



MONTCLAIR

CITY OF MONTCLAIR
PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
5111 Benito Street, Montclair, California 91763

REGULAR ADJOURNED MEETING
Monday, July 11, 2011
7:00 p.m.

It is respectfully requested that you please silence your cell phones and other electronic devices while the meeting is in session. Thank you.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairman Sergio Sahagun, Vice Chairman Luis Flores, Commissioner Tenice Johnson, Commissioner Maynard Lenhert, and Commissioner Don Vodvarka

4. APPROVAL OF MINUTES

The minutes of the June 13, 2011 Planning Commission meeting are presented for consideration.

5. ORAL AND WRITTEN COMMUNICATIONS ON NON-AGENDA ITEMS

The public is invited to address the Planning Commission regarding any items that are not on the agenda. Comments should be limited to matters under the jurisdiction of the Planning Commission. It is respectfully requested that speakers limit their comments to no more than three minutes in length.

Any person wishing to address the Planning Commission on an agenda or non-agenda item should complete a speaker's card and submit it to the City Planner. Speaker's cards are available at the entrance to the Council Chambers.

6. AGENDA ITEMS

- a. CASE NUMBER 2011-6
 - Project Address: 4594 San Bernardino Street
 - Project Applicant: Chino Basin Water Conservation District
 - Project Planner: Michael Diaz, City Planner
 - Request: Precise Plan of Design for improvements to the existing Demonstration Garden (Phase 4 of the approved CBWCD Master Plan)

7. INFORMATION ITEMS

Although the Planning Commission is prohibited from taking action on or discussing items not on the posted agenda, a member of the Planning Commission may ask for information, request a report back or to place a matter of business on the agenda for a subsequent meeting, ask a question for clarification, make a brief announcement, or briefly report on his or her own activities, provided the foregoing are related to, or within the jurisdiction of, the Planning Commission.

8. PUBLIC INSPECTION OF MATERIALS

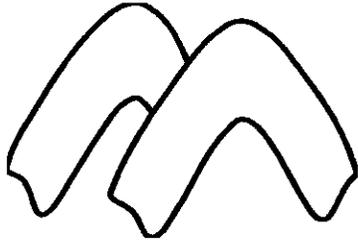
Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Planning Division counter during normal business hours.

9. ADJOURNMENT

The City of Montclair Planning Commission is hereby adjourned to the regularly scheduled meeting of July 25, 2011 at 7:00 p.m. in the Council Chambers, 5111 Benito Street, Montclair, California

CERTIFICATION OF AGENDA POSTING

I, Laura Berke, Administrative Secretary for the City of Montclair, hereby certify that a copy of this agenda was posted on the bulletin board adjacent to the south door of Montclair City Hall on July 7, 2011.



CITY OF MONTCLAIR
PLANNING COMMISSION

MEETING DATE: 07/11/11

AGENDA ITEM 6.a

Case No. 2011-6

Application: Precise Plan of Design (PPD) for Phase 4 of the approved Master Plan for the Chino Basin Water Conservation District (CBWCD) facility – improvements to the existing demonstration garden.

Project Address: 4594 San Bernardino Street

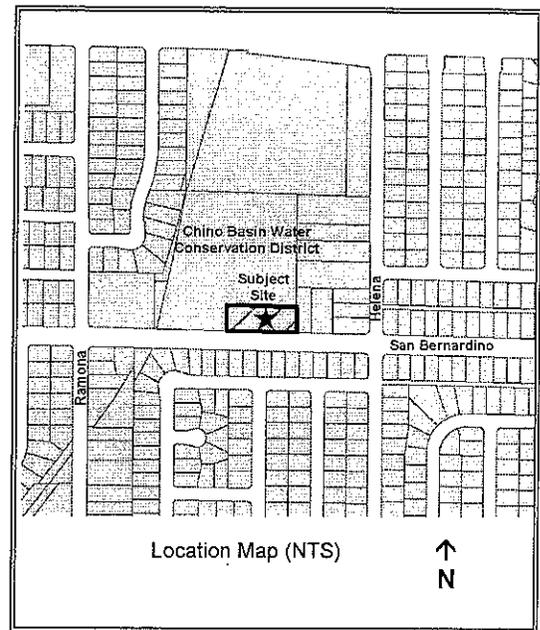
Property Owner: Chino Basin Water Conservation District (CBWCD)

General Plan: Neighborhood Park & Public/Quasi-Public

Zoning: R-1 (Single-Family Residential)

Assessor Parcel Nos.: 1009-172-11

City/Public Utility Easements: Storm drain along east boundary



Adjacent Land Use Designations and Existing Uses			
	<i>General Plan</i>	<i>Zoning</i>	<i>Existing Use of Property</i>
North	Conservation Basins	R-1 (Single-Family Residential)	Conservation Basins
East	Low Density Residential 3-7 du/ac	R-1 (Single-Family Residential)	Single-Family Homes
South	Low Density Residential 3-7 du/ac	R-1 (Single-Family Residential)	Single-Family Homes
West	Low Density Residential 3-7 du/ac	R-1 (Single-Family Residential)	Church

Report on Item Number 6.a

CASE NUMBER 2011-6

APPLICATION TYPE(S)	Precise Plan of Design
NAME OF APPLICANT	Chino Basin Water Conservation District (CBWCD)
LOCATION OF PROPERTY	4594 San Bernardino Street
GENERAL PLAN DESIGNATION	Neighborhood Park and Quasi-Public
EXISTING ZONE DISTRICT	R-1 (Single Family Residential)
EXISTING LAND USE	Park/Water Basins/CBWCD Offices/ Demonstration Garden
ENVIRONMENTAL DETERMINATION	Categorically Exempt (Sections 15303 and 15304)
PROJECT COORDINATOR	Michael Diaz

Project Description

Chino Basin Water Conservation District (CBWCD) is requesting design approval for the final phase - Phase 4 - of the approved Master Plan (Case No. 2008-31) adopted for its facility at the above-referenced address. A condition of approval for the Master Plan requires that the applicant submit separate PPD application(s) for the individual phases of the Master Plan as they are prepared for the implementation. Phase 4 is intended to complete the updating of the facility by renovating the existing demonstration garden.

The basic goal for the renovated demonstration garden is to exhibit over 200 species and varieties of plants including trees, shrubs, ground covers, vines, perennials, succulents, grasses and container plants. To accomplish this goal, the garden will be divided into 7 major garden areas (see Landscape Area Plan), featuring planting arrangements from formal to natural. Approximately 50% of the existing mature-sized trees will remain, particularly those located along San Bernardino Street and the eastern side of the garden.

The major new improvements to the demonstration garden include the following:

Landscaping and Hardscape

- A totally new Entry Garden has been designed to accommodate visitors and school groups. This orientation space is complemented with a recirculating pond feature designed to sustain water plants and fish.

- New understory planting in the current Southwestern Garden zone of the existing garden. Key tree features such as the Mexican Palo Verde and Littleleaf Palo Verde trees will be maintained in the new garden scheme.
- A Native Garden featuring the existing native Coast Live Oak trees throughout the eastern side of the garden with new understory plantings of California native trees and shrubs. An ethno-botanical garden feature will be added to the southeast corner of the Native Garden.
- A new Residential Garden area at the center of existing garden will be created to accommodate a series of residential scale 'pocket gardens' and connecting walkways. The pocket gardens will feature a variety of appropriate planting species organized into hydrozones to be sustained by many different irrigation systems and controllers that are appropriate for residential contexts.
- A Children's Educational Garden at the south side of the new classroom building in the northeasterly corner of the garden site. This area of the garden is currently undeveloped, but will be developed to illustrate the beneficial management and use of water in a variety of ways. Runoff from the roof of the new classroom building will be captured and stored in a series of rain barrels for use to sustain fruit trees. A variety of raised vegetable and herb planters would provide for interactive learning programs; a series of shaded work benches are designed to accommodate Earth Day and garden workshops involving propagation and planting.
- A Special Events Area is designated for the northwest portion of the garden. This space is covered with mulch and would be reserved for special functions and events involving garden clubs, field-day planting programs, temporary garden demonstration plantings and materials, and product display programs.
- New composting displays, residential vegetable gardens, turf grass alternatives and use of containers. The turf grass demonstration plantings will be designed to help portray the annual water use of turf grass. The perimeter slopes adjacent to the amphitheater will be planted to illustrate how to manage erosion and promote fire safety.
- All gardens will incorporate the use of appropriate mulching and permeable paving applications to demonstrate how rainfall can be captured and retained on-site.

New and Refurbished Garden Structures

- To provide the contextual backdrop for the Residential Garden, six (6) new architectural façades will be installed. The proposed façades would be constructed of painted tube steel and built to a realistic scale and design that incorporates recognizable elements from a typical home such as window and door openings, sloped roof planes, porch elements, etc. The size of the façade structures would range from 30 to 36 feet in width and 13 to 14 feet in height. The façade structures

closest to San Bernardino Street would be set back approximately 50-57 feet from the street and the easternmost façade structures would be set back approximately 40-46 feet from the east property line.

- A simple steel frame shade structure is proposed for the south end of the above Children's Education Garden. This structure is intended to provide shade to the children's area in general and, in particular, at the potting benches below. This 12-foot tall structure features a sloped frame designed to hold shade fabric for diffused shade and will be screened from view to the south and west by a row of fruit trees.
- The existing amphitheater is proposed to be refurbished to improve its current condition and functionality. The existing fabric roof would be removed and replaced with a new fabric and method of installation. In addition, the two wooden towers at each end of speaker area would be removed entirely. Finally, new five-to-six-foot tall freestanding fabric elements would be added on the west side of the amphitheater seats to help shade them during the afternoon.
- A new Propagation Lath House (a greenhouse without glass) is proposed for the area between the existing (new) Maintenance Building parking lot and the new Education Building. The 24-foot wide by 48-foot long metal tube frame structure would be enclosed with a vinyl coated small size chain link fence for walls and a shade cloth fabric roof to protect young new plants from the sun and inclement weather. The lath house would be set back a minimum of 15 feet from the easterly property line.

Irrigation

In accordance with the City's recently adopted Water Efficient Landscaping and Conservation Ordinance (Ordinance 10-913), a water budget for the project has been prepared. The water budget establishes the "Maximum Applied Water Allowance" (MAWA) for the proposed plan, and is based on a landscape plan which groups plants having similar water needs into separate "hydrozones." Hydrozones are then irrigated by means of a separate valve (or set of valves) on the same irrigation schedule appropriate for their water needs. The subject project contains five (5) identified hydrozones ranging from very-low to high water needs.

In this case, the MAWA for the project was calculated to be approximately 835,680.50 gallons or 2.56-acre feet of water per year. Using State (AB 1881) guidelines, the new garden design would require the use of approximately 606,076 gallons of water per year. Compared to the MAWA number, the demonstration garden is expected to need/use approximately 27.5% less water than it is allowed annually. The use of a wide variety of high efficiency irrigation systems has been incorporated into the irrigation plan to help achieve and maintain this goal. A copy of the water budget prepared by the applicant's licensed landscape architect is provided in the Commission packets.

Background

- The overall size of the garden area is approximately 37,530 square feet (.85 acre).
- The current office building was constructed in 1990 and the Demonstration Garden was completed in 1994. In late 2007, the original trellis over the building courtyard was removed and replaced. The existing parking lot contains 38 parking spaces.
- On June 13, 2011, the Commission approved plans for Phases 3, 5, and 6.

Planning Division Comments

The proposed improvements of Phase 4 are consistent with the previously approved Master Plan for the CBWCD site. As before, staff finds the proposed improvements in Phase 4 to pose no adverse impacts to adjacent properties. The proposed façades, shade structures, and lath house are not in conflict with any development standards, including setback or building height limits.

The renovated demonstration garden not only would bring new life to the appearance of the garden but is intended to provide real and practical examples of water conservation principles that can be applied to a home or business. The division of the existing garden into various garden theme areas would help to showcase the diversity of plant materials and landscape concepts appropriate for the local region. Moreover, a review of the plant materials list to be used in the various sub-area gardens indicates that they are appropriate for the local area (except for the limited use of turf intended for educational purposes). As such, the proposed landscape plans are well done and consistent with the general landscaping requirements of the Montclair Landscape Water Conservation Ordinance (Chapter 11.60 MMC).

More significantly, staff believes that the new residential garden area with the new metal residential facades would offer a unique asset to the area by providing the public with realistic ideas/concepts regarding the selection and arrangement of plants and irrigation around a home, particularly the modest-sized homes that predominate in Montclair and in surrounding communities.

The upgrades in irrigation technology and methods of water retention/collection now more readily available would demonstrate how water can be used more effectively and efficiently with minimal-to-no waste. Because of the proposed plant layouts (hydrozones) and use of efficient irrigation technologies the project will use approximately 25 percent less water than allowed by the calculated MAWA.

Since installation of the various described improvements to the existing garden site would more than likely necessitate the movement of soil, a condition of approval has been added to have the applicant consult with the City Engineer to determine if a grading plan is required. Typically, any project involving the import or export of 50 cubic yards or more requires a grading plan and permit. In addition, the garden and its

various improvements will need to demonstrate compliance with the provisions of the Americans with Disabilities Act (ADA) with regard to access.

When completed the proposed changes to the demonstration garden, along with the improvements of the other Phases, will result in a more sustainable and attractive asset for both the CBWCD and the community at large.

Public Notice

None required.

Environmental Assessment

The proposed project involves installation of small, new structures on a developed site and the renovation of existing landscaping/irrigation to increase water conservation and efficiency and as such is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15303(e) and 15304(b) of the CEQA Guidelines.

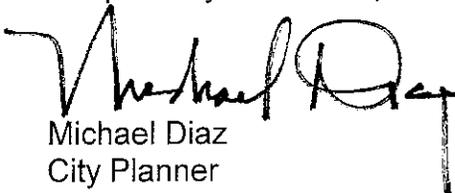
Planning Division Recommendation

Staff recommends that the Planning Commission take the following action(s):

- A. Move that, based upon evidence submitted, the project is deemed exempt from the requirements of the California Environmental Quality Act (CEQA). Further, the project qualifies as Class 3 and 4 exemptions per Sections 15303(e) and 15304(b) of the State CEQA Guidelines.

- B. Move to approve Precise Plan of Design Case No. 2011-6 for implementing Phase 4 of the CBWCD Master Plan at 4594 San Bernardino Street per the submitted plans, as described in the staff report, subject to the conditions of approval contained in Resolution 11-1744.

Respectfully Submitted,



Michael Diaz
City Planner

MD/lb

Z:\COMMDEV\MD\CASES\2011-6 PC REPORT

RESOLUTION NUMBER 11-1744

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR APPROVING A PRECISE PLAN OF DESIGN UNDER CASE NUMBER 2011-6 FOR IMPROVEMENTS ASSOCIATED WITH PHASE 4 OF THE APPROVED MASTER PLAN FOR THE CHINO BASIN WATER CONSERVATION DISTRICT PROPERTY AT 4594 SAN BERNARDINO STREET (APNs 1009-172-10 & 11)

A. Recitals.

WHEREAS, the Chino Basin Water Conservation District (CBWCD), owner of property at 4594 San Bernardino Street, filed an application for a Precise Plan of Design (PPD) for improvements associated with Phase 4 of the approved Master Plan for the CBWCD facility on June 30, 2011; and

WHEREAS, the application applies to the demonstration garden portion of the 18.2-acre facility of the Chino Basin Water Conservation District and Wilderness Park; and

WHEREAS, Phase 4 improvements are intended to renovate the existing demonstration garden by adding new and/or rearranging existing plant materials, adding new hardscape and decorative metal structures, and the installation of an enhanced water efficient irrigation system; and

WHEREAS, staff has determined that the proposed improvements in Phase 4 are consistent with the CBWCD Master Plan (Case No. 2008-31) approved by the Planning Commission on November 10, 2008, and the intent and requirements of the Municipal Code; and

WHEREAS, the Planning Commission has reviewed the Planning Division's determination that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303(e) and 15304(b) of the CEQA Guidelines, in that the proposed project involves installation of small, new structures on a developed site and the renovation of an existing landscaping and irrigation system to increase water conservation; and

WHEREAS, on July 11, 2011, commencing at 7:00 p.m. in the Council Chamber at Montclair City Hall, the Planning Commission conducted a meeting at which time all persons wishing to testify in connection with said project were heard and said proposal was fully studied.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Montclair as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based upon the substantial evidence presented to this Commission during the above-referenced hearing on July 11, 2011, including written and oral staff reports, together with public testimony, this Commission hereby finds the proposal to be consistent with the overall objectives of the City of Montclair General Plan, Montclair Municipal Code, and good planning principles, and approves the application subject to each and every condition set forth below.

Planning

1. This Precise Plan of Design (PPD) approval is for Phase 4 of the approved Master Plan for the CBWCD allowing for the renovation of the existing demonstration garden that includes new and/or rearranged landscaping materials, a water efficient irrigation system, and the installation of decorative metal structures, as described in the staff report and depicted on approved plans on file with the Planning Division. The approval of this permit shall become effective after all applicable appeal periods have been expired or appeal processes have been exhausted.
2. PPD approval shall be valid for a period of one year and shall automatically expire on the anniversary date of Planning Commission approval unless the applicant is diligently pursuing building plan check toward eventual construction of the project. The applicant and/or property owner shall be responsible to apply for a time extension at least 30 days prior to the approval's expiration date. No further notice from the City will be given regarding the project's PPD expiration date.
3. Within five days of approval, the applicant shall submit a check to Planning Division staff in the amount of \$50 to cover the County administrative fee for filing a Notice of Exemption as required the California Environmental Act (CEQA). The check shall be made payable to the "Clerk of the Board of Supervisors."
4. All applicable conditions of approval of the approved Master Plan (Case No. 2008-31) shall remain in effect.
5. Approval of this PPD shall not waive compliance with any applicable regulations as set forth by the California Building Code and/or City Ordinances, the San Bernardino County Health Department, or the State of California.

6. Any modification, intensification, or expansion of the improvements and/or use beyond that which is specifically approved with this approval shall require review and approval by the Planning Commission.
7. Except during construction, activities associated with an approved building permit shall not permit outdoor storage areas or use of sea containers or similar containers on the site. Any future proposals for outdoor storage area(s) shall be subject to City review and approval.
8. No outdoor pay telephones or vending machines shall be installed or used on the property.
9. The Propagation Lath House structure shall observe a minimum 15-foot setback from the easterly property line.
10. At the completion of construction activities associated with approved Phase 4 improvements, the project landscape architect shall prepare a written statement of completion certifying that the work has been completed and installed in accordance with the approved landscape and irrigation plans.
11. All plant materials within approved landscaped areas shall be maintained in a viable growth condition at all times.
12. Prior to the opening of the garden to the public, a final inspection by the Planning Division shall be required. The applicant shall contact the City to schedule an appointment for such inspections.
13. The applicant and/or property owner shall ensure that a copy of the Planning Commission Resolution shall be reproduced on the first page of the construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.
14. All on-site electrical and utility connections serving the demonstration garden shall be placed underground in accordance with the requirements of the Montclair Municipal Code.
15. All graffiti and other forms of vandalism and damage to the subject improvements shall be immediately removed and/or repaired or within 72 hours of an issued notice by the City.
16. The applicant shall defend, indemnify, and hold harmless, the City of Montclair, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval of the City, whether by its City Council, Planning Commission, or other authorized board or officer of this

subdivision. Pursuant to California Government Code Section 66474.9, the subdivider and applicant also agrees to defend, indemnify, and hold harmless, the City of Montclair, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any map approval of the City, whether by its City Council, Planning Commission, or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City shall promptly notify the subdivider and applicant of any such claim, action, or proceeding; and the City shall cooperate fully in the defense.

Building

17. Submit four complete sets of plans including the following:
 - a. Site/Plot Plan;
 - b. Electrical Plans, including the size of the main switch, number and size of service entrance conductors, panel schedules, and single line diagrams;
 - c. Plumbing plans, including isometrics, underground diagrams, water and waste diagram, fixture units, gas piping, and heating and air conditioning.
 - d. An existing plan of the building, including all walls to be demolished.
 - e. Waste recycling plan, recycling 50% of all construction debris.
18. Submit two sets of structural calculations for included structures and backdrops, and two sets energy conservation calculations for any equipment or conditioned buildings.
19. Pond feature shall be given strict consideration to ensure the safety of the public from drowning accidents. At a minimum, the pond shall be separated from the public by ways of delineation in an effort to meet accessible measures for the sight-impaired. A grate shall be installed within the upper 12" of the highest water level of all pond areas. The grate shall be similar to the dimensions and materials of 1½" chain link fencing. It shall be securely attached to the continuous perimeter of all pond areas.
20. Architect's/Engineer's stamp and "wet" signature are required prior to plan check approval.

21. The applicant shall comply with the latest adopted California Building Code, and other applicable codes, ordinances and regulations in effect at the time of permit application. These applicable codes shall be indicated on the first page of submitted plans.
22. Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance.
23. All utility services to the project shall be installed underground.
24. Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number. The applicant shall comply with the latest adopted California Codes, and all other applicable codes, ordinances, and regulations in effect at the time of permit application.
25. Construction activity shall only be permitted from the hours of 7:00 a.m. to 8:00 p.m. daily.
26. Prior to issuance of building permits for a new commercial or industrial development project or major addition, the applicant shall pay development fees at the established rate. Such fees may include, but are not limited to, Transportation Development Impact Fee, Permit and Plan Check Fees, and School Fees. Pay all required school fees directly to the Ontario-Montclair School District and the Chaffey Joint Union High School District. Applicant shall provide a copy of the school fees receipt to the Building Division prior to permit issuance.
27. Provide and clearly indicate on submitted plans disabled-accessible path(s) of travel to the public right-of-way and all required disabled-accessible parking lot signs. Sidewalks, paths-of-travel, and curb cuts shall comply with the requirements of the California Building Code, Title 24. The maximum cross-slope on a sidewalk or path-of-travel shall not exceed two percent (2%).
28. The entire project shall comply with the City's Security Ordinance.
29. A Certificate of Occupancy is required prior to the occupancy of the building. Issuance of the Certificate of Occupancy shall be contingent upon the Fire Department inspection and the final approvals from other departments and/or agencies.
30. Prior to the issuance of a Certificate of Occupancy, the applicant shall:
 - a. Submit to the Building Division electronic images of all plans and records which were submitted for the purpose of obtaining a

building permit. Electronic images shall comply with the City's Electronic Archiving Policy.

- b. Complete all on- and off-site improvements.
- c. Install all disabled-accessible parking stalls and parking lot signage.

Engineering

- 31. A grading plan may be required for proposed hardscape work at the center of the demonstration garden. Submit proposed plans to the City Engineer to determine whether a grading plan is required. All drainage facilities shall comply with requirements of the approved WQMP.
- 32. No soil may be imported or exported to or from the project site from any adjacent building site or from other sources for construction purposes without first obtaining approval from the City Engineer. A plan acceptable to the City Engineer shall be prepared showing proposed haul routes within the City. The plan shall include provisions for street sweeping and cleanup. Contractor(s) shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements.
- 33. All on- and off-site trenching and excavation shall conform to CAL-OSHA standards. Excavations that exceed five feet in depth require a CAL-OSHA permit.
- 34. Underground Service Alert shall be notified at least 48 hours prior to any excavation. Contact Underground Service Alert at (800) 422-4133.

Environmental

- 35. Prior to the issuance of grading or building permits, the applicant shall amend the approved WQMP for the site to conform to any and all design changes per the requirements of Federal, State, and local regulations. The amended WQMP document shall be submitted for City review and approval.
- 36. Comply with all requirements of the approved Water Quality Management Plan (WQMP), as amended, for this project.
- 37. The applicant/developer shall be responsible to maintain WQMP post-construction stormwater treatment devices per WQMP requirements for the life of the project. It shall also be the responsibility of the applicant/developer to maintain inspection reports and have them readily available for review by City staff upon request. In the event that any stormwater treatment device fails due to lack of, or insufficient maintenance and/or inspection, or some other unforeseen circumstance,

it shall be the responsibility of the applicant/developer to correct the deficiency and restore the stormwater treatment device(s) to its original working condition.

38. Prepare and submit plans for erosion and sediment control. Plans shall include all phases of the construction project, including rough grading, utility and road installation, and vertical construction to the satisfaction of the City Engineer. A State General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities shall be obtained prior to construction. Contact Joe Rosales, NPDES Coordinator, at (909) 625-9470.
39. Prior to issuance of a Certificate of Occupancy, the applicant shall:
 - a. Submit to the Engineering Division an electronic copy of the approved WQMP in PDF format.
 - b. Have the WQMP Maintenance Agreement recorded with the County of San Bernardino and provide evidence of said recording to the NPDES Coordinator.
40. Prior to issuance of a Certificate of Occupancy, the person or corporation responsible for the preparation of the WQMP shall certify in writing to the Building Official that all conditions and requirements of the WQMP have been implemented or complied with. For projects, developments, or properties intended to be leased or sold, developer shall also submit evidence to the Building Official that lessee or purchaser has been advised in writing of lessee's or purchaser's on-going maintenance responsibilities with respect to the requirements of the WQMP.
41. The applicant shall ensure that all requirements of the approved WQMP for the project are incorporated and consistent with the approved landscape and irrigation plans for the project. All required Best Management Practices (BMPs) shall be duly noted and shown on the landscape plans per the approved WQMP.

The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 11TH DAY OF JULY, 2011.

PLANNING COMMISSION OF THE CITY OF MONTCLAIR, CALIFORNIA

By: _____
Sergio Sahagun, Chair

ATTEST: _____
Steve Lustro, Secretary

I, Steve Lustro, Secretary of the Planning Commission of the City of Montclair, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Montclair, at a regular meeting of the Planning Commission conducted on the 11th day of July, 2011, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

Z:\COMMDEV\MO\IAZ\CASES\CBWCD DEMONSTRATION GARDEN RENOVATION 2011-6 PC RESOLUTION