

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
THURSDAY, JUNE 6, 2019 AT 7:00 P.M.
245 East Bonita Avenue, Council Chambers

CALL TO ORDER AND FLAG SALUTE

PUBLIC HEARINGS

1. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 18-0001** – A request to update and revise Chapter 18.204 Variances by deleting references to Nonconforming Uses and to add Chapter 18.198 Nonconforming Uses and Structures creating revised definitions, standards and procedures for nonconforming uses, lots and structures Citywide. **(Continued from May 16, 2019)**

Applicant: City of San Dimas

Environmental: CEQA Categorical Exemption per Section 15061(b)(3) – The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment

RESOLUTION PC-1609

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 18-0001, REVISING AND UPDATING CHAPTER 18.204 (VARIANCES) AND ADDING CHAPTER 18.198 REGARDING NONCONFORMING USES, LOTS AND STRUCTURES OF THE SAN DIMAS MUNICIPAL ZONING CODE

2. **General Plan Amendment 15-02:** A request to amend the General Plan Land Use Map from Open Space to Single-Family Very Low (0.2 – 3 units/acre)

Zone Change 15-02: A request to change the zoning land use classification from Light Agriculture (AL) and Open Space (OS) to Single-Family with a minimum lot size of 7,500 square feet (SF-7500)

Vesting Tentative Tract Map No. 72368 (VTTM 15-02): A request to consolidate two (2) parcels and approximately 19,500 square feet of City owned park land into one lot to be subdivided into 20 single-family residential parcels and three (3) common area parcels.

DPRB Case No. 15-33 and Precise Plan Case No. 15-01: A request to develop Tentative Tract Map No. 72368 with 20 two-story, single-family dwelling units on a minimum of 7,500 square-foot lots. A total of three different floor plans are proposed with the smallest house being 2,893 square feet of habitable space and the largest unit being 3,312 square feet.

Tree Removal Permit 15-38: A request to remove all 59 mature trees from the site and replace 58 trees at a minimum of a 2:1 ratio and one tree at a 10:1 ratio for a total of 126 replacement trees.

Mitigated Negative Declaration of Environmental Impact Report: Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared and circulated for public review on February 25, 2019 through March 18, 2019. A copy of the MIND is available in the Planning Division and available on the City's website for review. **(Continued from May 16, 2019)**

Project Site: 299 E. Foothill Boulevard (APN's: 8665-008-017 & -016)

Applicant: Hagop Sargisian, San Dimas Foothill Partners, LLC

Environmental: Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared and circulated for public review on February 25, 2019 through March 18, 2019. A copy of the MND is available in the Planning Division and available in the City's website for review.

RESOLUTION PC-1617

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 15-02, AMENDING THE LAND USE DESIGNATION FROM OPEN SPACE TO SINGLE-FAMILY VERY LOW (0.2-3 UNITS/ACRE) FOR THE PROPERTIES LOCATED AT 299 E. FOOTHILL BOULEVARD

RESOLUTION PC-1618

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE 15-02, A REQUEST TO CHANGE THE ZONE FROM LIGHT AGRICULTURE (AL) AND OPEN SPACE (OS) TO SINGLE-FAMILY WITH A MINIMUM LOT SIZE OF 7,500 SQUARE FEET (SF-7500) FOR THE PROPERTIES LOCATED AT 299 E. FOOTHILL BOULEVARD AND A PORTION OF HORSETHIEF CANYON PARK

RESOLUTION PC-1619

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF VESTING TENTATIVE TRACT MAP 72368 (VTTM 15-02), A REQUEST TO CONSOLIDATE TWO (2) PARCELS AND APPROXIMATELY 19,500 SQUARE FEET OF CITY OWNED PARK LAND, A TOTAL OF APPROXIMATELY 6.69 ACRES TO BE SUBDIVIDED INTO 20 RESIDENTIAL PARCELS, AND THREE NON-RESIDENTIAL PARCELS LOCATED AT 299 E. FOOTHILL BOULEVARD (APN'S: 8665-008-017 & -016 AND PORTIONS OF APN'S: 8668-007-900 & -905)

RESOLUTION PC-1620

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING APPROVAL OF PRECISE PLAN 15-01, DEVELOPMENT PLAN REVIEW BOARD CASE NO. 15-33, AND TREE REMOVAL PERMIT 15-38, A REQUEST TO DEVELOP TENTATIVE TRACT MAP NO. 72368 WITH 20 SINGLE-FAMILY DWELLING UNITS ON A MINIMUM OF 7,500 SQUARE-FOOT LOTS AND REMOVE 59 MATURE TREES FROM THE SITE LOCATED AT 299 E. FOOTHILL BOULEVARD

RESOLUTION PC-1621

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR GENERAL PLAN AMENDMENT NO. 15-02, ZONE CHANGE NO. 15-02, VESTING TENTATIVE TRACT MAP NO. 72368 (VTTM 15-02), DEVELOPMENT PLAN REVIEW BOARD CASE NO. 15-33. PRECISE PLAN CASE NO. 15-01 AND TREE REMOVAL PERMIT 15-38 PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED

ORAL COMMUNICATION

3. Community Development Department

4. Members of the Audience

(Members of the audience are invited to address the Planning Commission on any item not on the agenda. Under the provisions of the Brown Act, the Commission 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.)

5. Planning Commission

- a. Report on Meetings

ADJOURNMENT

Meeting to adjourn to the regular Planning Commission meeting on Thursday, June 20, 2019 at 7:00 p.m. in the City Council Chambers, located at 245 E. Bonita Avenue, San Dimas.

Copies of staff reports and/or other written documentation pertaining to the items on the agenda are on file in the Planning Division and are available for public inspection during the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday. Information may be obtained by calling (909) 394-6250. Planning Commission minutes and agendas are also available on the City's website at: www.cityofsandimas.com



Notice Regarding Americans 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].

POSTING STATEMENT: On May 31, 2019 a true and correct copy of this agenda was posted on the bulletin boards at 245 East Bonita Avenue (San Dimas City Hall), 145 North Walnut Avenue (Los Angeles County Public Library, San Dimas branch), 300 East Bonita Avenue (United States Post Office), and a courtesy posting at 1160 Via Verde Avenue (Von's shopping center), and the City's website at www.cityofsandimas.com



CITY OF SAN DIMAS

Memorandum

Date: June 6, 2019

To: Planning Commission

From: Community Development Department

Subject: Municipal Code Text Amendment 18-0001- To revise Chapter 18.204 regarding Variances and to add Chapter 18.198 regarding Nonconforming Uses and Structures.

This matter was continued to June 6, 2019 to allow Staff additional time to work on the new chapter on nonconforming uses and structures. Staff would like to ask the Commission for a continuance to June 20, 2019 to allow for additional time to work on the new chapter on nonconforming uses and structures.



Planning Commission Memorandum

Date: June 6, 2019

To: Planning Commission

From: Marco A. Espinoza, Senior Planner

Subject: **The following application requests are for the property located at 299 E. Foothill Boulevard (APN: 8665-008-017 & -016). Continued from the April 18 and May 16, 2019 PC meetings.**

General Plan Amendment 15-02:

A request to amend the General Plan Land Use Map from Open Space to Single-Family Very Low (0.2 – 3 units/acre)

Zone Change 15-02:

A request to change the zoning land use classification from Light Agriculture (AL) and Open Space (OS) to Single-Family with a minimum lot size of 7,500 square feet (SF 7,500)

Vesting Tentative Tract Map No. 72368 (VTTM 15-02)

A request to consolidate two (2) parcels and approximately 19,500 square feet of City owned park land into one lot to be subdivide into 20 single family residential parcels and three (3) common area parcels.

DPRB Case No. 15-33 and Precise Plan Case No. 15-01:

A request to develop Tentative Tract Map No. 72368 with 20 two-story, single family dwelling units on a minimum of 7,500 square-foot lots. A total of three different floor plans are proposed with the smallest house being 2,893 square feet of habitable space and the largest unit being 3,312 square feet.

Tree Removal Permit 15-38:

A request to remove all 59 mature trees from the site and replace 58 trees at a minimum of a 2:1 ratio and one tree at a 10:1 ratio for a total of 126 replacement trees.

Mitigated Negative Declaration of Environmental Impact Report:

Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared and circulated for

public review on February 25, 2019 through March 18, 2019. A copy of the MND is available in the Planning Division and available on the City's website for review.

The Planning Commission at their April 18, 2019, meeting discussed the above mentioned submitted applications and voted 5-0 to continue the meeting and direct staff to bring back resolutions recommending approval of the project applications to the City Council. In making this determination, the Commission discussed the following issues after reviewing the Staff Report and listening to the staff and the applicant's presentations; no members of the public spoke for nor against the project:

1. The Commission did not have issues with the requested Zone Change, the General Plan Amendment, Vesting Tentative Tract Map, or the Development Agreement for the land exchange with the City.
2. The Commission did not have issues with the Development Plan Review Board application, Precise Plan or the Tree Removal Permit and was agreeable to allowing the Board to have final review of the design aspects of the project.
3. The Commission discussed in length the proposed debris basin (Lot No. 23) in regards to its proposed size, location and design.
 - a. The Commission asked if the City would be amenable to having the basin on Horsethief Canyon Park. Staff mentioned that the City Council has considered the option several times but has decided not to entertain the idea. The Council has concerns giving up park land for the benefit of a private development.
 - b. The Commission agreed with staff that the basin should be built to Los Angeles County Public Works Standard with the intention that they take over the maintenance of the facility. They also agreed that the maintenance of the basin for the future property owners of the new development may be too onerous.
 - c. The Commission thinks that there should be a cooperative effort between the City and the developer to allow a portion or the entire debris basin on the park. The Commission recommended conditions of approval be written requiring the basin meet the County standards before the map is recorded no matter where it is placed; on-site or off-site.
4. The Commission also discussed the preference to have at least two (2) to three (3) one-story houses within the development; the applicant requested for three (3) one-story houses. The requirement of the number of one-story in perpetuity would be conditioned in the Vesting Tentative Tract Map and the three (3) individual lots (Nos. 14, 17, and 20) would have a deed restriction tied to the lots on future development relating to a second-story.
5. The Commission decided not to request vehicular access to Horsethief Canyon Park from the proposed extension of North Walnut Avenue.

After the Planning Commission has completed their review of the project applications, the project will be presented to the City Council.

VTTM 15—02 (72368), GP 15-02, ZC 15-02, DPRB 15-33, PP 15-01, TRP 15-38, and
Mitigated Neg. Declaration of Env. Impact Report.
299 E. Foothill Blvd.
June 6, 2019

Attachments:

Exhibit A:	Resolution PC-1617	GP
Exhibit B:	Resolution PC-1618	ZC
Exhibit C:	Resolution PC-1619	VTTM 72368
Exhibit D:	Resolution PC-1620	DPRB, PP, and TRP
Exhibit E:	Resolution PC-1621	MND

RESOLUTION PC-1617

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 15-02, AMENDING THE LAND USE DESIGNATION FROM OPEN SPACE TO SINGLE FAMILY VERY LOW (0.2-3 UNITS/ACRE) FOR THE PROPERTIES LOCATED AT 299 E. FOOTHILL BOULEVARD

WHEREAS, an application for a General Plan Amendment has been duly initiated by:

San Dimas Foothill Partners, LLC
c/o Hagop Sargisian
2913 El Camino Real
Tustin, CA 92782

WHEREAS, San Dimas Foothill Partners, LLC submitted an application for a General Plan Amendment, along with a Zone Change, Vesting Tentative Tract Map, Development Plan Review Board, Precise Plan, and a Tree Removal Permit, which collectively shall be referred to as the “Proposed Project” described as follows:

Assessor Parcel Number 8665-008-016 and 8665-008-017 and a portion of the City’s parkland consisting of Assessor Parcel Numbers 8665-007-905 and 8665-007-900; and

WHEREAS, the General Plan Amendment is described as revisions to the Land Use Designation Map; and

WHEREAS, the General Plan Amendment application would affect the properties located at 299 E. Foothill Boulevard (APN: 8665-008-017) and a portion of Horsethief Canyon Park (APN’s: 8665-007-905 and 8665-007-900); and

WHEREAS, pursuant to and in accordance with the provisions of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*; herein referred to as “CEQA”) the State of California Guidelines for the Implementation of the California Environmental Quality Act (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the “CEQA Guidelines”), the City is the “lead agency” for the preparation and consideration of environmental documents for the Proposed Project and a draft Mitigated Negative Declaration was prepared in accordance with CEQA Guidelines, the City gave notice of its intent to adopt the Mitigated Negative Declaration to (a) the public pursuant to Section 15072(b) of the CEQA Guidelines, certified notice was duly given to the Native American tribes pursuant to California Government Code Section 65352.3. and per Resolution PC-1621, the Planning Commission finds that all actions required to be taken by applicable law related to the preparation, circulation, and review of the Mitigated Negative Declaration for the Project have been taken; and

WHEREAS, Section 65358 of the California Government Code provides for the amendment of all or part of an adopted general plan; and

WHEREAS, the proposed General Plan Amendment No. 15-02 (“GPA”) is an amendment of the City of San Dimas General Plan; and

WHEREAS, the primary purpose of the proposed GPA is to ensure consistency between the City of San Dimas General Plan, Zone Change and Proposed Project; and

WHEREAS, the City has complied with the requirements of the Government Code Section 65300 et seq., the current State of California General Plan Guidelines, and the City’s applicable ordinances with respect to approval of the proposed GPA; and

WHEREAS, on April 18, 2019, the Planning Commission held a public hearing, notice of said public hearing having been duly given as required by law to review the General Plan Amendment and to hear and consider evidence for and against the proposed General Plan Amendment and Proposed Project related actions and to investigate and make findings and recommendations in connection therewith; and

WHEREAS, the Planning Commission continued the public hearing of April 18, 2019 to May 16, 2019 and then to June 6, 2019 directing staff to prepare the required resolutions related to the Proposed Project; and

NOW, THEREFORE, in consideration of the evidence received at the hearings of April 18 and June 6, 2019, Planning Commission now finds as follows:

A. The General Plan Amendment for the area within VTTM 15-02 is consistent with the Goals, policies and Objectives of the City’s General Plan as follows:

Land Use Element

Goal L-4: *Plan and create an urban form that efficiently utilized urban infrastructure and services, plan for orderly growth rather than “leap frog” development.*

Objective 4.1: *Promote future land use and development patterns which reduce costs of infrastructure construction, encourages transit to make better use of existing facilities, and achieve a good match between future growth and phasing of existing facilities or expansion of new ones.*

Goal L-9: *Enhance a unified and high quality visual image for the City.*

Objective 9.1: *Preserve the visual identity and character of existing neighborhoods.*

Policy 9.1.1: *Underground utilities to improve the visual environment.*

Circulation Element

Goal C-1: *To provide a street network to move people and goods safely and efficiently throughout the City of San Dimas.*

Policy 1.1.2: *The City shall require new development to be served by roads of adequate capacity and design standards to provide reasonable access.*

Housing Element

Goal H-2: *Provide adequate housing sites to accommodate Regional Housing Needs.”*

Policy 2.1: *Provide site opportunities for development of housing that respond to diverse community needs in terms of housing type cost and location emphasizing locations near services and transit that promote walkability.*

Policy 2.3: *Continue to encourage design consistent with the General Plan and appropriate to the community context.*

Open Space Element

Goal OS-1: *Maintain the rural open space atmosphere.*

Objective 1.2: *Maintain a quaint and serene atmosphere in the City.*

Policy 1.1.1: *Retain the low density atmosphere of San Dimas.*

Safety Element

Goal S-1: *To maintain San Dimas safe from natural, seismic and public safety hazards.*

Policy 1.1.1: *Continue to adopt updated version of the Uniform Building Code and require all new private and public construction to conform to its earthquake resistant design provisions.*

Policy 1.1.3: *Require that adequate soils, geologic and structural evaluation reports be prepared, by registered soils engineers engineering geologists, and/or structural engineers as appropriate, for all new development.*

Objective 1.2: *Minimize damage to public and private property from flooding.*

Policy 1.2.1: *Continue to require any new development to mitigate flooding problems identified by the National Flood Insurance Program as a condition of approval.*

With the approval of the General Plan Amendment and Zone Change, future development of the residential dwelling units would be designed to be compatible with the scale and character of the established neighborhoods. The proposed density level of the Project is 2.99 units to the acre. The Vesting Tentative Tract Map proposes three public streets that meet all the required standards of the City's Municipal Code that can adequately serve the movement of people and goods through the City and future dwelling units. The development of the vesting tract map will provide a mix of two-story and one-story units and unit size to provide a variety of housing that assist in meeting the regional housing need.

The project will not provide its own park within the development. However, the Vesting Tentative Tract Map is subject to Quimby fees collected by the City to off-set the fiscal impact fees of providing recreational amenities.

The Vesting Tentative Tract Map will be required to adhere to the City of San Dimas rules and regulations such as the California Building Code and flood control measures to protect public and private properties as well as the safety of human life.

- B. As required by Government Code Section 65358(a) the proposed General Plan Amendment is in the public interest of the people of the City of San Dimas as it would further the housing opportunities and it would not have a negative effect on the environment.

NOW, THEREFORE, BE IT FURTHER RESOLVED, PURSUANT TO THE ABOVE FINDINGS, that the Planning Commission recommends to the City Council approval of General Plan Amendment 15-02 amending the land use designation for the subject properties as set forth on the Land Use Map in Exhibit "A" attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED, the 6th day of June, 2019 by the following vote:

AYES:

NOES:

ABSENT:

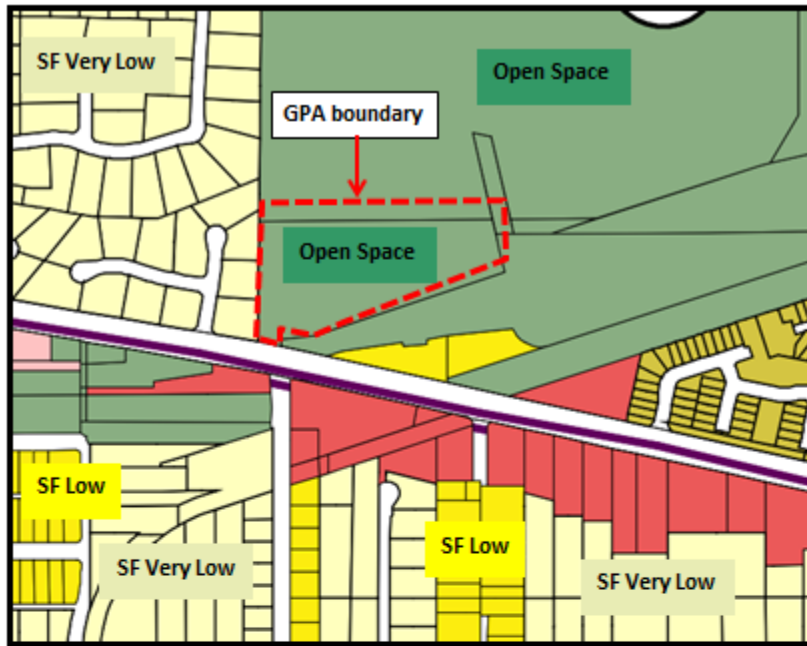
ABSTAIN:

David A. Bratt, Chairman
San Dimas Planning Commission

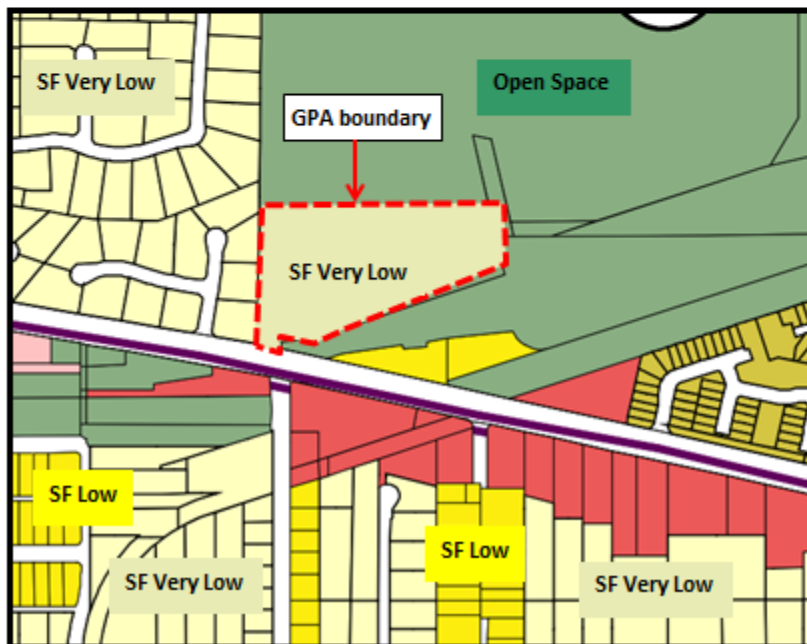
ATTEST:

Lesa Byars, Planning Secretary

EXHIBIT "A"



Existing Open Space General Plan Land Use Map



Proposed Single-Family Very Low (0.2-3 Units/acre)

RESOLUTION PC-1618

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE 15-02, A REQUEST TO CHANGE THE ZONE FROM LIGHT AGRICULTURE (AL) AND OPEN SPACE (OS) TO SINGLE-FAMILY WITH A MINIMUM LOT SIZE OF 7,500 SQUARE FEET (SF-7500) FOR THE PROPERTIES LOCATED AT 299 E. FOOTHILL BOULEVARD AND A PORTION OF HORSETHIEF CANYON PARK

WHEREAS, an application for a Zone Change has been duly initiated by:

San Dimas Foothill Partners, LLC
c/o Hagop Sargisian
2913 El Camino Real
Tustin, CA 92782

WHEREAS, San Dimas Foothill Partners, LLC submitted an application for a General Plan Amendment, along with a Zone Change, Vesting Tentative Tract Map, Development Plan Review Board, Precise Plan, and a Tree Removal Permit, which collectively shall be referred to as the “Proposed Project” described as follows:

Assessor Parcel Number 8665-008-016 and 8665-008-017 and a portion of the City’s parkland consisting of Assessor Parcel Numbers 8665-007-905 and 8665-007-900; and

WHEREAS, the Zone Change is described as a request to change the zone from Light Agriculture (AL) Zone and Open Space (OS) to Single Family that requires a minimum lot size of 7,500 square feet (SF-7500); and

WHEREAS, the Zone Change would affect the properties located at 299 E. Foothill Boulevard (APN: 8665-008-017) and a portion of Horsethief Canyon Park (APN’s: 8665-007-905 and 8665-007-900); and

WHEREAS, pursuant to and in accordance with the provisions of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*; herein referred to as “CEQA”) the State of California Guidelines for the Implementation of the California Environmental Quality Act (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the “CEQA Guidelines”), the City is the “lead agency” for the preparation and consideration of environmental documents for the Proposed Project and a draft Mitigated Negative Declaration was prepared in accordance with CEQA Guidelines, the City gave notice of its intent to adopt the Mitigated Negative Declaration to (a) the public pursuant to Section 15072(b) of the CEQA Guidelines, certified notice was duly given to the Native American tribes pursuant to California Government Code Section 65352.3. and per Resolution, PC-1621 the Planning Commission finds that all actions required to be taken by

applicable law related to the preparation, circulation, and review of the Mitigated Negative Declaration for the Project have been taken; and

WHEREAS, on April 18, 2019 the Planning Commission held a public hearing, notice of said public hearing having been duly given as required by law to consider the Mitigated Negative Declaration and to hear and consider evidence for and against the Proposed Project and related actions and to investigate and make findings and recommendations in connection therewith; and

WHEREAS, the Planning Commission continued the public hearing of April 18, 2019 to May 16, 2019 and then to June 6, 2019 directing staff to prepare the required resolutions related to the Proposed Project:, and

NOW, THEREFORE, in consideration of the evidence received at the hearings of April 18 and June 6, 2019, Planning Commission now finds as follows:

- A. The proposed Zone Change will not adversely affect adjoining property as to value, precedent or be detrimental to the area.

The Zone Change will allow the development of a 20 unit residential development which will be consistent with other single family development to the west and south of the project area. The Zone Change will be processed concurrently with a General Plan Amendment, which will be consistent with the proposed zone, to facilitate the residential development. The smaller lot sizes, allowed under the proposed SF 7,500 Zone will be consistent with the amended land use density of 0.2 - 3 units per acre, which will allow the construction of much needed new housing stock in the City. Along with the Zone Change and General Plan Amendment, the Vesting Tract Map will be conditioned to restrict three (3) of the residential lots to be built as one-story to allow for a variety in housing styles while striving to maintain the overall character of the underlying residential zones. The standards will also ensure development compatible with the area. Therefore, the Zone Change will not adversely affect adjoining property as to value, precedent or be detrimental to the area.

- B. The proposed Zone Change will further the public health, safety and general welfare.

The Zone Change will allow the development of a 20 unit residential development. The affected parcels are currently occupied by an equestrian facility that is currently closed. The Zone Change will facilitate the development of new housing stock in the City, which will provide additional housing opportunities for current and future residents. The new development will create a safe environment by including new infrastructure throughout the project area to include, but is not limited to, storm drain and sewer, and off-site improvements such as new sidewalks and street lights. Therefore, the Zone Change will improve the overall area and will further the public health, safety and general welfare.

C. The proposed Zone Change is consistent with the General Plan.

The proposed Zone Change will be processed concurrently with a General Plan Amendment to change the land use designation from Open Space to Single Family Very Low (0.2–3 units/acre). The proposed lot size, allowed under the proposed Zone Change will be consistent with the amended land use density of 0.2 - 3 units per acre, which will allow the construction of 20 single-family homes with the proposed subdivision. New housing stock is limited in the City and will be consistent with the residential land use under the proposed General Plan Amendment.

NOW, THEREFORE, BE IT FURTHER RESOLVED, PURSUANT TO THE ABOVE FINDINGS, that the Planning Commission recommends approval to the City Council of Zone Change 15-02, changing the zoning classification for the subject properties as set forth on the Land Use Map in Exhibit “A” attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED, the 6th day of June, 2019 by the following vote:

AYES:

NOES:

ABSENT:

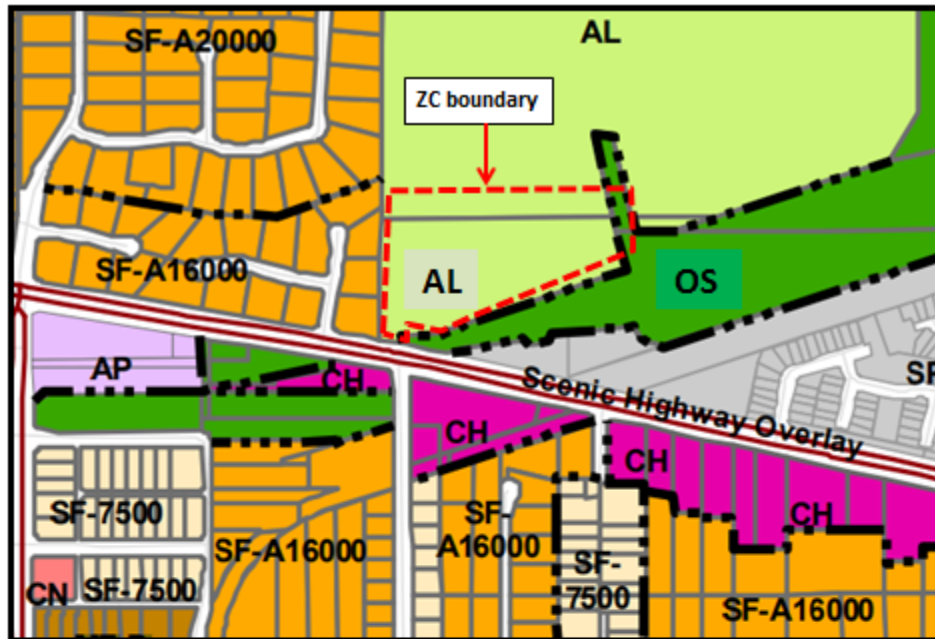
ABSTAIN:

David A. Bratt, Chairman
San Dimas Planning Commission

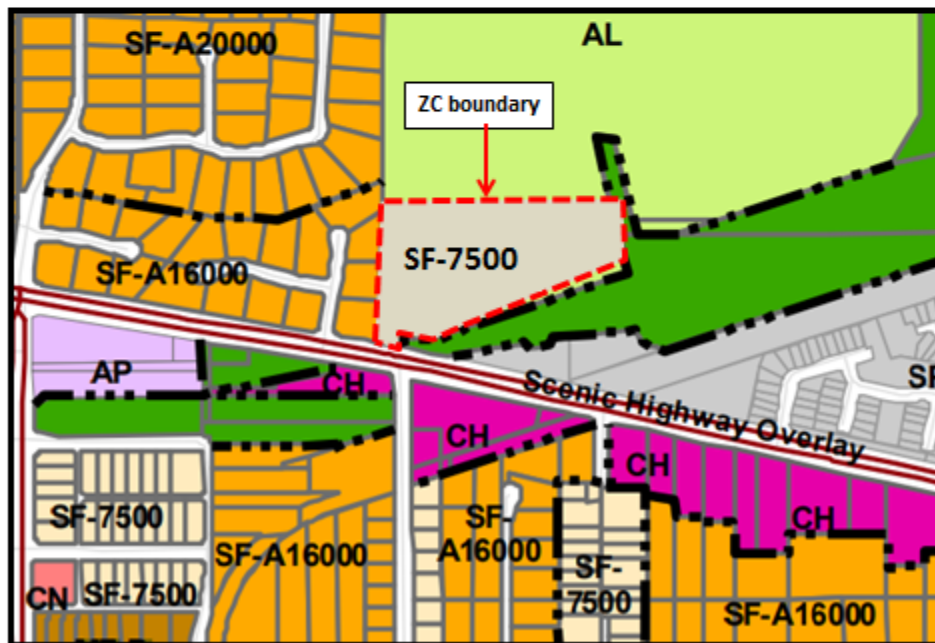
ATTEST:

Lesa Byars, Planning Secretary

EXHIBIT "A"



Existing Light Agriculture (AL) and Open Space (OS) Zoning Map



Proposed Single-Family (SF-7500) Zoning Map

RESOLUTION PC-1619

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF VESTING TENTATIVE TRACT MAP 72368 (VTM 15-02), A REQUEST TO CONSOLIDATE TWO (2) PARCELS AND APPROXIMATELY 19,500 SQUARE FEET OF CITY OWNED PARK LAND, A TOTAL OF APPROXIMATELY 6.69 ACRES TO BE SUBDIVIDED INTO 20 RESIDENTIAL PARCELS, AND THREE NON-RESIDENTIAL PARCELS LOCATED AT 299 E. FOOTHILL BOULEVARD (APN'S: 8665-008-017 & -016 AND PORTIONS OF APN'S: 8668-007-900 & -905)

WHEREAS, an application for a Vesting Tentative Tract Map has been duly filed by:

San Dimas Foothill Partners, LLC
c/o Hagop Sargisian
2913 El Camino Real
Tustin, CA 92782

WHEREAS, San Dimas Foothill Partners, LLC submitted an application for a General Plan Amendment, along with a Zone Change, Vesting Tentative Tract Map, Development Plan Review Board, Precise Plan, and a Tree Removal Permit, which collectively shall be referred to as the “Proposed Project” described as follows:

Assessor Parcel Number 8665-008-016 and 8665-008-017 and a portion of the City’s parkland consisting of Assessor Parcel Numbers 8665-007-905 and 8665-007-900; and

WHEREAS, the Vesting Tentative Tract Map is described as:

A request to consolidate two existing parcels and a portion of two lots, with a total area of 6.69 acres to subdivide into 20 residential parcels and three (3) non-residential parcels. One of the non-residential lots will be incorporated into Horsethief Canyon Park as part of the land exchange with the City.

WHEREAS, the Vesting Tentative Tract Map would affect the properties located at 299 E. Foothill Boulevard (APN’s: 8665-008-017 and 8665-008-016) and a portion of Horsethief Canyon Park (APN’s: 8665-007-905 and 8665-007-900); and

WHEREAS, the Vesting 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, pursuant to and in accordance with the provisions of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*; herein referred to as “CEQA”) the State of California Guidelines for the Implementation of the California

Environmental Quality Act (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the “CEQA Guidelines”), the City is the “lead agency” for the preparation and consideration of environmental documents for the Proposed Project and a draft Mitigated Negative Declaration was prepared in accordance with CEQA Guidelines, the City gave notice of its intent to adopt the Mitigated Negative Declaration to (a) the public pursuant to Section 15072(b) of the CEQA Guidelines, certified notice was duly given to the Native American tribes pursuant to California Government Code Section 65352.3. and per Resolution PC-1621 the Planning Commission finds that all actions required to be taken by applicable law related to the preparation, circulation, and review of the Mitigated Negative Declaration for the Project have been taken; and

WHEREAS, on April 18, 2019, the Planning Commission held a public hearing, notice of said public hearing having been duly given as required by law to review the General Plan Amendment and to hear and consider evidence for and against the proposed General Plan Amendment and Proposed Project related actions and to investigate and make findings and recommendations in connection therewith; and

WHEREAS, the Planning Commission continued the public hearing of April 18, 2019 to May 16, 2019 and then to June 6, 2019 directing staff to prepare the required resolutions related to the Proposed Project; and

NOW, THEREFORE, pursuant to the California Government Code Section 66410 *et seq.*, based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission on April 18 and June 6, 2019, the Planning Commission finds as follows:

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

The proposed Zone Change will be processed concurrently with a General Plan Amendment to change the land use designation from Open Space to Single Family Very Low (0.2 - 3). The proposed lot size, allowed under the proposed Zone Change will be consistent with the amended land use density of 0.2 - 3 units per acre, which will allow the construction of 20 single-family homes with the proposed subdivision. New housing stock is limited in the City and will be consistent with the residential land use under the proposed General Plan Amendment.

The Proposed Project and map are consistent with the General Plan as follow:

Goal Statement No. L-4 of the Land Use Element that states “*plan and create an urban form that efficiently utilized urban infrastructure and services, plan for orderly growth rather than “leap frog” development.*”

Objective 4.1: *Promote future land use and development patterns which reduce costs of infrastructure construction, encourages transit to make better use of existing*

facilities, and achieve a good match between future growth and phasing of existing facilities or expansion of new ones.

Policy 4.1.1: *Limit intensity of non-residential development through height limits, lot coverage, setbacks and other appropriate standards.*

Goal L-9 states: *Enhance a unified and high quality visual image for the City.*

Objective 9.1: *Preserve the visual identity and character of existing neighborhoods.*

Policy 9.1.1: *Underground utilities to improve the visual environment.*

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

With the approval of the General Plan Amendment and Zone Change, future development of the residential dwelling units would be designed to be compatible with the scale and character of the established neighborhoods. The proposed density level of the Project is 2.99 units to the acre. The Vesting Tentative Tract Map proposes three public streets that meet all the required standards of the City's Municipal Code that can adequately serve the movement of people and goods through the City and future dwelling units. The development of the vesting tract map will provide a mix of two-story and one-story units and unit size to provide a variety of housing that assist in meeting the regional housing need.

With the approval of the General Plan Amendment and Zone Change classification, the Vesting Tentative Tract Map will be consistent with the General Plan and the Land Use Zone. The Proposed Project/Map proposes a density of 2.99 units per acre.

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

The approximately 6.69 acre site is adequate in size for the proposed 20 residential parcels. A total of 20 parcels would be developed with single-family detached units. The proposed density is 2.99 units per acre. The site can adequately accommodate public streets, adequate vehicular and emergency vehicle access, infrastructure and all on-site and off-site improvements required of the City of San Dimas Municipal Code.

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

The site is physically suitable for the type and density of development proposed in the Vesting Tentative Tract Map because the site is surrounded by development on all sides. Therefore, being an infill development, infrastructure can easily be extended to the project site to serve the new land uses.

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

The subdivision design and improvements proposed in the Vesting Tentative Tract Map are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat because after CEQA compliance, the environmental impacts to any significant habitat of a rare or endangered species of plant, animal, or insect, or any fragile or unique biotic community are at a less-than-significant level. As such, it is not anticipated that the Proposed Project will cause a substantial environmental injury to wildlife or their habitat.

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

The subdivision design and type of improvements proposed in the Vesting Tentative Tract Map are not likely to cause serious public health problems because all development and public improvements will be performed per the requirements of all applicable standards and codes, including the zoning and building codes, and mitigation measures identified in the Mitigated Negative Declaration.

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

The subdivision design and type of improvements proposed in the Vesting Tentative Tract Map will not conflict with easements acquired by the public-at-large for access through or use of the Subject Site because easements have been preserved through subdivision or easement relocation.

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

The discharge of waste into an existing sewer system from development proposed in the Vesting Tentative Tract Map will not cause a violation of existing requirements prescribed by the local water quality control board because future development must comply with County Sanitation Districts and Los Angeles County Public Works Department requirements placed on the project at the Development Plan Design level of project review.

NOW, THEREFORE, BE IT FURTHER RESOLVED, PURSUANT TO THE ABOVE FINDINGS, that the Planning Commission recommends to the City Council approval of Vesting Tentative Tract Map 72368 (VTTM 15-02), subject to compliance with the Conditions in Exhibit “A” attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED, the 6th day of June, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Lesa Byars, Planning Secretary

EXHIBIT “A”**Conditions of Approval
for
Vesting Tentative Tract Map 72368 (VTTM 15-02)****PLANNING DIVISION - (909) 394-6250****GENERAL**

1. The Applicant/Developer shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney’s fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The Applicant/Developer shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit funds with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed City Council Resolution of Approval No. _____ and Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The approval of Vesting Tentative Tract Map 72368 shall expire twenty-four months from the date of the City Council action. The Applicant/Developer may file at least thirty days prior to the expiration date of the approved Vesting Tentative Tract Map for a 12 month time extension. The City Council may approve the time extension and may grant an additional 12 months extension prior to the first-time extension expires. No further extensions may be granted beyond 24 months per Code Section 17.60.080.
5. If the Final Vesting Tract Map 72368 is approved, the vesting rights conferred within Code Section 17.060.090 shall be subject to two-years time frame. No time extensions are permitted however, if the Applicant/Developer submits a complete application for building permits during the two-year time frame, the vested rights shall continue until the expiration of the building permits or any time extension of those permits.

6. Approval of Vesting Tentative Tract Map 72368 is contingent upon the City exchanging approximately 19,500 square feet of Horsethief Canyon Park for 10,524 square feet of the applicants land pursuant to Gov. Code Section 38501. If the land exchange cannot be completed and revisions are required to the Vesting Tentative Tract Map layout, the Map shall be subject to review of all the review bodies for such an application including the Planning Commission and the City Council. The Planning Commission and the City Council may evaluate such revisions de-novo and may approve or deny the revised project and or revised conditions if approved.
7. The Applicant/Developer shall comply with all requirements of the Single-Family (SF-7500) zone.
8. The Applicant/Developer shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
9. The Applicant/Developer shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
10. The Applicant/Developer shall comply with all Conditions of Approval for the Vesting Tentative Tract Map as approved by the City Council on _____ and the Development Plan Review Board Application, the Precise Plan and the Tree Removal Permit approved by the Development Plan Review Board on _____.
11. The Applicant/Developer shall be responsible for the preparation of Covenant, 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 landscaping, open space, water quality basins, drainage systems, retention/detention basins, retaining walls and all common area property. The Applicant/ 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.
12. A declaration of Covenants, Conditions and Restrictions (CC&R's) shall be prepared by the developer/property owner and submitted to the Director of Development Services and the City Attorney. 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 shall be recorded prior to or concurrent with the recordation of the Final Tract Map. The CC&R's shall be subject to the following conditions:
 - a. The CC&R's shall be prepared at the developer's/property owner's sole cost and expense.
 - b. The CC&R's shall be in the form and content approved by the Director of Development Services 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 residents.

- c. The CC&R's shall provide for the effective establishment, operation, management, use, repair and maintenance of all easement areas and facilities.
 - d. The CC&R's shall provide that the property be developed, operated, and maintained so as not to create a public nuisance.
 - e. The CC&R's shall provide that if the property is not maintained in the condition required by the revised 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.
 - f. The CC&R's shall include any provision specific as project features and or mitigation measures as appropriate and shall include an approved building envelope of each pad.
 - g. The CC&R's shall include provisions for architectural design guidelines and enforcement thereof.
 - h. The CC&R's shall include a notification requirement for all new buyers making the aware that adjacent properties are zoned Single Family Agriculture which allow agriculture uses and the keeping of animals, including horses.
 - i. In addition to the above, the CC&R's shall include the following:
 - i. The Declaration shall contain language and an exhibit showing exactly what areas are to be maintained in perpetuity by the Homeowner's Association and/or a maintenance district.
 - ii. The Declaration shall contain language prohibiting antenna towers unless permitted by local ordinance and a plan is approved by the Homeowner's Association and the Director of Community Development, showing the location and screening from adjacent residents.
 - iii. Satellite dish antennas shall be allowed in less conspicuous areas where not visible from the public right-of-way and shall be subject to a plan approved by the Homeowner's Association and the Director of Community Development.
13. Graffiti shall be removed within 72 hours.
14. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
15. The Applicant/Developer shall submit a construction access plan and schedule for the development of all lots for Directors of Development Services and Public Works approval; including, but not limited to, public notice requirements, special street posting, phone listing

for community concerns, hours of construction activity, dust control measures, and security fencing.

16. Residential projects of five or more units shall comply with the state Model Ordinance adopted pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991(AB341). This shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. A residential recycling program shall be implemented in coordination with the trash company. Program shall include weekly collection of recyclable material using any combination of bins or 96-gallon waste containers in sufficient numbers to contain recyclables generated each week by all units.
17. The review and approval of following plans shall be deferred to the Development Plan Review Board after approval of the Vesting Tentative Tract Map but prior to approval of the Final Vesting Tract Map. Due to the Vesting Tract Map requirements any future submittal of the following plans shall be similar to the ones reviewed by the Board at their March 29, 2018, meeting.
 - a. House Plans
 - i. The proposed house plans or any future submittal of house plans shall be similar in size, layout, massing, scale, style and accented exterior materials similar to the ones reviewed by the Development Plan Review Board.
 - b. Fencing/Retaining Wall plans to include, but not limited to the following:
 - i. Decorative block walls with a height of six feet, in addition to other types of fencing, shall be constructed along and within the project as presented in the Fencing Plan. If a double wall condition would result, the developer shall make a good faith effort to work with the adjoining property owners to provide a single wall. Applicant/Developer shall notify, by mail, all contiguous property owners at least 30 days prior to the removal of any existing walls/ fences along the project's perimeter.
 - ii. The Applicant/Developer shall install block walls along the project perimeter, subject to Development Plan Review Board review and approval, which shall consist of a decorative block material (i.e. slumpstone, split face, etc.). Decorative material/finish shall be applied to both sides of the wall, unless otherwise specified by the Development Plan Review Board or the Director of Development Services. All walls and pilasters shall include a decorative cap to be reviewed and approved by the Planning Division prior to installation.
 - iii. Retaining walls in the rear yard of the lots along north property line of the Vesting Tract Map that are located on private property shall not be constructed across property lines and should be constructed in a manner that clearly delineates who owns the said walls.
 - c. Grading plans
 - d. Landscape plans
 - e. Tree removal permit

18. The applicant/developer shall revise the Vesting Tentative Tract Map to provide a minimum of three (3) of the 20 residential lots to be one-story residences without the possibility of them adding a second story now or in the future. The Lots with the one-story restriction are Nos. 14, 17, and 20. A recorded covenant shall be required for each of the three (3) lots prohibiting second-story additions to these lots prior to issuance of building permits on the lots.
19. The Applicant/Developer shall enter into a contract with the City for the land exchange of approximately 19,500 square feet of Horsethief Canyon Park for 10,524 square feet of the applicant's property. The City will follow noticing requirements for the sale/exchange of the park land with the applicant as required per Gov. Code Section 38501. The completion of the land exchange shall be completed prior to the approval of the Final Vesting Tract Map.
20. The Applicant/Developer shall grade, landscape, irrigate and finish the approximately 10,524 square feet of land that the applicant will be exchanging to the City. The new park land shall be incorporated into the soccer fields at Horsethief Canyon Park to the satisfaction of the Director of Parks and Recreation. The work to the new park land shall be completed prior to issuance of building permits for the houses.
21. The Applicant/Developer shall underground all new utilities, and utility drops, and shall underground existing overhead utilities on-site to the closest power pole off-site to meet the intent of the Code and City practice to the satisfaction of the Director of Community Development. There two existing utility poles on-site that shall be removed.
22. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.
23. The Applicant/Developer shall meet any and all monitoring or reporting requirements necessary to ensure compliance with mitigation measures contained in the Mitigated Negative Declaration of Environmental Impact as those may be determined by the City, including, but not limited to, entering into an agreement to perform and/or monitoring and reporting during construction.
24. The Applicant/Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to the maximum extent feasible to prevent excessive amounts of dust.
25. The Applicant/Developer shall treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, watering at least 3 times a day, application of environmentally safe soil stabilization materials, and/or roll compaction. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day.
26. The Applicant/Developer shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading

or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically (at least once daily) treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.

27. The Applicant/Developer stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).
28. The Applicant/Developer shall sweep all onsite driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.
29. The Project shall comply with SCAQMD Rule 1113 regarding the use of low-volatile organic compound (VOC) architectural coatings.
30. The Project shall comply with SCAQMD Rule 402 which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

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31. The Applicant/Developer shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).
32. The Applicant/Developer shall install sanitary sewers to serve the entire development to the specifications of the City Engineer.
33. The Applicant/Developer shall Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.
34. The subject development is located within an area of Special Flood Hazard as identified by the Federal Emergency Management Agency (FEMA). The Applicant/Developer shall meet all conditions and requirements as set forth in Title 15, Chapter 15.60 of the San Dimas Municipal Code.
35. The Applicant/Developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved to the satisfaction of the City Engineer. The proposed drainage improvements including the infiltration/detention and debris basins shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed overflows from this project shall be discharged into the San Dimas Wash and cannot exceed the pre-existing storm flows. The designed drainage facilities within the

Public Right of Way shall be a “Miscellaneous Transfer Drain”, subject to all reviews, approval and acceptance by the Los Angeles County Director of Public Works. Therefore, the Applicant/Developer shall deposit the following amount with the City of San Dimas to cover the current County’s Miscellaneous Transfer Drain fees:

a.	Storm Drain Transfer Processing Fees	\$	1,724.00
b.	Quitclaim Easement Document Processing Fee	\$	7,075.00

The Applicant/Developer shall also be responsible for all County fees collected pursuant to Section 21.44.065 (3) of Title 21 of the County Code as well as any City of San Dimas costs incurred for plan checking, inspection, and processing of the drain transfer to the County

The storm drain and debris basin improvements plans shall be approved by the City Engineer and by the Flood Control District prior to the adoption of the second reading of the zone change ordinance and 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 San Dimas Wash from the Los Angeles County Flood Control District, U.S. Army Corps of Engineers, and/or any other State or Federal agency with jurisdiction prior to issuance of any grading permit.

- 36. In the event the Applicant/Developer cannot comply with the requirements of Condition No. 35 and revisions are required to the Vesting Tentative Tract Map layout, the Map shall be subject to review of all the review bodies for such an application including the Planning Commission and the City Council. The Planning Commission and the City Council may evaluate such revisions de-novo and may approve or deny the revised project and or revised conditions if approved.
- 37. The Applicant/Developer shall provide sewer, drainage and Reciprocal Access Easements for the development to the satisfaction of the City Attorney, the Public Works Director and City Engineer.
- 38. The Applicant/Developer shall provide street lights, street name signs and stop signs in accordance with the standards of the City.
- 39. The Applicant/Developer shall provide full street improvements on all streets within the limits of the development. Improvements to include curbs and gutters, sidewalks, medians, and paving according to City standards, as shown in the following table:

Street Name	Curb & Gutter	A.C. Pavement	Side-walk	Intersection	Street Lights	Street Trees	Multi-use Trail	Median Island	Bike Trail	Other
Foothill Boulevard		*		X			X	X	X	**
Walnut Avenue (north)	X	X	X	X	X	X	X			
Street "A" & "B"	X	X	X	X	X	X				
Notes:	Install ADA curb ramps at all curb returns									
	*AC Pavement restoration shall be min. full lane width									
	**City shall be reimbursed for installation of conduits over San Dimas Wash bridge deck (\$9,164.63)									

40. The Applicant/Developer shall offer to dedicate all street right-of-way as shown on the Tentative Map.
41. The Applicant/Developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster and the City Engineer.
42. The Applicant/Developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
43. The Applicant/Developer shall be responsible for any repairs within the limits of the development, including but not limited to streets and paving, curbs and gutters, sidewalks, and street lights as determined by the City Engineer and Public Works Director.
44. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the California Manual of Uniform Traffic Control Devices (CA MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
45. Prior to the issuance of any grading permit, the subdivider shall provide written evidence to the Public Works Department that a certified Native American monitor has been retained and approved by the Gabrieleno Band of Mission Indians – Kish Nation. Said monitor shall be onsite during all grading operations to identify and protect any Native American sites or artifacts that are located within the disturbed areas. The contact person from the Gabrieleno Band of Mission Indians – Kish Nation is Mr. Andrew Salas. Mr. Salas can be contacted at (626) 925-4131. This note shall be included on the Grading Plan to the satisfaction of the Planning Division and Public Works Department.
46. For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm

Water Associated with Construction Activity, Construction General Permit Order 2012-0006-DWQ (as amended by all future adopted Construction General Permits). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2012-0006-DWQ, however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.

47. For all projects subject to Low Impact Development (LID) regulations, Applicant/Developer must submit a site-specific drainage concept and stormwater quality plan to implement LID design principles.
48. A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
 - i. 8 ½" x 11" exhibits with record property owner information.
 - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
 - iii. Clear depiction of location of BMPs, especially those located below ground.
 - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
 - v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.
 - vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.
49. Improvement plans and necessary letters of credit, cash, and/or bonds to secure the construction of all streets, storm drains, water, sewer, grading, and multi-use trails shall be submitted and approved by the City Engineer, and the subdivision agreement and other required agreements approved by City Attorney, prior to the recordation of the Final Map.
50. A Final 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.

51. All easements existing at the time of the Final Map approval must be accounted for on the approved Tentative Map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location.
52. Easements for Private Driveways and Fire Lanes, Multi-Use Trails, and all utilities, including water, sewer, and storm drains shall be provided on the Final Map to the satisfaction of the City Engineer, City Attorney, and the Director of Development Services.
53. The City shall grant the applicant a 10-foot wide access easement along the south property line of Horsethief Canyon Park for the maintenance of the development's V-channel that will divert water flows from the Park to the debris basin. The maintenance and repair of the V-channel shall be the sole responsibility of the development's Homeowner's Association (HOA).
54. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
55. A preliminary title report and guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the final map is filed with the County Recorder.
56. Construction parking and material storage to be confined to the site. No construction related parking or material storage will be allowed on the surrounding streets
57. The Applicant/Developer shall underground all new utilities, and utility drops, and shall underground existing overhead utilities off-site in front of the subject property to the closest power pole off-site to meet the intent of the Code and City practice to the satisfaction of the Director of Community Development.
58. Applicant/Developer shall coordinate with U.S. Army Corps of Engineers and Los Angeles County Department of Public Works Flood Control Division for the realignment of their maintenance access road to the San Dimas Wash Channel.
59. Applicant/Developer shall coordinate with U.S. Army Corps of Engineers and Los Angeles County Department of Public Works Flood Control Division any proposed modification or addition to the existing San Dimas Wash bridge deck and barriers.
60. The developer shall dedicate a corner cut off at the intersection of Street A and Street B; Street A and Walnut Avenue; Walnut Avenue and Foothill Blvd to facilitate ADA compliance.
61. The street intersection of Walnut Avenue and Street A shall be designed to a modified Los Angeles County Standard for a "knuckle" intersection.
62. Developer shall reimburse City's cost for installing conduit on the north side of Foothill Boulevard over the San Dimas Wash for use by utility undergrounding for the development. Amount of \$9,164.63

PARKS & RECREATION – (909) 394-6230

63. The Applicant/Developer shall provide street trees, with permanent irrigation system, throughout the development. The species, container size and location shall be designated by the City, as approved by the City Arborist.
64. The Applicant/Developer Shall install a multi-use trail in the public right-of-way along the West property line of the Vesting Tract Map. The trail shall connect with the existing trail on Foothill Boulevard and extend to the Southern property line of Horsethief Canyon Park.
65. The Applicant/Developer shall comply with City regulations regarding payment of Property Development Tax, and Park, Recreation and Open Space Development Fees per SDMC Chapters 3.24 and 3.26. Fees shall be paid prior to the issuance of building permits.
66. The Subdivision Applicant/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.

END OF CONDITIONS

RESOLUTION PC-1620

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING APPROVAL OF PRECISE PLAN 15-01, DEVELOPMENT PLAN REVIEW BOARD CASE NO. 15-33, AND TREE REMOVAL PERMIT 15-38, A REQUEST TO DEVELOP TENTATIVE TRACT MAP NO. 72368 WITH 20 SINGLE-FAMILY DWELLING UNITS ON A MINIMUM OF 7,500 SQUARE-FOOT LOTS AND REMOVE 59 MATURE TREES FROM THE SITE LOCATED AT 299 E. FOOTHILL BOULEVARD

WHEREAS, a Development Plan Review Board application, Precise Plan and a Tree Removal Permit have been duly initiated by:

San Dimas Foothill Partners, LLC
c/o Hagop Sargisian
2913 El Camino Real
Tustin, CA 92782

WHEREAS, San Dimas Foothill Partners, LLC submitted an application for a General Plan Amendment, along with a Zone Change, Vesting Tentative Tract Map, Development Plan Review Board, Precise Plan, and a Tree Removal Permit, which collectively shall be referred to as the “Proposed Project” described as follows:

Assessor Parcel Number 8665-008-016 and 8665-008-017 and a portion of the City’s parkland consisting of Assessor Parcel Numbers 8665-007-905 and 8665-007-900; and

WHEREAS, the Precise Plan 17-0002, Development Plan Review Board Case No. 17-0030 and Tree Removal Permit 17-0072 are described as:

A request to develop Vesting Tentative Tract Map No. 72368 with 20 single-family dwelling units (a maximum of 17 two-story and a minimum of three (3) one-story) on a minimum of 7,500 square-foot lots. A total of three different floor plans are proposed with the smallest house being 2,893 square feet of habitable space and the largest unit being 3,312 square feet; and

A request to remove all 59 mature trees from the site and replace 58 trees at a minimum of a 2:1 ratio and one tree at a 10:1 ratio for a total of 126 replacement trees.

WHEREAS, the Precise Plan 17-0002, Development Plan Review Board Case No. 17-0030 and Tree Removal Permit 17-0072 would affect the properties located at 299 E. Foothill Boulevard (APN: 8665-008-017) and a portion of Horsethief Canyon Park (APN’s: 8665-007-905 and 8665-007-900); and

WHEREAS, pursuant to and in accordance with the provisions of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*; herein referred to as “CEQA”) the State of California Guidelines for the Implementation of the California Environmental Quality Act (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the “CEQA Guidelines”), the City is the “lead agency” for the preparation and consideration of environmental documents for the Proposed Project and a draft Mitigated Negative Declaration was prepared in accordance with CEQA Guidelines, the City gave notice of its intent to adopt the Mitigated Negative Declaration to (a) the public pursuant to Section 15072(b) of the CEQA Guidelines, certified notice was duly given to the Native American tribes pursuant to California Government Code Section 65352.3. and per Resolution PC-1621, the Planning Commission finds that all actions required to be taken by applicable law related to the preparation, circulation, and review of the Mitigated Negative Declaration for the Project have been taken; and

WHEREAS, on April 18, 2019 the Planning Commission held a public hearing, notice of said public hearing having been duly given as required by law to consider the Mitigated Negative Declaration and to hear and consider evidence for and against the Proposed Project and related actions and to investigate and make findings and recommendations in connection therewith; and

WHEREAS, the Planning Commission continued the public hearing of April 18, 2019 to May 16, 2019 and then to June 6, 2019 directing staff to prepare the required resolutions related to the Proposed Project; and

WHEREAS, after the Proposed Project has been reviewed by the Planning Commission and City Council it will return to the Development Plan Review Board for final review of the site layout, house plans including architecture and finished exterior materials, fence plan, and landscaping. Due to the Vesting Tract Map requirements any future submittal of new house, fencing/wall, landscape, and grading plans shall be similar to the ones reviewed by the Board at their March 29, 2018, meeting. Final conditions of approval shall be prepared by the Board at a future meeting.

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:

1. The development of the site in accordance with the development plan is suitable for the use or development intended.

The construction of the 20 detached single family homes is part of an overall development that included a General Plan Amendment, Zone Change and Vesting Tentative Tract Map, among other applications, to subdivide and develop an approximate 6.69 acre site. The subject site is suitable in size for the proposed housing development. In addition, the development will be constructed to comply with the standards of the SF-7500 Zone and the Scenic Highway Overlay. The homes will be designed in a Spanish and Tuscan architectural motif and will comply with all the development standards of the SF-7500 zone and will be architecturally compatible with the surrounding residential developments. The

site design and homes will also comply with building setbacks, height, parking, and landscaping requirements of the Single-Family (SF-7500) zone and Scenic Highway Overlay (SHO). Therefore the project site is suitable to accommodate the proposed project and not create adverse impacts to the adjacent uses.

2. The total development is so arranged as to avoid traffic congestion, ensure public health, safety, general welfare and prevent adverse effects on neighboring property.

The proposed development is part of an overall development that included several entitlement applications, which included but not limited to a Vesting Tentative Tract Map (VTTM 72368). The VTTM was designed to accommodate public streets and adequate vehicular and emergency vehicle access as required by the Traffic Study prepared for the overall development; therefore no traffic congestion is anticipated as part of this development. In addition, the homes will be constructed in a manner that will not impact public health, safety, general welfare and will prevent adverse effects on neighboring properties.

3. The development is in general accord with all elements of the general plan, zoning ordinance and all other ordinances and regulations of the City.

The proposed construction meets the intent of the General Plan land use designation of Single Family Very Low (0.2 – 3) and will accommodate the 20 single-family detached residences. The Project site as designed meets the development standards for the Single-Family (SF-7500) Zone and Scenic Highway Overlay (SHO). The proposed development is also consistent with the General Plan Land Use and Housing Goals as Follows:

Land Use Element

Goal L-4: *Plan and create an urban form that efficiently utilized urban infrastructure and services, plan for orderly growth rather than “leap frog” development.*

Objective 4.1: *Promote future land use and development patterns which reduce costs of infrastructure construction, encourages transit to make better use of existing facilities, and achieve a good match between future growth and phasing of existing facilities or expansion of new ones.*

Goal L-9: *Enhance a unified and high quality visual image for the City.*

Objective 9.1: *Preserve the visual identity and character of existing neighborhoods.*

Policy 9.1.1: *Underground utilities to improve the visual environment.*

Housing Element

Goal H-2: *Provide adequate housing sites to accommodate Regional Housing Needs.”*

Policy 2.1: *Provide site opportunities for development of housing that respond to diverse community needs in terms of housing type cost and location emphasizing locations near services and transit that promote walkability.*

Policy 2.3: *Continue to encourage design consistent with the General Plan and appropriate to the community context.*

Tree Removal Permit Finding—18.162.070.B

4. It is reasonable to remove the tree because of its continued existence at the location prevents the reasonable development of the subject property.

The applicant is proposing to remove all of the 59 mature trees due to conflicts with the house pads, block walls and/or grading of the site. The trees at the site include Carrotwood, Ash, California Pepper, Mulberry, and Coast Live Oaks. According to the Arborist Report prepared by a certified arborist, the health of the trees were determined to be in fair to poor health due to a variety of reasons ranging from poor maintenance to diseases and infections. A Coast Live Oak Tree, identified in the Arborist Report as Tree No. 34 is a large mature tree. The tree’s dripline encroaches into the proposed property line block wall foundation and the foundation of the house being proposed on Lot 7 therefore the tree will be removed and a tree replacement ratio of 10:1 shall be required for this tree.

The tree replacement of 2:1 ratio will be required for 58 out of the 59 trees and a 10:1 ratio tree replacement for tree No. 34, for a minimum of 126 trees to be planted throughout the housing development.

NOW, THEREFORE, BE IT FURTHER RESOLVED, PURSUANT TO THE ABOVE FINDINGS, that the Planning Commission recommends **APPROVAL** to the City Council of the following applications: Precise Plan 15-01, Development Plan Review Board Case No. 15-33 and Tree Removal Permit 15-38 subject to compliance with the final conditions of approval approved by the Development Plan Review Board at a future meeting. A copy of this Resolution and final conditions of approval shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED, the 6th day of April, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Lesa Byars, Planning Secretary

RESOLUTION PC-1621

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR GENERAL PLAN AMENDMENT NO. 15-02, ZONE CHANGE NO. 15-02, VESTING TENTATIVE TRACT MAP NO. 72368 (VTTM 15-02), DEVELOPMENT PLAN REVIEW BOARD CASE NO. 15-33, PRECISE PLAN CASE NO. 15-01 AND TREE REMOVAL PERMIT 15-38 PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED

WHEREAS, San Dimas Foothill Partners, LLC submitted an application for a General Plan Amendment, along with a Zone Change, Vesting Tentative Tract Map, Development Plan Review Board, Precise Plan, and Tree Removal Permit, which collectively shall be referred to as the “Proposed Project” described as follows:

Assessor Parcel Number 8665-008-016 and 8665-008-017 and a portion of the City’s parkland consisting of Assessor Parcel Numbers 8665-007-905 and 8665-007-900; and

WHEREAS, pursuant to and in accordance with the provisions of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*; herein referred to as “CEQA”) the State of California Guidelines for the Implementation of the California Environmental Quality Act (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the “CEQA Guidelines”), the City is the “lead agency” for the preparation and consideration of environmental documents for the Proposed Project; and

WHEREAS, a draft mitigated Negative Declaration was prepared in accordance with CEQA Guidelines to evaluate the physical environmental impacts of the Proposed Project. The Mitigated Negative Declaration was circulated for a 20-day public/responsible agency review on February 25 through March 18, 2019 and was also made available for review on the City’s website at www.cityofsandimas.com. A complete copy of the Mitigated Negative Declaration is on file and can be viewed in the Development Services Department at 245 E. Bonita Avenue, San Dimas, California.

WHEREAS, the City gave notice of its intent to adopt the Mitigated Negative Declaration to (a) the public pursuant to Section 15072(b) of the CEQA Guidelines, (b) individuals and organizations, if any, that previously submitted written requests for notice pursuant to Section 15072(b) of the CEQA Guidelines, (c) responsible and trustee and other agencies with jurisdiction over resources that will be affected by the Proposed Project pursuant to Section 15073(c) of the CEQA Guidelines, and (d) the Clerk of the County of Los Angeles pursuant to Section 15072(a) of the CEQA Guidelines; and

WHEREAS, certified notice was duly given to the Native American tribes pursuant to California Government Code Section 65352.3. Staff contacted the California Native American Heritage Commission to extend an invitation to consult on the project. Staff received a letter from the Gabrieleno Band of Mission Indians – Kizh Nation. The tribe requested consultation on the project to avoid unnecessary destruction of cultural and biological resources; and

WHEREAS, on April 18, 2019, the Planning Commission held a public hearing, notice of said public hearing having been duly given as required by law to consider the Mitigated Negative Declaration and to hear and consider evidence for and against the proposed Project and related actions and to investigate and make findings and recommendations in connection therewith; and

WHEREAS, the Planning Commission continued the public hearing of April 18 to May 16, 2019 and then to June 6, 2019 directing staff to prepare the required resolutions related to the Proposed Project.

NOW, THEREFORE, in consideration of the evidence received at the hearings of April 18 and June 6, 2019, Planning Commission now finds as follows:

- A. All actions required to be taken by applicable law related to the preparation circulation, and review of the MND has been taken.
- B. A Mitigated Negative Declaration has been prepared consisting of the Initial Study, all comments and recommendations received during the public review period, and a Mitigation and Reporting Program. The MND was posted on the City's Website at www.cityofsandimas.com on February 25, 2019. On the basis of the Initial Study prepared for the Proposed Project it has been determined that the Proposed Project may have a potential significant effect on the environment which, however, will be mitigated to a level that is less than significant and therefore, a Mitigated Negative Declaration was circulated for a period of not less than 20 days pursuant to State CEQA Guidelines Section 15105(b). Therefore the Planning Commission recommends to the City Council that it adopt the Mitigated Negative Declaration (referred as Exhibit F of the staff report dated April 18, 2019) as adequate to assess the environmental impacts of the Proposed Project, based on the findings contained herein and in the Mitigated Negative Declaration, and find, on the basis of the whole record that there is no substantial evidence that the Proposed Project will have a significant effect on the environment and that the recommendation for approval of the Mitigated Negative Declaration reflects the City of San Dimas Planning Commission's independent judgment and analysis.
- C. The Planning Commission further recommends that the City Council adopt the Mitigation Monitoring and Reporting Program (attached hereto as Exhibit A). The full record is available for review in the Development Services Department.

NOW, THEREFORE, BE IT FURTHER RESOLVED, PURSUANT TO THE ABOVE FINDINGS, that the Planning Commission recommends to the City Council adoption of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as set forth on Exhibit “A” attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED, the 6th day of June, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Lesa Byars, Planning Secretary

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

This section of the Mitigated Negative Declaration provides the Mitigation Monitoring and Reporting Program (MMRP) that would be used to monitor the implementation of the mitigation measures adopted for the San Dimas Walnut Villas Subdivision project. This Mitigation Monitoring and Reporting Program (MMRP) is a California Environmental Quality Act (CEQA)-mandated outcome of the environmental analysis process undertaken for the General Plan Amendment, Zone Change and San Dimas Walnut Villas Subdivision (“Proposed Project”), Vesting Tract Map 72368. The results of the environmental analyses, including proposed mitigation measures, are documented in the Draft Mitigated Negative Declaration (February 2019) for the Proposed Project.

Introduction

The California Environmental Quality Act (CEQA) requires that agencies adopting Environmental Impact Reports (EIRs) and Mitigated Negative Declaration (MNDs) take affirmative steps to determine that approved mitigation measures are implemented subsequent to project approval.

Effective January 1, 1989, CEQA was amended to add Section 21081.6, implementing Assembly Bill (AB) 3180. As part of CEQA (state-mandated) environmental review procedures, Section 21081.6 requires a public agency to adopt a monitoring and reporting program for assessing and ensuring efficacy of any mitigation measures applied to a proposed project. Specifically, the lead or responsible agency must adopt a reporting or monitoring program for mitigation measures incorporated as conditions of approval. The program must be designed to ensure compliance during project implementation. As stated in the Public Resources Code, Section 21081.6 (a) (1):

“The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, the agency shall, if so requested by the

lead agency or a responsible agency, prepared and submit a proposed reporting or monitoring program.”

AB 3180 provides general guidelines for implementing monitoring and reporting programs (MMRP). Specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final approval of the proposal by the responsible decision maker(s). In response to established CEQA requirements and those of AB 3180 (Public Resources Code Section 21000 et seq.), the proposed Mitigation Monitoring and Reporting Program for the Proposed Project shall be submitted for adoption by the decision makers prior to completion of the environmental review process.

The City of San Dimas (City) will use this Mitigation Monitoring and Reporting Program (MMRP) to ensure compliance with mitigation measures associated with development proposed under the Proposed Project. Under each identified resource, the adverse impact(s), its corresponding mitigation measure(s), and the implementation and monitoring requirements are discussed. The implementation and monitoring requirements that have been set forth in this MMRP are as follows:

- Party Responsible for Implementation of Mitigation
- Implementation Phase
- Party Responsible for Monitoring Activity
- Monitoring Activity
- Outside Agency Coordination

Mitigation Monitoring and Reporting Program for VTTM 72368 (VTTM 15-02)

Mitigation Measure		Action Required	Monitoring Responsibility	Timing	Status of Implementation
Air Quality					
AQ-1	Suspend grading operations during high winds (i.e., wind speeds exceeding 20 mph, as measured continuously over a one-hour period) in accordance with Rule 403 requirements.	Require standard best management practices Field monitoring	Contractor Manager Planning Division Building Division Southern California Air Quality Management District	During any grading/ construction activities	
AQ-2	Construction contractors should sweep all onsite driveways and adjacent street(s) and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.	Require standard best management practices Field monitoring	Contractor Manager Planning Division Building Division Southern California Air Quality Management District	Prior to and during any grading/ construction activities	
AQ-3	All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high volume, low-pressure spray.	Require standard best management practices Field monitoring	Planning Division Building Division Contractor Manager Southern California Air Quality Management District	During construction activities	
AQ-4	All asphalt shall meet or exceed performance standards noted in SCAQMD Rule	Require standard best management practices Field monitoring	Contractor Manager Planning Division Building Division Southern California Air Quality Management District	During any grading/ construction activities	

Mitigation Measure	Action Required	Monitoring Responsibility	Timing	Status of Implementation
<p>AQ-5 All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:</p> <ul style="list-style-type: none"> • Reestablish ground cover on the construction site through seeding and watering. • Pave or apply gravel to any on-site haul roads. • Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time. • Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. • Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means. 	<p>Require standard best management practices</p> <p>Field monitoring</p>	<p>Contractor Manager</p> <p>Planning Division</p> <p>Building Division</p> <p>Southern California Air Quality Management District</p>	<p>During any grading/ construction activities</p>	
<p>AQ-6 The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce PM₁₀ emissions, in accordance with SCAQMD Rule 403.</p>	<p>Require standard best management practices</p> <p>Field monitoring</p>	<p>Contractor Manager</p> <p>Planning Division</p> <p>Building Division</p> <p>Southern California Air Quality Management District</p>	<p>During any grading/ construction activities</p>	
<p>AQ-7 Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM₁₀ emissions.</p>	<p>Require standard best management practices</p> <p>Field monitoring</p>	<p>Contractor Manager</p> <p>Planning Division</p> <p>Building Division</p> <p>Southern California Air Quality Management District</p>	<p>During any grading/ construction activities</p>	
<p>AQ-8 The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.</p>	<p>Require standard best management practices</p> <p>Field monitoring</p>	<p>Contractor Manager</p> <p>Building Division</p> <p>Planning Division</p>	<p>During any grading/ construction activities</p>	

Mitigation Measure	Action Required	Monitoring Responsibility	Timing	Status of Implementation
<p>AQ-9 The construction contractor shall ensure that construction-grading plans include a statement that works crew will shut off equipment when not in use.</p>	<p>Require standard best management practices</p> <p>Field monitoring</p>	<p>Contractor Manager</p> <p>Planning Division</p>	<p>Prior to issuance of grading permits</p>	
Biological Resources				
<p>BIO-1 To avoid disturbance of nesting and special-status birds, project activities, including but not limited to vegetation removal, ground disturbance, and construction and demolition, shall occur outside of the bird breeding season (February 1 through August 31). If construction must begin during the breeding season, a pre-construction nesting bird survey shall be conducted by a qualified City-approved biologist no more than 7 days prior to initiation of all ground disturbance and vegetation removal activities within all suitable nesting habitat located within the project site. If no nesting birds are found, construction may be initiated without impacts to nesting birds. If active nests are found, the biologist shall determine a suitable buffer where no construction activities would occur. The distance will be determined by the biologist based on the species of bird to ensure that no direct or indirect impacts would occur. An avoidance buffer shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during all project construction activities. The biologist shall monitor the nesting activity during construction to verify that the buffer was adequately placed and that breeding is not compromised by construction. The buffer shall remain in place while the nest is active. No ground-disturbing activities shall occur inside this buffer until the biologist has determined activities can be resumed.</p>	<p>The following mitigation measure and compliance with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFG) requirements</p>	<p>Contractor Manager</p> <p>Planning Division</p>	<p>Prior to issuance of grading permits</p>	
Cultural Resources				
<p>CR-1 In the event that archaeological resources are uncovered on the project site during grading or other construction activities, the developer must notify the San Dimas Planning Department immediately and work must stop within a 100-foot radius until a qualified archeologist, to be approved by the City, has evaluated the find. Construction activity may continue unimpeded on other portions of the project site. If the find is determined by the qualified archeologist to be a unique archeological resource, as defined by Section 2103.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code. If the find is determined not to be a unique archeological resource, no further action is necessary and construction may continue. The applicant shall bear the cost of implementing this mitigation.</p>	<p>These requirements shall be included in construction documents</p>	<p>Contractor Manager</p> <p>Planning Division</p>	<p>During grading and construction activities</p>	

Mitigation Measure	Action Required	Monitoring Responsibility	Timing	Status of Implementation
<p>CR-2 If paleontological resources are uncovered during excavation of the project site, the City of San Dimas Planning Department shall be notified immediately and work must stop within 100 feet of the find to allow a qualified paleontologist to appropriately remove the find. The applicant shall bear the cost of implementing this mitigation.</p>	<p>These requirements shall be included in construction documents</p>	<p>Grading Contractor Planning Division</p>	<p>During grading and construction activities</p>	
<p>CR-3 If during excavation of the project site human remains are discovered, the steps described in <i>State CEQA Guidelines</i> Section 15064.5(e) shall be followed. The applicant shall bear the cost of implementing this mitigation.</p> <p>(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <p>(A) The coroner of the County in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and</p> <p>(B) If the coroner determines the remains to be Native American:</p> <ol style="list-style-type: none"> 1. The coroner shall contact the Native American Heritage Commission within 24 hours. 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or <p>(2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. The applicant shall bear the cost of implementing this mitigation.</p> <p>(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.</p> <p>(B) The descendant identified fails to make a recommendation; or</p> <p>(C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</p>	<p>These requirements shall be included in construction documents</p>	<p>Grading Contractor/Contractor Manager Planning Division Building Division Department of Public Works</p>	<p>During grading and construction activities</p>	
Hydrology and Water Quality				
<p>HYD-1 Appropriate erosion control and drainage devices shall be incorporated to the satisfaction of the Building Division, such as interceptor terraces, berms, v-channels, and inlet and outlet structures.</p>	<p>Review of grading and drainage plans</p>	<p>Contractor manager Building Division Department of Public Works</p>	<p>Prior to issuance of grading permit</p>	

Mitigation Measure	Action Required	Monitoring Responsibility	Timing	Status of Implementation
<p>HYD-2 All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Nonrecyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.</p>	<p>These requirements shall be included in construction documents</p>	<p>Contractor Manager Building Division Department of Public Works</p>	<p>During demolition, grading and construction activities</p>	
<p>HYD-3 Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drain.</p>	<p>These requirements shall be included in construction documents</p>	<p>Contractor Manager Department of Public Works Building Division Planning Division</p>	<p>During grading and construction activities</p>	
<p>HYD-4 Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.</p>	<p>These requirements shall be included in construction documents</p>	<p>Contractor Manager Department of Public Works Building Division</p>	<p>During grading and construction activities</p>	
<p>HYD-5 All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall be used to catch drips and spills.</p>	<p>These requirements shall be included in construction documents Field monitoring</p>	<p>Contractor Manager Department of Public Works Building Division Planning Division</p>	<p>Prior to issuance of grading permit</p>	
<p>HYD-6 The project applicant shall implement storm water BMPs to retain or treat the runoff from a storm event producing one inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook, Part B - Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.</p>	<p>Review of grading plans Check to ensure that mitigation measures are included as general or specific notes on project plan sheets</p>	<p>Department of Public Works Building Division</p>	<p>Prior to issuance of grading permit</p>	
<p>HYD-7 Post development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak storm water discharge rate will result in increased potential for downstream erosion.</p>	<p>Review of grading plans</p>	<p>Department of Public Works Building Division</p>	<p>Prior to issuance of grading permit</p>	

Mitigation Measure	Action Required	Monitoring Responsibility	Timing	Status of Implementation
HYD-8 Any connection to the sanitary sewer shall have authorization from the County of Los Angeles Sanitation District Any connection to the sanitary sewer shall have authorization from the Bureau of Sanitation.	Review of project plans	County of Los Angeles Sanitation District	Prior to issuance of grading permit	
HYD-9 Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.	These requirements shall be included in construction documents	Department of Public Works Building Division	Prior to issuance of grading permit	
HYD-10 Storage areas shall be paved and sufficiently impervious to contain leaks and spills.	These requirements shall be included in construction documents	Contractor Manager	Prior to issuance of grading permit	
HYD-11 All storm drain inlets and catch basins within, and immediately adjacent to, the Project Site, as permitted and approved by the Department of Public Works, must be stenciled with prohibitive language (such as “NO DUMPING – DRAINS TO OCEAN”) and/or graphical icons to discourage illegal dumping. Legibility of stencil and signs must be maintained at all times.	Review of project plans	Department of Public Works	As needed/ongoing	
HYD-12 An efficient irrigation system shall be designed to minimize runoff, including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.	Review of landscape plans	Planning Division Department of Public Works	Prior to issuance of grading permit	

Mitigation Measure	Action Required	Monitoring Responsibility	Timing	Status of Implementation
Tribal Cultural Resources				
<p>TRC-1 A Native American consultant must monitor project implementation during the initial grading and excavation activities until such time as sufficient subsurface soil has been uncovered/excavated to ascertain that no prehistoric archaeological/ cultural resources are located on the project site. The monitor(s) must have the following authority:</p> <ul style="list-style-type: none"> • The monitor(s) must be on-site during earthmoving activities, including preparation of the area for capping, grading, trenching, vegetation removal, or other excavation activities. The monitors will continue their duties until it is determined through consultation with the permittee, City Planning and Environmental Review staff, archaeological consultant, that monitoring is no longer warranted; • The monitor(s) may halt any activities impacting previously unidentified cultural resources and conduct an initial assessment of the resource(s); • If an artifact is identified as an isolated find, the monitor(s) must recover the artifact(s) with the appropriate locational data and include the item in the overall inventory for the site; • If a feature or concentration of artifacts is identified, the monitor must halt activities in the vicinity of the find, notify the permittee and City Planning and Environmental Review staff and prepare a proposal for the assessment and treatment of the find(s). This treatment may range from additional study to avoidance, depending on the nature of the find(s); • The monitor must prepare a comprehensive archaeological technical report documenting the results of the monitoring program and include an inventory of recovered artifacts, features, etc.; • The monitor must prepare the artifact assemblage for curation with an appropriate curation facility and include an inventory with the transfer of the collection. 	<p>These requirements shall be included in construction documents</p>	<p>Grading Contractor/ Contractor Manager</p> <p>Planning Division Building Division Department of Public Works</p>	<p>During grading and construction activities</p>	