Dimas, CA 91773

12. Effect of Agreement. None of the terms, provisions or conditions of this

Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause the parties to be considered joint venturers or members of any joint enterprise.

13. Indemnity of City. Owner agrees to protect, defend, indemnify, and shall hold City and its elected officials, officers, agents and employees harmless from liability for claims, loss, proceedings, damages, causes of action, liability, costs or expense, including reasonable attorney's fees in connection with damage for personal injuries, including death, and claim for property damage which may arise from the direct or indirect use or operations of Owner or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to the use, operation and maintenance of the Historic Property. Owner hereby agrees to and shall defend the City and its elected officials, officers, agents and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of Owner's activities in connection with the Historic Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not the City prepared, supplied or approved the plans, specifications or other documents for the Historic Property.

14. Binding Upon Successors. All of the agreements, rights, covenants, reservations and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.

15. Legal Costs. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder; the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

16. Severability. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.

17. Governing Law. This Agreement shall be construed and governed in accordance with the laws of the State of California.

18. Recordation. No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Los Angeles.

19. Amendments. This Agreement may be amended, in whole or in part only by a written and recorded instrument executed by the parties hereto.

The City and Owner have executed this Agreement on the day and year first written above.

CITY OF SAN DIMAS

\_\_\_\_\_  
Blaine Michaelis, City Manager

\_\_\_\_\_  
Date

PROPERTY OWNER

By: \_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

By: \_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

- Exhibit A - Legal Description
- Exhibit B - Photographs of Historic Property
- Exhibit C - Scheduled improvements
- Exhibit D - San Dimas Historic Resources Inventory Survey (1991)
- Exhibit E - Secretary of Interior Rehabilitation Standards

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

All the certain real property located in the County of Los Angeles, State of California, described as follows:

Lot 8 of Tract No. 228, in the City of San Dimas, County of Los Angeles, State of California, as per Map recorded in Book 13 Page 180 of Maps, in the Office of the County Recorder of said County.

DRAFT

## EXHIBIT B

### PHOTOGRAPHS OF HISTORIC PROPERTY



**Front of house**



**Rear of house**



**North side of house**



**South side of house**

## EXHIBIT C

### SCHEDULED IMPROVEMENTS

| <b>LIST OF IMPROVEMENTS PROPOSED BY OWNERS DURING 10-YEAR CONTRACT PERIOD</b> |  |
|---|--|
| <b>YEAR</b>   | <b>IMPROVEMENT</b>   |
| 2017  | Seismic retrofit of foundation   |
| 2020  | Exterior paint – House & garage (repair shingles, fascia and frames as required)   |
| 2022  | Add craftsman character to garage front façade (i.e. stone wainscot, craftsman lighting, craftsman door and small trellis) |
| 2023  | Repair original window sash chords & front door hardware   |
| 2026  | New roof – House & garage  |
|   |  |
|   |  |

# EXHIBIT D

## SAN DIMAS HISTORIC RESOURCES INVENTORY SURVEY (1991)

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

### HISTORIC RESOURCES INVENTORY

#### IDENTIFICATION AND LOCATION

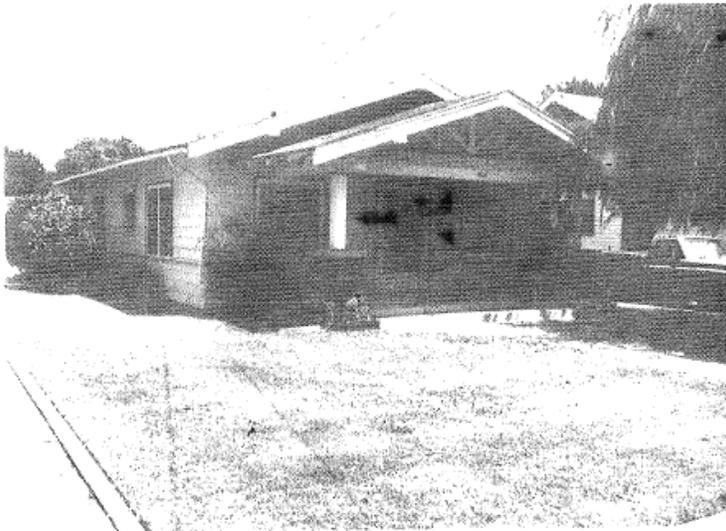
1. Historic name None
2. Common or current name None
3. Number & Street 528 North San Dimas Avenue Cross-corridor \_\_\_\_\_  
City San Dimas Vicinity only \_\_\_\_\_ Zip 91773 County Los Angeles
4. UTM zone 11 A 425250/3774940 B 425840/3774940 C 425840/3774570 D 425250/3774570
5. Quad map No. 1094 Parcel No. 8387-05-08 Other \_\_\_\_\_

Ser. No. \_\_\_\_\_  
National Register status 3D  
Local designation \_\_\_\_\_

#### DESCRIPTION

6. Property category District If district, number of documented resources 77
- \*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

Rectangular in plan, this one story Craftsman Bungalow has a low pitched front gable roof with a front gable over the attached porch. Rafters and beams are exposed under the broad eaves. The porch has decorative stickwork under the gable. Stone piers topped with square wood columns support the open porch. Two large wood sash windows are located on each side of the front door. The remaining sash windows are one over one with wood moldings. Vertical vents are located under the peak of the front gable. The house is covered with shingle siding and rests on a concrete foundation. The 50' x 200' lot has a detached garage built in the same style as the house. The house is in good condition and has maintained its integrity.



8. Planning Agency  
San Dimas Planning Department
9. Owner & address  
Janette/John Hertz  
528 N. San Dimas Ave.  
San Dimas, CA 91773
10. Type of Ownership Private
11. Present Use Residential
12. Zoning MF-D
13. Threats None

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

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

DPR 523 (Rev. 6/90)

**HISTORICAL INFORMATION**

- \*14. Construction date(s) 1915-F Original location Same Date moved \_\_\_\_\_
- 15. Alterations & date \_\_\_\_\_
- 16. Architect Unknown Builder Unknown
- 17. Historic attributes (with number from list) 02-Single Family Property

**SIGNIFICANCE AND EVALUATION**

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

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

This Craftsman Bungalow is an excellent example of the style built in San Dimas between 1910 and 1925. It was built in 1914 for Nina M. Foss. It is an important contributor to the 500 and 600 blocks of San Dimas Avenue because of its style, scale and materials. The San Dimas Press for August 13, 1914 stated the following, "Mrs. Nina M. Woods' house on San Dimas Avenue is now completed and the owners are moving in." There is a discrepancy in the last name, but it is probably the same person.

20. Sources

- Assessor's Map Book, #113, 1911-19
- Sanborn Map 1925
- San Dimas Press, 8/13/14

21. Applicable National Register criteria A,C

22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_

23. Evaluator Judith P. Triem  
Date of evaluation 7/12/91

24. Survey type Comprehensive

25. Survey name San Dimas Historic Resources Survey

\*26. Year form prepared 1991

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

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



**See  
Upper San Dimas  
Avenue  
District Map**

## EXHIBIT E

### THE SECRETARY OF INTERIOR'S REHABILITATION STANDARDS

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



## Agenda Item Staff Report

**To:** Honorable Mayor and Members of City Council  
*May 10, 2016*

**From:** Blaine Michaelis, City Manager

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

**Subject:** Increase in Dog License Fees

---

### **SUMMARY**

Staff recommends that the City Council approve a Resolution increasing the amount for dog license fees.

### **BACKGROUND**

At the April 25, 2016 retreat staff provided a report pertaining to the Agreement with the Inland Valley Humane Society (IVHS) and the contract amount and dog license fees. The City Council approved a motion to bring back a Resolution increasing the amount of dog license fees.

The existing agreement with IVHS was entered into in 2011. It was for an initial three year term with additional one year options. Staff has been discussing with IVHS staff a new Agreement. Part of the discussion has been on the contract amount and dog license fees.

As way of background it may help to understand how the compensation amount of the Agreement is determined. The IVHS attributes the percentage of service for each of its contract cities. San Dimas represents approximately 5% of IVHS service. Each city is then allocated its proportionate share of operating costs based upon its percentage share of service. Revenues that are collected for each city through license fees, late fees, impound fees and other related fees are kept by IVHS and are used to offset against the city's share of operating cost. The remaining

balance of the operating cost is the amount of compensation due from the city to IVHS per the Agreement. For FY 16-17 San Dimas projected cost of our service share is \$290,000.

The amount of the City's contribution was last set in 2011, when the last Agreement was executed, and has only increased by a CPI factor each year since. The amount in 2011 was \$118,671 and us currently \$131,484, which is paid for from the General Fund. Since the time of the last Agreement the cost of providing services has increased while the revenue collected through fees has not increased proportionally. IVHS staff has indicated that the cost of the City's contribution under a new Agreement will increase. They are suggesting that a way to minimize the amount of the City general fund contribution is to increase the amount of the dog license fee since our fees are on the low side and have not increased for several years.

In 2015 the City issued 3,455 dog licenses, of those 2,710, or 78%, were at the altered rate. As a comparison below are the statistics on the number of licenses issued for all of the cities served by IVHS.

2015 Licensing Stats

|                     | Unaltered | Altered | Total  | Unaltered Percentage |
|---------------------|-----------|---------|--------|----------------------|
| Chino               | 2,262     | 4,622   | 6,884  | 33%                  |
| Chino Hills         | 2,971     | 6,857   | 9,828  | 30%                  |
| Claremont           | 592       | 2,466   | 3,058  | 19%                  |
| Diamond Bar         | 833       | 2,478   | 3,311  | 25%                  |
| Glendora            | 616       | 3,555   | 4,171  | 15%                  |
| La Verne            | 643       | 2,397   | 3,040  | 21%                  |
| Mount Baldy         | 2         | 39      | 41     | 5%                   |
| Montclair           | 1,601     | 1,563   | 3,164  | 51%                  |
| Ontario             | 6,846     | 7,798   | 14,644 | 47%                  |
| Pomona              | 9,181     | 8,962   | 18,143 | 51%                  |
| San Bernardino      | 347       | 886     | 1,233  | 28%                  |
| San Dimas           | 745       | 2,710   | 3,455  | 22%                  |
| San Antonio Heights | 39        | 295     | 334    | 12%                  |
|                     | 26,678    | 44,628  | 71,306 |                      |

The lower cost of a license for an altered dog has had the intended result of encouraging owners to alter their dogs but also has had the effect of reducing revenues that offset operating expenses. The current license fees are \$10 for altered and \$35 for unaltered dogs and the penalty fee is \$25. The last increase in the altered fee was in 1990 when the fee was raised from \$7.50 to \$10. At that time the unaltered fee was also increased from \$15 to \$20 and has been raised several additional times since, last in 2004.

Attached is a current license fee schedule of all the cities served by IVHS. San Dimas fees are among the lowest. At the April 25<sup>th</sup> retreat the City Council approved a motion to bring back a

(dog license fees)  
May 10, 2016

Page 3

Resolution increasing the fees to \$45 for unaltered dogs, \$20 for altered dogs and a penalty fee of \$35. The attached Resolution reflects those changes.

Based upon the proposed new license fees the new cost in the Agreement with the IVHS beginning in FY 16-17 would be \$137,000, a \$5,516 increase. This amount is minimized due to the proposed license fee increase. A new Agreement with the IVHS, which will reflect the new cost, will be presented to the Council for consideration at the next meeting.

**RECOMMENDATION**

Staff recommends that the City Council approve the Resolution approving the increase in dog license fees effective July 1, 2016 as outlined in the staff report.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ken Duran", written in a cursive style.

Ken Duran, Assistant City Manager

Attachments: IVHS Fee Schedule  
Resolution

Inland Valley Humane Society Fee Schedule Spreadsheet

| City                              | Chino*  | Chino Hills | Claremont | Glendora | Diamond Bar | La Verne | Montclair | Ontario* | Pomona* | San Dimas | SB Co.   |
|-----------------------------------|---------|-------------|-----------|----------|-------------|----------|-----------|----------|---------|-----------|----------|
| <b>Dog Lic Fees</b>               |         |             |           |          |             |          |           |          |         |           |          |
| Unaltered                         | \$35.00 | \$50.00     | \$50.00   | \$60.00  | \$50.00     | \$45.00  | \$50.00   | \$45.00  | \$75.00 | \$35.00   | \$96.00  |
| Altered                           | \$15.00 | \$15.00     | \$25.00   | \$20.00  | \$20.00     | \$20.00  | \$25.00   | \$20.00  | \$25.00 | \$10.00   | \$15.00  |
| S/C Unaltered                     | \$25.00 | \$50.00     | \$50.00   | \$60.00  | \$50.00     | \$35.00  | \$50.00   | \$45.00  | \$75.00 | \$35.00   | \$96.00  |
| S/C Altered                       | \$5.00  | \$5.00      | \$10.00   | \$20.00  | \$10.00     | \$5.00   | \$7.50    | \$5.00   | \$5.00  | \$5.00    | \$9.00   |
| Penalty                           | \$35.00 | \$35.00     | \$35.00   | \$25.00  | \$25.00     | \$25.00  | \$35.00   | \$25.00  | \$35.00 | \$25.00   | \$15.00  |
| <b>Cat Lic Fees</b>               |         |             |           |          |             |          |           |          |         |           |          |
| Unaltered / S/C Unaltered         |         |             |           | \$5.00   | \$10.00     | \$10.00  |           |          | \$20.00 |           |          |
| Altered / S/C Altered             |         |             |           | \$5.00   | \$5.00      | \$5.00   |           |          | \$5.00  |           |          |
| Penalty                           |         |             |           |          | \$10.00     | \$10.00  |           |          | \$10.00 |           |          |
| <b>Impound Fees</b>               |         |             |           |          |             |          |           |          |         |           |          |
| Dog - 1st Offense/Altered         | \$20.00 | \$20.00     | \$20.00   | \$31.00  | \$20.00     | \$20.00  | \$30.00   | \$20.00  | \$30.00 | \$20.00   | \$40.00  |
| Dog - 1st Offense/Unaltered       | \$20.00 | \$20.00     | \$20.00   | \$66.00  | \$20.00     | \$20.00  | \$30.00   | \$20.00  | \$30.00 | \$20.00   | \$80.00  |
| Dog - 2nd Offense/Altered         | \$40.00 | \$40.00     | \$40.00   | \$50.00  | \$40.00     | \$40.00  | \$60.00   | \$40.00  | \$60.00 | \$40.00   | \$80.00  |
| Dog - 2nd Offense/Unaltered       | \$40.00 | \$40.00     | \$40.00   | \$50.00  | \$40.00     | \$40.00  | \$60.00   | \$40.00  | \$60.00 | \$40.00   | \$160.00 |
| Dog - 3rd Offense/Altered         | \$60.00 | \$60.00     | \$60.00   | \$100.00 | \$60.00     | \$60.00  | \$90.00   | \$60.00  | \$90.00 | \$60.00   | \$180.00 |
| Dog - 3rd Offense/Unaltered       | \$60.00 | \$60.00     | \$60.00   | \$100.00 | \$60.00     | \$60.00  | \$90.00   | \$60.00  | \$90.00 | \$60.00   | \$210.00 |
| Cat-Altered                       | \$5.00  | \$5.00      | \$5.00    | \$31.00  | \$5.00      | \$5.00   | \$10.00   | \$5.00   | \$10.00 | \$5.00    | \$40.00  |
| Cat-Unaltered                     | \$5.00  | \$5.00      | \$5.00    | \$31.00  | \$5.00      | \$5.00   | \$10.00   | \$5.00   | \$10.00 | \$5.00    | \$80.00  |
| Small Animal                      | \$5.00  | \$5.00      | \$5.00    | \$5.00   | \$5.00      | \$5.00   | \$10.00   | \$5.00   | \$10.00 | \$5.00    | \$52 hr  |
| Medium Animal                     | \$15.00 | \$15.00     | \$15.00   | \$15.00  | \$15.00     | \$15.00  | \$25.00   | \$15.00  | \$25.00 | \$15.00   | \$52 hr  |
| Large Animal                      | \$25.00 | \$25.00     | \$25.00   | \$25.00  | \$25.00     | \$25.00  | \$35.00   | \$25.00  | \$25.00 | \$25.00   | \$52 hr  |
| <b>Food &amp; Care (per city)</b> |         |             |           |          |             |          |           |          |         |           |          |
| Dog                               | \$7.00  | \$7.00      | \$10.00   | \$7.00   | \$7.00      | \$7.00   | \$10.00   | \$10.00  | \$10.00 | \$7.00    | \$8.00   |
| Cat                               | \$7.00  | \$7.00      | \$10.00   | \$7.00   | \$7.00      | \$7.00   | \$10.00   | \$10.00  | \$10.00 | \$7.00    | \$8.00   |
| Small Animal                      | \$5.00  | \$5.00      | \$7.00    | \$10.00  | \$5.00      | \$5.00   | \$7.00    | \$5.00   | \$10.00 | \$5.00    | \$8.00   |
| Medium Animal                     | \$7.00  | \$7.00      | \$10.00   | \$10.00  | \$7.00      | \$7.00   | \$10.00   | \$7.00   | \$10.00 | \$7.00    | \$8.00   |
| Large Animal                      | \$10.00 | \$10.00     | \$15.00   | \$10.00  | \$10.00     | \$10.00  | \$25.00   | \$10.00  | \$15.00 | \$10.00   | \$8.00   |
| Bitter (OBS) animal               | \$10.00 | \$10.00     | \$20.00   | \$10.00  | \$10.00     | \$10.00  | \$15.00   | \$10.00  | \$15.00 | \$10.00   | \$8.00   |
| <b>Owner Release - Licensed</b>   |         |             |           |          |             |          |           |          |         |           |          |
| Per Animal                        | \$20.00 | \$20.00     | \$20.00   | \$20.00  | \$20.00     | \$20.00  | \$20.00   | \$20.00  | \$20.00 | \$20.00   | \$35.00  |
| Per Litter                        | \$25.00 | \$25.00     | \$25.00   | \$25.00  | \$25.00     | \$25.00  | \$25.00   | \$15.00  | \$30.00 | \$15.00   | \$50.00  |
| O/R Pickup Live                   | \$30.00 | \$30.00     | \$30.00   | \$30.00  | \$30.00     | \$30.00  | \$30.00   | \$30.00  | \$40.00 | \$30.00   | \$70.00  |
| O/R Pickup Dead (DOA)             | \$20.00 | \$20.00     | \$20.00   | \$32.00  | \$20.00     | \$20.00  | \$20.00   | \$20.00  | \$30.00 | \$20.00   | \$35.00  |
| <b>Owner Release - Unlicensed</b> |         |             |           |          |             |          |           |          |         |           |          |
| Per Animal                        |         |             | \$40.00   | \$40.00  |             |          | \$40.00   |          | \$50.00 |           |          |
| Per Litter                        |         |             | \$25.00   | \$25.00  |             |          | \$30.00   |          | \$80.00 |           |          |
| O/R Pickup Live                   |         |             | \$60.00   | \$60.00  |             |          | \$40.00   |          | \$60.00 |           |          |
| O/R Pickup Dead (DOA)             |         |             | \$40.00   | \$40.00  |             |          | \$40.00   |          | \$60.00 |           |          |

**RESOLUTION 2016-26**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS,  
COUNTY OF LOS ANGELES, APPROVING AN INCREASE IN DOG  
LICENSE FEES FOR THE CITY OF SAN DIMAS**

**THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES RESOLVE:**

**SECTION 1. Resolution 04-32 is hereby amended.**

**SECTION 2. The City Council hereby approves an increase in fees for Dog  
Licenses effective July 1, 2016.**

| <b>LICENSE FEES</b>                           | <b><u>FEE</u></b> |
|---|-------------------|
| Unaltered – 1 year .....                      | \$ 45.00          |
| Altered – 1 year.....                         | \$ 20.00          |
| Senior Citizen Rate, Altered – 1 year.....    | \$ 5.00           |
| Late Application Fee for New Dog License..... | \$ 35.00          |
| Late Renewal of Dog License.....              | \$ 35.00          |

**PASSED, APPROVED AND ADOPTED** this 10th day of May, 2016.

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

**ATTEST:**

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

I, Debra Black, Assistant City Clerk, hereby certify that Resolution 2016-26 was adopted by the City Council of San Dimas at its regular meeting of May 10, 2016 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Debra Black, Assistant City Clerk



## Agenda Item Staff Report

**To:** Honorable Mayor and Members of City Council  
*May 10, 2016*

**From:** Blaine Michaelis, City Manager

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

**Subject:** San Dimas Dial-a-Cab Fare Increase

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### SUMMARY

Approve a \$0.50 fare increase for all rider categories for the San Dimas Dial-a-Cab service

### BACKGROUND

At the April 25, 2016 City Council Retreat staff and PVRTA Administrator George Sparks provided a San Dimas Dial-a-Cab (DAC) service review and fare increase recommendation report. The City Council approved a motion on a 3-2 vote to bring back a proposal for a \$0.50 fare increase for all rider categories for the DAC service, option #1 in Mr. Sparks report. The following is a comparison of the current fares and proposed fares:

|                     | <u>Current Fare</u> | <u>Proposed</u> |
|---------------------|---------------------|-----------------|
| Gen. Public In-City | \$3.50              | \$4.00          |
| Gen Public          | \$5.50              | \$6.00          |
| Sen/Dis In-City     | \$2.00              | \$2.50          |
| Sen/Dis Outside     | \$2.00              | \$2.50          |

The San Dimas Dial-a-Cab program has been experiencing a steady increase in ridership, and thus expense, beginning in 2011. In 2014 staff worked with the Mr. Sparks, to conduct a review of the Dial-a-Cab service and provide possible options for service or fare adjustments to reduce costs. Mr. Sparks recommendation was a fare increase and imposing some out of town travel limitations. In July of 2014, the Council approved a \$0.50 per one-way trip fare increase, slightly less than the recommendation, and decided against limiting out of town travel. That increase stabilized ridership on Dial-a-Cab. While we have seen the ridership level off, the net cost of all of the transportation programs funded with Prop A funds continues to exceed annual Prop A Local Return Revenues. The City has been utilizing reserve funds in the Prop A fund over the past few years to make up the shortfall.

As Mr. Sparks points out in his report, currently DAC riders pay approximately 14% of the cost of each trip through the fare, with the City, through use of Prop A funds, subsidizing the remaining 86%. If the proposed increase in fares is approved the amount of the Prop A subsidy would be reduced to approximately 82%.

Mr. Spark's updated review of the Dial-a-Cab program recommends consideration of some adjustment to the fares now to avoid the need to make more drastic changes in the future to maintain the long term financial sustainability of the program.

As additional background the following is further information on the Prop A Fund. Proposition A funds, a countywide ½ sales tax, are restricted for use for local transit related services and maintenance costs for transit related facilities. The following chart shows the annual Proposition A revenue and expenses for the past 5 years.

|                | FY 11-12  | FY 12-13  | FY 13-14  | FY 14-15  | FY 15-16* | FY 16-17** |
|----------------|-----------|-----------|-----------|-----------|-----------|------------|
| Prop A Revenue | \$539,890 | \$570,906 | \$571,712 | \$595,746 | \$590,000 | \$647,000  |
| Total Expense  | \$574,965 | \$573,597 | \$650,363 | \$655,306 | \$731,887 | \$703,300  |

\*budget

\*\* estimate based upon adoption of fare increase

There are three major categories of expense for use of Prop A funds.

Programs – Dial-a-Cab, Get About, recreation trips, bus pass subsidies. Total estimated expense in FY 15-16 = \$549,900

Maintenance – Park and Ride lots, bus stops. Total expense in FY 15-16 = \$57,100

Administration – Staff, audits, publicity – Total expense in FY 13-14 = \$124,887

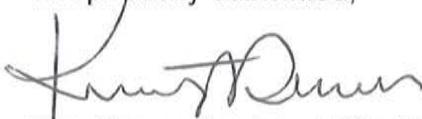
The Proposition A fund had a beginning reserve balance in FY 15-16 of \$463,851 and is projected to reduce to \$377,751 at the end of FY 15-16. The amount of the reserve balance for at the end of FY 16-17 is estimated at \$325,851 based upon the fare

increase and \$283,000 without the fare increase. However, the use of reserves could increase even further over the next few years if the cost of Get-About program increases at anticipated levels.

**RECOMMENDATION**

Staff recommends that the City Council approve a \$0.50 fare increase for all rider categories effective July 1, 2016.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ken Duran", written in a cursive style.

Ken Duran, Assistant City Manager

Attachments: PVTA Report



March 9, 2016

**MEMORANDUM**

To: Ken Duran, Assistant City Manager, San Dimas

From: George L. Sparks, Administrator

**Subject: San Dimas Dial-a-Cab Service Review and Fare Increase Recommendations**

**Recommended Action:** PVRTA staff recommends San Dimas consider a fare adjustment to the Dial-a-Cab to maintain the financial sustainability of the program long term.

This is the annual review of the status of the San Dimas Dial-a-Cab (DAC) program. This review contains:

- ✓ A description of local transportation services supported by San Dimas
- ✓ San Dimas Dial-a-Cab service profile
- ✓ Review of DAC ridership and costs
- ✓ Analysis of three fare increase options

**Local Transportation Services**

San Dimas supports two community transportation services, Get About and San Dimas Dial-a-Cab. These programs are designed to meet the transportation needs of residents who do not have other effective transportation options. These riders include those without an automobile and those unable to use services like Foothill Transit fixed route due to age or disability.

**A. Get About**

Get About is a partnership of San Dimas, Claremont, La Verne and Pomona. Get About service is limited to seniors and those with disabilities. Get About allows qualified riders to travel freely within the four cities of the Pomona Valley. Get About was designed with the recognition that a rider's critical destinations such as, their doctor, therapy, care facility or

work place may be beyond city boundaries. Get About is a door-to-door service. Riders must make ride reservations a day in advance. The fare is \$1 per one-way trip. Get About operates 6:00 a.m. - 7:30 p.m. M-F, 8:30 a.m. - 5:00 p.m. Saturday and 7:30 a.m. - 5:00 p.m. Sunday. Get About also offers the One Step Over the Line service that provides access to medical services in San Bernardino County and Ready Now same day service.

### **B. Get About vs. Dial-a-Cab**

In 1987, San Dimas created Dial-a-Cab (DAC) to supplement Get About. Unlike Get About, DAC is an immediate response same day service making the service more convenient for many riders. Additionally, San Dimas DAC is open to members of the general public. All Get About vehicles are ramp or wheelchair lift equipped, Get About provides a back up accessible service to assist DAC in complying with requirements of the Americans with Disabilities Act. Get About is door-to-door service for those needing assistance while DAC is curb to curb. Get About offers subscription (regularly scheduled) service, which is more effective for those needing standing reservations.

### **San Dimas Dial-a-Cab Service Profile**

A more detailed description of San Dimas DAC along with an analysis of its growth is provided below.

#### **A. Service Area**

Dial-a-Cab offers transportation within the City of San Dimas and outside the city for seniors and the disabled as far west as Grand Avenue between Foothill Blvd. and the US 10 Freeway. Service also extends east as far as Garey Avenue. The service includes some specified destinations outside the service area, primarily medical facilities and colleges. The destinations outside the city include, Pomona Valley Hospital, Casa Colina, Foothill Presbyterian Hospital, Inter-Community Hospital, Queen of the Valley Hospital, Mt. San Antonio College and Cal-Poly. The general public can travel outside the city for medical destinations.

#### **B. Rider Profile**

Below is a projected breakdown of San Dimas FY 2016 ridership based on the seven months of service thus far. We project San Dimas will end the year providing about 26,000 total rides. Based on this ridership level, Dial-a-Cab's ridership would breakdown as follows:

**San Dimas Ridership Profile  
FY2016 (Projected)**

|                    | <u>#Rides</u> | <u>%</u>    |
|--------------------|---------------|-------------|
| Seniors & Disabled | 16,400        | 63%         |
| Wheelchair Users   | 1,800         | 7%          |
| General Public     | <u>7,800</u>  | <u>17%</u>  |
| <b>Total</b>       | <b>26,000</b> | <b>100%</b> |
|                    |               |             |
| Within SD          | 13,500        | 52%         |
| Outside SD         | 12,500        | 48%         |

Seniors and disabled residents including those using wheelchairs account for 70% of all trips taken. Use by those using wheelchairs has risen by 88%. Riders using wheelchairs make up 7% of the total ridership. About half of the rides travel outside San Dimas.

**C. Information from Rider Surveys**

PVTA has periodically conducted surveys of the Dial-a-Cab riders. PVTA surveyed 85 San Dimas DAC riders in December of 2015. Below is a summary of its results:

**Trip Purpose**-The most popular use for Dial-a-Cab was medical trips with 71% of riders saying they take these trips. Shopping was a destination for 44% of those responding.

**Rider Demographics**-Most Dial-a-Cab riders are seniors; per the survey 83% are over 60 and 20% are over 80. Based on the ride counts from trip sheets senior and disabled individuals take 70% of the rides.

**Incomes**-83% of the respondents indicated that they had annual incomes under \$20,000, 22% indicated that their income was under \$10,000.

**Cars Ownership**-88% of respondents do not own a car.

**Disability**-Most of those surveyed (60%) have a disability that would make it difficult for them to use Foothill Transit; 15% indicate that they use a wheelchair; another 45% use a walker or similar device.

#### **D. Popular Destinations**

Based on surveys, 48% of riders use DAC 1 to 4 days each week, 41% use it 1 to 4 times each month. About 34% of riders indicate they have used the service for between 1 and 4 years, while 25% have used it for more than 4 years and about 41% have used it for less than a year. Among the most popular origins and destinations are:

1. San Dimas Senior Center
2. Wal-Mart, Glendora
3. Atria Rancho Park
4. Albertson's
5. Pomona Hospital Medical Center, Pomona
6. Sunnyside Apartment
7. East Shore RV Park

#### **E. Quality of Service**

San Dimas Dial-a-Cab has maintained a high level of service quality. During the last fiscal year DAC achieved a 99% level of on time performance. On time declined to 94.5% in the first seven months of this year. There have been issues related to the transition to a new cab provider and a new system. These issues have been reduced over time and PVRTA continues to work with American Cab to address any problems.

Despite the challenges arising from the contract transition, the riders we surveyed continued to express a high level of satisfaction with the quality of the service provided by Dial-a-Cab. Below is a summary of our survey's service ratings.

|   |                              |
|---|------------------------------|
| ➤ <i>Overall Service</i>                            | <i>99% good or excellent</i> |
| ➤ <i>On Time</i>                                    | <i>96% good or excellent</i> |
| ➤ <i>Reservation Process &amp; Customer Service</i> | <i>97% good or excellent</i> |
| ➤ <i>Driver Courteousness</i>                       | <i>99% good or excellent</i> |
| ➤ <i>The Cost</i>                                   | <i>99% good or excellent</i> |

#### **San Dimas Transportation Program Costs**

San Dimas funds two transportation services, Get About and Dial-a-Cab. Both of these programs have seen significant increases in ridership and cost since FY2011. Dial-a-Cab costs are closely tied to ridership.

San Dimas' Get About contributions are based on a 3-year average of San Dimas' share of Get About's ridership. San Dimas saw its Get About ridership increase by 49% from FY2011 to FY 2015 and its share of the Get About service increased by 35%. This increase was a major factor in the \$73,000 increase in San Dimas' Get About cost over the last six years.

San Dimas DAC's contractor American Cab is paid a fixed rate of \$10.66 per trip based on the results of PVTA's service procurement process in the fall of 2014. The price is fixed for a period of three (3) years. American Cab receives a \$3.00 per passenger premium for transporting individuals in wheelchairs and other mobility devices.

The ridership and costs of San Dimas DAC rose continuously starting in FY2011 from about 21,000 passenger trips to over 29,000 trips in FY2014, a 38% increase. This resulted in a comparable increase in the cost of the service to San Dimas. The growth in ridership during this period was accelerating. Ridership rose by 14% in FY2014 and by 20% in the last six months of that year. If this rate of increase would have continued, San Dimas ridership could have grown past 33,000 passenger trips and the net cost to San Dimas would have increased by more than \$40,000 to about \$280,000 in FY2015.

**Impact of 2014 Fare Increase**

In July of 2014, the Council approved a \$.50 per one-way trip fare increase. The increase stabilized ridership on Dial-a-Cab. The service carried 27,664 in FY 2015. While San Dimas has seen Dial-a-Cab ridership leveled off, the net cost to San Dimas continues to exceed annual Prop A. Local Return revenues. This has required San Dimas to draw down its reserves in each of the last several years. If the City desires to reduce Local Return expenditures to a sustainable level long-term, further modifications to the service will have to be made. The table below shows ridership and costs for San Dimas DAC for FY 2013 projected through FY 2017. The net cost of Dial-a-Cab to San Dimas is projected to rise by about \$9,000 in FY 2017 due to a reduction in projected level MTA Subregional Incentive funding.

**San Dimas Ridership Costs  
 FY 2013 - FY 2017\***

|                  | <u>FY 2013</u> | <u>FY 2014</u> | <u>FY 2015</u> | <u>FY 2016*</u> | <u>FY2017*</u> |
|------------------|----------------|----------------|----------------|-----------------|----------------|
| DAC Rides        | 25,585         | 29,153         | 27,664         | 26,000          | 26,000         |
| Total DAC Cost   | \$330,433      | \$374,324      | \$361,704      | \$355,000       | \$360,000      |
| Get About Cost   | \$104,100      | \$130,203      | \$150,516      | \$173,745       | \$177,793      |
| DAC Cost to SD   | \$220,219      | \$238,453      | \$238,371      | \$233,000       | \$242,000      |
| Total Cost to SD | \$324,319      | \$368,656      | \$388,887      | \$406,745       | \$419,793      |

\* Projected

**Cost Reductions Options-Fare Increase**

PVTA recommends that San Dimas consider incremental adjustments to its service now to avoid the need to make more drastic changes in the future. PVTA staff recommends San Dimas consider a fare increase. A fare increase has two impacts. It reduces ridership and costs as riders choose not to make certain discretionary trips or to share rides. The second impact is that it increases the portion riders pay toward the cost of the trip and reduces the amount San Dimas subsidy required. Right now riders pay about 14% of the cost of each trip. This means for each dollar of fares paid by the riders, San Dimas contributes six dollars. PVTA suggests San Dimas adopt a goal of riders paying 17% to 20% of the cost of each trip. This would mean that each dollar in fare would be matched by four to five dollars in subsidy. PVTA staff has developed three of fare increase options that will move San Dimas toward this fare box recovery target and help to bring San Dimas' annual transportation costs in line with its annual Proposition A revenues.

PVTA staff has developed three fare options for consideration. *Option #1* is a \$.50 per one-way trip for all rider categories. *Option #2* is a \$.25 per one-way trip for all rider categories. PVTA staff believes that an overall increase of \$.50 per one-way trip will ultimately be necessary to bring costs in line with revenues. *Option #3* would approve two fare increases, one of \$.25 taking effect on in July 2016 and a second of \$.25 per one-way trip effective July 2017. The current fares structure and the three options are shown below:

|                     | <u>Current Fare</u> | <u>Option #1</u> | <u>Option #2</u> | <u>Option#3<br/>July 2016</u> | <u>Option #3<br/>July 2017</u> |
|---------------------|---------------------|------------------|------------------|-------------------------------|--------------------------------|
| Gen. Public In-City | \$3.50              | \$4.00           | \$3.75           | \$3.75                        | \$4.00                         |
| Gen Public Outside  | \$5.50              | \$6.00           | \$5.75           | \$5.75                        | \$6.00                         |
| Sen/Dis In-City     | \$2.00              | \$2.50           | \$2.25           | \$2.25                        | \$2.50                         |
| Sen/Dis Outside     | \$2.00              | \$2.50           | \$2.25           | \$2.25                        | \$2.50                         |

**Projected Impact**

The project impact of the fare options is shown below. San Dimas DAC ridership is projected at 26,000 passenger trips in FY 2017 if no changes are made to the service.

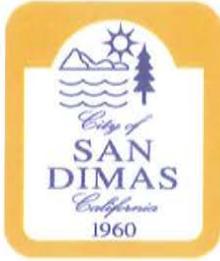
|                      | <u>Current Fare</u> | <u>Option #1</u> | <u>Option #2</u> | <u>Option #3<br/>July 2016</u> | <u>Option #3<br/>July 2017</u> |
|----------------------|---------------------|------------------|------------------|--------------------------------|--------------------------------|
| Ridership            | 26,000              | 24,000           | 25,000           | 25,000                         | 24,000                         |
| Total Cost           | \$360,000           | \$332,000        | \$346,000        | \$346,000                      | \$332,000                      |
| Net Cost-SD          | \$242,000           | \$216,000        | \$230,000        | \$230,000                      | \$216,000                      |
| <b>Savings to SD</b> | <b>0</b>            | <b>\$26,000</b>  | <b>\$13,000</b>  | <b>\$13,000</b>                | <b>\$26,000</b>                |

**Summary**

Get About and San Dimas Dial-a-Cab do a good job in providing lifeline transportation to residents with few other transportation options. Dial-a-Cab's riders are primarily the elderly and those with disabilities. Almost all of those using the service do not own a car. Despite some recent issues arising from the change in contractors, San Dimas DAC remains very highly regarded for the quality of the service it provides.

The growth of the services over the last five years has increased the costs to San Dimas. The fare adjustment in July 2014 was effective on moderating cost growth. PVTA is recommending San Dimas consider adopting a modest fare increase to lower the City's subsidy per ride and reduce the on-going cost of the service to assure its financial sustainability long term.

PVTA has developed three options for the City's consideration. PVTA suggests any fare changes take effect July 2016. This will provide time for PVTA to conduct outreach to the riders about any upcoming changes and produce appropriate informational materials. PVTA will monitor the trends in ridership and costs after any adjustment and report to San Dimas periodically on the impact of any service or fare changes. It is our plan to provide an update on the service after data for six months after any changes are available.



## Agenda Item Staff Report

**To:** Honorable Mayor and Members of City Council  
*May 10, 2016*

**From:** Blaine Michaelis, City Manager

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

**Subject:** Amend the Municipal Code to Clarify the Prohibition of Fireworks in the City

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### **SUMMARY**

Since incorporation the City has prohibited the possession and use of fireworks, including safe and sane brands, throughout the City, however the Municipal Code isn't as clear as it could be on the prohibition. Adoption of the proposed Ordinance will clarify the prohibition on use of fireworks and make it easier for the Sheriff's Department to cite violators.

### **BACKGROUND**

Since incorporation the City has prohibited the possession and use of fireworks throughout the City. This prohibition includes what are referred to as "safe and sane" fireworks. The Sheriff's Department has brought to our attention that our Municipal Code is not clear on the prohibition, especially when it comes to safe and sane fireworks. They indicate that they cannot cite violators under our current code.

The current section of the Municipal Code, Section 13.16.040 only addresses the prohibition of dangerous fireworks in parks and is silent on safe and sane fireworks. The proposed Ordinance

would repeal Section 13.16.040 and add a new section Chapter 9.27 which will make it explicitly clear that all fireworks are prohibited throughout the City. Chapter 9.27 will read:

*9.27: Fireworks Prohibited – No person shall manufacture, possess, sell, offer for sale, store, display, dispose of, give away, keep stock, discharge, explode, fire or set off any fireworks within the City of San Dimas, including but limited to, safe and sane, dangerous and exempt fireworks as defined by Sections 12505, 12508, 12511 and 12529 of the Health and Safety Code of the State of California. No public displays of fireworks shall be permitted.*

The terms “safe and sane”, “dangerous” and “exempt” fireworks are defined by the State Health and Safety Code and would prohibit any type of fireworks in the City.

Introduction of the Ordinance at this meeting and adoption on May 24<sup>th</sup> would make the Code effective prior to this July 4<sup>th</sup> holiday.

### **DISCUSSION/ANALYSIS**

This amendment to the Municipal Code does not change the City’s prior policy prohibiting fireworks in the City. The amendment merely clarifies and strengthens the prior prohibition and provides for the ability for the Sheriff’s Department to enforce the prohibition through citation. Violations of the Code are a misdemeanor, subject to a fine of up to \$500.00.

### **RECOMMENDATION**

Staff recommends the introduction of the Ordinance which would amend the Municipal Code to clarify the prohibition of fireworks in the City.

Respectfully submitted,



Ken Duran, Assistant City Manager

Attachments: Ordinance Amending the Municipal Code Prohibiting Fireworks

## ORDINANCE 1245

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES REPEALING SECTION 13.16.040 – FIREWORKS- EXPLOSIVES AND ADDING SECTION 9.27 – FIREWORKS PROHIBITED**

The CITY COUNCIL of the CITY OF SAN DIMAS, County of Los Angeles does hereby ordain as follows:

**SECTION 1.** Section 13.16.040 of Chapter 13.16 of the San Dimas Municipal Code is hereby repealed.

**SECTION 2.** Title 9 of the San Dimas Municipal Code is hereby amended by adding thereto a new Chapter 9.27 to read as follows:

#### 9.27: Fireworks Prohibited

No person shall manufacture, possess, sell, offer for sale, store, display, dispose of, give away, keep stock, discharge, explode, fire or set off any fireworks within the City of San Dimas, including to but not limited to, safe and sane, dangerous, and exempt fireworks as defined by Sections 12505, 12508, 12511 and 12529 of the Health and Safety Code of the State of California. No public displays of fireworks shall be permitted.

**SECTION 3. SEVERABILITY.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more section, subsection, subdivision, sentence, clause, phrase, or portion thereof be declared invalid or unconstitutional.

**SECTION 4. EFFECTIVE DATE AND PUBLICATION.** This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it or a summary to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation (GC§40806) in the City of San Dimas hereby designated for that purpose.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of San Dimas this \_\_\_\_ day of May, 2016.

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

**ATTEST:**

**APPROVED AS TO FORM:**

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

\_\_\_\_\_  
Mark Steres, City Attorney

I, DEBRA BLACK, ASSISTANT CITY CLERK of the City of San Dimas, do hereby certify that Ordinance was introduced at a regular meeting of the City Council of the City of San Dimas on the 10th day of May, 2016, and thereafter passed, approved and adopted at a regular meeting of said City Council held on the \_\_\_\_ day of \_\_\_\_, 20\_\_, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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