



Oak Valley Community Meeting Summary

Meeting Date: September 21, 2016
Meeting Location: Senior Center

Project Overview

On September 21, 2016 at 6:00 pm, the City of San Dimas Development Services Department held a community meeting regarding a proposed project by MJW Investments, LLC. Project Planner, Luis Torrico, provided an overview of the proposed project. The proposed project includes the following applications:

- General Plan Amendment to amend the land use designation from Single Family Very Low to Single-Family Low.
- Zone Change to the existing land use classification from Single-Family Agriculture and Light Agriculture to Single-Family with a minimum lot size of 7,500 square feet.
- Overlay Zone to protect the existing and future uses of the properties to the west of the proposed subdivision.
- Tentative Tract Map to subdivide existing parcels to 32 parcels.
- Development Plan Review to review the parcels layout of the proposed subdivision.
- Tree Removal Permit to remove up to 34 mature trees.

The Project Area is approximately 27.41 acres. Approximately 10 acres would be further subdivided into 32 residential parcels. The applicant submitted an application seeking the above entitlements only for the portion that would be affected by the subdivision. The City, in order to ensure that development and infrastructure is better coordinated, decided that it would be prudent to look at a broader area to better analyze the context of the proposed project, impacts and how the uses to the west of the proposed subdivision can be protected through an overlay zone. The overlay zone would protect the horse keeping and agricultural use for existing and future owners. The proposed project would take access from San Dimas Avenue. The existing median would be modified to provide access to the new subdivision, which would eliminate the existing southbound left-turn that currently serves a four-unit residential development. At this time, plans for construction of new houses are not being reviewed by the City nor has an application been made. A Mitigated Negative Declaration was prepared to analyze the impacts of the project on the environment and currently

is being circulated for public comments. The document is available on the City's website.

Comments from residents/Response from staff

Traffic concerns:

- Too much traffic already.
- Inadequacy of the Traffic Study.
- Concerns with the proposed street connecting in the future with Cody Road as well as providing a route to San Dimas Avenue.
- Removal of the median serving the existing four-unit and inability to make a turn with a trailer.
- Vehicles speeding on the streets – not safe for pedestrians.

Response from staff:

- Traffic has increased due to development within the City and surrounding communities.
- Surface streets are an alternative to the 57 Freeway.
- The traffic study is a technical study that looks at the number of vehicle trips that each land use generates (i.e., residential uses), the level of service at the intersections nearby the project area and street capacity to accommodate traffic volume. Based on these criteria, the traffic increase will be negligible.
- It makes sense to modify the median on San Dimas to serve 28 units rather than 4 units.

Land Use concerns:

- Loss of rural character of the area.
- Concerns with higher density.
- Lots should be subdivided with minimum lot size of 16,000 or 20,000 square feet.
- Perhaps, the project should be gated.
- Might support the project if the proposed cul-de-sac is never expanded to connect with Cody Road.
- No parks or open space being provided for public benefit.

Response from Staff:

- Zoning is intended to protect neighborhood character
- Zoning options to be considered:
 - Single-Family Zone with a minimum lot size of 16,000 square feet.
 - Change the zone to allow a minimum lot size of 7,500 square feet.

- General Plan states an allowable density but historically no project has been developed with the highest density allowed due to the need to provide streets and other improvements to serve the given development.
- Leave it the way it is.
- The west portion of the Project Area is being looked at not to be developed but rather to plan for infrastructure and to protect horse keeping and agricultural uses.
- The west portion of the Project Area can be left with the zoning of Single-Family 16,000 minimum square foot lot size.
- Evaluate option to reinforce where the equestrian boundaries should be maintained.
- Project with less than 50 units are not required to provide a land contribution for park land. However, the project would be required to pay Quimby Fee (Park impact fee).

Tree removal concerns:

- Disruption of existing habitats.
- Loss of mature trees.

Response from Staff:

- The Biological Resources Report prepared for the subdivision did not reveal the existence of any natural habitat at the site.
- The existing band of Coast Live Oak woodland is being preserved in place.
- The loss of mature trees is duly noted.

Noise Concerns:

- The removal of the trees will increase the audibility of the traffic noise generated by vehicles, including motorcycles traveling on the 57 Freeway.
- No sound wall built by Caltrans on the stretch between Amelia and San Dimas Avenue.
- More houses, more noise.

Response from Staff:

- Concern about the increase of noise due to tree removal duly noted as more houses, more noise comment.
- Staff informed the residents that Cal-Trans does not install sound walls adjacent to industrial/manufacturing uses.

Other Comments:

- Edison electromagnetic field emission analysis.
- Expanding the radius notifying residents and occupants of the project beyond 500 feet.
- Loss of privacy as a result from smaller lots.
- Impact on schools. Where will children of the proposed community attend?

Staff Response from other comments:

- Local agencies are not allowed to consider electromagnetic field emission to evaluate projects.
- Staff will consider expanding the notification radius.

Conclusion

Staff listened to all the comments made by the residents. Staff indicated that a follow up community meeting will be schedule to discuss more in depth land use alternatives and present those to the community for additional comments and feedback.