

AGENDA
REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBERS
5000 CLARK AVENUE
LAKEWOOD, CALIFORNIA

May 12, 2015

RECEPTION: “Lakewood Celebrates . . .” 6:00 p.m.

CALL TO ORDER 7:30 p.m.

INVOCATION: Pastor Tim Buzbee, Life Center Assembly of God Church

PLEDGE OF ALLEGIANCE: Boy Scout Troop 140

ROLL CALL: Mayor Jeff Wood
Vice Mayor Ron Piazza
Council Member Steve Croft
Council Member Diane DuBois
Council Member Todd Rogers

ANNOUNCEMENTS AND PRESENTATIONS:

ROUTINE ITEMS:

All items listed within this section of the agenda are considered to be routine and will be enacted by one motion without separate discussion. Any Member of Council may request an item be removed for individual discussion or further explanation. All items removed shall be considered immediately following action on the remaining items.

RI-1 Approval of Minutes of the Meetings held April 28, 2015

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Adoption of Resolution No. 2015-13; Directing the Preparation of a Report of Delinquent Fees for Garbage, Waste and Refuse Collection

RI-5 Approval of Amendment to Joint Powers Agreement for the Southeast Los Angeles County Workforce Investment Board, Resolution No. 2015-14

RI-6 Authorization for Additional Watermain Replacement for Public Works Project No. 2014-3, T.A. Rivard, Inc.

RI-7 Approval of Recommendation of Community Promotions Committee Regarding Memorial Day Ceremony

RI-8 Approval of Median Irrigation Conversion Team

City Council Agenda

May 12, 2015

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PUBLIC HEARINGS:

- 1.1 Consideration of Permit Applications for the Sale of Fireworks

LEGISLATION:

- 2.1 General Plan Amendment No. 2015-1, Resolution No. 2015-10, Zone Change Case No. 114 and Tentative Parcel Map No.72930, Resolution No. 2015-11, for the Property Located at 11609 216th Street, and the Related Mitigated Negative Declaration, Ordinance No. 2015-3 [*Continued from April 28, 2015*]
- 2.2 Water Conservation State Board March 17, 2015 Emergency Regulations, Resolution No. 2015-15

AGENDA LAKEWOOD SUCCESSOR AGENCY

1. Approval of Register of Demands

ORAL COMMUNICATIONS:

CLOSED SESSION:

CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION

Section 54956.9(d)(4)

One case: Water Replenishment District Replenishment Rates/Compliance with Proposition 218

ADJOURNMENT

Any qualified individual with a disability that would exclude that individual from participating in or attending the above meeting should contact the City Clerk's Office, 5050 Clark Avenue, Lakewood, CA, at 562/866-9771, ext. 2200; at least 48 hours prior to the above meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting or other reasonable auxiliary aids or services may be provided.

Copies of staff reports and other writings pertaining to this agenda are available for public review during regular business hours in the Office of the City Clerk, 5050 Clark Avenue, Lakewood, CA 90712

Routine Items

**Routine Item 1 - City Council Minutes
will be available prior to the meeting**

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COUNCIL AGENDA
May 12, 2015

TO: The Honorable Mayor and City Council

SUBJECT: Report of Personnel Transactions

	<u>Name</u>	<u>Title</u>	<u>Schedule</u>	<u>Effective Date</u>
1. FULL-TIME EMPLOYEES				
A.	Appointments			
	None			
B.	Changes			
	Michael Cracium	Park Maintenance Worker	08A to	04/26/2015
		Park Maintenance Lead Worker	18A	
	Sean Weiby	Maintenance Trainee II	B to	04/26/2015
		Park Maintenance Worker	08A	
C.	Separations			
	None			
2. PART-TIME EMPLOYEES				
A.	Appointments			
	Eric Ramirez	Maintenance Trainee I	B	05/04/2015
B.	Changes			
	None			
C.	Separations			
	Jack Burch	Community Service Specialist	B	04/01/2015

Lisa Novotny
Assistant City Manager *LON*

Howard L. Chambers *LON for HLC*
City Manager

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**CITY OF LAKEWOOD
FUND SUMMARY 4/23/2015**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 63226 through 63329. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	147,243.97
1020	CABLE TV	400.00
1050	COMMUNITY FACILITY	707.30
1720	RIVER PARKWAY GRANT	5,684.04
1744	LA COUNTY REGIONAL OPEN SPACE	9,486.33
3050	PARK DEDICATION	223.45
3060	PROPOSITION "A"	1,650.00
3070	PROPOSITION "C"	2,238.62
5010	GRAPHICS AND COPY CENTER	3,006.88
5020	CENTRAL STORES	4,492.13
5030	FLEET MAINTENANCE	4,838.69
7500	WATER UTILITY FUND	42,461.19
8030	TRUST DEPOSIT	100.00
		<hr/>
		222,532.60

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
63226	04/23/2015	61307	A & G SALES - FENCE & SUPPLY	223.45	0.00	223.45
63227	04/23/2015	4113	SHAKER NERMINE	1,750.00	0.00	1,750.00
63228	04/23/2015	1000	ADVANCED ELECTRONICS INC	1,189.24	0.00	1,189.24
63229	04/23/2015	2701	AIRE RITE A/C & REFRIGERATION INC	277.00	0.00	277.00
63230	04/23/2015	4208	AIRGAS INC	24.72	0.00	24.72
63231	04/23/2015	1700	ALLIED REFRIGERATION INC	98.31	0.00	98.31
63232	04/23/2015	4684	AMAZON.COM LLC	342.58	0.00	342.58
63233	04/23/2015	58000	AMERICAN TRUCK & TOOL RENTAL INC	159.83	0.00	159.83
63234	04/23/2015	443	B&M LAWN AND GARDEN INC	624.74	0.00	624.74
63235	04/23/2015	4604	BARNETT. KEVIN	156.00	0.00	156.00
63236	04/23/2015	66012	BARTKUS. KRISTIN	16.25	0.00	16.25
63237	04/23/2015	4800	BISHOP COMPANY	239.47	0.00	239.47
63238	04/23/2015	4704	BROADCAST CAMERA SERVICES. INC.	2,050.00	0.00	2,050.00
63239	04/23/2015	60304	BSN SPORTS	2,236.06	0.00	2,236.06
63240	04/23/2015	7600	CENTRAL BASIN WATER ASSN	3,876.31	0.00	3,876.31
63241	04/23/2015	51331	CERRITOS POOL SUPPLY	35.75	0.00	35.75
63242	04/23/2015	45894	CINTAS CORPORATION	115.95	0.00	115.95
63243	04/23/2015	53451	COMMUNITY FAMILY GUIDANCE CTR	100.00	0.00	100.00
63244	04/23/2015	2621	CONNEY SAFETY PRODUCTS LLC	173.84	0.00	173.84
63245	04/23/2015	4380	CAPITAL ONE NATIONAL ASSOCIATION	456.92	0.00	456.92
63246	04/23/2015	4597	CS LEGACY CONSTRUCTION INC	15,170.37	0.00	15,170.37
63247	04/23/2015	65096	DELAROSA. BEN	823.33	0.00	823.33
63248	04/23/2015	27200	DICKSON R F CO INC	40,764.22	0.00	40,764.22
63249	04/23/2015	63519	FLUE STEAM INC	198.00	0.00	198.00
63250	04/23/2015	34788	GEORGE CHEVROLET	856.72	0.00	856.72
63251	04/23/2015	33150	GRAINGER W W INC	110.30	0.00	110.30
63252	04/23/2015	61769	GRAUTEN. EVELYN R	374.40	0.00	374.40
63253	04/23/2015	62491	HANDS ON MAILING &	209.11	0.00	209.11
63254	04/23/2015	35477	HARA M LAWNMOWER CENTER	407.43	0.00	407.43
63255	04/23/2015	59486	HERMAN. LINDA	125.00	0.00	125.00
63256	04/23/2015	42031	HOME DEPOT	2,276.60	0.00	2,276.60
63257	04/23/2015	60043	SCHOEPF DANIEL A	261.60	0.00	261.60
63258	04/23/2015	4622	JHM SUPPLY INC	900.81	0.00	900.81
63259	04/23/2015	53849	LAKESWOOD ROTARY CLUB	54.00	0.00	54.00
63260	04/23/2015	18400	LAKESWOOD. CITY WATER DEPT	6,618.16	0.00	6,618.16
63261	04/23/2015	43017	LARSEN. DEBRA	87.54	0.00	87.54
63262	04/23/2015	2409	LIFTECH ELEVATOR SERVICES INC	475.00	0.00	475.00
63263	04/23/2015	45069	LOS ANGELES CO/DEPT PW BLDG SVCS	54,902.11	0.00	54,902.11
63264	04/23/2015	46658	MARTUCCI. CHUCK	58.50	0.00	58.50
63265	04/23/2015	64141	JOEL M MILLER	394.30	0.00	394.30
63266	04/23/2015	4728	MOCKINGBIRD NURSERIES INC	545.00	0.00	545.00
63267	04/23/2015	4443	O'REILLY AUTOMOTIVE STORES INC	423.82	7.80	416.02
63268	04/23/2015	47554	OFFICE DEPOT BUSINESS SVCS	10.01	0.00	10.01
63269	04/23/2015	4497	PACIFIC COACHWAYS CHARTER SERVICES INC	3,305.00	0.00	3,305.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
63270	04/23/2015	66116	PETERSEN. LOUISE	163.80	0.00	163.80
63271	04/23/2015	4374	PITNEY BOWES INC	10,000.00	0.00	10,000.00
63272	04/23/2015	39640	RAYVERN LIGHTING SUPPLY CO INC	1,490.57	0.00	1,490.57
63273	04/23/2015	4459	READWRITE EDUCATIONAL SOLUTIONS INC	359.45	0.00	359.45
63274	04/23/2015	55847	REAL. KIRK	402.82	0.00	402.82
63275	04/23/2015	63364	REEVES NORM HONDA	16.52	0.00	16.52
63276	04/23/2015	240	SGS TESTCOM	7.59	0.00	7.59
63277	04/23/2015	28600	SIMS WELDING SUPPLY CO INC	146.04	0.00	146.04
63278	04/23/2015	886	HAUSER JOHN	750.00	0.00	750.00
63279	04/23/2015	26900	SO CALIF SECURITY CENTERS INC	10.85	0.00	10.85
63280	04/23/2015	29400	SOUTHERN CALIFORNIA EDISON CO	36,637.83	0.00	36,637.83
63281	04/23/2015	29500	SOUTHERN CALIFORNIA GAS CO	4,492.59	0.00	4,492.59
63282	04/23/2015	59693	SPRINT SPECTRUM LP	3,486.32	0.00	3,486.32
63283	04/23/2015	977	STEVEN ENTERPRISES	293.52	0.00	293.52
63284	04/23/2015	1676	U S TELEPACIFIC CORP	401.31	0.00	401.31
63285	04/23/2015	4525	THE LIFEGUARD STORE INC.	313.92	0.00	313.92
63286	04/23/2015	65737	U S BANK NATIONAL ASSOCIATION	3,006.88	0.00	3,006.88
63287	04/23/2015	1682	VELOCITY AIR ENGINEERING INC	2,042.51	0.00	2,042.51
63288	04/23/2015	3134	VIRTUAL GRAFFITI INC	1,033.20	0.00	1,033.20
63289	04/23/2015	33200	WALTERS WHOLESALE ELECTRIC CO	879.48	0.17	879.31
63290	04/23/2015	61019	CHRISTMAN WILLIAM B	175.00	0.00	175.00
63291	04/23/2015	17640	WAXIE ENTERPRISES INC	1,200.97	0.00	1,200.97
63292	04/23/2015	1939	WAYNE HARMEIER INC	528.66	0.00	528.66
63293	04/23/2015	62628	WELLS C. PIPELINE MATERIALS	401.76	0.00	401.76
63294	04/23/2015	37745	WESTERN EXTERMINATOR CO	1,735.00	0.00	1,735.00
63295	04/23/2015	50058	WHITE HOUSE FLORIST INC	123.17	0.00	123.17
63296	04/23/2015	53033	WITHROW. MAX	135.72	0.00	135.72
63297	04/23/2015	3837	WORTHINGTON FORD	140.94	0.00	140.94
63298	04/23/2015	550	YALE/CHASE	140.58	0.00	140.58
63299	04/23/2015	3699	BEARD. VIVIAN	250.00	0.00	250.00
63300	04/23/2015	3699	CAUSING. JOHNNY	100.00	0.00	100.00
63301	04/23/2015	3699	CHAVEZ. CELIA	250.00	0.00	250.00
63302	04/23/2015	3699	COLLISON. BRIAN E & KAREN	241.65	0.00	241.65
63303	04/23/2015	3699	DEAN. NILDA	250.00	0.00	250.00
63304	04/23/2015	3699	DOUCET. MARSHALL	250.00	0.00	250.00
63305	04/23/2015	3699	ESOUIVEL. JESSE	250.00	0.00	250.00
63306	04/23/2015	3699	FELDER. LAURA	250.00	0.00	250.00
63307	04/23/2015	3699	FIELDS. TANGYIKA	400.00	0.00	400.00
63308	04/23/2015	3699	FUSION CONTRACTING	782.56	0.00	782.56
63309	04/23/2015	3699	GISSEL. HENRY	100.00	0.00	100.00
63310	04/23/2015	3699	HEREDIA. MARCELLA	250.00	0.00	250.00
63311	04/23/2015	3699	HERNANDEZ VICTOR. PATRICIA	250.00	0.00	250.00
63312	04/23/2015	3699	JACKSON. JIM	33.00	0.00	33.00
63313	04/23/2015	3699	JEX. SHANTELL	250.00	0.00	250.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
63314	04/23/2015	3699	KENNEDY. JASON	250.00	0.00	250.00
63315	04/23/2015	3699	KING. STEVEN	250.00	0.00	250.00
63316	04/23/2015	3699	KONG. SOPHATH & JANICE	101.12	0.00	101.12
63317	04/23/2015	3699	LESTER. ELINOR	90.00	0.00	90.00
63318	04/23/2015	3699	MARTINEZ. PAUL	250.00	0.00	250.00
63319	04/23/2015	3699	MENDIBLES. ASHLEY	250.00	0.00	250.00
63320	04/23/2015	3699	MOLINA. PHOEBE	250.00	0.00	250.00
63321	04/23/2015	3699	MUNIZ. ANDREW	250.00	0.00	250.00
63322	04/23/2015	3699	OCHOA. BEVERLEY	129.00	0.00	129.00
63323	04/23/2015	3699	PATHWAYS VOLUNTEER HOSPICE	250.00	0.00	250.00
63324	04/23/2015	3699	RAMIREZ. VICTOR	250.00	0.00	250.00
63325	04/23/2015	3699	SIERRA. PAULA	250.00	0.00	250.00
63326	04/23/2015	3699	TALBOTT. LYNETTE	90.00	0.00	90.00
63327	04/23/2015	3699	TRONDSSEN. PATRICIA	250.00	0.00	250.00
63328	04/23/2015	47854	TRUESDAIL LABORATORIES INC	607.50	0.00	607.50
63329	04/23/2015	66457	BRENNTAG PACIFIC INC	1,100.99	0.00	1,100.99
Totals:				<u>222,540.57</u>	<u>7.97</u>	<u>222,532.60</u>

**CITY OF LAKEWOOD
FUND SUMMARY 4/30/2015**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 63330 through 63460. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	1,368,707.12
1020	CABLE TV	1,212.46
1050	COMMUNITY FACILITY	1,471.11
1336	STATE COPS GRANT	14,792.32
1610	TDA ARTICLE-3 (SB821)	41,855.94
1744	LA COUNTY REGIONAL OPEN SPACE	9,948.40
5010	GRAPHICS AND COPY CENTER	548.17
5020	CENTRAL STORES	3,371.76
5030	FLEET MAINTENANCE	7,521.42
7500	WATER UTILITY FUND	58,514.89
8000	BUS DEV REVOLVING LOAN PROG	205.99
8030	TRUST DEPOSIT	20,055.13
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		1,528,204.71

Council Approval

_____ Date

_____ City Manager

Attest

_____ City Clerk

_____ Director of Administrative Services

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
63330	04/30/2015	1000	ADVANCED ELECTRONICS INC	1,189.24	0.00	1,189.24
63331	04/30/2015	48599	ANGELUS PACIFIC CO	65.46	0.00	65.46
63332	04/30/2015	4693	APEX DRUM COMPANY. INC.	468.70	0.00	468.70
63333	04/30/2015	443	B&M LAWN AND GARDEN INC	166.05	0.00	166.05
63334	04/30/2015	3985	BOBCAT OF CERRITOS	103.55	0.00	103.55
63335	04/30/2015	4024	BOSTIAN. KATHIE	80.00	0.00	80.00
63336	04/30/2015	62162	BOWE. EILEEN	199.09	0.00	199.09
63337	04/30/2015	1935	BREA. CITY OF	41,957.95	0.00	41,957.95
63338	04/30/2015	3841	CHARTIER DAVID	1,398.50	0.00	1,398.50
63339	04/30/2015	60304	BSN SPORTS	443.86	0.00	443.86
63340	04/30/2015	307	CALIF. STATE DISBURSEMENT UNIT	474.27	0.00	474.27
63341	04/30/2015	4700	CALIFORNIA DEPT. OF WATER RESOURCES	11,400.00	0.00	11,400.00
63342	04/30/2015	53983	CALIFORNIA ST OF -FRANCHISE TAX BOARD	103.57	0.00	103.57
63343	04/30/2015	524	CARE FOR THE CHILDREN	5,099.20	0.00	5,099.20
63344	04/30/2015	7500	CENTRAL BASIN MUNICIPAL WATER	2,070.00	0.00	2,070.00
63345	04/30/2015	51331	CERRITOS POOL SUPPLY	135.49	0.00	135.49
63346	04/30/2015	45894	CINTAS CORPORATION	53.39	0.00	53.39
63347	04/30/2015	64932	CJ CONSTRUCTION INC	80,923.69	0.00	80,923.69
63348	04/30/2015	4380	CAPITAL ONE NATIONAL ASSOCIATION	51.07	0.00	51.07
63349	04/30/2015	4442	DANIEL'S TIRE SERVICE INC	116.86	0.00	116.86
63350	04/30/2015	42248	DISNEYLAND RESORT TICKET MAIL ORDER SVCS	11,519.00	0.00	11,519.00
63351	04/30/2015	39267	DOG DEALERS INC	526.50	0.00	526.50
63352	04/30/2015	4660	ZW USA INC.	255.06	0.00	255.06
63353	04/30/2015	53283	EBERHARD EQUIPMENT	791.65	0.00	791.65
63354	04/30/2015	730	ECONOMIC DEVELOPMENT ADMINISTRATION	205.99	0.00	205.99
63355	04/30/2015	3199	EDCO WASTE SERVICES LLC	374,497.18	0.00	374,497.18
63356	04/30/2015	4665	EGOSCUE LAW GROUP	4,012.50	0.00	4,012.50
63357	04/30/2015	58284	EMAMI. CYNTHIA	295.75	0.00	295.75
63358	04/30/2015	3946	FERGUSON ENTERPRISES INC	2,079.72	0.00	2,079.72
63359	04/30/2015	63519	FLUE STEAM INC	64.00	0.00	64.00
63360	04/30/2015	52875	FROST. VALARIE A.	123.47	0.00	123.47
63361	04/30/2015	61688	FULL COMPASS SYSTEMS LTD	874.98	0.00	874.98
63362	04/30/2015	4422	GARIBALDO'S NURSERY	248.52	0.00	248.52
63363	04/30/2015	3830	GRADY. WILLIAM	104.20	0.00	104.20
63364	04/30/2015	33150	GRAINGER W W INC	333.54	0.00	333.54
63365	04/30/2015	4483	GREENFIX AMERICA. LLC	475.30	0.00	475.30
63366	04/30/2015	62491	HANDS ON MAILING &	325.00	0.00	325.00
63367	04/30/2015	4079	HARRELL & COMPANY ADVISORS LLC	775.00	0.00	775.00
63368	04/30/2015	42031	HOME DEPOT	564.90	0.00	564.90
63369	04/30/2015	4623	INTELLIGENT VAR TECHNOLOGY	635.00	0.00	635.00
63370	04/30/2015	4461	TEXTRON INC	211.07	0.00	211.07
63371	04/30/2015	4622	JHM SUPPLY INC	253.81	0.00	253.81
63372	04/30/2015	59873	JJS PALOMO'S STEEL INC	32.70	0.00	32.70
63373	04/30/2015	4594	JSMT LLC	950.00	0.00	950.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
63374	04/30/2015	2956	KICK IT UP KIDZ. LLC	207.35	0.00	207.35
63375	04/30/2015	4733	SABLE COMPUTER INC.	10,899.00	0.00	10,899.00
63376	04/30/2015	4668	SALES. KEVIN	1,700.00	0.00	1,700.00
63377	04/30/2015	18300	LAKEWOOD CHAMBER OF COMMERCE	1,833.33	0.00	1,833.33
63378	04/30/2015	18550	LAKEWOOD. CITY OF	200.00	0.00	200.00
63379	04/30/2015	21600	LOS ANGELES CO SHERIFFS DEPT	770,292.68	0.00	770,292.68
63380	04/30/2015	51042	LOS ANGELES CO. DEPT OF PARKS & REC	220.00	0.00	220.00
63381	04/30/2015	41545	PACIFIC PREMIER RETAIL TRUST	5,158.58	0.00	5,158.58
63382	04/30/2015	4482	MALTY INTERNATIONAL GROUP INC	41.31	0.00	41.31
63383	04/30/2015	57391	MINI COACH INC	3,000.00	0.00	3,000.00
63384	04/30/2015	4320	NEHRU. ARTI	150.00	0.00	150.00
63385	04/30/2015	4360	NESS CINDY LOUISE	180.00	0.00	180.00
63386	04/30/2015	2546	NIFTY AFTER FIFTY	57.60	0.00	57.60
63387	04/30/2015	4443	O'REILLY AUTOMOTIVE STORES INC	523.11	9.61	513.50
63388	04/30/2015	34536	OCOBOC. DEBRA	150.80	0.00	150.80
63389	04/30/2015	47554	OFFICE DEPOT BUSINESS SVCS	116.76	0.00	116.76
63390	04/30/2015	4367	OROZCO'S AUTO SERVICE INC	97.50	0.00	97.50
63391	04/30/2015	3975	OUTDOOR CREATIONS INC	15,128.04	0.00	15,128.04
63392	04/30/2015	56812	PATSCO DESIGNS	596.13	0.00	596.13
63393	04/30/2015	4719	JOYCE LOU. INC.	1,018.98	0.00	1,018.98
63394	04/30/2015	47288	PEP BOYS-MANNY MOE & JACK OF CALIFORNIA	43.59	0.00	43.59
63395	04/30/2015	51171	PERS LONG TERM CARE PROGRAM	268.65	0.00	268.65
63396	04/30/2015	1615	PFM ASSET MANAGEMENT LLC	3,065.62	0.00	3,065.62
63397	04/30/2015	42922	POLYDOROS. STEVE	308.37	0.00	308.37
63398	04/30/2015	4647	PUN & MCGEADY LLP	15,000.00	0.00	15,000.00
63399	04/30/2015	63364	REEVES NORM HONDA	34.71	0.00	34.71
63400	04/30/2015	2374	RICHARDS WATSON & GERSHON INC	2,742.63	0.00	2,742.63
63401	04/30/2015	57980	RIVARD T.A. INC.	44,802.00	0.00	44,802.00
63402	04/30/2015	61056	ROGERS. TODD	339.99	0.00	339.99
63403	04/30/2015	47285	ROTARY CORP	95.01	0.00	95.01
63404	04/30/2015	45437	S & J SUPPLY CO	1,489.56	0.00	1,489.56
63405	04/30/2015	41691	SAFETY-KLEEN CORP	6,950.06	0.00	6,950.06
63406	04/30/2015	56957	SALCO GROWERS INC	116.90	0.00	116.90
63407	04/30/2015	4732	SANDERS HYDROSEEDING INC	1,264.00	0.00	1,264.00
63408	04/30/2015	66280	BARRY SANDLER ENTERPRISES	176.26	0.00	176.26
63409	04/30/2015	3186	CORAL BAY HOME LOANS	81.25	0.00	81.25
63410	04/30/2015	64790	SKOLNIK STEVEN N	16,777.87	0.00	16,777.87
63411	04/30/2015	52279	SMART & FINAL INC	355.52	0.00	355.52
63412	04/30/2015	29400	SOUTHERN CALIFORNIA EDISON CO	83.25	0.00	83.25
63413	04/30/2015	50299	SPENCER. GORDON	150.00	0.00	150.00
63414	04/30/2015	49529	SPICERS PAPER INC	553.25	5.08	548.17
63415	04/30/2015	44104	STATE WATER RESOURCES CONTROL BOARD	6,882.56	0.00	6,882.56
63416	04/30/2015	4581	STEIN. ANDREW T	2,872.58	0.00	2,872.58
63417	04/30/2015	66215	SUPERIOR COURT OF CALIFORNIA	15,225.00	0.00	15,225.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
63418	04/30/2015	66215	SUPERIOR COURT OF CALIFORNIA	18,552.00	0.00	18,552.00
63419	04/30/2015	2732	TANNEN. MITCH	436.80	0.00	436.80
63420	04/30/2015	2372	TGIS CATERING SVCS INC	11,370.51	0.00	11,370.51
63421	04/30/2015	4364	THE RINKS-LAKEWOOD ICE	26.65	0.00	26.65
63422	04/30/2015	65224	TUMBLE-N-KIDS. INC	676.00	0.00	676.00
63423	04/30/2015	60685	TURF STAR	97.63	0.00	97.63
63424	04/30/2015	4480	TYLER BUSINESS FORMS	1,581.91	0.00	1,581.91
63425	04/30/2015	4216	U.S. DEPARTMENT OF HUD	125.00	0.00	125.00
63426	04/30/2015	59074	UNITED RENTALS NORTHEAST INC	91.10	0.00	91.10
63427	04/30/2015	60430	VERIZON CALIFORNIA INC	79.99	0.00	79.99
63428	04/30/2015	43627	VISTA PAINT	287.24	5.74	281.50
63429	04/30/2015	33200	WALTERS WHOLESALE ELECTRIC CO	8,312.45	2.45	8,310.00
63430	04/30/2015	17640	WAXIE ENTERPRISES INC	1,400.45	0.00	1,400.45
63431	04/30/2015	37745	WESTERN EXTERMINATOR CO	140.50	0.00	140.50
63432	04/30/2015	35146	WILLDAN ASSOCIATES	1,627.50	0.00	1,627.50
63433	04/30/2015	4183	WINZER CORPORATION	277.39	0.00	277.39
63434	04/30/2015	3837	WORTHINGTON FORD	148.21	0.00	148.21
63435	04/30/2015	2145	WYNN. LAKYN	48.75	0.00	48.75
63436	04/30/2015	3699	ALLENSWORTH-STUEVE. PAMELA	250.00	0.00	250.00
63437	04/30/2015	3699	BAIRD. BARBARA	48.00	0.00	48.00
63438	04/30/2015	3699	BAIRES. DENISE	250.00	0.00	250.00
63439	04/30/2015	3699	BALLON. MYRALYNN	250.00	0.00	250.00
63440	04/30/2015	3699	BOWDEN. SHERLETT	439.00	0.00	439.00
63441	04/30/2015	3699	DIZON. EDELWINA	250.00	0.00	250.00
63442	04/30/2015	3699	GAMBOA. MAGGIE	250.00	0.00	250.00
63443	04/30/2015	3699	GREGORY. EDWARD	61.00	0.00	61.00
63444	04/30/2015	3699	HAWKINS. MARK	250.00	0.00	250.00
63445	04/30/2015	3699	HOLMES. TYESHA	250.00	0.00	250.00
63446	04/30/2015	3699	KREZAN. GERALDINE	250.00	0.00	250.00
63447	04/30/2015	3699	LEE. MICHAEL	250.00	0.00	250.00
63448	04/30/2015	3699	LEWIS. MICHELLE	250.00	0.00	250.00
63449	04/30/2015	3699	MCBRIDE. ERNEST	250.00	0.00	250.00
63450	04/30/2015	3699	PASCUAL. KRISTEL	166.00	0.00	166.00
63451	04/30/2015	3699	PERRETANO. MONIOUE	88.00	0.00	88.00
63452	04/30/2015	3699	RIOS. YESENIA	250.00	0.00	250.00
63453	04/30/2015	3699	RIVIERA. JEANETTE	36.00	0.00	36.00
63454	04/30/2015	3699	RODRIGUEZ. KAREN	45.00	0.00	45.00
63455	04/30/2015	3699	ROE & ASHCRAFT	101.57	0.00	101.57
63456	04/30/2015	3699	SHEPARD. ROSEMERRY	250.00	0.00	250.00
63457	04/30/2015	3699	STRICK. JEFFREY E	68.36	0.00	68.36
63458	04/30/2015	3699	TOUSSAINT. ANDREW	240.00	0.00	240.00
63459	04/30/2015	3699	UTAMA. HENRY	250.00	0.00	250.00
63460	04/30/2015	3699	VELASOUEZ. MYLENE	250.00	0.00	250.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>VEND #</u>	<u>VENDOR NAME</u>	<u>GROSS</u>	<u>DISC.</u>	<u>CHECK AMOUNT</u>
			Totals:	<u>1,528,227.59</u>	<u>22.88</u>	<u>1,528,204.71</u>

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COUNCIL AGENDA

May 12, 2015

TO: The Honorable Mayor and City Council

SUBJECT: Delinquent Fees and Charges for Garbage, Waste and Refuse

INTRODUCTION

The Lakewood Municipal Code provides that unpaid balances for trash, waste and refuse accounts may be collected on the tax roll.

STATEMENT OF FACT

The attached resolution authorizes the Director of Administrative Services to prepare a report of delinquent trash fees of \$39.00 or more as of May 31, 2015.

It also sets a public hearing for July 28, 2015, where the Council shall hear any objections regarding the assessment of delinquent trash fees. A notice of this hearing will be mailed to property owners listed on the report of delinquent fees. A sample copy of this Notice of Hearing is attached.

STAFF RECOMMENDATION

It is recommended that the City Council adopt the attached resolution.



Diane Perkin
Director of Administrative Services

Howard L. Chambers
City Manager



RESOLUTION NO. 2015-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD DIRECTING THE PREPARATION OF A REPORT OF DELINQUENT FEES FOR GARBAGE, WASTE AND REFUSE COLLECTION AND DISPOSAL WITHIN THE CITY OF LAKEWOOD, AND SETTING A PUBLIC HEARING THEREON FOR JULY 28, 2015

WHEREAS, the City Council of the City of Lakewood, in accordance with the provisions of Chapter 3 of Article V of the Lakewood Municipal Code, commencing with Section 5300, did on and prior to May 31, 2015, provide to and remove from the parcels of land within the City of Lakewood, garbage, waste, and refuse for which a fee was charged pursuant to the terms and provisions of the Lakewood Municipal Code; and

WHEREAS, any fees which remain unpaid for a period of sixty or more days after the date upon which they were billed may be collected thereafter by the City pursuant to Government Code Section 25831; and

WHEREAS, a public hearing on a report of said delinquent fees should be set before the City Council for July 28, 2015;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKEWOOD THAT:

SECTION 1. The Director of Administrative Services of the City of Lakewood is hereby directed to cause to be prepared a Report of Delinquent Fees of \$39.00 or more existing on May 31, 2015, The City Council does hereby fix July 28, 2015, at 7:30 p.m., or as soon thereafter at the Centre at Sycamore Plaza, 5000 Clark Avenue, Lakewood, California, as the time, date and place for a hearing on said Report, and any objections or protests thereto.

SECTION 2. The City Clerk shall cause notice of this hearing in the form and fashion of that attached hereto to be mailed to the landowners listed on the Report not less than ten (10) days prior to the date of said hearing.

SECTION 3. At the hearing the City Council shall hear any objections or protests of landowners liable to be assessed for delinquent fees. The City Council may make such revisions or corrections to the Report as it deems just, after which by resolution the report shall be confirmed.

SECTION 4. The City Clerk shall certify to the adoption of this resolution.

ADOPTED AND APPROVED THIS 12TH DAY OF MAY, 2015.

Mayor

ATTEST:

City Clerk

TO: «Owner1»
«Owner2»

PROPERTY OWNER

NOTICE OF HEARING ON REPORT
OF DELINQUENT GARBAGE TRASH AND REFUSE COLLECTION

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City Council of the City of Lakewood on Tuesday, July 28, 2015, at 7:30 p.m., or as soon thereafter as the matter can be heard, in the City Council Chambers of the City of Lakewood, 5000 Clark Avenue, Lakewood, California, on the written report of the Director of Administrative Services of the City of Lakewood that the following fees and charges are delinquent and that the amount thereof should be confirmed and constitute a Special Assessment against the following described parcel, and a lien on that parcel for the amount of such delinquent fees. Said report further provides that if said delinquent charges are confirmed the same becomes a lien on the land and attaches upon recordation in the office of the Los Angeles County Recorder, and further may be collected at the same time and in the same manner as ordinary County ad valorem taxes are collected.

Said delinquent fees contained in said report pertain to the collection by the City of Lakewood from the following described parcel of land of garbage, waste, trash and refuse, for which a fee or charge was imposed pursuant to Chapter 3 of Article V of the Lakewood Municipal Code, which said fee or charge for said services provided said premises remained unpaid on May 31, 2015, in the following amount, all of which is now due and owing. Said parcel and the amount of said delinquent fee proposed to be a lien against said parcel is as follows:

<u>Parcel No.:</u>	«Parcel»
<u>Account No.:</u>	«Account»
<u>Street Address:</u>	«LocAddress»
<u>Delinquent Charge and Lien Amount:</u>	\$ «AmtDue»

NOTICE IS FURTHER GIVEN that you may examine said report in the office of the Director of Administrative Services at 5050 Clark Avenue, Lakewood, California, during regular business hours at any time prior to said hearing, and further that you may appear at the time and place of said hearing for the purpose of protesting or objecting thereto. At the time of said hearing the City Council shall hear all objections or protests of land owners liable to be assessed for said delinquent fees, and the City Council may make such revision or corrections to the report as it deems just, after which by resolution the report shall be confirmed.

NOTICE IS FURTHER GIVEN that you are not required to appear at said hearing if you agree with the delinquent charge and lien amount. You may simply contact City Hall at the number listed below and make payment in full up to and including July 31, 2015.

NOTICE IS FURTHER GIVEN that if you are a transferee of the aforementioned parcel on or after May 31, 2015 and qualify as a BONA FIDE PURCHASER FOR VALUE, said parcel may be excluded from the lien of delinquent charges if you establish in the office of the Director of Administrative Services, 5050 Clark Avenue, Lakewood, California, prior to said hearing or the date on which the first installment of taxes will become delinquent that you acquired said property for value without knowledge or notice of the lien or charge for rubbish services. If you have SOLD OR TRANSFERRED said parcel on or after May 31, 2015, please forward this notice to your transferee, or the person to whom you conveyed said property, prior to July 31, 2015.

DATED THIS 8th day of July, 2015.

IF YOU WOULD LIKE TO PAY THE LIEN AMOUNT, OR HAVE ANY QUESTIONS, PLEASE CONTACT
WATER CUSTOMER SERVICE AT (562) 866-9771, EXT. 2630

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RESOLUTION NO. 2015-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPROVING THE FIFTH AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT WITH THE REPLACEMENT OF THE WORKFORCE INVESTMENT ACT WITH THE WORKFORCE INNOVATION AND OPPORTUNITY ACT

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES RESOLVE AS FOLLOWS:

WHEREAS, the Job Training Partnership Act of 1982 (JTPA -- P.L. 97-300) was enacted by Congress to establish an employment and training delivery system for persons who are economically disadvantaged; and

WHEREAS, the JTPA was replaced by the Workforce Investment Act of 1998 (WIA); and

WHEREAS, the WIA was replaced by the Workforce Innovation and Opportunity Act of 2014 (WIOA); and

WHEREAS, the WIOA provides that local areas desiring to administer job training and employment services must form a Service Delivery Area (SDA); and

WHEREAS, the City of Lakewood is one of seven cities which previously entered into a Joint Exercise of Powers Agreement (JPA) pursuant to which those cities were designated by the State of California as the Southeast Los Angeles County Service Delivery Area; and

WHEREAS, the General Counsel for the Southeast Los Angeles County Workforce Investment Board (SELACO WIB) has drafted this fifth amendment to the Joint Exercise of Powers Agreement to update the seven cities so that it is consistent with WIOA; and

WHEREAS, the General Counsel, pursuant to recommendations from the SELACO WIB Policy Board, included language in this fifth amendment so that the JPA is consistent with the actual practices of the Policy Board;

NOW THEREFORE BE IT RESOLVED that the City of Lakewood approves the Fifth Amended and Restated Joint Exercise of Powers Agreement and endorses the replacement of the Workforce Investment Act with the Workforce Innovation and Opportunity Act.

ADOPTED AND APPROVED THIS 12TH DAY OF MAY, 2015.

Mayor

ATTEST:

City Clerk

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COUNCIL AGENDA

May 12, 2015

TO: The Honorable Mayor and City Council

SUBJECT: Authorize Additional Watermain Replacement - PW Project 14-03

INTRODUCTION

On December 9, 2014 T. A. Rivard, Incorporated of Riverside, was awarded a contract for "Watermain Replacement – 2014 PW Project 14-03." It is now proposed to add additional watermain replacement by Contract Change Order to the contract with Rivard.

STATEMENT OF FACT

T. A. Rivard has done several watermain replacement projects for the City and has always produced a quality product. There is an opportunity to add about 2.2 miles of watermain replacement at the unit prices bid for the current project. The proposed, added work was originally planned for FY16, but since T. A. Rivard is nearing completion of the FY15 watermain replacement, we can get the new work done quickly at favorable prices. Rivard has agreed to keep the same unit prices as bid for the original project. Rivard's total bid on the original project was 19% lower than the second low bidder.

The added work will include the installation of new water mains, valves, fire hydrants, service lines, and will improve water quality, serviceability, fire protection and water supply reliability to the area. Also replacement of old valves in major streets will provide a more positive shut down in case of emergency.

The proposed replacement will be along Verdura and Barlin Avenues between Del Amo and Candlewood; Minturn and Coke Avenues between Del Amo Hardwick Street between Downey and Lakewood Boulevard. Several large valves will be replaced in Candlewood Street near Lakewood Boulevard and near Downey Avenue, in Paramount Boulevard near Arbor Road and valve and line replacement on Del Amo Boulevard across Lakewood Boulevard.

The estimated cost to add the proposed watermain replacement streets and valves is \$1,560,000. The FY-16 Budget provides adequate funding for this project.

RECOMMENDATION

That the City Council:

1. Authorize staff to issue a contract change order to "Watermain Replacement - 2014 - PW Project 14-03" in the amount of \$1,560,000 to T.A. Rivard, Incorporated of Riverside for installation of additional water distribution main and valve replacement.
2. Appropriate funds scheduled for the FY16 Budget in an amount of \$1,660,000 to FY15.
3. Authorize staff to approve additional change orders for this project phase as needed not to exceed \$100,000.

Lisa Ann Rapp *LAR*
Director of Public Works

Howard L. Chambers *HCW for HLC*
City Manager

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**Routine Item 7 – Approval of Recommendation of Community Promotions Committee
Regarding Memorial Day Ceremony**

will be available prior to the meeting.

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COUNCIL AGENDA
May 12, 2015

TO: The Honorable Mayor and City Council

SUBJECT: Median Irrigation Conversion Team

INTRODUCTION

Due to the State water mandate prohibiting irrigation with potable water of ornamental turf on public street medians, the Recreation and Community Services Department requests hiring a temporary irrigation team to enable the city to comply with the new regulations.

STATEMENT OF FACT

This temporary irrigation team would facilitate both the compliance of the new water restrictions and ensure that existing trees on medians remain healthy and do not present a public safety hazard. This team will consist of four Maintenance Trainees equipped to convert the current irrigation system on city street medians and panels that use potable water to accommodate the watering of only trees in these areas. This project would also require purchasing the appropriate tools and supplies to make the necessary adjustments.

An allocation of \$204,400 would provide for four Maintenance Trainees for one year and tools and supplies for the project.

RECOMMENDATION

Staff recommends the City Council authorize the appropriation of \$204,400 for the Median Irrigation Conversion Team and the necessary equipment to convert the current irrigation system on city street medians and panels that use potable water to accommodate watering of trees in these areas.

Lisa Litzinger, Director
Recreation and Community Services 

Howard L. Chambers 
City Manager

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Public Hearings

COUNCIL AGENDA

May 12, 2015

TO: The Honorable Mayor and City Council

SUBJECT: Permit Applications for Sale of Fireworks

INTRODUCTION

Sections 3105 through 3106 of the Lakewood Municipal Code identify the requirements to be met and the procedures to be followed by applicants for a permit to sell fireworks. Since the Fire Prevention Ordinance was amended in 2002, the number of firework stand permits has declined from 36 in 2001 to 26 in 2015.

STATEMENT OF FACT

Twenty-six (26) organizations have applied for firework stand permits for the 2015 4th of July season. These applicants are the same groups that the Lakewood City Council approved in 2014. All of these organizations have submitted the proper documentation, as required by the Fire Prevention Code. The following lists the organizations and their authorized locations.

	Organization	Stand Location
1	Artesia H.S. Band Boosters	12108 Del Amo Boulevard
2	Artesia H.S. Baseball Boosters	12108 Del Amo Boulevard
3	Artesia H.S. Cheerleaders	5819 Bellflower Boulevard
4	AYSO #114	5117 Lakewood Boulevard
5	Congregation Shir Chadash	4905 Bellflower Boulevard
6	Greater Lakewood Chamber of Commerce	2770 Carson Street
7	Lakewood Garden Civic Association	5386 Cherry Avenue
8	Lakewood H.S. Grad Nite Boosters	4930 Paramount Boulevard
9	Lakewood Jaycees	5267 Paramount Boulevard
10	Lakewood Knights of Columbus	4265 Woodruff Avenue
11	Lakewood Lions Club	20137 Pioneer Boulevard
12	Lakewood Pacific Jr. Football	5951 Del Amo Boulevard
13	Lakewood Pan Am Festival	2615 Carson Street
14	Lakewood Rotary Club	4907 Del Amo Boulevard
15	Lakewood USD Organizing Committee	6905 Carson Street
16	Lakewood Women's Club	2710 Del Amo Boulevard
17	Life Center Assembly of God	5450 South Street
18	Little League Baseball Boosters	6419 Del Amo Boulevard
19	Mayfair H.S. Band Boosters	4136 South Street

20	Mayfair H.S. Football Boosters	5510 Woodruff Avenue
21	Mayfair H.S. Grad Night Boosters	5223 Bigelow Street
22	Mayfair H.S. Pep Squad Boosters	6000 Woodruff Avenue
23	Pioneer Football	4031-4117 Candlewood Street
24	Royal Rangers	6022 Candlewood Street
25	Royal Rangers- Orange Section	6440 South Street
26	Weingart Lakewood Family YMCA	4139 Woodruff Avenue

On April 28, 2015, the Public Safety Committee acting as the License and Permit Hearing Board reviewed all the fireworks stand permit applications, and authorized staff to bring all 26 permit applications to the full Council for approval.

RECOMMENDATION

It is recommended that the Lakewood City Council approve twenty-six (26) applications for firework stand permits to the organizations listed, and authorize staff to issue permits for temporary fireworks stands to these organizations.


Diane Perkin
Director of Administrative Services

Howard L. Chambers 
City Manager

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Legislation

TO: The Honorable Mayor and City Council

SUBJECT: General Plan Amendment No. 2015-1, Zone Change No. 114 and Tentative Parcel Map No. 72930, 11609 216th Street

INTRODUCTION

On April 28, 2015, the City Council conducted a public hearing regarding General Plan Amendment No. 2015-1, Zone Change No. 114 and Tentative Parcel Map No. 72930 for a proposed three detached dwelling unit development that is to be located on the parcel addressed as 11609 216th Street.

The City Council requested additional information regarding the project and continued the hearing to May 12, 2015 to allow staff time to research and provide information regarding:

- 1) Noise Attenuation Measures – How are homes protected from the 605 Freeway noise.
- 2) CalTrans Sound Wall – Describe height of the wall and units, separation of wall from units, visual buffering mitigation and effect of wall on noise dampening.
- 3) Buffering and Open Space – How are adjacent residences buffered from this development and how much open space is included/required.
- 4) Parcel History – Provide a chronological history of zoning changes and property ownership.
- 5) Home Owner's Association – Responsibilities and organization.
- 6) Neighborhood Testimony – Provide what the neighbors stated at the Planning and Environment Commission on April 2, 2015.

AREAS OF CONCERN

1. NOISE ATTENUATION MEASURES:

A review of the plans was completed by Lakewood's Building and Safety Engineer Plan Checker of the relevant Los Angeles County Building Code Sections that are used in the City of Lakewood regarding the regulation of sound attenuation construction. The noise attenuation standards are not a mandatory item in the building code for single-family detached units such as this project. There is a voluntary compliance standard in the Los Angeles Residential Code, Appendix K. The recommendation is for a Sound Transmission Class (STC) rating of 45 or better for wall and floor/ceiling assemblies and refers to Building Code Section 1207 for external "Sound Transmission" Section 1207 suggests a minimum STC rating of 50 or higher for structures constructed within the 1,000 feet of a freeway. The Los Angeles County Green Building Code Section 5.507 requires that "walls and roof/ceiling assemblies exposed to noise source making up the building envelope shall meet a composite STC rating of at least 50. The requirement to bring the noise levels inside the homes to a less than significant level is a requirement of the mitigated negative declaration for the project. Staff has recommended and the applicant, Colony Developers, has agreed in writing to design all three homes to meet a

composite STC rating of 50 or better, including all windows, doors and other building assemblies. This standard is higher than the minimum requirements included in the Mitigated Negative Declaration.

2. **CALTRANS SOUND WALL:**

The existing sound attenuation wall ("sound wall") was constructed by CalTrans when the Carson Street off ramp was expanded for the Long Beach Town Center and it runs parallel to the east property line of the subject lot.

Dimensions. The sound wall is a minimum of 14 feet tall in all sections and is constructed approximately two feet east of the project property line. The proposed homes will be located west of the sound wall. Unit 1, is the home closest to the wall and at its closest point will be approximately eight feet, three inches from the sound wall and at its furthest point it will be fourteen feet from the sound wall. The roof of Unit 1, at its highest point will be 24 feet. Since the bottom of the windows on the second floor is at 17 feet, a portion of the window and roof structure above it will be visible above the wall. A drawing to demonstrate the distance between the proposed homes and the CalTrans wall, as well as the relative heights is attached.

There are 35 homes between Centralia Street and Carson Street that are adjacent to the CalTrans sound wall and two of these are two story homes.

Landscaping the wall. Staff has received an e-mail from CalTrans confirming that they will allow the developer to plant Boston Ivy, a wall climbing vine at the base of the wall and allow it to grow on the wall. The developer has agreed to this landscaping condition.

3. **BUFFERING AND OPEN SPACE.**

West Property Line Buffering Wall: Lakewood Municipal Code Section 9332.K requires that a minimum six-foot tall block wall be constructed along the sides and rear exterior property lines of an M-F-R development. The development has proposed the required six-foot tall block wall. The existing homes are approximately 20 feet from shared property line of the proposed development. Units 1 and 2 are proposed to be set back from the west property line 24 feet. Unit 3 is approximately 10 feet from the west property line. A minimum of 30 feet separates the existing homes from the new dwelling units and there will be both a wall and tall screening landscaping between the existing and new residences.

Buffering Landscaping: During the Conditional Use Permit process the applicant was required to install a landscape buffer of mature Foxtail Palm along the west property line adjacent to the existing residences. This is a requirement already imposed on the project and will assist in creating a privacy barrier for the existing residences and the related

backyards. This variety was chosen to minimize leaf litter, so that it does not impact the neighboring back yards or any pools in the area.

Open Space. Lakewood Municipal Code Section 9332.E requires that a minimum of 650 square feet of useable open space be provided for each dwelling unit that is a total of 1,950 square feet for the three homes. The developer is proposing one third more for a total of 2,649 square feet of usable open space, averaging 883 square feet for each unit.

4. PARCEL HISTORY:

Zoning. On May 26, 1966, the Lakewood City Council adopted Ordinance No. 411 changing the zoning of this site (amongst others) from interim R-1 to R-3-R.

In 1973, the City of Lakewood responded to a state-mandated legislation which required cities to adopt an Open Space element of the General Plan. City staff recognized 967.36 acres of land that could be reclassified and rezoned for active and passive open space. Active open space constitutes recreational open space resources that include parks, community service programs, and bicycle trails. Passive open space includes undeveloped open space lands such as electrical utility rights-of-way, light agriculture uses, and flood control easement areas. The subject .26 acre parcel was among those selected as passive open space.

On December 11, 1973 the Lakewood City Council adopted and approved Zone Change No. 74, reclassifying the subject parcel from R-3-R to Open Space, a designation that has remained in effect to this day.

According to the General Plan, the National Park and Recreation Association recommends that the ratio of neighborhood and community park acreage to residents be 2.5 acres per 1,000 residents. City parks accounted for a total of 204.45 acres which equated to 2.8 acres of parks per 1,000 residents at the time the General Plan was adopted in 1996. This number does not include the regional golf course, electric transmission easements used for park purposes or schools. According to 2010 Census, the current population of Lakewood is 80,048 yielding 2.6 acres of parks per 1,000 residents. Even if we calculate the ratio using the highest population the city ever achieved (1970 - 82,973), there are still sufficient acres of developed community and neighborhood park land in the City of Lakewood to satisfy the standard. We have also not included the recently added West San Gabriel River trails.

On August 13, 2013, the City Council adopted a resolution that amended the Lakewood General Plan Housing Element. The Housing Element identified this site on Table 26 "as suitable for residential development" at a density of 20 units per acre, which would be a

maximum of six units on this site. The developer is proposing half of that amount with three units. The proposed General Plan amendment and Zone Change are consistent with the 2013-2021 Lakewood General Plan Housing Element.

Ownership Chronology.

- **1953** - A historical aerial photos shows a home located on the property.
- **April 17, 1962** - A demolition permit was issued to demolish a residence located at 11601 216th Street.
- **May 8, 1962** - The State of California obtained possession of the property to construct the 605 Freeway. The subject property was a left over remnant parcel of the project.
- **June 3, 1976** - The State sold the subject remnant parcel to Mr. Ruben Reyes.
- **October 9, 1997** - Mr. Reyes then sold the northerly portion of the property to the City of Long Beach in response to a demand to relocate the pedestrian bridge.
- **Long Beach Town Center.** - As part of the Long Beach Town Center Project, the City of Long Beach acquired lands on both sides of the freeway to relocate a pedestrian bridge over the 605 freeway. This bridge was necessary to allow students living on the west side of the freeway to walk to Aloha Elementary School located on the east side of the freeway. These properties became surplus when an alternative decision was made to provide bus service in lieu of the construction of the pedertrian bridge.
- **July 27, 2001** - The City of Long Beach quitclaimed the property to the City Lakewood so it could subsequently quit claim pieces of the remnant parcel to the neighboring residents to extend their yards.
- **March 24, 2002** - The City of Lakewood quitclaimed the southern portion of the property to Mr. Reyes. This is small are on the northern portion of the site.
- **July 7, 2006** - Mr. Ruben then sold the entire parcel to Mr. Mohammad A. Khan.
- **March 3, 2007** - Mr. Khan sold the parcel to Glenview, LLC., who approach the City about a four unit development. The project went to the Development Review Board but was not pursued further.
- **December 4, 2013** - The parcel was acquired by Colony Developers, who are the applicants proposing the three unit development that is now under consideration.

5. HOMEOWNERS ASSOCIATION.

By code this project is required to have a Homeowners Association (HOA) and the CC&Rs for the HOA will be reviewed by staff and the City Attorney. It will be comprised of all three homeowners, who each will have one vote. They will meet annually or more as necessary. They will require a unanimous vote of all three owners for dues, assessments, contracts, other financial and maintenance matters. The responsibilities of the HOA will be to maintain the common area driveway, block wall,

the main lines of each utility before the lateral connection that goes to each unit, the wall and landscaping along the west property line and the landscaping along the 216th Street. The association will have electric and water meters for automatic irrigation controls. They will be responsible for weekly professional maintenance. The individual homeowners will be responsible for maintenance of the interior and exterior of their homes, their roof, private yards wood fences and the climbing vines on the wall.

6. NEIGHBORHOOD TESTIMONY.

On April 2, 2015, the of the City of Lakewood heard testimony regarding General Plan Amendment No. 2015-1, Zone Change No. 114, and Tentative Parcel Map No. 72930. Concerns were expressed regarding dust control, privacy, noise, vermin, parking, open space requirements, landscaping, traffic, speeding and parking issues. These were discussed and addressed at the hearing. At the end of the hearing the residents did state that overall they believed the project would be a benefit to their neighborhood.

a. Dust Control: Listed mitigated measures for the project are:

- 1) All construction equipment shall comply with SCAQMD regulations, including Rule 402, which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction.
- 2) Soil shall be moistened-prior to grading activities.
- 3) Exposed soil surfaces shall be watered once a day to keep soil moist.
- 4) During very dry weather or periods of high winds, exposed surfaces shall be watered at least twice a day or as often as necessary in order to maintain a surface crust and prevent release of visible dust clouds from the subject site.
- 5) Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
- 6) Wash mud-covered tires and under carriages of trucks and equipment leaving the construction site.
- 7) Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles, or mud, which would otherwise be carried off by trucks departing project sites.
- 8) Securely cover loads of dirt with a tight fitting tarp on any truck entering or leaving the construction site to deliver soil or to dispose of excavated soil.
- 9) Stop grading during periods when winds exceed 25 miles per hour.
- 10) Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.
- 11) Install a temporary, slatted, chain link fence or similar barrier such as a cloth windscreen, around the perimeter of the site to reduce exposure of neighboring residences and commercial sites to prolonged windblown dust.

- b. Vermin: A resident was concerned that during the time of grading that vermin (skunks, rats, possums, etc.) will scatter for protection to neighboring properties. The developer will be required to incorporate appropriate controls and will work with the neighbors to satisfy this concern.
- c. Sycamore Tree: A resident expressed concern that the existing Sycamore tree may be a protected tree. This tree is not protected and has already been removed.
- d. Parking: Lakewood Municipal Code Section 9490.T requires eight parking spaces be provided for a three-unit, three bedroom development. The developer is proposing to provide nine parking spaces.
- e. Speeding: The development of the vacant lot for owner-occupied housing will reduce the problem of speeding as this portion of 216th Street will no longer be a dead end street with a vacant lot. (Traffic data analyzed since 2010 does not any evidence of speeding at this location)

SUMMARY

The applicant is requesting approval of a General Plan Amendment, Zone Change, Tentative Parcel Map and Mitigated Negative Declaration for the development of a three detached dwelling units project on a parcel of land located at 11609 206th Street. The applicant proposes to amend the current General Plan designation from Open Space to Medium/High Density Residential and the current Zoning classification from O-S to M-F-R. Tentative Parcel Map No. 72930 for one parcel is necessary to establish the common area that will be shared by the three homes for driveway access and landscaping. The proposed project will not be detrimental to the public health, safety, and welfare, or to surrounding property and residents.

RECOMMENDATION

The Planning and Environment Commission recommends that the City Council hold a public hearing on General Plan Amendment No. 2015-1, Zone Change No. 114, Tentative Parcel Map No. 72930 and the Mitigated Negative Declaration and following the hearing adopt the Resolution amending the General Plan Land Use designation from Open Space to Medium/High Density Residential, approve the Ordinance changing the Zoning classification for the subject site from O-S to M-F-R, adopt the Resolution approving Tentative Parcel Map No. 72930 and approve the Mitigated Negative Declaration.

Sonia Dias Southwell, AICP
Director of Community Development

Howard L. Chambers
City Manager

AGU for HLC

COLONY DEVELOPERS LLC 2015

May 12, 2015

Mayor Jeff Wood and the Lakewood City Council
City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

RE: Proposed Development of Three New Detached Homes at 11609 216th St.,
Lakewood.

Dear Mayor and Council Members:

Please consider this letter as a response to various questions that were raised by members of the Council at its last hearing, dated April 28, 2015, in regards to the referenced proposed development. I have been working closely with Community Development and planning staff over the last week, and I am hopeful and confident that we have addressed them. I know Lakewood staff has created a response as well, and please consider this as supplemental to Staff's report. The following are points of emphasis that the applicant specifically wants to bring to your attention:

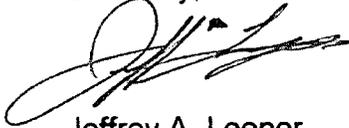
- 1) We have been working closely with Lakewood staff and Development Review Board to design a project that blends in with the existing neighborhood. Our three homes line up with the three adjacent homes. In addition, we have adopted the 'Cottage' style of architecture found throughout the City of Lakewood.
- 2) On advise of staff, we have provided three (3) guest parking stalls, in addition to the two car garages attached to each home.
- 3) Colony Developers commits to complying with sound attenuation requirements recommended by staff - we will meet or exceed a STC rating of 50 for the windows, doors, and building assemblies. This will dampen the freeway noise.
- 4) Colony Developers commits to providing adequate landscape screening between our new homes and the existing adjacent homes. We will work directly with the three neighbors until they are satisfied.
- 5) Homes 1 and 2 have been designed so that the bulk of the private yard area is on the side of the home, as opposed to behind near the sound wall, to maximize usable open space (see site plan).
- 6) All three adjacent neighbors have expressed their support for this project. They do not like the fact that there is a vacant lot behind their homes. As the site exists now, it creates dust, weeds, and an attractive nuisance for loitering, dumping of trash, etc.

7) The Homeowner's Association (HOA) will ensure that these homes will be well maintained in perpetuity. The HOA Board will be comprised of all three homeowners, who each will have one vote. They will meet at least once a year and will require that affirmative votes from all three property owners are required for authorization of the budget, contracts and the expenditure of funds.

8) Colony Developers LLC has been in business since 2007, and we are proud of the homes we build. We are very confident that these three homes will be an asset to the City of Lakewood, and a project of which the City Council, staff, residents, and Developer will be proud.

Thank you for your consideration, and we humbly ask for your approval.

Sincerely,



Jeffrey A. Leeper

James T. Tran

Roy J. Ward

Colony Developers LLC



Thompson/Crane Support Notification

May 12, 2015

Mayor Jeff Wood and the Lakewood City Council
City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

RE: Proposed Development of Three New Detached Homes at 11609 216th St.,
Lakewood.

Dear Mayor and Council Members:

At the request of Colony Developers LLC, the owners of the property behind my house, at the referenced address, I wish to confirm my support of the proposed three house development to the City Council.

I have spoken to Jeffrey Leeper of Colony Developers in the past about the project, and have expressed my concerns. Colony Developers has adequately addressed those concerns. The only requirement I have from a home owners perspective is that a) the proposed plans include a block wall (as high as possible with in code) be installed between the property lines at no cost to us b) privacy tree's planted to exceed the height of the block wall c) the structures are built on the east side of the property, against the freeway. All of these items are a reasonable request to maintain privacy.

We absolutely do not wish for the property to remain a vacant lot. It creates dust, grows weeds, breeds insects and rodents and is a general nuisance as a vacant lot. We have already incurred additional costs to maintain the pest and weed control against our property.

Thank you and we appreciate your time and thoughtful consideration.

Sincerely,
Natalie Thompson
Matthew Crane Sr.

 Date: 5/12/15

Natalie Thompson & Matthew Crane Sr.
21530 Roseton Ave.
Lakewood, CA 90715
Cell: 562-519-3500 or 213-364-0829

[Type text]

May 12, 2015

Mayor Jeff Wood and the Lakewood City Council
City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

RE: Proposed Development of Three New Detached Homes at 11609 216th St.,
Lakewood.

Dear Mayor and Council Members:

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We do not wish for the property to remain a vacant lot. It creates dust, grows weeds, and is a general nuisance as a vacant lot.

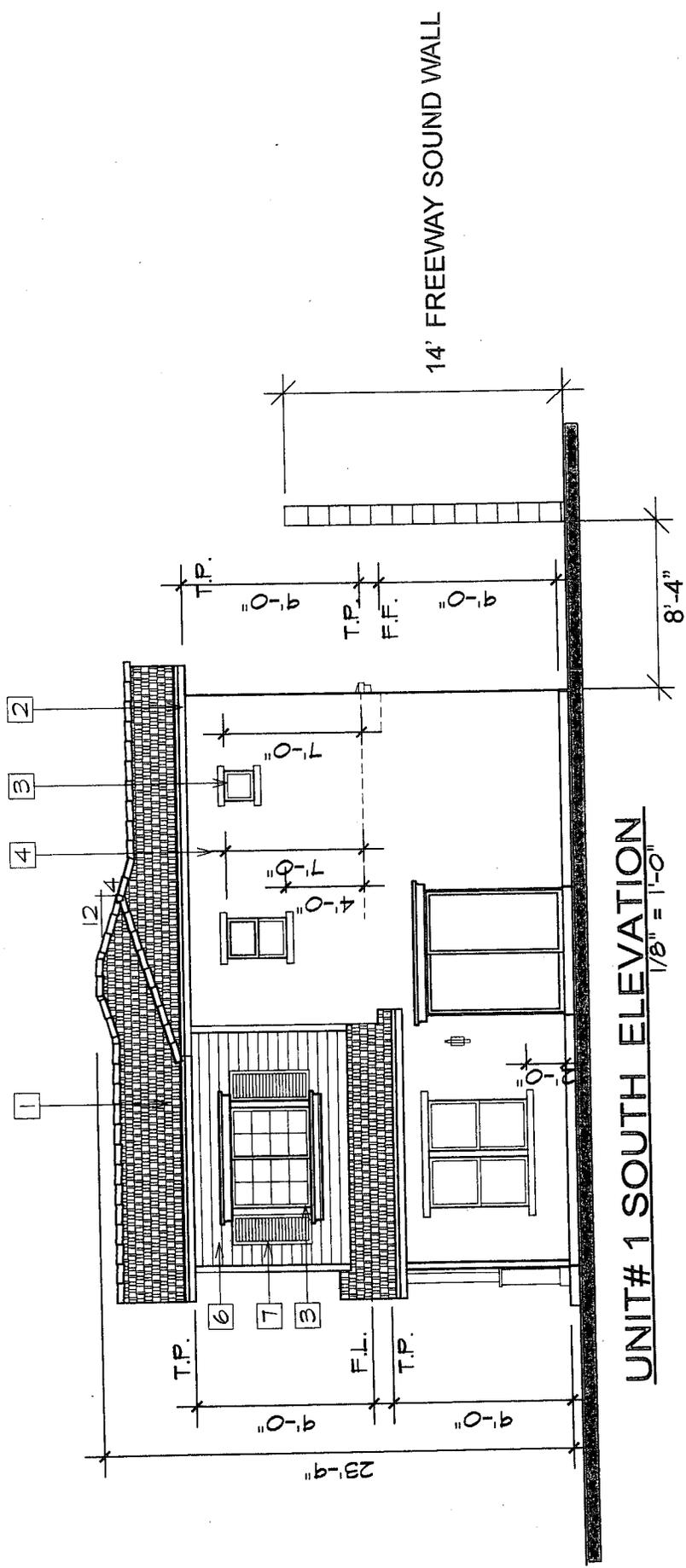
Signed: *Maria Elena Guerrero*

Maria Elena Arredondo Date: 5/7/15

Name:

Home Address: 21536 Roseton Ave, Lakewood

Telephone: (562) 7626333

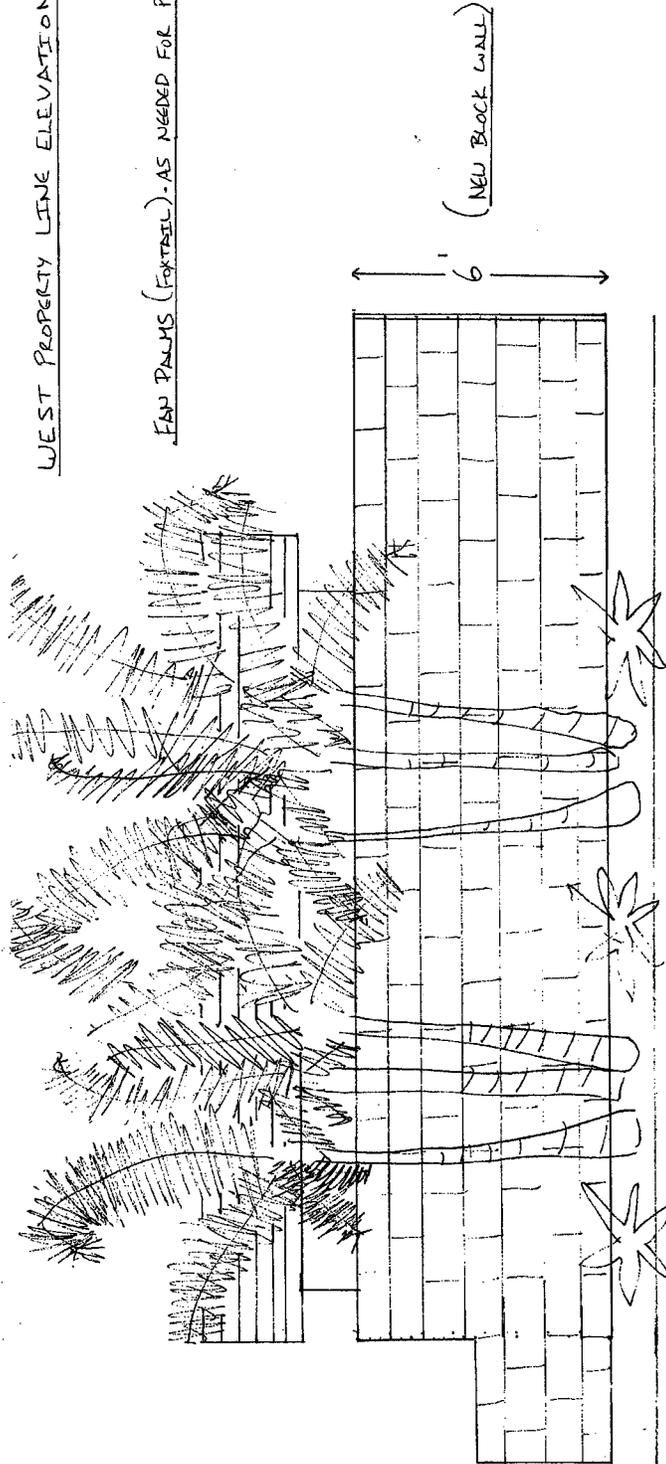


UNIT# 1 SOUTH ELEVATION
 1/8" = 1'-0"

14' FREEWAY SOUND WALL

WEST PROPERTY LINE ELEVATION (PARTIAL)

FAN PALMS (FORTRIL) - AS NEEDED FOR PRIVACY



(NEW BLOCK WALL)



3-Unit Condominium Development

**11609 216th Street
Lakewood**

Initial Study and Environmental Checklist



May 12, 2015

**City of Lakewood
Community Development Department**

5050 Clark Avenue
Lakewood, California 90712
(562) 866-9771



I. INTRODUCTION

A. Background

Project title: 3-Unit Condominium Development

Agency requiring checklist: City of Lakewood
5050 Clark Avenue
Lakewood, California 90712

Agency contact person: Carolyn Kolb
Assistant Planner
(562) 866-9771, extension 2341

Project location: 11609 216th Street
Lakewood, California

Name of proponent: Colony Developers

Proponent's address and phone: Colony Developers
Attention: Mr. Jeff Leeper
314 Iris Avenue
Corona Del Mar, California 92625
(949) 922-1669

General Plan designation: Open Space

Proposed General Plan designation: Medium/High Density Residential

Existing Zoning designation: O-S (Open Space)

Proposed Zoning designation: M-F-R (Multiple-Family Residential)

B. Introduction to the Environmental Review Process

California Environmental Quality Act (CEQA) Guidelines Section 15152 permits tiering of environmental analyses for separate but related projects including plans and development projects. According to Guidelines Section 15152(b), tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to a site specific EIR or negative declaration. In the case of this project, the environmental analysis was tiered off of the City's November 1996 Final Master EIR for its Comprehensive General Plan (the "Master EIR"). The analysis and conclusion of the Master EIR were validated in the Master Environmental Assessment ("MEA") prepared in accordance with Section 15169 of the CEQA Guidelines as amended, and approved by the Lakewood City Council in September 25, 2007.

In accordance with Guidelines Section 15152(f), a negative declaration shall be required when the Initial Study shows that there is no substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment or the Initial Study identifies potentially significant effects but revisions in the project plans or proposals would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur and there is no substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment. This Initial Study examined whether the project would result in any new project-specific environmental impacts not previously addressed in the General Plan EIR. This Initial Study found that a significant environmental impact may occur due to the proposed action, but that such impact could be reduced to less than significance with implementation of the mitigation measure identified below. Therefore, a Mitigated Negative Declaration will be circulated for public review for a period of not less than 20 days in accordance with Public Resources Code Section 21091.(b).

C. Project Description and Location

The subject site is located on the north side of 216th Street, just west of the San Gabriel River (605) Freeway. To north, south and west are single-family and multiple-family residences in the M-F-R zone (see Vicinity Map and Aerial View). The site is currently a vacant.

The site is 11,660 square feet in area. As a condition of approval of the parcel map, a five-foot wide area of the southerly portion of the site will be dedicated for right-of-way widening for the purpose of installing a sidewalk. After the parcel map has been recorded, the site will have a net area of 11,526 square feet, or 0.26 acres. The project calls for an amendment to the General Plan Land Use Element to change the land use designation of the site from Open Space to Medium/High Density Residential and to rezone the site from O-S to M-F-R for the purpose of constructing three detached condominiums. The project includes three buildings with attached two-car garages, six-foot tall fencing within the required front yard, three open parking spaces, and affiliated infrastructure, hardscaping, and landscaping.

Other public agencies whose approval for this project may be required includes the City of Lakewood Building and Safety Section of the Community Development Department, the Los Angeles County Fire Department, the Los Angeles County Sanitation District, the Los Angeles County Department of Public Works, and Golden State Water Company.

D. Environmental Findings

While the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein have been added to the project. The possible impacts and related mitigation are as follows:

Air Quality:

Impact: Heavy construction is a source of fugitive dust and exhaust emissions that could have a temporary impact on local air quality. Preparation of the site for building construction could produce two forms of air contaminants; exhaust emissions from construction equipment and

fugitive dust generated as a result of soil movement and vehicle activities on unpaved portions of the site. However, potential impacts will be reduced to less than significant levels by implementation of the mitigation measures listed below.

Mitigation Measures

1. All construction equipment shall comply with SCAQMD regulations, including Rule 402, which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction.
2. Soil shall be moistened prior to grading activities.
3. Exposed soil surfaces shall be watered at least once each day to keep soil moist. During very dry weather or periods of high winds, exposed surfaces shall be watered at least twice a day or as often as necessary in order to maintain a surface crust and prevent release of visible dust clouds from the subject site.
4. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
5. Wash mud-covered tires and under carriages of trucks and equipment leaving the construction site.
6. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles, or mud, which would otherwise be carried off by trucks departing project sites.
7. Securely cover loads of dirt with a tight fitting tarp on any truck entering or leaving the construction site to deliver soil or to dispose of excavated soil.
8. Stop grading during periods when winds exceed 25 miles per hour.
9. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.
10. Install a temporary, slatted, chain link fence or similar barrier such as a cloth windscreen, around the perimeter of the site to reduce exposure of neighboring residences and commercial sites to prolonged windblown dust.
11. Maintain construction equipment in peak operating condition so as to reduce operation emissions.
12. Use low-sulfur diesel fuel in all equipment.
13. Use electric equipment whenever practicable.
14. Shut off engines when not in use.

Greenhouse Gas Emissions:

Impact: The project has the potential to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation Measures

1. During construction, all diesel-powered construction equipment shall be turned off when not in use or if idling for more than three minutes.
2. Per SCAQMD Rule 1113, the proposed project shall utilize low VOC paint 50 g/L.
3. The project shall require that during site preparation, and grading operations all contractors shall comply with all applicable measures listed in SCAQMD Rule 403 to control fugitive dust including the application of water to all exposed surfaces a minimum of three times per day.
4. The proposed project and its contractors shall ensure that, during construction, contractors shall turn off all diesel-powered construction when vehicles are not in use and contractors shall prohibit idling of vehicles for longer than three minutes.

Noise:

Impact: The occupants of the new dwelling units could be negatively impacted by the noise generated by the existing freeway traffic noise.

Mitigation Measures

1. All three homes shall meet a composite STC rating of 45 or better, including all windows, doors, and other building assemblies.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service | <input type="checkbox"/> Mandatory Findings of Significance | | |

Determination (to be completed by Lead Agency):

On the basis of this initial evaluation:

I find that the proposed project could not have a significant effect on the environment, and that the project is Categorically Exempt of the California Environmental Quality Act guidelines, as amended.

I find that the proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A Mitigated Negative Declaration will be prepared.

I find that the proposed project may have a significant effect on the environment, and an Environmental Impact Report (EIR) is required.

I find that the proposed project may have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An EIR Report is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Sonia Dias Southwell, AICP, Director of Community Development

May 12, 2015
Date

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. ENVIRONMENTAL CHECKLIST AND DISCUSSION OF CHECKLIST ISSUES

I. AESTHETICS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? (Source #(s): 1, 6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees rock outcroppings, and historic buildings within a state scenic highway? (1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? (1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (1,6,8) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a-d) The proposed project will not have a substantial adverse effect on any scenic vistas. The project is located within a highly urbanized area, and there are no scenic vistas in the vicinity of the project site. There are no scenic resources on or near the project site; therefore, the project will not have an impact on scenic resources. There are no historic buildings within the vicinity of the proposed project. The subject property abuts four single-family homes to the north and west. Two additional single-family homes are located south of the site. Further west is a large apartment complex. All of these residential units are in the M-F-R zone.

The project site is vacant. The proposed project is for three two-story detached condominium units. The overall height of the new buildings will be approximately 25 feet. The project was approved by the City's Development Review Board on March 27, 2014.

Units 1 and 2 will be approximately 24 feet from the existing neighboring properties. Unit 3 will be located approximately 10 feet east of the existing neighboring property line. There will not be a substantial source of light and glare from the proposed three units which would adversely affect the neighboring properties nor affect day or nighttime views.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

e) Have economic changes associated with the proposed project which may result in physical changes to the environment that would result in a substantial degradation to the existing character or quality of its surroundings, or which would otherwise result in significant urban decay? (1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The site was developed with a single-family home but was demolished when the San Gabriel River Freeway was built. The proposed use will alleviate blight at this by redeveloping the site with new residential buildings and associated off-street parking, landscaping, hardscape and supporting utilities. The proposal is an improvement to the site and will not degrade the existing character or quality of its surroundings.

Mitigation Measures

1. None required.

II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agriculture use? (2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is no farmland on or near the vicinity of the subject site; therefore the project will not result in the conversion of any farmland, as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation, to a non-agricultural use.

b) Conflict with existing zoning for agricultural use or a Williamson Act contract? (2,3,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no agriculture activities on or adjacent to the site. There will be no conflict with any contracts entered into pursuant to Section 51200 et seq. of the California Government Code (also known as the Williamson Act).

c) Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code Section 12220(g)), timberland (as	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? (1,6,10)

There is no forest land and no timberland within, or adjacent to, the City of Lakewood. The proposed project will have no impact on forest land or timberlands.

d) Result in the loss of forest land or conversion of forest land to non-forest use? (1,6,10)

There is no forest land and no timberland within, or adjacent to, the City of Lakewood. The proposed project will have no impact on forest land or timberlands.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (1,6,10)

Since there is no farmland or agricultural land at the subject site to begin with, the project will not result in the conversion of any farmland or agricultural land, to a non-agricultural use.

Mitigation Measures

1. None required.

III. AIR QUALITY. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan? (1,6)

The subject site is designated by the City of Lakewood's Comprehensive General Plan for Open Space uses and the subject property is zoned as O-S (Open Space). The project calls for a General Plan Amendment to change the land use designation of this property as Medium/High Residential and a Zone Change from O-S to M-F-R to allow the construction of three dwelling units. The project does not have the characteristics to significantly exceed the level of development anticipated by the General Plan or the General Plan MEIR following implementation of the air quality mitigation measures listed below. The project will not result in an increase in potential air quality impacts associated with development of the site, conflict or obstruct the implementation of any applicable air quality plan based on anticipated development

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the site. The project may require approval from the Southern California Air Quality Management District (SCAQMD).

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Thresholds of significance for air quality standards are contained in the General Plan MEIR.

c) Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (1,6)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Heavy construction is a source of fugitive dust and exhaust emissions that could have a temporary impact on local air quality. Preparation of the site for building construction could produce two forms of air contaminants; exhaust emissions from construction equipment and fugitive dust generated as a result of soil movement and vehicle activities on unpaved portions of the site. However, potential impacts will be reduced to less than significant levels by implementation of the mitigation measures listed below.

d) Expose sensitive receptors to substantial pollutant concentrations? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Aloha Elementary school is approximately 600 feet northeast of the site. The project site and the school are separated by the San Gabriel River Freeway. Potential impacts resulting from the project will be reduced to less than significant levels by implementation of the mitigation measures listed below.

e) Create objectionable odors affecting a substantial number of people? (1,6) .

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not create any objectionable odors that might otherwise affect a substantial number of people as the project is for a residential condominium development. Trash carts will be kept on the east side of the garage for each residence, facing the private yard for each residence until trash day when said carts are moved by the residents to designated areas where they are emptied by the City's trash disposal company.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measures

The mitigation measures listed below are required by the Master EIR and are sufficient to reduce potential impacts associated with the proposed project to less than significant levels:

1. All construction equipment shall comply with SCAQMD regulations, including Rule 402, which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction.
2. Soil shall be moistened prior to grading activities.
3. Exposed soil surfaces shall be watered at least once each day to keep soil moist. During very dry weather or periods of high winds, exposed surfaces shall be watered at least twice a day or as often as necessary in order to maintain a surface crust and prevent release of visible dust clouds from the subject site.
4. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
5. Wash mud-covered tires and under carriages of trucks and equipment leaving the construction site.
6. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles, or mud, which would otherwise be carried off by trucks departing project sites.
7. Securely cover loads of dirt with a tight fitting tarp on any truck entering or leaving the construction site to deliver soil or to dispose of excavated soil.
8. Stop grading during periods when winds exceed 25 miles per hour.
9. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.
10. Install a temporary, slatted, chain link fence or similar barrier such as a cloth windscreen, around the perimeter of the site to reduce exposure of neighboring residences and commercial sites to prolonged windblown dust.
11. Maintain construction equipment in peak operating condition so as to reduce operation emissions.
12. Use low-sulfur diesel fuel in all equipment.

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13. Use electric equipment whenever practicable.

14. Shut off engines when not in use.

IV. BIOLOGICAL RESOURCES: Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is currently vacant and is located in a highly urbanized area. There are no known species on the project site that have been identified as a candidate, sensitive, or special status species in local or regional plans, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service that would be adversely affected, either directly or indirectly, by the project.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is currently vacant and is located in a highly urbanized area. The proposed project will not have a substantial impact on any riparian habitat or other sensitive natural community. The project will not impede or alter the flow of any waterways.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is currently vacant and is located in a highly urbanized area. There are no federally protected wetlands that would be impacted by the proposed project, as defined by Section 404 of the Clean Water Act, within the City.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is currently vacant and is located in a highly urbanized area. The project will not interfere with the movement of any native resident or migratory fish or wildlife species. The project will not affect any established wildlife corridors. The project will not impede the use of native nursery sites.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not conflict with any local policies or ordinances, including those goals found in the Conservation Element of the City of Lakewood General Plan.

Mitigation Measures

1. None required.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not create a substantial adverse change to any historical resource because no such resources exist on or in the vicinity of the project site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The site is vacant. There will be no substantial adverse changes to any known archaeological resources, as a result of the proposed project.

c) Directly or indirectly destroy a unique paleontological resource or site or unique	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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geologic feature? (1,6)

The site is vacant. There will be no substantial adverse changes to any known paleontological resources, site characteristics, and/or unique geological features as a result of the project.

d) Disturb any human remains, including those interred outside of formal cemeteries? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is located on a vacant lot in an urbanized area. The proposed project will not disturb the location of any known human remains.

Mitigation Measures

1. None required.

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(i) Rupture of a known earthquake Fault as Delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(ii) Strong seismic ground shaking? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(iii) Seismic-related ground failure, including liquefaction? (4)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(iv) Landslides? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The region has many active and potentially active faults, and the project has the potential to be impacted by earthquakes and related hazards - mainly from ground shaking, which is not uncommon throughout the region. The site is not within an Alquist-Priolo Special Study zone. There are no known active faults within the Lakewood, and the closest active fault is the Newport-Inglewood Fault Zone, located about four miles southwest of the City. The project will be subject to building code requirements for earthquake safety. Therefore, significant impacts

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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related to ground shaking and seismic activity are not anticipated. Lakewood is virtually flat, and the project site is located within a developed urban area; thus the project site will not be substantially affected by landslides or mudflows.

b) Result in substantial soil erosion or the loss of topsoil? (1,6)

Although the project will involve grading or excavation activities, the site is flat with negligible slope. The applicant will be required to submit an erosion control plan in connection with submittal of grading plans as part of the building plan check process. There will not result in substantial erosion or the loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (1,6)

The project is not located on a geological unit or soil in such a way that would cause the soil to become unstable, or result in any other geologic defect.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (1,6)

Although the project may be located in an area recognized as having expansive soil, the project will be subject to building code requirements for development in areas having expansive soil, if applicable.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (1,6)

The subject buildings will be served by a sanitary sewer system. The project will not involve any new installation, or connection, to any septic tank or alternative waste water disposal system.

Mitigation Measures

1. None required.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS. Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment? (1,6,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (1,6,10) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

In September 2006, the California legislature approved Assembly Bill 32 (AB 32) thereby adopting the California Global Warming Solutions Act (CGWSA) by amending Section 38500 of the Health and Safety Code. The central goal of AB 32 is to reduce greenhouse gas (GHG) emissions to 1990 levels by the year 2020. On or before January 1, 2011, the California Air Resources Board (CARB) must adopt regulations that limit GHG emissions by establishing emission reduction measures utilizing the most technologically feasible, most cost-effective reduction measures. These regulations became effective on January 1, 2012.

The project includes the construction of a three two-story dwelling units on a parcel of land the was originally assessed by the General Plan for Open Space uses which does contribute the level of greenhouse gases as residential uses. The project has the potential to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation Measures

1. During construction, all diesel-powered construction equipment shall be turned off when not in use or if idling for more than three minutes.
2. Per SCAQMD Rule 1113, the proposed project shall utilize low VOC paint 50 g/L.
3. The project shall require that during site preparation, and grading operations all contractors shall comply with all applicable measures listed in SCAQMD Rule 403 to control fugitive dust including the application of water to all exposed surfaces a minimum of three times per day.
4. The proposed project and its contractors shall ensure that, during construction, contractors shall turn off all diesel-powered construction when vehicles are not in use and contractors shall prohibit idling of vehicles for longer than three minutes.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1,6)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project does not have the characteristics, which would otherwise result in the transport, use or disposal of significant amounts of hazardous materials. The project will not create a significant hazard to the public or the environment.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (1,6)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project does not have the characteristics, which would otherwise result in the use and/or subsequent release of hazardous materials. Therefore, the project will not create a significant hazard that would result from the accidental release of hazardous materials into the environment.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile into the environment? (1,6)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project will not emit any hazardous emissions, nor will it involve the handling of significant amounts of hazardous or acutely hazardous materials, substances or waste.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment? (1,6)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The subject site is not on any list of hazardous materials sites, compiled pursuant to Government Code Section 65962.5.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project area? (1,6,9)

The project site is not located within any airport land use plan and is approximately three miles northeast of the Long Beach Airport Area of Influence boundary and approximately three miles northwest of the Joint Forces Training Center in Los Alamitos. The project will not create a safety hazard for people residing or working in the project area.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (1,6,9)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not located in the vicinity of any private airstrip, thus the project will not create a safety hazard for people residing or working in the project area.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will neither impair the implementation of, nor physically interfere with any adopted emergency response plan or evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? (1,6,10)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no brush lands or forests in the vicinity of the project, therefore there will not be an increased risk of loss, injury or death from wildfires as a result of this project.

Mitigation Measures

1. None required.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will be subject Lakewood Municipal Code Sections 5802 and 9379 which address

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements for low impact developments related to water quality and will not violate any water quality standards or waste discharge requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses or which permits have been granted? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project will not substantially deplete groundwater supplies nor will it introduce any new conditions that would further interfere with groundwater recharge that might otherwise create a net deficit in aquifer volumes or a lowering of the local groundwater table. Storm water systems will comply with current code requirements for retention and/or detention of storm water. Furthermore, additional landscape planters will be created throughout the development.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off site? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not substantially alter any drainage patterns in a manner that would result in substantial erosion or siltation on or off site.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (1,5)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Los Angeles River is approximately 6.5 miles west of the site and the San Gabriel River is approximately 2,000 feet west of the site. The project will not substantially alter any drainage patterns in a manner that would result in flooding on-or off-site.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(1,5)

The proposed project will not create or contribute to water runoff in a manner that would exceed the capacity of existing or planned storm water drainage systems, nor will it provide substantial additional sources of polluted runoff. The project may be subject to SUSMP requirements, which would reduce impacts from storm water runoff. The project will be subject to Lakewood Municipal Code Section 9379 which addresses Low Impact Development.

f) Otherwise substantially degrade water quality? (1,5)

The project will be subject to all relevant regulations related to water quality. Water quality could not be substantially degraded by the proposed project.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (1,5,6)

No structures will be placed within a 100-year flood hazard zone.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (1,5,6)

No housing will be placed within a 100-year flood hazard zone, therefore no flood flows will be impeded or redirected.

i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? (1,5,6)

The project site is located in flood zone "X," which is a zone of low flood risk. The project will not cause any persons or structures to be exposed to significant risk of loss, injury, or death caused by any flooding.

j) Inundation by seiche, tsunami, or mudflow? (1,5)

The closest major body of water is the San Gabriel River, which is approximately 2,000 east of the subject site. The San Gabriel River does not pose a threat to the project with regards to

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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seiche or tsunami activity. Lakewood is a virtually flat and developed urban area, therefore the project will not be significantly impacted by any mudflow.

Mitigation Measures

1. None required.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?
(1,6)

The proposed project will not disrupt or divide the physical arrangement of an established community, including a low income or minority community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
(1,5,6)

The project calls for a General Plan Amendment to designate this property as Medium/High Residential and a Zone Change from O-S to M-F-R. The 2013-2021 Housing Element identifies this site as suitable for new housing. The project, therefore, will present no conflict with the General Plan or the Zoning Map.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?
(1,6)

Lakewood is a fully urbanized area, with no applicable habitat conservation plans or natural community conservation plans that the project would otherwise conflict with.

Mitigation Measures

1. None required.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State of California.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no mineral recovery sites delineated by the City of Lakewood General Plan, therefore, the proposed project will not result in the loss of such sites.

Mitigation Measures

1. None required.

XII. NOISE. Would the project:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (1,6,7)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Periodic increases in ambient noise may occur during the demolition and construction phase; however, because these increases would be temporary, they are considered to be less than significant. LMC Section 8019 establishes hours of construction, which are 7:00 a.m. to 7:00 p.m., Mondays through Saturdays, and 9:00 a.m. to 7:00 p.m. on Sundays. This project will not be exempt from Section 8019 of the Lakewood Municipal Code. After completion, the project will not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies).

The new units will be constructed adjacent to the San Gabriel River (605) Freeway. The occupants of the new dwelling units could be negatively impacted by the noise generated by the existing freeway traffic noise. However, there is an existing 14-foot freeway sound wall which

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will help reduce exposure to some freeway noise. A review was completed by Lakewood's Building and Safety Plan Reviewer of the relevant Los Angeles County Building Code Sections that are used in the City of Lakewood regarding the regulation of sound attenuation construction. The noise attenuation standards are not a mandatory item in the Building Code for single-family detached units such as this project. There is a voluntary compliance standard in the Los Angeles County Residential Code, Appendix K. The recommendation is for a Sound Transmission Class (STC) rating of 45 or better for wall and floor/ceiling assemblies and refers to Building Code Section 1207 for external "Sound Transmission." Section 1207 suggests a minimum STC 50 rating of 50 or higher for structures constructed within 1,000 feet of a freeway. The Los Angeles County Green Building Code Section 5.507 requires that "walls and roof/ceiling assemblies exposed to noise source making up the building envelope shall meet a composite STC rating of at least 50. The potential noise levels inside the homes may be brought down to a less than significant level by requiring all three homes to meet a composite STC rating of 45 or better, including all windows, doors, and other building assemblies.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (1,6)

During construction, the project may result in the exposure of persons of ordinary sensitivity to groundborne vibrations or groundborne noise levels generated by heavy construction equipment. Such equipment, however, will be used on-site only temporarily and will not result in excessive permanent groundborne vibration or groundborne noise levels. The closest residential property is approximately 30 feet west of the site. After the construction phase is completed, this project will not have the characteristics which would otherwise result in excessive groundborne vibration or groundborne noise levels. LMC Section 8019 establishes hours of construction, which are 7:00 a.m. to 7:00 p.m., Mondays through Saturdays, and 9:00 a.m. to 7:00 p.m. on Sundays. This project will not be exempt from Section 8019 of the Lakewood Municipal Code.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1,6)

Audible permanent noises associated with the project may include vehicular traffic arriving and leaving the project site. However, the site is adjacent to the San Gabriel Freeway and the ambient sound levels in that area are primarily from traffic traveling along the freeway. Vehicles entering and leaving the site will not result in a significant increase in ambient sound levels. In general, the project will not result in a significant permanent increase of ambient noise levels in the project vicinity. Sounds within the proposed buildings will not negatively impact the surrounding properties.

- d) A substantial temporary or periodic increase

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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in ambient noise levels in the project vicinity above levels existing without the project? (1,6)

The project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Periodic increases in ambient noise may occur during the demolition and construction phase; however, because these increases would be temporary, they are considered to be less than significant. LMC Section 8019 establishes hours of construction, which are 7:00 a.m. to 7:00 p.m., Mondays through Saturdays, and 9:00 a.m. to 7:00 p.m. on Sundays. This project shall comply with LMC Section 8019.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (1,6,9)

The project is not located within an airport land use plan area and is approximately three miles northeast of the Long Beach Airport and approximately three miles northwest of the Joint Forces Training Center of Los Alamitos Areas of Influence and 65 Community Noise Equivalency Level (CNEL) boundaries. The project will not expose any persons residing in the area to excessive noise levels and does not have the characteristics that would expose additional persons to excessive noise levels.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (1,6,9)

There are no private airstrips in the City of Lakewood, therefore the project will not expose any persons residing or working in the area to excessive noise levels.

Mitigation Measures

1. All three homes shall meet a composite STC rating of 45 or better, including all windows, doors, and other building assemblies.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or directly for example, through extension of roads or other infrastructure? (1,6)

The site is currently vacant. The 2010 United State Census estimates that there are 3.10 persons per dwelling unit in Lakewood. The site will be developed with three condominium units. Assuming each dwelling unit accommodates 3.10 persons, there would be 9.3 persons living on the property. The site area is .26 acres in area, which yields an average density of 34.9 persons per acre. The General Plan and the housing element of the General Plan establish the maximum density of this site at 20 units per acre, or five units. At 3.10 persons per dwelling unit, the site could support up to 15.3 persons. The proposed density will be about 35% less than the maximum assumed population density. Therefore, the project will not result in substantial population growth.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1,6)

The proposed project will not displace any existing housing, therefore the project will not require the construction or relocation of any dwelling units.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (1,6)

Since the site is vacant, no existing housing will be displaced, therefore the project will not displace any persons. It is not necessary to relocate any persons, nor will it be necessary to construct any replacement housing as a result of this project.

Mitigation Measures

1. None required.

XIV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: (1,8)

i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The site is served by adequate fire protection. Los Angeles County Fire Station No. 34 is located at 21207 Norwalk Boulevard in the City of Hawaiian Gardens, which is about one and one-half miles northeast of the site. Los Angeles County Fire Station No. 94 is located at 6421 Turnergrove Drive, which is about two miles northwest of the site. Two more engine companies are available within a 4-5 minute response time. The project will comply with applicable Los Angeles County Fire Department regulations. Moreover, the project will be designed in accordance with all applicable Fire Codes and regulations.

Law enforcement services for the City of Lakewood are provided by the Los Angeles County Sheriff's Department. The Lakewood Sheriff's Station is located at 5130 Clark Avenue, approximately four mile northwest of the subject site. Response time is approximately four minutes for an emergency situation. The project site is located within the ABC Unified School District (ABCUSD). According to the ABCUSD website, the schools closest to the project site are:

Aloha Elementary School
 11737 214th Street
 Lakewood, CA 90715
 Haskell Middle School
 11525 Del Amo Boulevard
 Cerritos, CA 90703

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Artesia High School
12108 Del Amo Boulevard
Lakewood, CA 90715

The project will generate property taxes that are used in part to pay for schools, parks and other public facilities. ABCUSD collects school fees for residential projects. For new construction, ABCUSD charges \$4.85 per square foot of habitable space and \$3.36 per square foot for additions over 500 square feet in area. A park and recreation fee of \$17,419.00 must be paid prior to final approval of the project. The proposed project will not have a significant impact on these facilities.

Mitigation Measures

1. None required.

XV. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks such that substantial physical deterioration of the facility would occur or be accelerated? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not result in a significant demand on parks or other recreational facilities and therefore will not substantially result in, or substantially increase the deterioration of any existing or proposed park facilities. A park and recreation fee of \$17,419.00 must be paid prior to final approval of the project.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not include recreational facilities nor does it require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The project will provide an average of 883 square feet of open space per dwelling unit.

Mitigation Measures

1. None required.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION / TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (1,6,9)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Exceed, either individually or cumulatively, a level of service standards established by the county congestion management agency for designated roads and highways? (1,6,8)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a-b) The 2003 San Diego Association of Government's (SANDAG) Brief Guide (the Guide) of Vehicular Traffic Generation Rates is used to estimate weekday vehicle trip rates generated by a use. The Guide estimates that three to six dwellings units in an urbanized area generates nine trips each weekday for each unit. This estimate results in an increase of 27 trips per day.

The subject site is served by 216th Street, which is designated by the General Plan as a local street with a roadway width of 60 feet. 216th Street satisfies the right of way width requirements as prescribed by the General Plan for properties designated for Medium/High Density Residential uses. The City of Lakewood 2014 Traffic Census Program reports a total of 37,987 automobiles travel along Carson Street daily. Assuming that 100% of the traffic generated by the proposed three-unit condominium project accesses the site from Carson Street, the project will result in an increase of traffic of less than 1%. The City of Lakewood 2014 Traffic Census Program reports a total of 9,340 travel along Centralia Street daily. Assuming that 100% of the traffic generated by the proposed three-unit condominium project access the site from Centralia Street, the project will result in an increase of traffic of less than 1%. The LOS of the streets serving the subject site will not be significantly impacted.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project does not propose to directly nor indirectly, change air traffic patterns. The project will not create any safety risks with regards to air traffic.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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intersections) or incompatible uses (e.g., farm equipment)? (1,6)

The project does not include design features such as sharp curves or dangerous intersections, or incompatible uses.

- d) Result in inadequate emergency access?
(1,6)

The proposed project will not result in inadequate emergency access. As a part of the building plan check process, the project will be reviewed by the Los Angeles County Fire Department.

- e) Result in inadequate parking capacity?
(1,6,7,8)

The site will be developed with three two-car garages and three open parking spaces for a total of nine parking spaces, which averages to three parking spaces per dwelling unit. Section 9490.T.2 of the Code requires two parking spaces for each dwelling with two bedrooms and 2½ spaces for each unit with three bedrooms, plus an additional 10% of the total off-street parking facilities for guest parking. Section 9332.2.A.5 requires that, for condominium projects, a minimum of a 2-car enclosed garage be provided for each unit. Each unit will have three bedrooms units, which requires eight parking spaces. The project will include nine parking spaces which exceeds the required number of spaces.

The storage of boats, recreational vehicles, trailers or other such vehicles, as well as inoperative vehicles may become unsightly and reduce available of on-site parking thereby resulting in inadequate parking facilities. The Conditions, Covenants, and Restrictions (CC&R's) approved for this project should include provisions that ensure sufficient on-site parking. The garages should remain unobstructed so as to allow two vehicles to park in each garage. The CC&R's should specify that no boats, recreational vehicles, trailers or other such vehicles be stored in any garage, open parking space, or any other location on this parcel, and that no non-emergency auto repairs be allowed in any open parking space. Similarly, the CC&R's should specify that no garage parking space shall be rented out or otherwise made available to any person who is not an occupant of that dwelling unit. There will be adequate parking to accommodate this project. There will be 150 linear feet of common driveway with a minimum width of 20 feet.

- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (1,7,8)

The proposed project will not conflict with any adopted policies, plans, or programs supporting alternative transportation. More than one route for Long Beach Transit runs on Carson Street. A

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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bus stop is located approximately 1,000 feet southwest of the site at the northwest corner of Nectar Avenue and Carson Street.

Mitigation Measures

1. None required.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (1,6)

The Tentative Parcel Map for this project has been reviewed by the Los Angeles County Department of Public Works. The project will not generate wastewater that might exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board. The project site will be served by the Golden State Water, which has produced a will-serve letter for this project (see attachment).

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1,6)

The proposed project will not require the construction of any off-site water or wastewater treatment facilities. The developer will be responsible for extending an existing water line to serve the site. Golden State Water Company has issued a will-serve letter for this project.

Los Angeles County Public Department of Public Works has recommended approval for this project. The developer will install separate house laterals to serve each building in the land division. Installation and dedication of main line sewers may be necessary to meet the 2% grade for the house laterals. The developer shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval. The developer shall provide a minimum 10-foot sewer easement on the private driveway and fire lane.

The Los Angeles County Public Department of Public Works recommends that the developer upgrade the existing off-site sewer mainline segments. This upgrade is not required by the City of Lakewood Public Works Department. The main sewer line for this site connects to the Los Angeles County Sanitation District trunk sewer line approximately one mile south in the City of

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Hawaiian Gardens. The City of Hawaiian Gardens submitted a letter dated January 22, 2015 to the City of Lakewood stating the City of Hawaiian Gardens has sufficient capacity to accept the sewer discharge from the three-unit development.

The Los Angeles County Sanitation District has issued a will-serve letter for this project. The project will be reviewed in light of current and projected wastewater capacities. Any infrastructure improvements or expansions will be the financial responsibility of the developer. The proposed water and wastewater improvements will not cause any significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1,6)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project will not require construction of new off-site storm water drainage facilities. The project will be subject to any recommended SUSMP conditions as identified during the Tentative Parcel Map and building plan check process.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (1,6)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

The existing water system has sufficient capacity to accommodate the proposed project. The Golden State Water Company has issued a will-serve letter for this project.

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (1,6)
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

A Master Environmental Impact Report (MEIR) was prepared as part of the 1996 General Plan, and a Master Environmental Assessment (MEA) was adopted on September 25, 2007. For both of these documents, comments were solicited from various agencies, including Los Angeles County Sanitation District as part of the public review process prior to adoption of the MEIR and the MEA. The project will not individually or cumulatively exceed the environmental thresholds established by the MEIR or the MEA. The Los Angeles County Sanitation District has issued a will-serve letter for this project.

- f) Be served by a landfill with sufficient
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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permitted capacity to accommodate the project's solid waste disposal needs? (1,6)

The City's Public Works Department, working in conjunction with the City's designated trash disposal contractor, has determined that existing solid waste disposal resources are able to accommodate the project's solid waste disposal needs.

g) Comply with federal, state, and local statutes and regulations related to solid waste? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will comply with all applicable federal, state and local regulations pertaining to solid waste.

Mitigation Measures

1. None required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (1,2,3,4,5,6,7,8,9,10,11)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The area in which the site is located is highly urbanized; therefore, it is unlikely that the proposed project would affect any rare or endangered wildlife. It is also unlikely that cultural resources would be affected by the proposed project.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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projects, and the effects of probable future projects)? (1,2,3,4,5,6,7,8,9,10,11)

As discussed above, the project will not produce impacts that are individually or cumulatively considerable.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (1,2,3,4,5,6,7,8,9,10,11)

The proposed project, because of its scale and type, would not cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation Measures

1. None required.

XVIII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration (CEQA Guidelines Section 15063(c)(3)(D)). CEQA Guidelines Section 15152 permits tiering of environmental analyses for separate but related projects including plans and development projects. According to Guidelines Section 15152(b), tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to a site specific EIR or negative declaration.

In the case of this project, the environmental analysis was tiered from the Master Environmental Impact Report (MEIR) and subsequent Master Environmental Assessment (MEA) prepared for the Lakewood Comprehensive General Plan. Guidelines Section 15152(h)(1) specifically identifies a General Plan EIR as a type of EIR that can be used for tiering. The City prepared the MEIR in November, 1996 and approved the MEA on September 25, 2007.

Earlier Analysis

- a) Earlier analyses used. Identify earlier analyses and state where they are available for review.

Documents used for this analysis include plans provided by the Permittee and the City of Lakewood General Plan Technical Background Report. Copies of all plans and studies used to prepare this Initial Study, as well as the MEIR and MEA, are on file and available for public review during normal business hours at the City of Lakewood Community Development Department, 5050 Clark Avenue, Lakewood, California 90712.

- b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

Impacts that reference the environmental documents listed in section a) above, are contained within the scope of those documents and have been adequately analyzed in those documents, pursuant to applicable legal standards.

- c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe mitigation measures incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

IV. SUPPORTING INFORMATION SOURCES

1. City of Lakewood Comprehensive General Plan. City of Lakewood. This reference includes the Policy Document, the Technical Background Report, and the Final Master EIR, first adopted November, 1996, and the Master Environmental Assessment, which was approved on September 25, 2007.
2. California Government Code Section No. 51200 et seq. State of California (see Section II.a) of this Environmental Checklist).

3. A Guide to the Farmland Mapping and Monitoring Program. California Department of Conservation. 1994.
4. Seismic Hazard Zones, Long Beach Quadrangle Official Map. California Department of Conservation: Division of Mines and Geology. March 25, 1999.
5. National Flood Insurance Program, Flood Insurance Rate Map, Community-Panel Number 060130 0005 A. Federal Emergency Management Agency. Effective January 11, 2002.
6. Official Zoning Map (as amended). City of Lakewood.
7. Municipal Code of the City of Lakewood (as amended). City of Lakewood.
8. Plans and related information submitted by the applicant.
9. California Airport Land Use Planning Handbook. State of California Department of Transportation Division of Aeronautics. January, 2002.
10. California Department of Forestry and Fire Protection. Fire Hazard Severity Zone map for Los Angeles County:
http://www.fire.ca.gov/fire_prevention/fhsz_maps/fhsz_maps_losangeles.php June 9, 2010.
11. City of Lakewood 2014 Traffic Census Program.

APPENDIX "A"

Vicinity Map

Aerial View

Existing General Plan Land Use Designation

Proposed General Plan Land Use Designation

Existing Zoning Classification

Proposed Zoning Classification

Preliminary Drawings

Tentative Parcel Map

LA County Approval Letter

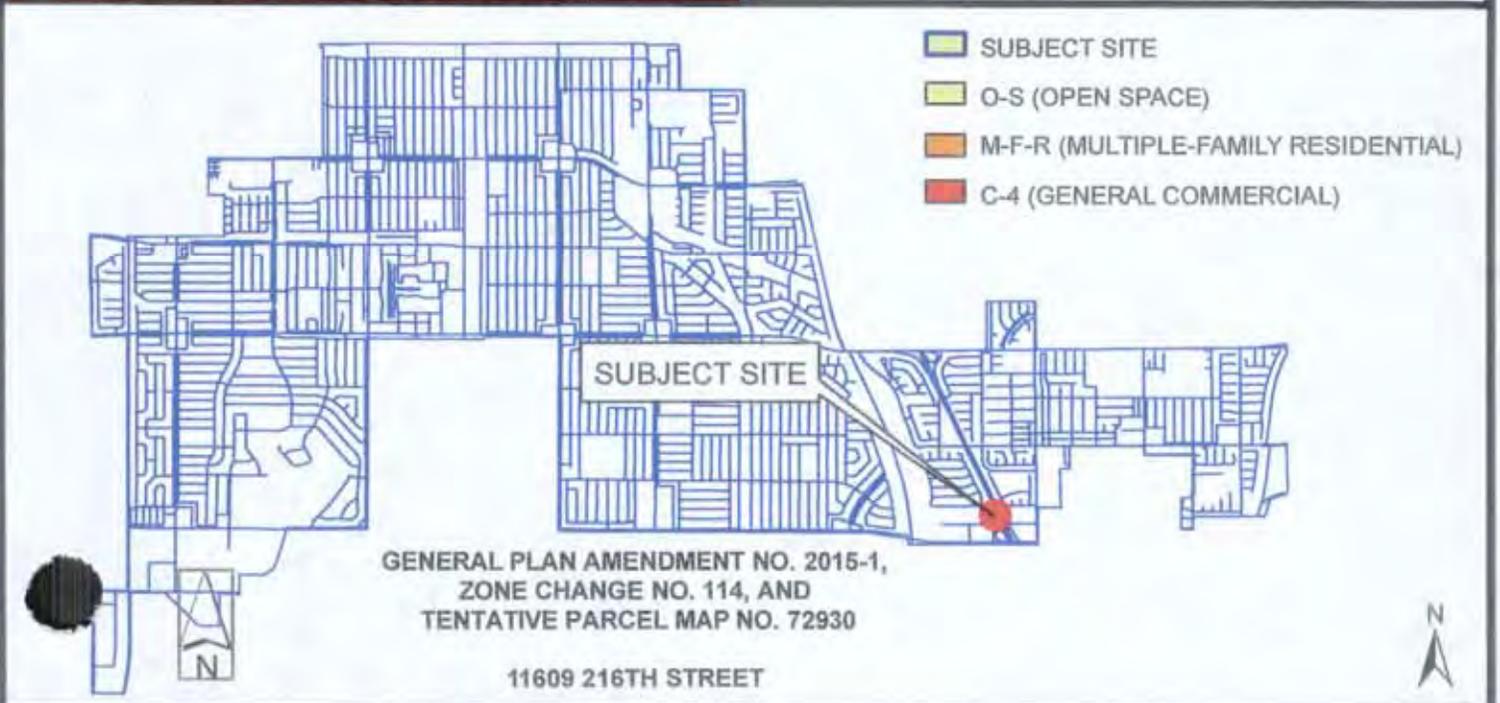
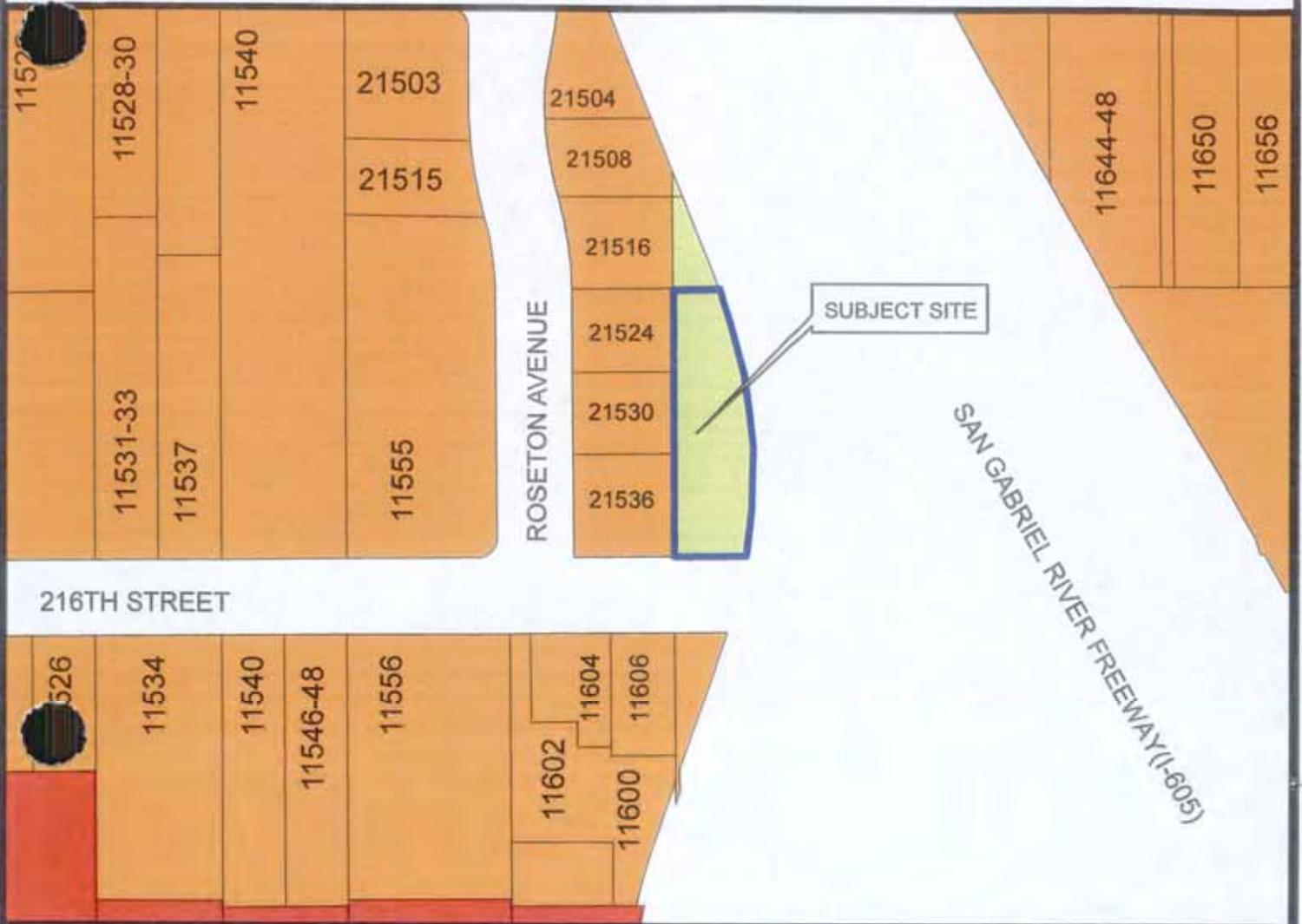
LA County Fire Department Approval Letter

Sewer Area Study

Will Serve Letters

Easement

VICINITY MAP



GENERAL PLAN AMENDMENT NO. 2015-1,
 ZONE CHANGE NO. 114, AND
 TENTATIVE PARCEL MAP NO. 72930

11609 216TH STREET

AERIAL VIEW

215TH STREET

SAN GABRIEL RIVER FREEWAY (I-605)

SUBJECT SITE

ROSETON AVENUE

216TH STREET

GENERAL PLAN AMENDMENT NO. 2015-1,
ZONE CHANGE NO. 114 AND
TENTATIVE MAP NO. 72930
11609 216TH STREET



EXHIBIT "A"

MEDIUM/HIGH
DENSITY
RESIDENTIAL

MEDIUM/HIGH
DENSITY
RESIDENTIAL

MEDIUM/HIGH
DENSITY
RESIDENTIAL

SITE
EXISTING
GENERAL PLAN
LAND USE
DESIGNATION:
OPEN SPACE

SAN GABRIEL RIVER FREEWAY (I-605)

ROSETON AVENUE

216TH STREET

EXISTING GENERAL PLAN LAND USES
GENERAL PLAN AMENDMENT NO. 2015-1
11609 216TH STREET



EXHIBIT "B"

MEDIUM/HIGH
DENSITY
RESIDENTIAL

MEDIUM/HIGH
DENSITY
RESIDENTIAL

MEDIUM/HIGH
DENSITY
RESIDENTIAL

SITE
PROPOSED
GENERAL PLAN
LAND USE
DESIGNATION:
MEDIUM/HIGH
DENSITY
RESIDENTIAL

SAN GABRIEL RIVER FREEWAY (I-605)

ROSETON AVENUE

216TH STREET

PROPOSED GENERAL PLAN LAND USES
GENERAL PLAN AMENDMENT NO. 2015-1
11609 216TH STREET



EXHIBIT "C"

**MULTIPLE
FAMILY
RESIDENTIAL
(M-F-R)**

**MULTIPLE
FAMILY
RESIDENTIAL
(M-F-R)**

**MULTIPLE
FAMILY
RESIDENTIAL
(M-F-R)**

**SITE
EXISTING
ZONING
DESIGNATION:**

**OPEN
SPACE
(O-S)**

SAN GABRIEL RIVER FREEWAY (I-605)

ROSETON AVENUE

216TH STREET

**EXISTING ZONING DESIGNATIONS
ZONE CHANGE NO. 114
11609 216TH STREET**



EXHIBIT "D"

MULTIPLE
FAMILY
RESIDENTIAL
(M-F-R)

MULTIPLE
FAMILY
RESIDENTIAL
(M-F-R)

MULTIPLE
FAMILY
RESIDENTIAL
(M-F-R)

SITE
PROPOSED
ZONING
DESIGNATION:
MULTIPLE
FAMILY
RESIDENTIAL
(M-F-R)

SAN GABRIEL RIVER FREEWAY (I-605)

ROSETON AVENUE

216TH STREET

PROPOSED ZONING DESIGNATIONS
ZONE CHANGE NO. 114
11609 216TH STREET



REVISIONS	
DATE	

OWNER:
COLONY DEVELOPERS LLC
 314 RISA AVE
 CORONA DEL MAR, CA

PROJECT:
3 UNITS TOWN HOMES
 11605 EAST 216th STREET
 LAKEWOOD, CA 90715



PROJECT NO.: 5-1
 CAD FILE: 5-1
 DRAWN BY: M.K.
 CHECKED BY: G.S.
 SCALE: NOTED
 DATE: 03-24-14
 SHEET TITLE:
FLOOR PLANS & ELEVATIONS

SHEET NO.:
A-1
 OF 2

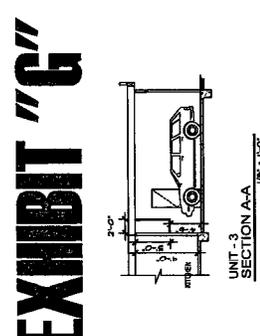
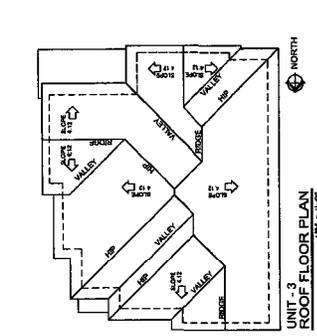
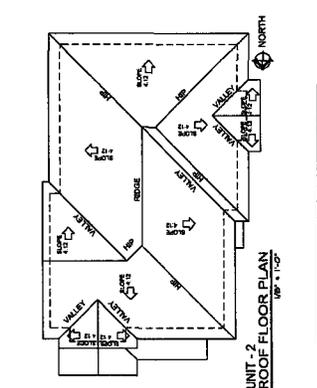
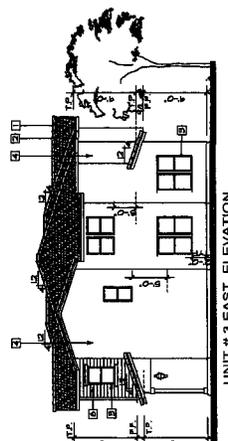
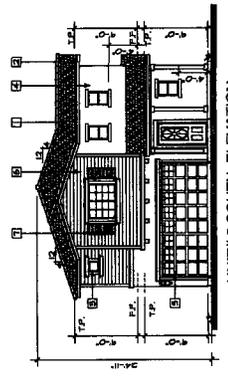
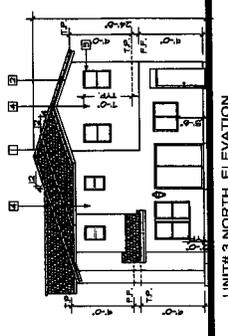
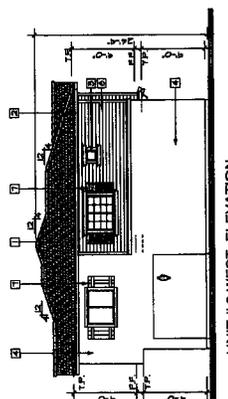
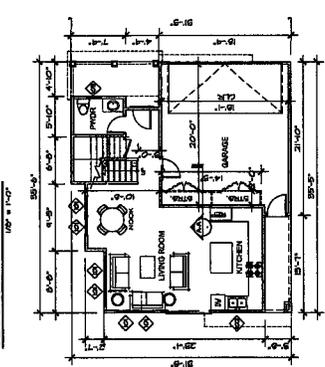
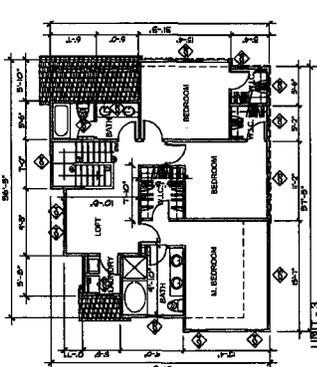


EXHIBIT "G"



NAME	TYPE	WIDTH	HEIGHT	GLAZING	MATERIAL	NOTES
US	A	4'-0"	8'-0"	6-8	WNTL	
US	B	4'-0"	8'-0"	6-8	WNTL	
US	A	3'-0"	8'-0"	6-8	WNTL	
US	B	3'-0"	8'-0"	6-8	WNTL	
US	A	3'-0"	8'-0"	6-8	WNTL	
US	B	3'-0"	8'-0"	6-8	WNTL	
US	A	3'-0"	8'-0"	6-8	WNTL	
US	B	3'-0"	8'-0"	6-8	WNTL	
US	A	3'-0"	8'-0"	6-8	WNTL	
US	B	3'-0"	8'-0"	6-8	WNTL	

- FINISH SCHEDULE
- CONC. ROOF TILES BY EMILE CC # 6500
 - WNTL PRDN (BY HILAND)
 - STUCCO SAND FINISH BY LAMBER, ALABO
 - SECTIONAL GARAGE POOR
 - INTERIOR WALLS SAND BOARDING
 - PRDN SWITERS

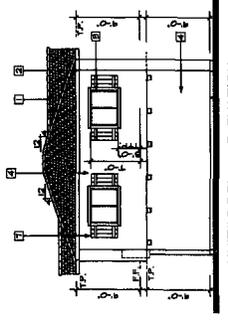
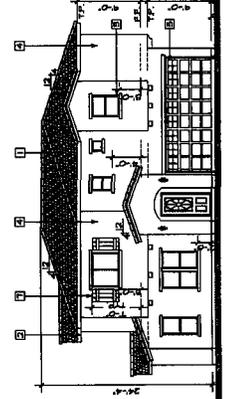
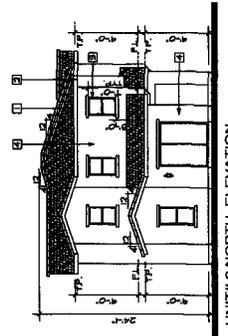
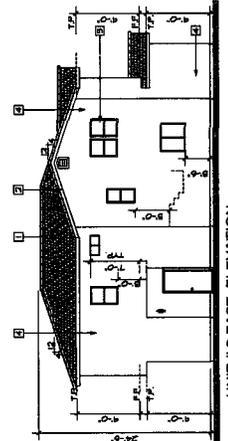
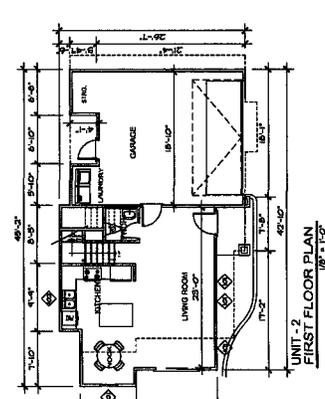
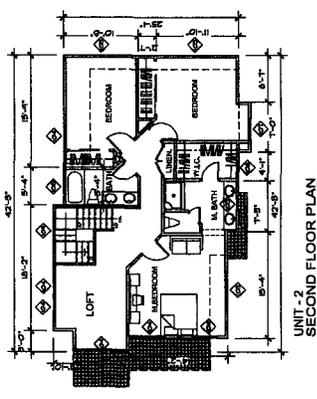


EXHIBIT "H"



GENERAL PLAN AMENDMENT NO. 2015-1,
ZONE CHANGE NO. 114,
TENTATIVE PARCEL MAP NO. 72930, AND
CONDITIONAL USE PERMIT NO. 921
11609 216TH STREET

REVISIONS	DATE

OWNER:
COLONY DEVELOPERS LLC
314 MISS AVENUE
CORONA DEL MAR, CA 92625
CONTACT: JEFF LEEPER
949-922-1899

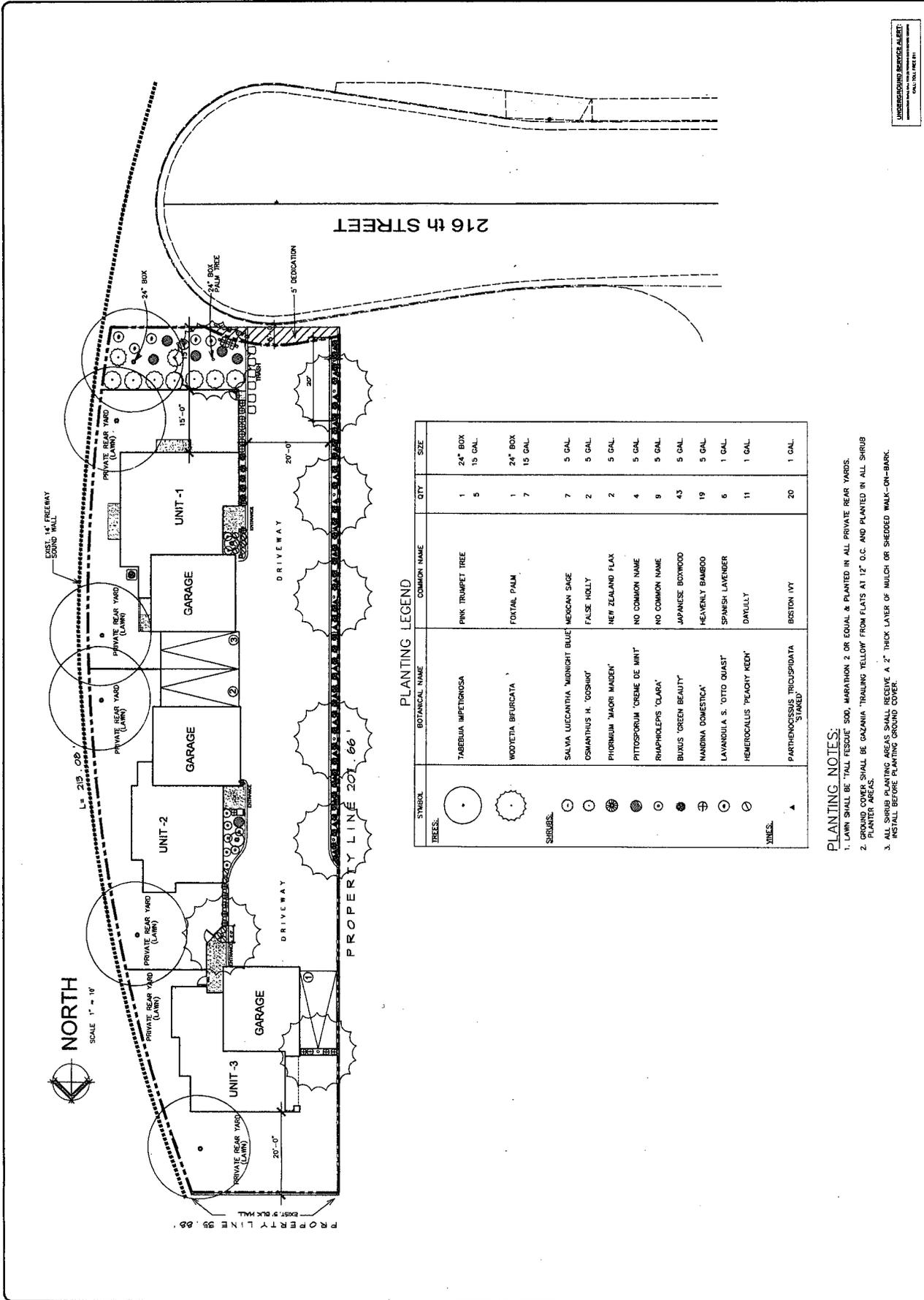
PROJECT:
3 SINGLE-FAMILY HOMES
LAKWOOD, CALIFORNIA
216 TH STREET



SHEET TITLE:
PLANTING PLAN

RICHARD M. GARCIA
LANDSCAPE ARCHITECTURE
1818 KEMPER AVE., SANTA ANA, CA 92705
PHONE/FAX: 714-538-6000 EMAIL: rmg@rdmga.com
CALIFORNIA LANDSCAPE ARCHITECT NO. 1873

DRAWN: R. GARCIA
DATE: 5-5-14
SCALE: 1" = 10'-0"
JOB NO.:
SHEET: L-1
1 OF 4



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
●	TABERBERIA IMPETIGIOSA	PINK TRUMPET TREE	1	24" BOX
○	WODYETIA BIFURCATA	FORTAL PALM	5	15 GAL.
○	SALVIA LUCICANTHA 'MIDNIGHT BLUE'	MEXICAN SAGE	1	24" BOX
○	OSMANTHUS H. 'GOSHAWK'	FALSE HOLLY	7	15 GAL.
○	PHORMIUM 'MAORI MAIDEN'	NEW ZEALAND FLAX	2	5 GAL.
○	PITTIOSPORUM 'CREME DE MINT'	NO COMMON NAME	2	5 GAL.
○	RHAPHIOLEPS 'CLARA'	NO COMMON NAME	4	5 GAL.
○	BUNUS 'GREEN BEAUTY'	NO COMMON NAME	9	5 GAL.
○	MANDINA DOMESTICA	JAPANESE BOXWOOD	43	5 GAL.
○	LAVANDULA S. 'OTTO QUAST'	HEAVENLY BAMBOO	19	5 GAL.
○	HEMEROCALLIS 'PEACHY KEEN'	SPANISH LAVENDER	6	1 GAL.
○	PARTHENOCISSUS TRICUSPIDATA 'STAKED'	DAYLILY	11	1 GAL.
▲	BOSTON IVY	BOSTON IVY	20	1 GAL.

PLANTING NOTES:

- LAWN SHALL BE 'TALL FESCUE' SOG, MAINTAIN 2 OR EQUAL & PLANTED IN ALL PRIVATE REAR YARDS.
- GROUND COVER SHALL BE GALZANIA 'TRAILING YELLOW' FROM FLATS AT 12" O.C. AND PLANTED IN ALL SHRUB PLANTED AREAS.
- ALL SHRUB PLANTING AREAS SHALL RECEIVE A 2" THICK LAYER OF MULCH OR SHEDDED WALK-ON-BARK. MULCH SHALL BE INSTALLED BEFORE PLANTING GROUND COVER.

UNDERSHOOTING SERVICE ALERT:
CALL 714.771.1721



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 23, 2015

IN REPLY PLEASE
REFER TO FILE: LD-4

Ms. Carolyn Kolb
Assistant Planner
City of Lakewood
5050 North Clark Avenue
Lakewood, CA 90712-2697

Dear Ms. Kolb:

PARCEL MAP NO. 72930 (REVISION 2)

We completed the review for Parcel Map No. 72930 (Revision 2), and it appears to meet the requirements of local ordinances and the State Subdivision Map Act.

We recommend the following for inclusion in the conditions of final map approval.

Drainage

1. Comply with the requirements of the Hydrology Report, which was recommended for City approval on January 1, 2015, to the satisfaction of the City Engineer.
2. Comply with the water quality requirements to the satisfaction of the City.

Geology/Soils

1. The final map must be approved by the County of Los Angeles Department of Public Works' Geotechnical and Materials Engineering Division (GMED) to ensure that all geotechnical requirements have been properly depicted.
2. A grading plan must be geotechnically approved by GMED prior to final map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. At the grading plan stage, submit 2 sets of grading plans to GMED's Soils Section for verification of compliance with County codes and policies.

Grading

Requirements Prior to Grading Plan Approval:

1. Notarized covenants shall be prepared and recorded by the applicant for any off-site impacts as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement and that the off-site covenants referenced above do not constitute an off-site easement, license, title, or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition (off-site work is shown on the tentative map but not required for public improvements, and design changes during the improvement change may allow the off-site improvements or impacts to be omitted or mitigated, respectively).
2. Provide approval of:
 - a. Public Works' drainage concept/hydrology study/water quality plan by Land Development Division's Storm Drain and Hydrology Section.
 - b. The grading plan by GMED.
 - c. Permits and/or letters of nonjurisdiction from all State and Federal agencies, as applicable. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Wildlife; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and the Army Corps of Engineers.

3. Per County Code Section 12.84.430 (C), comply with the United States Environmental Protection Agency guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008, EPA-833-F-009) to the maximum extent practicable.

Road

1. Dedicate right of way to provide a minimum parkway width of 10 feet, along the property frontage, on 216th Street.
2. Construct parkway improvements (sidewalk, driveway, landings, etc.) on 216th Street that either serve or form part of a pedestrian access route to meet current American with Disabilities Act guidelines and to the satisfaction of the City.
3. Construct a new driveway on 216th Street to the satisfaction of the City.
4. Construct a 5-foot-wide sidewalk adjacent to the property line, along the property frontage, on 216th Street to the satisfaction of the City.
5. Any perimeter fence or wall adjacent to the driveway on 216th Street shall be depressed to 3 feet or less within 10 feet of the right of way to provide line of sight.
6. Repair any improvements damaged during construction on 216th Street to the satisfaction of the City.
7. Plant street trees on 216th Street, along the property frontage, to the satisfaction of the City.
8. Execute a covenant for private maintenance of curb/parkway drains, if any, to the satisfaction of the City.
9. Install street lights on 216th Street, along the property frontage, to the satisfaction of the City.
10. Underground all new utility lines to the satisfaction of the City.
11. Prior to final map approval, enter into an agreement with a County-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of the City of Lakewood or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City.

Sewer

1. The subdivider shall install separate house laterals to serve each building in the land division. Installation and dedication of main line sewers may be necessary to meet the minimum 2 percent grade for the house laterals.
2. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
3. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of the City Engineer.
4. Upgrade existing off-site sewer mainline segments, if required by the City, to the satisfaction of the City Engineer. Said segments run along East Carson Street starting at manhole No. 22 (Consolidated Sewer Maintenance District Map C-2031), lying 932' easterly of the intersection of Carson Street and Pioneer Boulevard, and ending at manhole No. 38 (Consolidated Sewer Maintenance District Map C-2031), lying at the intersection of Carson Street and Pioneer Boulevard.

Water

1. A water system (including any approved water pump stations) maintained by the water purveyor, with appurtenant facilities to serve all buildings/lots/parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with the City Engineer a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the land division, and that water service will be provided to each building/lot/parcel.
3. Install an off-site water mainline on 216th Street to serve this subdivision to the satisfaction of the City.
4. The applicant shall comply with the requirements as indicated on the enclosed letter dated July 25, 2014, from Golden State Water Company to the satisfaction of the City.

Water (cont.)

5. If necessary, submit landscape and irrigation plans for each commercial/multi-family/open-space/graded-slope lot/parcel in the land division with a landscape area greater than 2,500-square-feet in accordance with the Water Efficient Landscape Ordinance. Depict all line-of-sight easements on the landscaping and grading plans.

Subdivision

1. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a condominium project for 3 units.
2. Label driveways and multiple access strips as "private driveway and fire lane" and delineate on the final map to the satisfaction of the City Engineer.
3. If required, provide a suitable turnaround and label the driveway, private driveway, and fire lane on the final map to the satisfaction of the Fire Department.
4. Provide reciprocal easement for drainage, ingress/egress, sewer, water, utilities, maintenance purposes, and etc., over the common driveway in the document to the satisfaction of the City Engineer.
5. Provisions shall be made for the continual maintenance of the common areas and utility lines. This can be achieved by the formation of a homeowner's association comprised of the owners of the residential units responsible for the maintenance of the common areas.
6. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
7. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
8. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
9. A final guarantee will be required at the time the final map is filed with the Registrar-Recorder/County Clerk's office.

Subdivision (cont.)

10. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (minor land divisions) or \$5,000 (major land divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use permits, tentative tract and parcel maps, vesting tentative tract and parcel maps, Oak Tree permits, specific plans, General Plan amendments, zone changes, CEQA Mitigation Monitoring programs and regulatory permits from State and Federal agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design; engineering studies; highway alignment studies; and tract/parcel map boundary, title, and easement issues. When 80 percent of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

A final map prepared by, or under the direction of, a pre-1982 registered Civil Engineer or licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Registrar-Recorder/County Clerk's office.

A determination should be made that this project is in compliance with the California Environmental Quality Act. The findings and considerations required by Sections 66473.5, 66474, and 66474.6 of the Subdivision Map Act should be made by the City Council. The following finding should be made by the City Council if any dedications are made by certificate on the final map:

The City Council hereby determines that division and development of the property in the manner set forth on the map of Parcel Map No. 72930 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the parcel map.

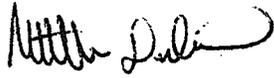
Please forward a copy of the conditions of final map approval to the County of Los Angeles Department of Public Works for our use.

Ms. Carolyn Kolb
March 23, 2015
Page 7

If you have any questions, please contact Mr. Juan Sarda of Land Development Division, Subdivision Mapping/Transportation Planning and Subdivision Review Section, at (626) 458-4919 or jsarda@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works



For ANTHONY E. NYIVIH
Assistant Deputy Director
Land Development Division

JS:tb

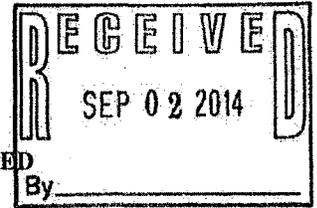
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COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

Clay



CONDITIONS OF APPROVAL FOR SUBDIVISIONS - INCORPORATED

Subdivision No: PM 72930
11609 216th Street

Map Date May 5, 2014

C.U.P. _____ City Lakewood

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department Access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact the Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205, for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- The Fire Department, Land Development Unit has no additional requirements for this division of land at this time. Additional Fire Department requirements will be required when this land is further subdivided and/or during the building permit process.

Comments: This project as submitted is cleared for public hearing.

Provide and maintain approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3 Provide verbatim note on the site plan. Resubmit with the note on the site plan

Submit three copies of the final map to LACoFD, Land Development for review and approval prior to recordation.

INSPECTOR Nancy Rodeheffer

DATE August 27, 2014

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - INCORPORATED

Subdivision No: PM 72930 Map Date May 5, 2014
11609 216th Street

Revised City Lakewood

- Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.
The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
The required fire flow for on-site fire hydrants at this location is ___ gallons per minute at 20 psi for a duration of ___ hours, over and above maximum daily domestic demand. ___ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
Fire hydrant requirements are as follows:
Install ___ public fire hydrant(s). Upgrade ___ Verify (flow test) 0 existing Public fire hydrant(s).
Install ___ private on-site fire hydrant(s). Upgrade ___ Verify (flow test) ___ existing On-Site fire hydrant(s).
All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
Location: As per map on file with the office.
Other location:
All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
Additional water system requirements may be required when this land is further subdivided and/or during the building permit process.
Hydrants and fire flows are adequate to meet current Fire Department requirements.
Fire hydrant upgrade is not necessary if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to this office.
SUBMIT COMPLETED (ORIGINAL ONLY) FIRE FLOW AVAILABILITY FORM TO THIS OFFICE FOR REVIEW.

COMMENTS: Per Golden State Water Company, the Fire Flow Availability form dated July 31, 2014, indicates adequate fire hydrant spacing and flow requirements for existing fire hydrants. Additional fire hydrants may be required for this project.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate City regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Nancy Rodeheffer Date August 27, 2014

SEWER STUDY

PC 14-1ASLAKE

Parcel Map No. 72930

**Project Address:
11609 East 216TH Street
Lakewood, CA 90715**

**Prepared By:
Land Development Design Company, LLC
2313 E, Philadelphia Street, Suite F
Ontario, CA 91761
(909) 930-1466**

**Date Prepared:
11/8/14**

INDEX

- I. Introduction
- II. Site Description
- III. Project Description
- IV. Methodology
- V. Conclusion

Appendix A- Maps

- Sewer Area Study Map
- CSMD Maps
- Zoning Maps

Appendix B- Sewer Area Study Table and Calculations

Appendix C-

- Outlet Approval from City of Hawaiian Gardens
- Will-Serve letter from L.A. County Sanitation District

Appendix D- Supporting Documents

- Sewer As-Built Plans
- S-C4 Flow Diagram
- Daily Flow Table
- Aloha Elementary School Enrollment Verification

I. INTRODUCTION

The following sewer study has been prepared to satisfy the requirements of the CUP submittal for the referenced project. The study will show that the proposed project does not cause the capacity of the existing sewer tributary to the project site and flows to the 219th Street Trunk Sewer to exceed limits recommended for existing sewer. The sewer study area is bounded on the south by 219th Street, on the east by Pioneer Boulevard, on the north by Centralia Street, and on the west by Lakewood Equestrian Center. The study tributary area is approximately 94 acres.

II. SITE DESCRIPTION

The address of the site is 11609 East 216th Street in the city of Lakewood, CA 90715. The existing site is undeveloped land located just west of the crossing of East 216th Street by Interstate 605.

III. PROJECT DESCRIPTION

The project proposes to construct 3 townhomes on the site, with 4,742SF of living space total.

IV. METHODOLOGY

The 94-acre Sewer Study Area includes several land uses. There are 26.06 acres of Multi-Family Residences, 1.13 acres of Medium Density Residences, 0.44 acres of Mobile Homes, 50.90 acres containing 213 Single-Family Residences, 13.39 acres of General Commercial developments, and an Elementary School containing 400 students. Zoning Maps for the cities of Lakewood and Hawaiian Gardens can be found in Appendix A, along with a map of the Sewer Study Area.

Two tables attached in Appendix D were used to determine the flow generated by these properties, the higher flow rate being selected. Single family dwellings generate 330GPD/DU or 0.004CFS/AC. The value of 0.004CFS/AC generates approximately double the flow volume; this higher flow rate has been used for analysis of such. Medium Density Residences were calculated using the value of 0.008CFS/AC, Mobile Homes and the project site were calculated using the value of 0.001CFS/UNIT, commercial properties were calculated with a value of 0.015 CFS/AC, the Elementary School was calculated with a value of 10GPD/student multiplied by a factor of 2.5 to obtain the peak flow, and Multi-Family Residences were calculated with the higher value of either 0.001CFS/UNIT or 0.016CFS/AC. The

Multi-Family areas consist of apartment buildings. The number of units was determined by a field investigation of the area.

There is a Multi-Family Residential property north of MH #140 of 216th St. and west of MH #216 of Roseton Ave. that was not included in the tributary area, though it is adjacent to it. In the field investigation, it's frontage was found to be on Roseton Ave. Based on the existing sewer plans for Roseton Ave. and 216th St. and the field investigation of the area, it has been concluded that this property discharges sewage flows north of MH #216 which then flow north, away from the project tributary area.

The existing sewer system consists of 8" and 12" VCP pipes at various slopes throughout the tributary area. It flows west to the L.A. County Sanitation District 219TH Street Trunk Sewer in the intersection of Pioneer Boulevard and 219TH Street. Flows north of manhole #217 travel northerly to the pump station located at manhole 91.

The Sewer Area Study Table can be found in Appendix B. This table calculates the flows generated by all properties within the Sewer Study Area and the design capacity of the existing sewer system tributary to the proposed project site. The existing design capacity was determined using the S-C4 Flow Diagram (Kutter's Formula).

V. CONCLUSION

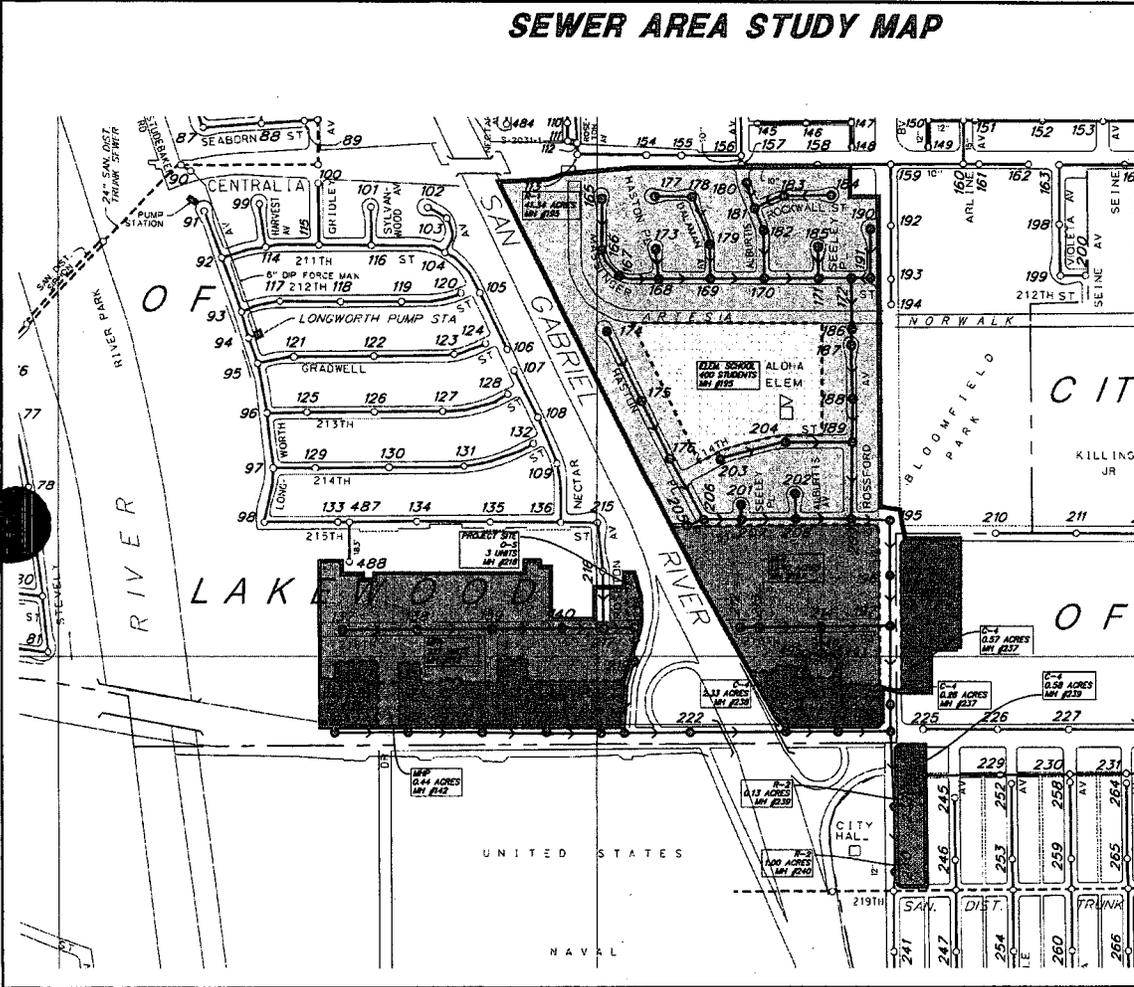
The existing sewer half-full capacity is 0.245CFS at the existing sewer manhole #218 where the project site discharges into the system; but the system has an existing cumulative flow of 0.237CFS which is less. The proposed project contributes 0.003CFS to the existing sewer system, bringing the cumulative flow in the sewer system to 0.240CFS at MH #218, 97% of the allowable flow (at 50% full).

The highest percentage of allowable capacity occurs between MH #238 and the trunk sewer. The existing sewer is between 160% and 169% of allowable capacity (at 50% full). L.A. County Public Works Sewer Design Requirements allow up to 150% of allowable capacity. This existing condition exceeds the design requirement. However, the existing system is already above capacity regardless of the addition of the proposed project of 3 townhomes. The proposed project did not cause the system to go above capacity nor does it increase flows significantly, and therefore is not be responsible for mitigating this.

Based on the capacity of the existing sewer and the proposed project's contribution of 0.003CFS flow to it, no mitigation shall be required for the connection to the existing facilities.

APPENDIX A

SEWER AREA STUDY MAP



LEGEND

- 12" OPEN SPACE
- ELEMENTARY SCHOOL
- 1/2" SHIELD TANK
- 1/2" 6" FORCE MAIN
- 1/2" 12" FORCE MAIN
- 1/2" 18" FORCE MAIN
- 1/2" 24" FORCE MAIN
- 1/2" 30" FORCE MAIN
- 1/2" 36" FORCE MAIN
- 1/2" 42" FORCE MAIN
- 1/2" 48" FORCE MAIN
- 1/2" 54" FORCE MAIN
- 1/2" 60" FORCE MAIN
- 1/2" 66" FORCE MAIN
- 1/2" 72" FORCE MAIN
- 1/2" 78" FORCE MAIN
- 1/2" 84" FORCE MAIN
- 1/2" 90" FORCE MAIN
- 1/2" 96" FORCE MAIN
- 1/2" 102" FORCE MAIN
- 1/2" 108" FORCE MAIN
- 1/2" 114" FORCE MAIN
- 1/2" 120" FORCE MAIN
- 1/2" 126" FORCE MAIN
- 1/2" 132" FORCE MAIN
- 1/2" 138" FORCE MAIN
- 1/2" 144" FORCE MAIN
- 1/2" 150" FORCE MAIN
- 1/2" 156" FORCE MAIN
- 1/2" 162" FORCE MAIN
- 1/2" 168" FORCE MAIN
- 1/2" 174" FORCE MAIN
- 1/2" 180" FORCE MAIN
- 1/2" 186" FORCE MAIN
- 1/2" 192" FORCE MAIN
- 1/2" 198" FORCE MAIN
- 1/2" 204" FORCE MAIN
- 1/2" 210" FORCE MAIN
- 1/2" 216" FORCE MAIN
- 1/2" 222" FORCE MAIN
- 1/2" 228" FORCE MAIN
- 1/2" 234" FORCE MAIN
- 1/2" 240" FORCE MAIN
- 1/2" 246" FORCE MAIN
- 1/2" 252" FORCE MAIN
- 1/2" 258" FORCE MAIN
- 1/2" 264" FORCE MAIN
- 1/2" 270" FORCE MAIN
- 1/2" 276" FORCE MAIN
- 1/2" 282" FORCE MAIN
- 1/2" 288" FORCE MAIN
- 1/2" 294" FORCE MAIN
- 1/2" 300" FORCE MAIN

Scale 1" = 200'

SEWER AREA STUDY MAP

DATE: 10/15/14

PROJECT: SEWER AREA STUDY MAP

PREPARED FOR: CITY OF LAKWOOD

PREPARED BY: CH2M HILL

DATE: 10/15/14

SCALE: 1" = 200'

CHECKED BY: [Signature]

DATE: 10/15/14

SHEETS: 1 OF 1

C-2031

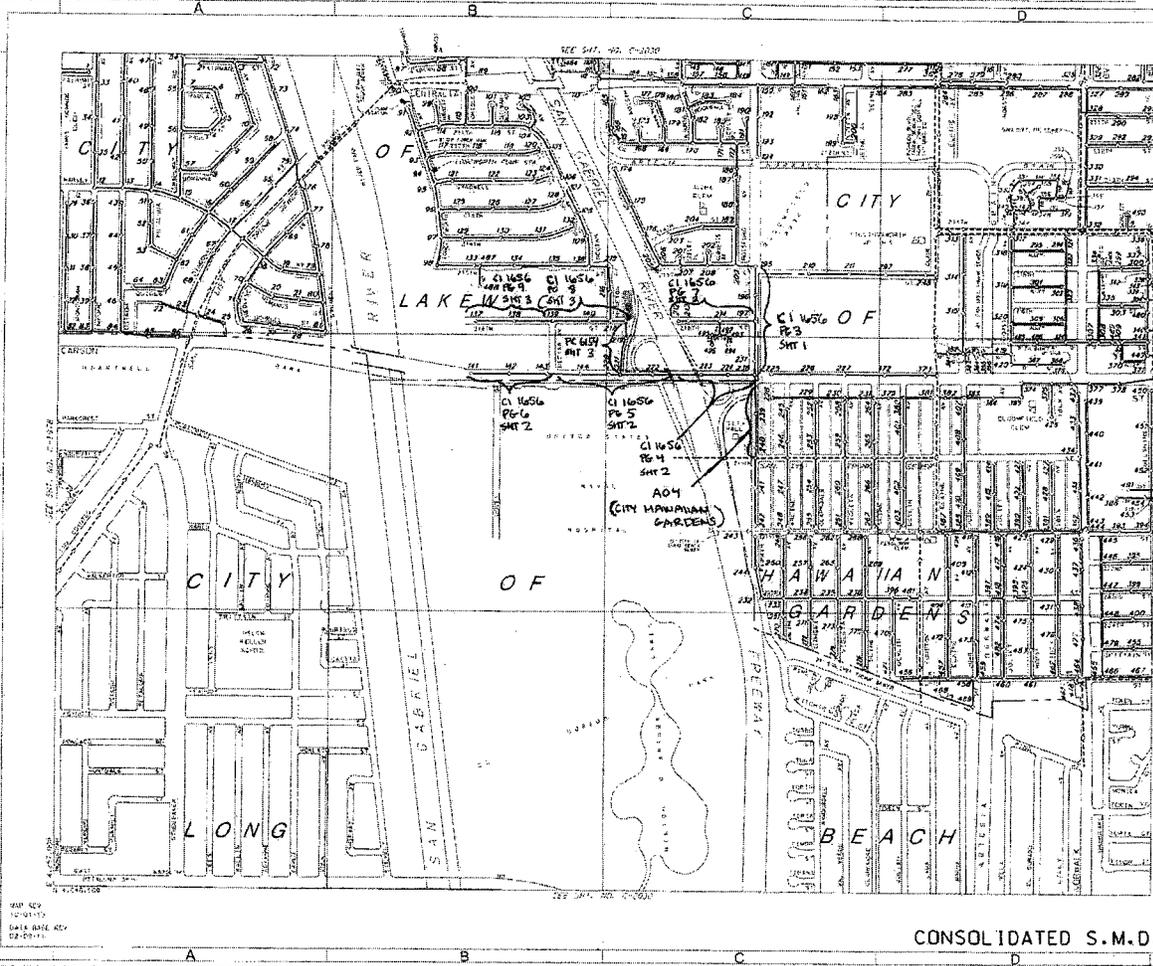
1:10
1:20
1:40
2:00

THIS MAP IS INTENDED FOR USE ONLY AS OPERATING MAP FOR THE PROJECTS MAINTAINED BY THE COUNTY OF LOS ANGELES COUNTY PUBLIC WORKS DEPARTMENT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES UNLESS OTHERWISE SPECIFIED IN THE PROJECT CONTRACT DOCUMENTS.

PROJECT SITE
MAINLINE SEWER



- LEGEND
- GREAT CENTRAL WATER TREATMENT PLANT
 - MAINLINE SEWER
 - LATERAL SEWER
 - SANITATION SEWER
 - SANITATION TRUNKLINE
 - STREET NAME
 - PROPERTY NOT MAINTAINED BY THE COUNTY
 - CITY BOUNDARY
 - STATION MARKER
 - DROP MANHOLE
 - WASTE MANHOLE
 - MANHOLE
 - TIE-IN MANHOLE
 - RAIN MANHOLE
 - ELEVATION
 - LOW POINT
 - PUMP STATION
- DATE OF THIS MAP: 4-83



C-2031

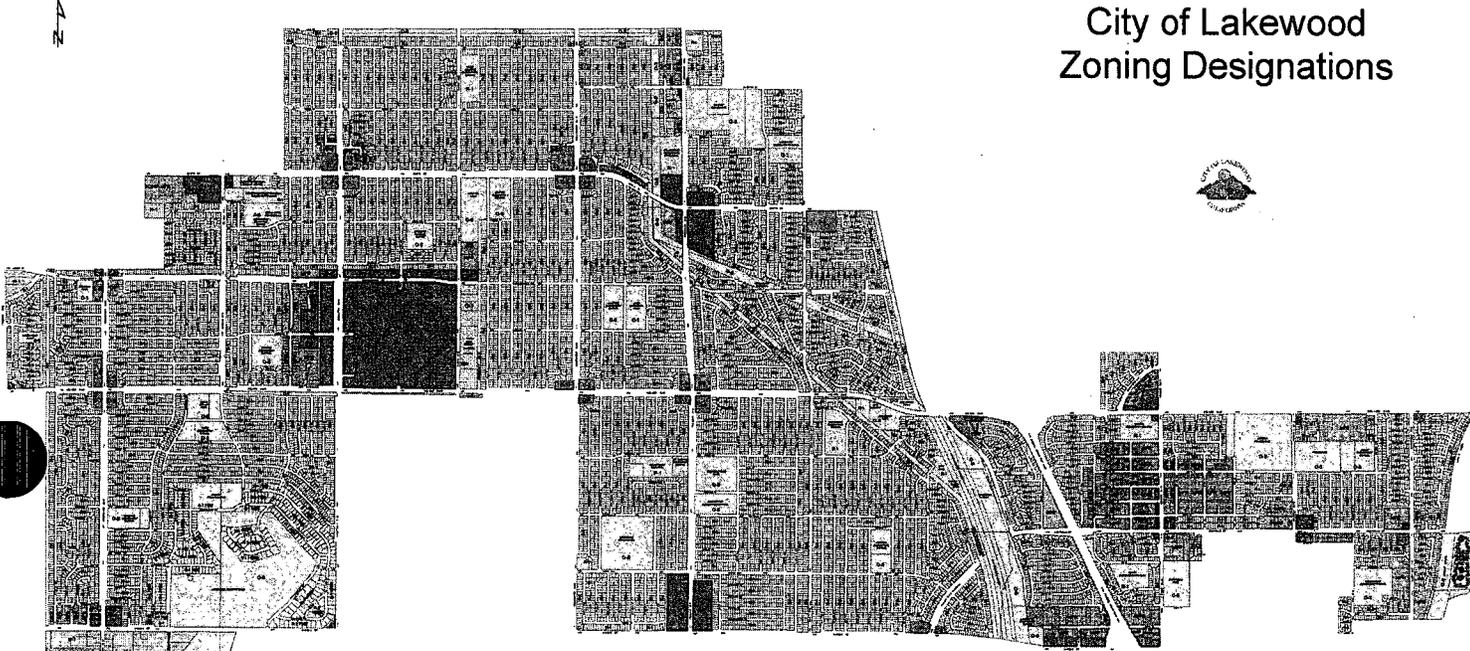
MAP NO. 12-10-115
DATE MADE REV. 02-01-11

CONSOLIDATED S.M.D.

C-2031

1:10000-4

City of Lakewood Zoning Designations



Zoning Designations

Single Family (R-1) or Planned Development Residential (PDSF)	Neighborhood Commercial (C-1)	Agriculture (A)
Single Family Residential Limited Agriculture (R-A)	Intermediate Commercial (C-3)	Open Space Land (O-S)
Multiple Family (MFR) or Planned Development Residential (PDMF)	General Commercial (C-4)	
Mobile Home Park (MHP)	Light Manufacturing (M-1)	
	Heavy Manufacturing (M-2)	



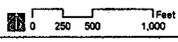
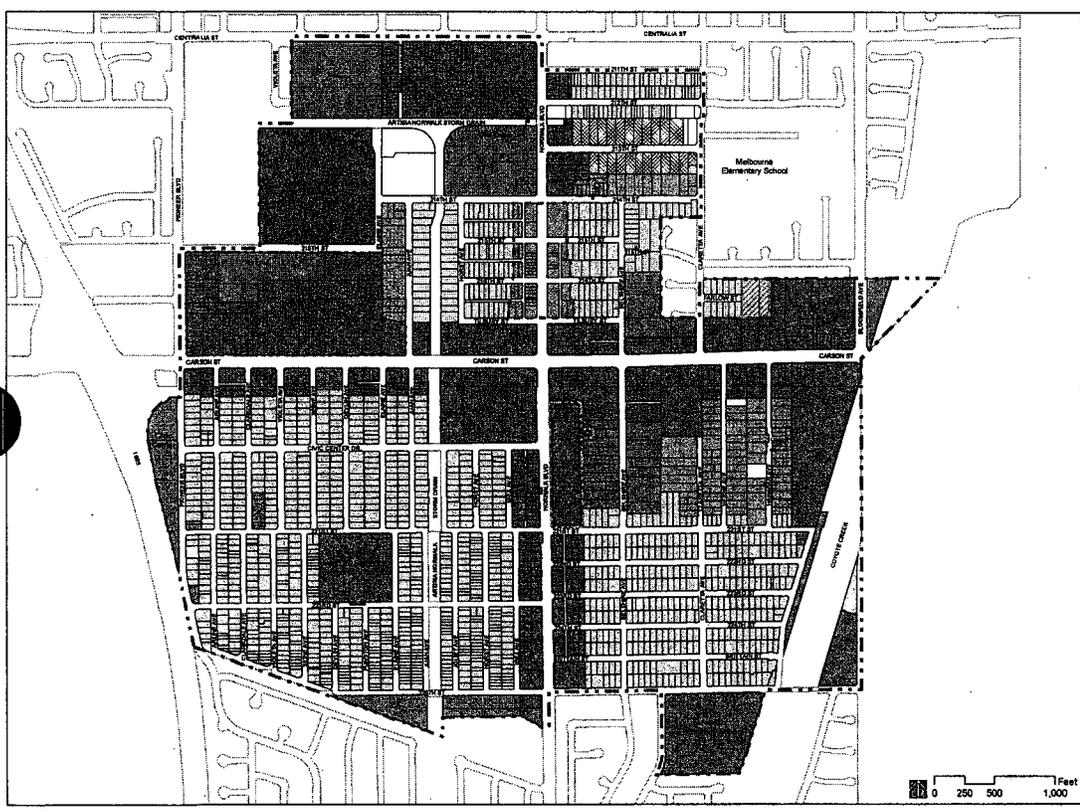


HAWAIIAN GARDENS

Zoning Map

Legend

- RESIDENTIAL**
- R1 - (10,000) Single Family Estates
 - R1 - Single Family Residential
 - R2 - Medium Density Residential
 - R3 - Intermediate Density Residential
 - R4 - High Density Residential
 - MHP - Mobile Home Park
- COMMERCIAL**
- C2 - Downtown Commercial
 - C4 - General Commercial
- INDUSTRIAL**
- M1 - Light Industrial
- PUBLIC FACILITIES**
- Civic
 - Fire Station
 - Park
 - Hospital
 - Elementary School
 - Junior High School
 - Church
- OTHER**
- City Boundary
 - Bingo Overlay
 - Casino Overlay
 - Specific Plan Area
 - Study Areas
 - Downtown Policy Area



DISCLAIMER:
 This map is a public resource of general information. The feature data provided on this map represents the most accurate zoning and parcel information available at the most recent date of revision. In the event of a conflict between information on this map and adopted City Resolutions or Ordinances, the City's Resolutions or Ordinances shall govern.

DATE ADOPTED:
 July 12, 2011

APPENDIX B

Sewer Area Study Table()

Street Name	Segment		Pipe Size (in)	Slope (%)	Capacity		Current Land Use	Students	Units	Area (Acres)	Zoning Coeff. (Percent of District)	Calculated Flow (cfs)	**Cumulative Calculated Flow (cfs)	Cumulative Design (in)	PC or CI Construction Plan #	Comment	***Flow Depth (O.P.K. Pipe Dia.)	% Full	
	MH #	MH #			FW (cfs)	SA Full (cfs)													
Flows from North to MH #221																			
216TH Street	137	218	8	0.20	0.245		MFR		237		0.001	0.2370	0.2370	3.71	CI 1656	Flow by unit generates a greater flow.	92.8	96.7	
216TH Street		218	8	0.20	0.245		R-2		3		0.001	0.0030	0.2400	3.73	CI 1656	Project site discharges at MH #218	93.3	98.0	
n/a		218	221	8	0.16	0.22						0.0000	0.2400	3.98	PC 6154	No additional flow to this segment.	99.5	109.1	
Flows from West to MH #221																			
Carson Street	141	142	8	0.20	0.245		C-4			1.66	0.015	0.0249	0.0249	1.17	CI 1656		29.3	10.2	
Carson Street	141	142	8	0.20	0.245		MHP		13		0.001	0.0130	0.0379	1.43	CI 1656		35.8	15.5	
Carson Street	142	221	8	0.20	0.245		C-4			5.27	0.015	0.0791	0.1170	2.53	CI 1656		63.3	47.7	
Cumulative Flows at MH #221																			
Flows from West to MH #238																			
Carson Street	221	238	8	0.20	0.245		C-4			2.33	0.015	0.0350	0.3919	5.05	CI 1656		126.3	160.0	
Flows from North to MH #238																			
Pioneer Boulevard		195					Elem. School		400			0.0155	0.0155		unavailable	Calculated flow multiplied by 2.5 for peak.	n/a	n/a	
Pioneer Boulevard		195	10				R-1			41.34	0.004	0.1654	0.1808		unavailable		n/a	n/a	
Pioneer Boulevard	195	197	12	0.12	0.6		MFR			12.40	0.016	0.1984	0.3792	4.56	CI 1656	Flow by acreage generates a greater flow.	76.0	63.2	
Pioneer Boulevard	195	197	12	0.12	0.6		C-4			2.98	0.015	0.0447	0.4239	4.85	CI 1656	Under the jurisdiction of City of Hawaiian Gardens.	80.8	70.7	
Pioneer Boulevard	197	237	12	0.12	0.6		C-4			0.57	0.015	0.0086	0.4325	4.90	CI 1656	Under the jurisdiction of City of Hawaiian Gardens.	81.7	72.1	
Pioneer Boulevard	197	237	12	0.12	0.6		C-4			0.26	0.015	0.0039	0.4364	4.93	CI 1656		82.2	72.7	
Pioneer Boulevard	237	238	12	0.12	0.6							0.0000	0.4364	4.93	CI 1656	No additional flow to this segment.	82.2	72.7	
Cumulative Flows at MH #238																			
Flows from MH #238 to Trunk																			
Pioneer Boulevard	238	239	12	0.08	0.5		C-4			0.58	0.015	0.0087	0.8370	8.35	unavailable	Under the jurisdiction of City of Hawaiian Gardens.	139.2	167.4	
Pioneer Boulevard	238	239	12	0.08	0.5		R-2			0.13	0.008	0.0010	0.8380	8.36	unavailable	Under the jurisdiction of City of Hawaiian Gardens.	139.3	167.6	
Pioneer Boulevard	239	TRUNK	12	0.08	0.5		R-2			1.00	0.008	0.0080	0.8460	8.41	unavailable	Under the jurisdiction of City of Hawaiian Gardens.	140.2	169.2	
Cumulative Flows at TRUNK																			
													0.8460						

* Calculated using Kutler's Formula with n=0.013 (as in S-C4 graph in PC Procedural Manual)

** Based on current land use and coefficients per LA County. (Attach supporting calculations)

*** For pipes > 15" % Full should be calculated by taking the flow depth divided by 0.75 times the pipe diameter

MM # 137 TO MM # 218

$$K' = \frac{(0.237)(0.013)}{(0.67)^{8/3}(0.002)^{1/2}} = 0.2031$$

$$\frac{D}{d} = 0.463 \quad D = 3.71 \text{ IN}$$

MM # 218 (PROJECT SITE DISCHARGE)

$$K' = \frac{(0.240)(0.013)}{(0.67)^{8/3}(0.002)^{1/2}} = 0.2057$$

$$\frac{D}{d} = 0.467 \quad D = 3.73 \text{ IN}$$

MM # 218 TO MM # 221

$$K' = \frac{(0.240)(0.013)}{(0.67)^{8/3}(0.0016)^{1/2}} = 0.2300$$

$$\frac{D}{d} = 0.497 \quad D = 3.98 \text{ IN}$$

MM # 141 TO MM # 142

$$K' = \frac{(0.0249)(0.013)}{(0.67)^{8/3}(0.002)^{1/2}} = 0.2134$$

$$\frac{D}{d} = 0.146 \quad D = 1.17 \text{ IN}$$

MM # 141 TO MM # 142

$$K' = \frac{(0.0379)(0.013)}{(0.67)^{8/3}(0.002)^{1/2}} = 0.03248$$

$$\frac{D}{d} = 0.179 \quad D = 1.43 \text{ IN}$$

MM # 142 TO MM # 221

$$K' = \frac{(0.1170)(0.013)}{(0.67)^{8/3}(0.002)^{1/2}} = 0.10027$$

$$\frac{D}{d} = 0.316 \quad D = 2.53 \text{ IN}$$

MM # 221 TO MM # 238

$$K' = \frac{(0.3919)(0.013)}{(0.67)^{8/3}(0.002)^{1/2}} = 0.3359$$

$$\frac{D}{d} = 0.631 \quad D = 5.05 \text{ IN}$$

**LAND
DEVELOPMENT
DESIGN
COMPANY, LLC**

2313 E. Philadelphia St., Ste. F
ONTARIO, CA 91761
(909) 930-1466
FAX (909) 930-1468

PLANNING • CIVIL • SURVEYING

DATE: 11/8/14 SCALE: NTS SHEET: 10F2 JOB NO: 5215 PIPE DEPTH: CALL'S

MM #195 TO MM #197

$$K' = \frac{(0.3792)(0.013)}{(1)^{8/3} (0.0012)^{1/2}} = 0.1423$$

$$\frac{D}{d} = 0.380$$

$$D = 4.56 \text{ IN}$$

MM #195 TO MM #197

$$K' = \frac{(0.4239)(0.013)}{(1)^{8/3} (0.0012)^{1/2}} = 0.1591$$

$$\frac{D}{d} = 0.404$$

$$D = 4.85 \text{ IN}$$

MM #197 TO MM #237

$$K' = \frac{(0.4325)(0.013)}{(1)^{8/3} (0.0012)^{1/2}} = 0.1623$$

$$\frac{D}{d} = 0.409$$

$$D = 4.90 \text{ IN}$$

MM #197 TO MM #237

$$K' = \frac{(0.4364)(0.013)}{(1)^{8/3} (0.0012)^{1/2}} = 0.1638$$

$$\frac{D}{d} = 0.411$$

$$D = 4.93 \text{ IN}$$

MM #237 TO MM #238

NO CHANGE TO FLOW, SLOPE, OR DIAMETER.

MM #238 TO MM #239

$$K' = \frac{(0.8370)(0.013)}{(1)^{8/3} (0.0008)^{1/2}} = 0.3847$$

$$\frac{D}{d} = 0.696$$

$$D = 8.35 \text{ IN}$$

MM #238 TO MM #239

$$K' = \frac{(0.8380)(0.013)}{(1)^{8/3} (0.0008)^{1/2}} = 0.3852$$

$$\frac{D}{d} = 0.696$$

$$D = 8.36 \text{ IN}$$

MM #239 TO TRUNK

$$K' = \frac{(0.8460)(0.013)}{(1)^{8/3} (0.0008)^{1/2}} = 0.3889$$

$$\frac{D}{d} = 0.701$$

$$D = 8.41 \text{ IN}$$

**LAND
DEVELOPMENT
DESIGN
COMPANY, LLC**

2313 E. Philadelphia St., Ste. F
ONTARIO, CA 91761
(909) 930-1466
FAX (909) 930-1468

PLANNING • CIVIL • SURVEYING

DATE: SCALE: SHEET: 1 OF NO

11/8/14

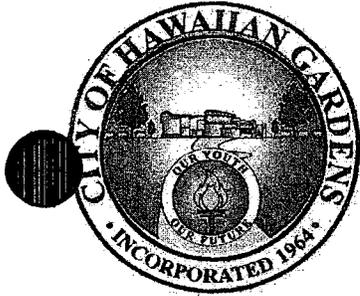
NTS

2 OF 2

5215

PIPE DEPTH
CALC'S

APPENDIX C



"Our Youth - Our Future"

CITY OF HAWAIIAN GARDENS

November 5, 2014

Mr. Vilong Truong
L.A. County Department of Public Works
900 S. Fremont Avenue
Alhambra, CA 91803

Subject: SEWER CAPACITY CERTIFICATION FOR 3-UNIT DEVELOPMENT IN LAKEWOOD,
CALIFORNIA

Dear Mr. Truong:

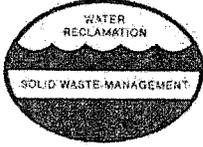
Pursuant to a request by Colony Developers, this is to certify that the City Hawaiian Gardens sewer line has sufficient capacity to accept the sewer discharge from the 3-unit development in the City of Lakewood.

If there are any questions I may be reached at 562-420-2641 ext 216.

Sincerely yours,

Ismile H. Noorbaksh, P.E.
City Engineer

cc: Community Development Director
Jeff@colonydevelopers.net



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

August 5, 2014

Ref File No.: 3050637

Ms. Jennifer Quiroz
Land Development Design Company, LLC
2313 East Philadelphia Street, Suite F
Ontario, CA 91761

Dear Ms. Quiroz:

11609 East 216th Street Residential Development

This is in response to your request for a will serve letter for the subject project, which was received by the County Sanitation Districts of Los Angeles County (Districts) on July 16, 2014. The proposed development is located within the jurisdictional boundaries of District No. 19. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' 219th Street Trunk Sewer, located in Civic Center Drive at Pioneer Boulevard. This 12-inch diameter trunk sewer has a design capacity of 0.6 million gallons per day (mgd) and conveyed a peak flow of 0.4 mgd when last measured in 2012.
2. The wastewater generated by the proposed project will be treated at the Long Beach Water Reclamation Plant, which has a design capacity of 25 mgd and currently processes an average flow of 17.1 mgd.
3. The expected average wastewater flow from the project site is 585 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

August 5, 2014

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Hyde



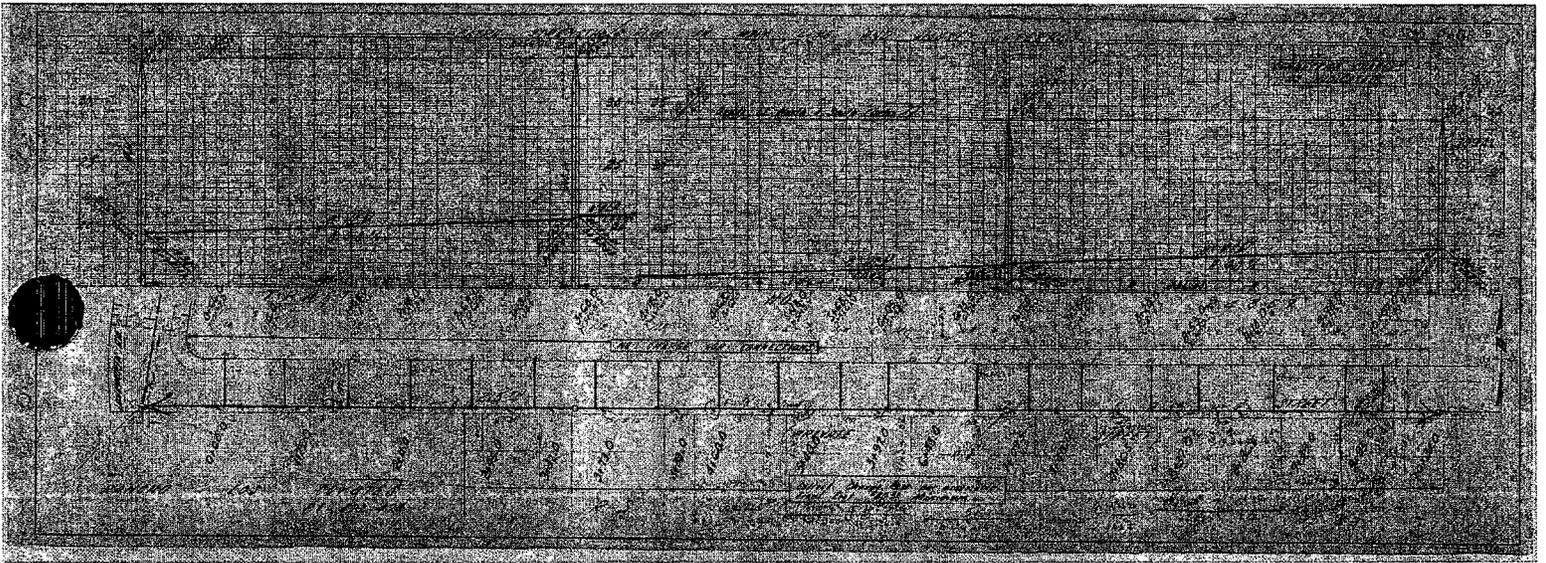
Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

c: M. Tremblay
J. Ganz

APPENDIX D



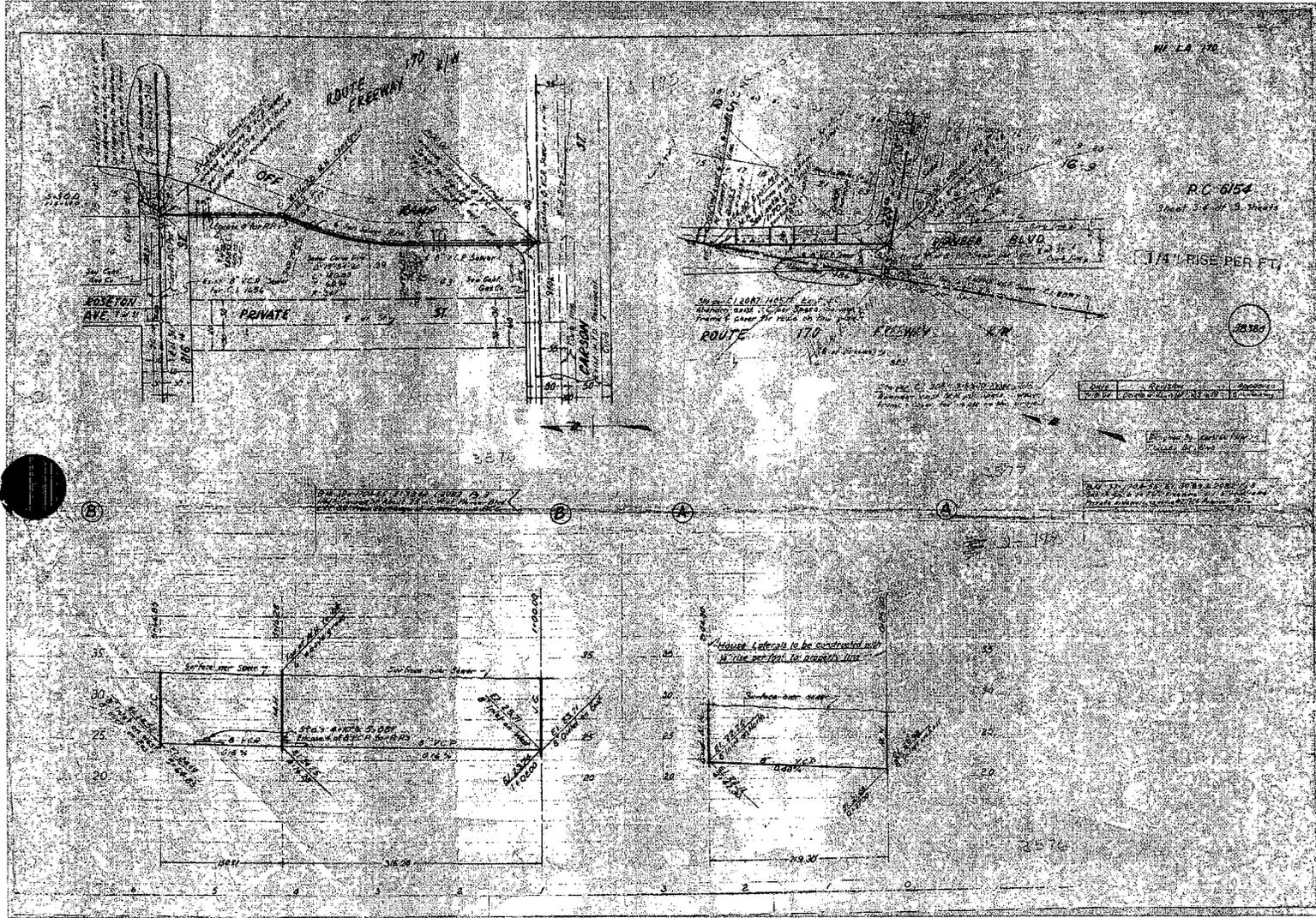


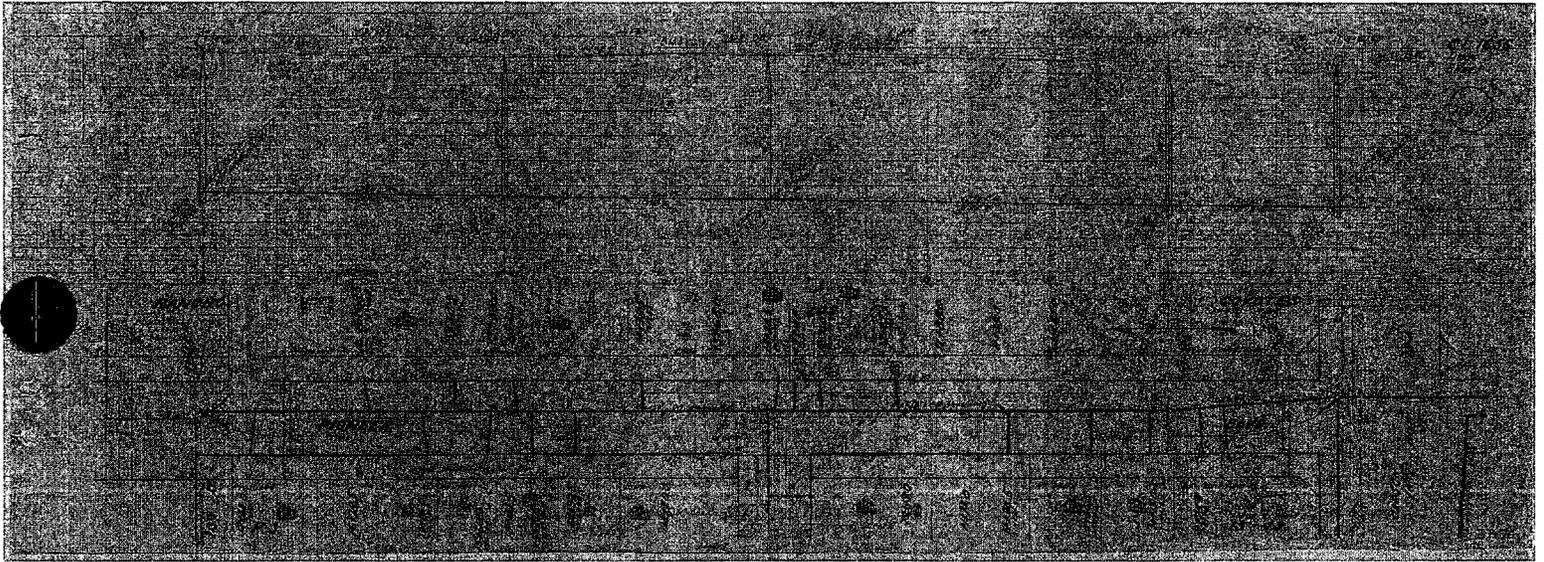
RC 6154

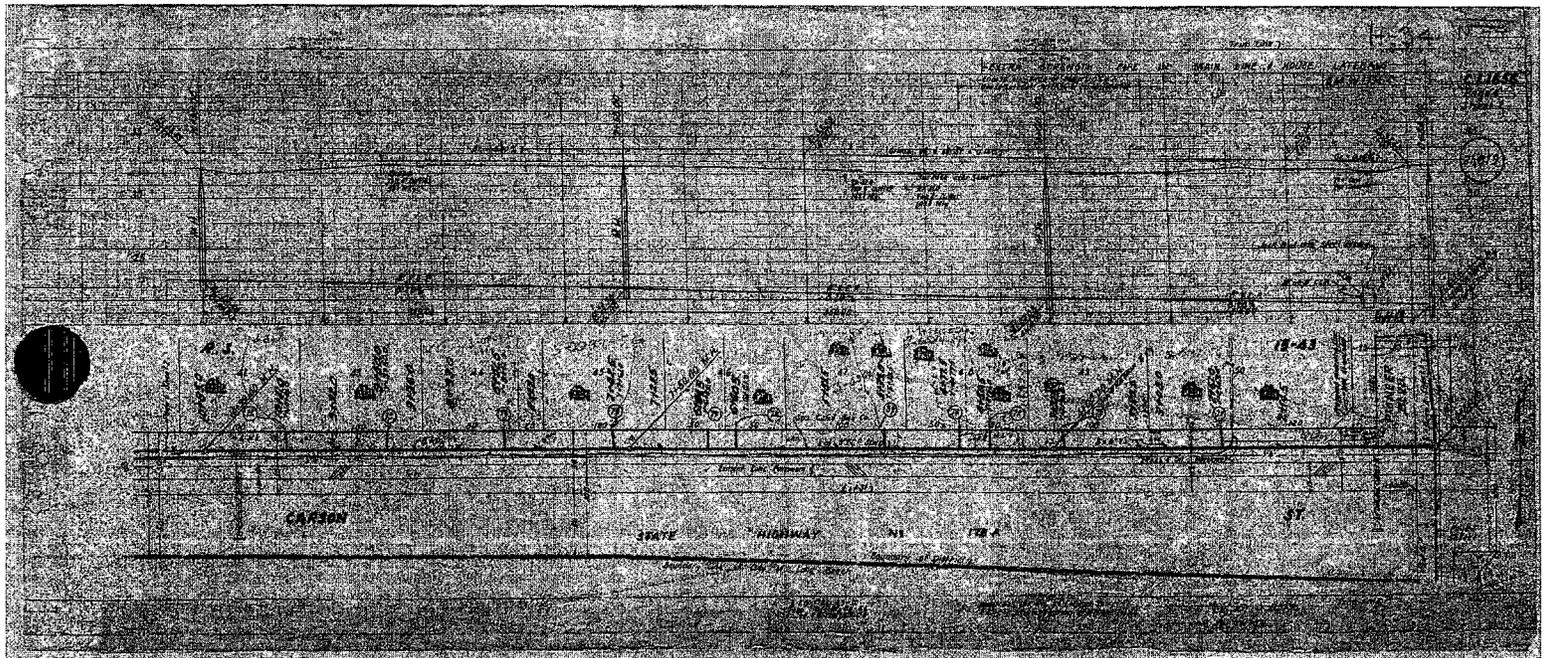
Sheet 3 of 3 sheets

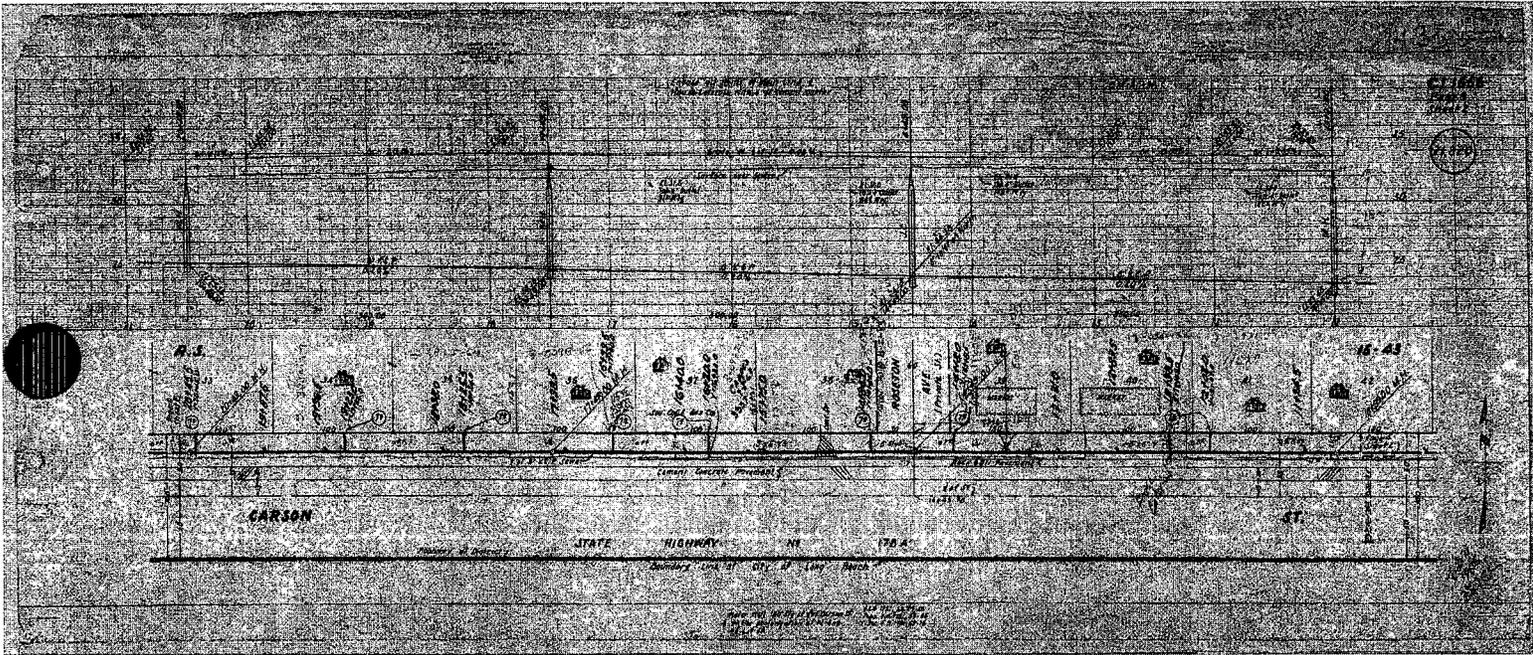
1/4" RISE PER FT.

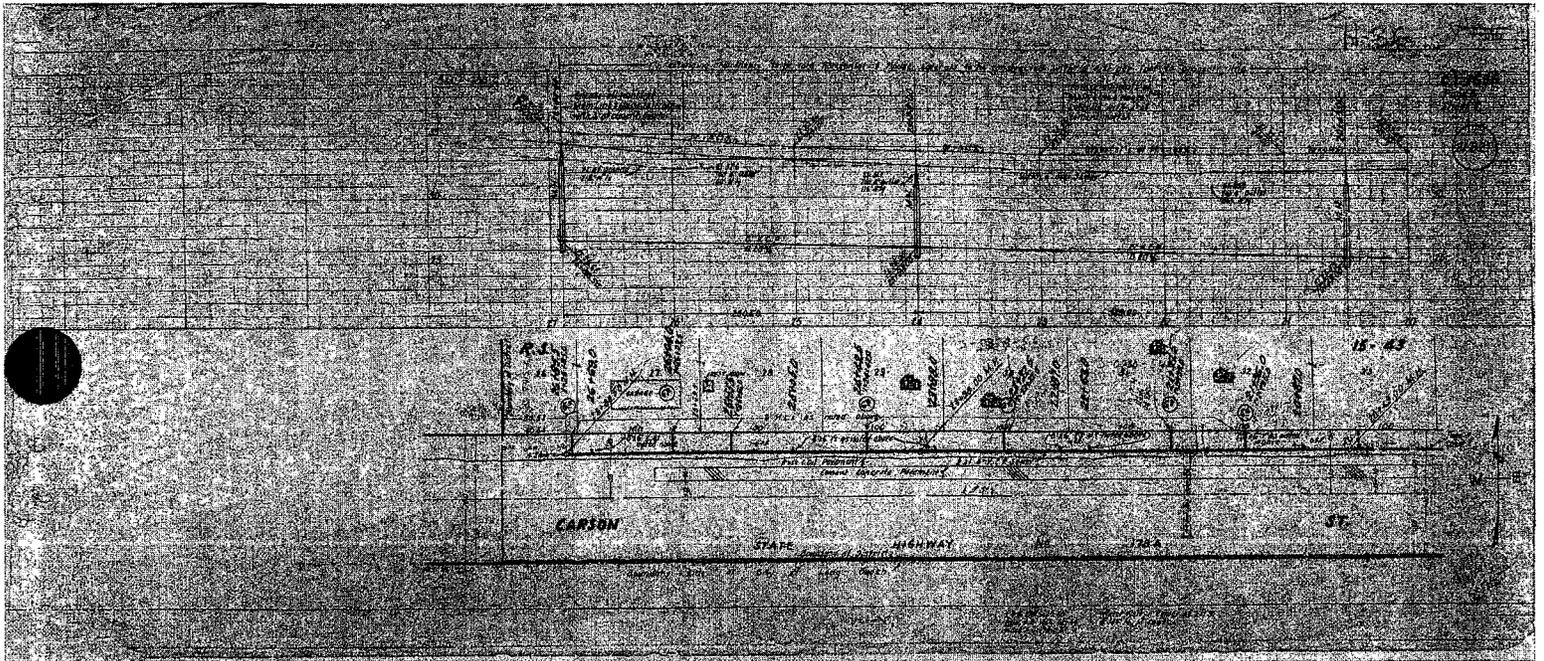
28180

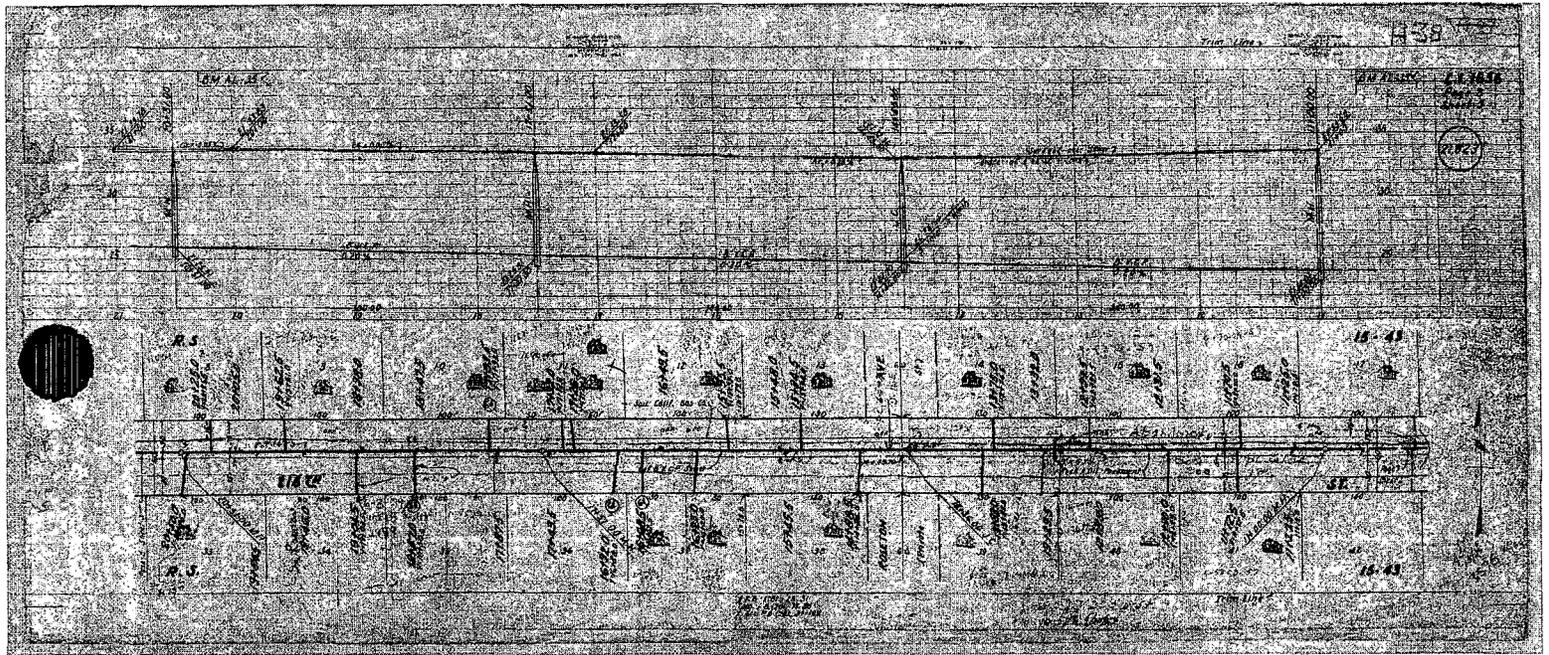


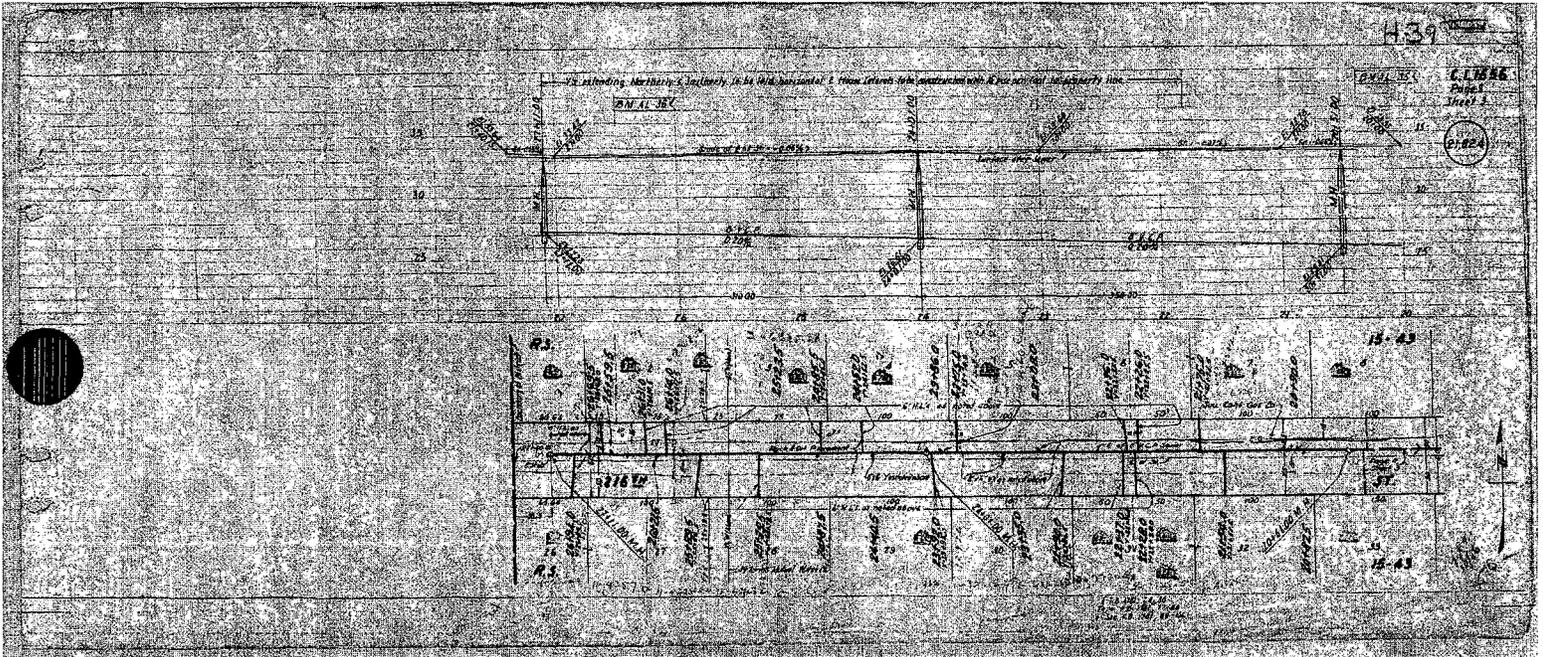


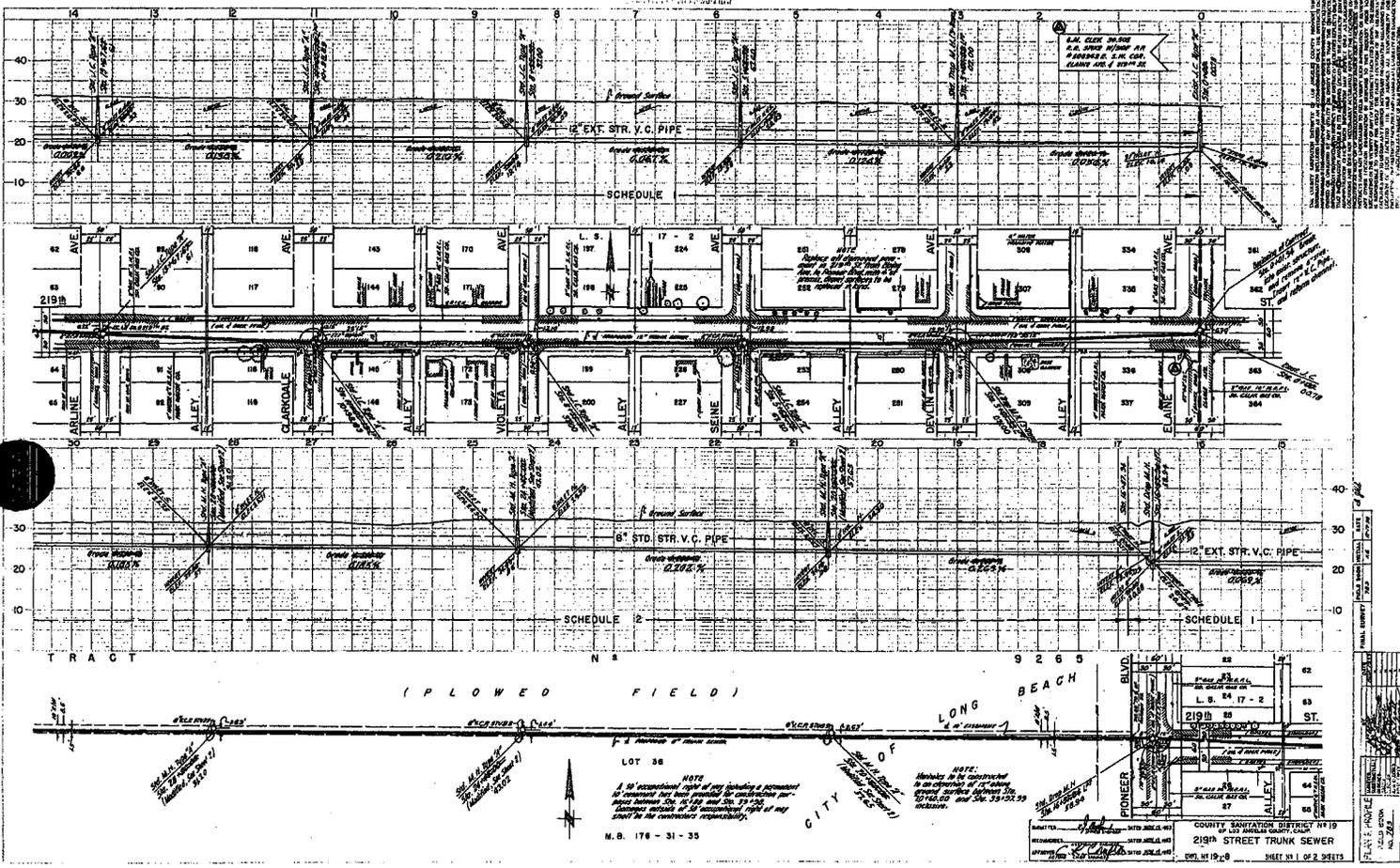












L.S. 17-2
 S.S. 17-2
 S.S. 17-2
 S.S. 17-2

NOTE:
 A 50' extension of pipe (including a permit
 to install) has been made in accordance with
 Ordinance No. 14,188 and Ord. No. 15,100.
 However, the 50' extension of pipe shall be
 installed at the contractor's responsibility.

M.B. 176 - 31 - 35

COUNTY SANITATION DISTRICT #19
 219th STREET TRUNK SEWER
 SHEET NO. 1 OF 2 SHEETS

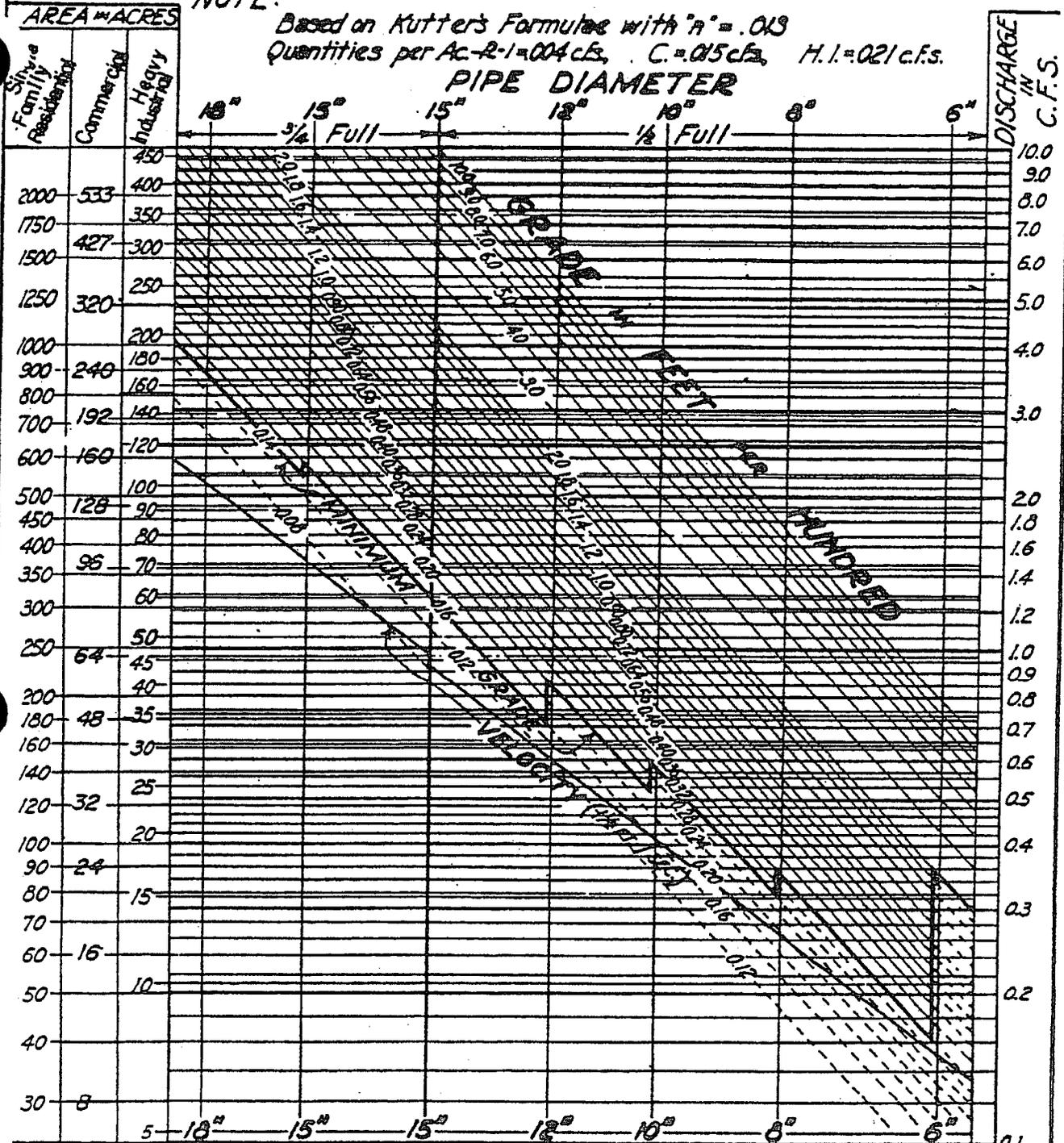
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE CITY OF LONG BEACH, CALIFORNIA, LATEST EDITION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LONG BEACH AND THE COUNTY SANITATION DISTRICT #19.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY GUARDRAILS AND TRAFFIC CONTROL DEVICES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY SIGNAGE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY LIGHTING.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY SAFETY DEVICES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY CONSTRUCTION DEVICES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY CONSTRUCTION MATERIALS.

DATE: 10/15/1919
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NOTE:

Based on Kutter's Formulae with $n = .015$
 Quantities per Ac. - $R = 1 = .004$ cfs, $C = .015$ cfs, $H.I. = .021$ c.f.s.

PIPE DIAMETER



NOTE: USE 15" - 1/2 FULL FOR COMPUTING DESIGN CAPACITY OF A NEW SEWER SYSTEM. USE 15" - 3/4 FULL FOR CHECKING CAPACITY OF EXIST. SEWER SYSTEM.

FLOW DIAGRAM FOR THE DESIGN OF CIRCULAR SANITARY SEWERS

COUNTY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS

COUNTY ENGINEER
 STANDARD

S-C4

DATE: 3/80

DESIGN

[Signature]
 ASSISTANT DEPUTY

[Signature]
 COUNTY ENGINEER

[Signature]
 RCE
 10443

PUBLIC AND COMMERCIAL FACILITIES AVERAGE DAILY FLOW PROJECTIONS
TABLE F229

Units	Ave. daily flow (gpd/unit)	Type description
SEAT	5/SEAT	AUDITORIUM
1000 GR.SQ.FT.	25/1000 GR.SQ.FT.	AUTO PARKING
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	AUTO REPAIR GARAGE
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	BAKERY
7 GR.SQ.FT.	5/7 GR.SQ.FT.	BALLROOM
1000 GR.SQ.FT.	200/1000 GR.SQ.FT.	BANK: HEADQUARTERS
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	BANK: BRANCH
15 GR.SQ.FT.	20/15 GR.SQ.FT.	BANQUET RMS/CONFERENCE
SEAT	20/SEAT	BAR: FIXED SEAT
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	BAR: JUICE (NO FOOD)
15 GR.SQ.FT.	20/15 GR.SQ.FT.	BAR:PUB. AREAS(TABLES)
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	BARBER SHOP
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	BEAUTY COLLEGE
1000 GR.SQ.FT.	25/1000 GR.SQ.FT.	BEAUTY CLG. STRG>15%
1000 GR.SQ.FT.	200/1000 GR.SQ.FT.	BEAUTY COLLEGE:OFFICE>
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	BEAUTY PARLOR
OFFICE	200/OFFICE	BLDG. CONSTR. OFFICE
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	BOWLING ALLEY
SEAT	50/SEAT	CAFETERIA: FIXED SEAT
GPM PEAK	412/GPM	CARWASH: BASED ON PEAK
STALL	206/STALL	CAR WASH: COIN-OPERATED
5 GPM PEAK	412/GPM	CARWASH: IN BAY
SEAT	5/SEAT	CHURCH:FIXED SEAT
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	CHIROPRACTIC OFFICE
OCCUPANT	10/OCCUPANT	ChurchSch:DayCare/Elem.
20 GR.SQ.FT.	5/20 GR.SQ.FT.	CHURCH SCH: 1 DAY USE/W
N/A	NO CHARGE	CITY: BLDG. CONTS. OFC.
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	CLINIC
SEAT	20/SEAT	COCKTAIL LOUNGE:FXD ST
1000 GR.SQ.FT.	25/1000 GR.SQ.FT.	COLD STORAGE:NO SALES
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	ColdStorage:RetailSales
FIXTURE	120/FIXTURE	COMFORT STATION:PUBLIC
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	COMMERCIAL USE
OCCUPANT	5/OCCUPANT	COMMUNITY CENTER
1000 GR.SQ.FT.	200/1000 GR.SQ.FT.	CREDIT UNION
GPM PEAK	412/GPM	DAIRY
GPM PEAK	412/GPM	DAIRY: BARN
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	DAIRY: RETAIL AREA
7 GR.SQ.FT.	5/7 GR.SQ.FT.	DANCE HALL
15 GR.SQ.FT.	20/15 GR.SQ.FT.	DISCOTEQUE
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	DOUGHNUT SHOP
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	DRUG ABUSE
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	
FILM PROCESSINGGPM PEAK	412/GPM	FOOD PROCESSING PLANT
URINAL OR W.C.	120/W.C.	GAS STATION:SELF SERVE
STATION	430/STATION	GAS STATION:4 BAYS MAX

1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	GYMNASIUM
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	HANGAR (AIRCRAFT)
BED	85/BED	HOSPITAL: CONVALESCENT
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	HOSPITAL: DOG AND CAT
BED	85/BED	HOSPITAL: NONPROFIT
BED	500/BED	HOSPITAL: SURGICAL
UNIT	150/UNIT	HOUSEKEEPING: LIGHT
GPM PEAK	412/GPM	INDUSTRIAL
INMATE	85/INMATE	JAIL
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	DOG KENNEL/OPEN
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	LAB: COMMERCIAL
GPM PEAK	412/GPM	LAUNDROMAT: INDUSTRIAL
WASHER	220/WASHER	LAUNDROMAT
WASHER	220/WASHER	LAUNDROMAT: AUTOMATIC
50 GR.SQ.FT.	50/50 GR.SQ.FT.	LIBRARY: PUBLIC AREA
1000 GR.SQ.FT.	25/1000 GR.SQ.FT.	LIBRARY: STACKS/STORAGE
SEAT	5/SEAT	LODGE HALL
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	MACHINE SHOP
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	MNFG/INDUSTRY
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	MASSAGE PARLOR
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	MEDICAL BLDG
1000 GR.SQ.FT.	200/1000 GR.SQ.FT.	MINI-MALL (SHELL)
7 GR.SQ.FT.	5/7 GR.SQ.FT.	MORTUARY: CHAPEL
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	MORTUARY: LIVING AREA
ROOM	150/ROOM	MOTEL
1000 GR.SQ.FT.	25/1000 GR.SQ.FT.	MUSEUM: ALL AREAS
1000 GR.SQ.FT.	200/1000 GR.SQ.FT.	OFFICE OVER 15%
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	MUSEUM: SALE AREA
1000 GR.SQ.FT.	200/1000 GR.SQ.FT.	OFFICE BUILDING
GPM PEAK	412/GPM	PLATING PLANT
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	POOL HALL (NO BEER/WINE)
1000 GR.SQ.FT.	120/1000 GR.SQ.FT.	POST OFFICE: FLOOR PLAN
STUDENT	85/STUDENT	DORM: COLLEGE OR RES.
DWELLING UNIT	330/DU	RES: TOWNHS/SET GRD
DWELLING	150/DU	RES: APT. - 1 BDR
DWELLING	200/DU	RES: APT. - 2 BDR
DWELLING	250/DU	RES: APT. - 3 BDR
DWELLING	100/DU	RES: APT. - BACH/SNGLE
BED	85/BED	RES: BOARDING HOUSE
DWELLING	150/DU	RES: CONDO-1 BDR
DWELLING	200/DU	RES: CONDO-2 BDR
DWELLING	250/DU	RES: CONDO-3 BDR
DWELLING UNIT	300/DU	RES: DUPLEX
HOME SPACE	200/SPACE	RES: MOBILE HOME
DWELLING UNIT	330/DU	RES: SNGL FAM DWL.
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	RES: ARTIST (2/3 AREA)
DWELLING	100/DU	
RES: ARTIST	330/DU	RES: GUEST HOUSE W/KIT.
RESDNCE.DWELLING UNIT		
BED	85/BED	REST HOME
SEAT DINING	50/SEAT	RESTAURANT: DRIVE-UP
PARKING STALL	100/STALL	RESTAURANT: DRIVE-UP
SEAT	50/SEAT	RESTAURANT: FIXED SEAT
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	RESTAURANT: TAKE-OUT

1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	RETAIL AREA
CHILD	10/CHILD	SCHL: DAY CARE CENTER
STUDENT	10/STUDENT	SCHL: ELEMENTARY/JR-HI
STUDENT	15/STUDENT	SCHL: HIGH SCHOOL
35 GR.SQ.FT.	10/35 GR.SQ.FT.	SCHL: KINDERGARTEN
CHILD	10/CHILD	SCHL: NURSERY-DAY CARE
STUDENT	10/STUDENT	SCHL: SPECIAL CLASS-LAC
STUDENT	15/STUDENT	SCHL: TRADE OR VOCTNL
STUDENT	20/STUDENT	SCHL: UNIV. OR COLLEGE
1000 GR.SQ.FT.	25/1000 GR.SQ.FT.	StorageBldg-RentingSpace
1000 GR.SQ.FT.	10/1000 GR.SQ.FT.	ICE CREAM STORE(RETAIL)
70 GR.SQ.FT.	5/7 GR.SQ.FT.	STUDIO: MOTION PICTURE
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	STUDIO: RECORDING
VEHICLE	12/VEHICLE	THEATRE: DRIVE-IN
SEAT	5/SEAT	THEATRE: FIXED SEAT
1000 GR.SQ.FT.	5/SEAT	THEATRE: MOVIE HOUSE
1000 GR.SQ.FT.	300/1000 GR.SQ.FT.	VETERINARIAN
1000 GR.SQ.FT.	25/1000 GR.SQ.FT.	WAREHOUSE
STATION	430/STATION	WASTE DUMP: RECREATIONAL
1000 GR.SQ.FT.	215/1000 GR.SQ.FT.	WINE TASTING RM: KTCHN
1000 GR.SQ.FT.	100/1000 GR.SQ.FT.	WineTastingRm: AllArea

EXPLANATION FOOTNOTES

1. The column headings are:
Average Daily Flow = flow in gallons per day (gpd) per unit as indicated. For example, "5/7 gr. sq. ft." means 5 gpd per every 7 gross square feet of development. Type description - type of development or process.
2. Gr. sq. ft. = gross square feet: area included within the exterior of the surrounding walls of a building excluding courts.
3. Gpm Peak = peak flow in gallons per minute. There is an assumption that the peak to average flow ratio is 3.5. Therefore, 1 gpm x 1440 min/day) 3.5 = 412 gpd which is the unit flow factor in the table.
4. Example Calculation - Assume a 10,000 sq. ft. office building is proposed. The estimated average daily flow is calculated as 10,000 sq. ft. x 200 gpd/1000 sq. ft. = 2000 gpd.
5. Another Example - Assume a car wash (in bay type) is proposed. The estimated peak flow is 5 gpm as determined by industrial waste permit or other data. The average daily flow is estimated as 5 gpm x 412 gpd/gpm = 2060 gpd.

Estimated Average Daily Sewage Flows for Various Occupancies

Occupancy	Abbreviation	*Average daily flow	
Apartment Buildings:			
Bachelor or Single dwelling units	Apt	100	gal/D.U. → 150
1 bedroom dwelling units	Apt	150	gal/D.U. → 200
2 bedroom dwelling units	Apt	200	gal/D.U. → 250
3 bedroom or more dwelling units	Apt	250	gal/D.U. → use 300 GPD per SMD
Auditoriums, churches, etc.	Aud	5	gal/seat
Automobile parking	P	25	gal/1000 sq ft gross floor area
Bars, cocktails lounges, etc.	Bar	20	gal/seat
Commercial Shops & Stores	CS	100	gal/1000 sq ft gross floor area
Hospitals (surgical)	HS	500	gal/bed
Hospitals (convalescent)	HC	85	gal/bed
Hotels	H	150	gal/room
Medical Buildings	MB	300	gal/1000 sq ft gross floor area
Motels	M	150	gal/unit
Office Buildings	Off	200	gal/1000 sq ft gross floor area
Restaurants, cafeterias, etc.	R	50	gal/seat
Schools:			
Elementary or Jr. High	S	10	gal/student
High Schools	HS	15	gal/student
Universities or Colleges	U	20	gal/student
College Dormitories	CD	85	gal/student

*Multiply the average daily flow by 2.5 to obtain the peak flow

Zoning Coefficients

Zone	Coefficient (cfs/Acre)
Agriculture	0.001
Residential*:	
R-1	0.004
R-2	0.008
R-3	0.012
R-4	0.016*
Commercial:	
C-1 through C-4	0.015*
Heavy Industrial:	
M1 through M-4	0.021*

*Individual building, commercial or industrial plant capacities shall be the determining factor when they exceed the coefficients shown

+ Use 0.001 (cfs/unit) for condominiums only

90715 Q

Aloha Elementary School

<< [Aloha Unified School District](#)

School Overview

Address

11737 214th St
Lakewood, CA 90715
(562) 924-8329
[View map](#)

Profile

Grades: K - 6
School Type: **Public**
Student Enrollment: 400
Students Per Teacher: 27

Parent Reviews

☆☆☆☆☆ (2 reviews)

2 Parent Reviews for Aloha Elementary School

☆☆☆☆☆

We like Aloha! It is in a quiet neighborhood, I feel like my daughter is always safe there. And now they have a magnet program at their school (a medical academy) with more money than other schools, like new computers and a science lab. My daughter loves it! She wants to be a doctor and now she really ... [Read more](#)

Posted by a parent on 05/24/12

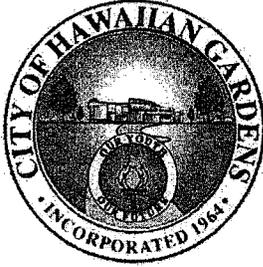
☆☆☆☆☆

My daughter has gone here since kindergarden. The teachers are good and the office staff are really great! They have before and after school daycare which has helped me so much. The staff is wonderful they treat the kids so well.

Posted by a parent on 03/10/04

Have a question about schools? [Ask it at Trulia Voices](#). See more reviews at [www.greatschools.net](#)

School Profile for Aloha Elementary School



"Our Youth - Our Future"

CITY OF HAWAIIAN GARDENS

January 22, 2015

Mr. Vilong Truong
L.A. County Department of Public Works
900 S. Fremont Avenue
Alhambra, CA 91803

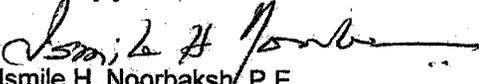
Subject: SEWER CAPACITY CERIFICATION FOR 3-UNIT DEVELOPMENT AT 11609 216TH ST., LAKEWOOD, CALIFORNIA.

Dear Mr. Truong:

Pursuant to a request by Colony Developers LLC, and after reviewing the updated Sewer Area Study dated January 20, 2015, pertaining to the project, this is to certify that the City of Hawaiian Gardens sewer line has sufficient capacity to accept the sewer discharge from the 3-unit development in the City of Lakewood.

If there are any questions I may be reached at 562-420-2641 ext. 216.

Sincerely yours,


Ismile H. Noorbaksh, P.E.
City Engineer

Cc: Community Development Director
jeff@colonydevelopers.net

From: Max Withrow
To: Carolyn Kolb
Subject: Sewer Area Study, PC14-1ASLAKE, for TR 02930
Date: Tuesday, February 24, 2015 4:37:48 PM

This is regarding the 3-unit development at 11609 216th Street.

- The City is aware that the downstream sewer system is currently overcapacity, but will waive the need for an approved sewer area study and any mitigations needed as a result of the calculations shown on the sewer area study to upgrade the downstream sewer system. Will not significantly impact sewer flow.



July 25, 2014

Mr. Kevin Richer
Land Development Design Company
2313 E Philadelphia St., Suite F
Ontario, CA 91761

Re: Will Serve Letter
11609 216th Street
Lakewood, California PM ⁷ 82930

Dear Mr. Richer:

This letter is to inform you that water service is available to the above referenced address from Golden State Water Company's (GSWC) Central District water system located in Lakewood. Service to the address can be provided from our existing water facilities within 216th Street.

Upon completion and execution of an agreement between Golden State Water Company (GSWC), and that contains satisfactory financial arrangements and other provisions governing the extension of water service under the Water Service Agreement, GSWC will begin providing water service for the referenced address once all owner obligations have been satisfied. Analysis of more detailed development plans may require the owner to participate in the construction of special facilities prior to the Company providing water service.

GSWC is committed to providing water service to all customers within its service area, consistent with the company's obligations under rules, statutes and regulations of both the California Department of Public Health and the California Public Utilities Commission.

Unless modified or extended by GSWC, this Will Serve Letter shall terminate and be of no further force and effect one year from the date indicated above.

If you have any questions concerning the issues addressed in this letter, please let us know.

Sincerely,

Melynda Hoim
Operations Engineering Technician
Central District



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

August 5, 2014

Ref File No.: 3050637

Ms. Jennifer Quiroz
Land Development Design Company, LLC
2313 East Philadelphia Street, Suite F
Ontario, CA 91761

Dear Ms. Quiroz:

11609 East 216th Street Residential Development

This is in response to your request for a will serve letter for the subject project, which was received by the County Sanitation Districts of Los Angeles County (Districts) on July 16, 2014. The proposed development is located within the jurisdictional boundaries of District No. 19. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' 219th Street Trunk Sewer, located in Civic Center Drive at Pioneer Boulevard. This 12-inch diameter trunk sewer has a design capacity of 0.6 million gallons per day (mgd) and conveyed a peak flow of 0.4 mgd when last measured in 2012.
2. The wastewater generated by the proposed project will be treated at the Long Beach Water Reclamation Plant, which has a design capacity of 25 mgd and currently processes an average flow of 17.1 mgd.
3. The expected average wastewater flow from the project site is 585 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1. Loadings for Each Class of Land Use link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

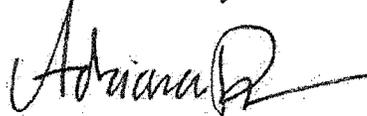
August 5, 2014

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Hyde



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

c: M. Tremblay
J. Ganz

RECORDING REQUESTED BY

Colony Developers, LLC.
314 Iris Avenue
Corona Del Mar, CA 92625

AND WHEN RECORDED MAIL TO:

City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

APN: 7060-022-018

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Oscar Octavio Guerrero and Maria Elena Arredondo, Husband and Wife as Joint Tenants

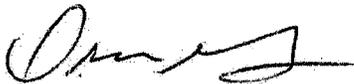
hereby GRANT(S) to

The CITY OF LAKEWOOD, CALIFORNIA, a Municipal Corporation,

An easement over the real property in the State of California, County of Los Angeles, for sidewalk purposes described on the attached "EXHIBIT A".

The real property for the Sidewalk Easement Deed is fully described in Exhibits "A" and "B" attached hereto and made a part hereof by reference.

Oscar Octavio Guerrero and Maria Elena Arredondo, Husband and Wife as Joint Tenants



Oscar Octavio Guerrero, Husband

Date: 01/27/2015



Maria Elena Arredondo, Wife

Date: 1/27/15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)SS
COUNTY OF Orange)

On 1/27/15 before me, Grant Gold, Notary Public, personally appeared Oscar Octavio Guerrero and Maria Elena Arredondo

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Grant Gold



This area for official notarial seal.

**OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity _____

Name of Person or Entity _____

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Grant Deed

NUMBER OF PAGES 1 DATE OF DOCUMENT 1/27/15

SIGNER(S) OTHER THAN NAMED ABOVE None

EXHIBIT "A"
LEGAL DESCRIPTION
SIDEWALK EASEMENT
FOR SIDEWALK PURPOSES

A DEDICATION OVER A PORTION OF PARCEL 14, IN THE CITY OF LAKEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 15, PAGE 43 RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY OF DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF ROSETON AVENUE AND EAST 216TH STREET;

THENCE NORTH 89°29'24" EAST ALONG THE CENTERLINE OF EAST 216TH STREET, 101.40 FEET;

THENCE NORTH 00°30'36" WEST, 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 216TH STREET, DISTANT 30.00 FEET FROM THE CENTERLINE OF SAID STREET, MEASURED AT RIGHT ANGLES, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING;**

THENCE NORTH 89°29'24" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 8.63 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 14;

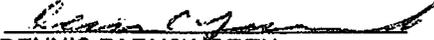
THENCE NORTH 00°27'13" WEST, 3.40 FEET ALONG SAID EASTERLY LINE;

THENCE SOUTH 67°58'31" WEST, 9.28 FEET TO THE **TRUE POINT OF BEGINNING.**

THE AREA OF THIS DEDICATION CONTAINS APPROXIMATELY 15 SQUARE FEET MORE OR LESS.

SEE ATTACHED EXHIBIT "B" HERewith AND BY THIS REFERENCE MADE A PART HEREOF

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

BY: 
DENNIS FARNSWORTH,
RCE 31653, EXP. 12/31/16

11/19/15
DATE

From: Enriquez_Rick@DOT
To: [Carolyn Kolb](#)
Cc: "[Jeffrey Leeper](#)"; [James Tran](#)
Subject: RE: 3 Wood fences within Cal Trans right of way
Date: Thursday, March 19, 2015 1:28:39 PM

We are okay with the proposed fencing. Thanks!

Rick Enriquez CMAS
East Region / Contract Manager
1940 S. Workman Mill Road
Whittier, CA 90601

Office: 562-692-0823
Fax: 562-692-1409

From: Carolyn Kolb [<mailto:CKolb@lakewoodcity.org>]
Sent: Thursday, March 19, 2015 1:23 PM
To: Enriquez, Rick@DOT
Cc: 'Jeffrey Leeper'; James Tran
Subject: 3 Wood fences within Cal Trans right of way

Hi Rick,

Thanks again for your help and patience. Attached is the site plan as we discussed with 3 fences extended across the Cal Trans right-of-way perpendicular to the 14-foot freeway sound wall.

Please contact me if you have any questions.

Carolyn Kolb
Assistant Planner
(562) 866-9771, ext. 2341

Please be green! Print this e-mail only when necessary. Thank you for helping Lakewood be environmentally responsible.



City of Lakewood Memorandum

TO: Carolyn Kolb, Assistant Planner
FROM: Cathy Hornsby, Public Works Aide
DATE: July 8, 2014
SUBJECT: Tentative Parcel Map 72930, 11609 216th Street

In response to your memo regarding the subject parcel map, we provide the following:

1. New driveway approach, damaged curb, gutter, sidewalk, to be installed/replaced according to Los Angeles County standards and permits as determined by City of Lakewood and Los Angeles County inspectors.
2. Curb and roof drains to be at least one foot from the property line or driveway approach.
3. Advised this property will use trash carts rather than trash bin. If trash is to be picked up on site, driveway to support vehicle weight of 55,000 pounds or more. — FIRE LANE ANYWAYS.
4. ^{TAKEN TO CURB @ THIS TIME. PROPERTY OWNER TO SEND LETTER} Street dedication to be determined by Los Angeles County, Street Design Division.
5. Street tree not required. ←
6. Sewer service is available through the Los Angeles County Sanitation District. The developer shall check to determine if adequate capacity is available for this development. A City of Lakewood Sewer Reconstruction fee will be determined during plan check, and paid at time of permit.

RESOLUTION NO. 2015-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION OF A CERTAIN PARCEL LOCATED AT 11609 216TH STREET FROM OPEN SPACE TO MEDIUM/HIGH DENSITY RESIDENTIAL, DESIGNATED AS GENERAL PLAN AMENDMENT NO. 2015-1

WHEREAS, the City Council has heretofore adopted on November 7, 1996 a General Plan of Land Use, including a Land Use Element, Circulation Element, Housing Element, Conservation Element, Open Space Element, Noise Element, Safety Element, Recreation and Community Services Element, Air Quality Element, and an Economic Development Element superseding and replacing the previously adopted General Plan, 1990, by Resolution No. 20-96; and

WHEREAS, the City Council did amend said General Plan by adopting a revised Housing Element by Resolution 2013-43; and

WHEREAS, the City Council finds that the Land Use Element of the General Plan has not been amended during the calendar year 2015; and

WHEREAS, the Planning Environment Commission has had submitted to it General Plan Amendment No. 2015-1, along with Exhibits and a Mitigated Negative Declaration; and

WHEREAS, the Planning Environment Commission held a public hearing on the adoption of the General Plan Amendment No. 2015-1 and the Mitigated Negative Declaration, and has recommended to the City Council that the City Council adopt the General Plan Amendment No. 2015-1 after holding at least one public hearing thereon, and following consideration of the Mitigated Negative Declaration; and

WHEREAS, after due notice of the time and place thereof given in the time and manner required by law, a public hearing was held before the City Council of the City of Lakewood on April 28, 2015, on the proposed Amendment, at which time the plan and all Exhibits were displayed and presented; and

WHEREAS, at the public hearing the Mitigated Negative Declaration, as prepared and heard by the Planning Environment Commission, was considered, and all persons heard pertaining thereto;

NOW, THEREFORE, the City Council of the City of Lakewood does resolve as follows:

SECTION 1. The Mitigated Negative Declaration reviewed by the Planning and Environment Commission is hereby approved and the mitigation measures therein contained shall be carried out and enforced as part of this project.

SECTION 2. The Findings and Determinations of the Planning Environment Commission contained in Resolution No. 2-2014 are hereby confirmed, ratified, and approved.

SECTION 3. The Land Use Element of the General Plan, as amended, is hereby amended as set forth on Exhibit "B" attached hereto.

ADOPTED AND APPROVED THIS 12TH DAY OF MAY, 2015.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2015-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPROVING TENTATIVE PARCEL MAP NO. 72930, A SUBDIVISION FOR A THREE UNIT RESIDENTIAL PROJECT ON ONE PARCEL LOCATED AT 11609 216TH STREET, LAKEWOOD, CALIFORNIA

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. The City Council finds the Planning and Environment Commission by Resolution No. 4-2015 adopted on April 2, 2015, attached hereto and made a part hereof as though set forth in full approved Tentative Parcel Map No. 72930, a three-unit project located at 11609 216th Street, Lakewood, California, and that said Resolution is the report and recommendation of the Planning and Environment Commission. The Resolution, along with all other pertinent evidence, was heard by the City Council on April 28, 2015 and the City Council does hereby declare its findings and determinations in respect to Tentative Parcel Map No. 72930.

SECTION 2. The City Council finds and determines that:

A. Notice of the time and place of the public hearing in connection with this matter has been given in the same form as specified in Section 9422 of the Lakewood Municipal Code.

B. With the conditions as recommended by the Planning and Environment Commission, and as herein amended, (1) the proposed map and design and improvement of the proposed subdivision is consistent with the General Plan, (2) the site is physically suitable for the type of development and the proposed density of the development, (3) the design of the subdivision, or the proposed improvement, is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, (4) the design of the subdivision and the type of improvement is not likely to cause serious physical health problems, (5) the design of the subdivision, or the type of improvement, will not conflict with easements acquired by the public at large for access through, or use of the property within the proposed subdivision.

SECTION 3. The City Council finds that an Initial Study has been prepared for the proposed project, General Plan Amendment No. 2015-1, Zone Change No. 114, and Tentative Parcel Map No. 72930 pursuant to Section 15063 of the California Environmental Quality Act Guidelines, as amended. The project was found to have no significant effect on the environment, after implementation of the mitigation measures contained therein. Therefore, said Mitigated Negative Declaration is hereby approved.

SECTION 4. The City Council has considered all evidence and reports pertaining to this matter and Planning and Environment Commission Resolution No, 4-2015 attached hereto is approved as set forth having adopted in full. Said Resolution incorporates herein as though set forth in full the findings and determinations of said Resolution No. 4-2015 except as follows:

“none”

SECTION 5 The City Council finds and determines that said subdivision should be approved subject to the conditions set forth in Planning and Environment Commission Resolution No. 4-2015.

SECTION 6 The City Council further reports the discharge of waste in the proposed subdivision into existing community sewer systems would not result in violation of existing requirements specified by the California Regional Quality Control Board, pursuant to Division 7, commencing with Section 13000 of the Water Code.

ADOPTED AND APPROVED THIS 12TH DAY OF MAY, 2015.

Mayor

ATTEST:

City Clerk

ORDINANCE NO. 2015-3

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE ZONING MAP OF THE CITY OF LAKEWOOD BY CHANGING THE ZONING FROM O-S (OPEN SPACE) TO M-F-R (MULTIPLE-FAMILY RESIDENTIAL) ON THAT PROPERTY LOCATED AT 11609 216TH STREET, DESIGNATED AS ZONE CHANGE CASE NO. 114.

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The Zoning Map of the City of Lakewood heretofore adopted by Section 9311 of Part I, of Chapter 3, of Article IX of the Lakewood Municipal Code is amended as shown on Exhibit "D", attached hereto and made a part hereof, so as to change the official zoning from O-S (Open Space) to M-F-R (Multiple-Family Residential) for the property located at 11609 216th Street located in Lakewood, California in accordance with and subject to the Development Plan attached hereto and made a part hereof as though set forth in full.

SECTION 2. Pursuant to the terms and provisions of the California Environmental Quality Act Guidelines and Resolution No. 73-29, the Director of Community Development, following an Initial Study, has caused to be prepared a Mitigated Negative Declaration, pursuant to Section 15070 of the California Environmental Quality Act Guidelines, as amended. Based on the Mitigated Negative Declaration with the mitigation measures therein contained, this project is found to have no significant effect on the environment. Therefore, said Mitigated Negative Declaration is hereby approved.

SECTION 3. The aforementioned amendment to the official zoning ordinance of the City of Lakewood has been adopted pursuant to a public hearing held before the City Council on the 28th day of April, 2015, following the published, posted, and mailed notice, in accordance with the Government Code and local ordinances.

SECTION 4. The aforementioned amendment to the official Zoning Ordinance of the City of Lakewood has been adopted pursuant to a public hearing held before the City Council on the 28th day of April, 2015 following published, posted, and mailed notice in accordance with the Government Code and local ordinances.

SECTION 5. SEVERABILITY. The City Council hereby declares it would have passed this Ordinance sentence by sentence, paragraph by paragraph, and section by section, and does hereby declare the provisions of this Ordinance are severable and, if, for any reason, any section of this Ordinance should be held invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 6. CERTIFICATION. The City Clerk shall certify to the adoption of this ordinance. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the City, and in compliance with Section 36933 of the Government Code, directs the City Clerk to cause said ordinance within fifteen (15) days after its passage to be posted in at least three public places within the City. This ordinance shall take effect thirty (30) days after its adoption.

ADOPTED AND APPROVED this _____ day of _____, 2015,
by the following roll call vote:

	AYES	NAYS	ABSENT
Council Member DuBois	_____	_____	_____
Council Member Rogers	_____	_____	_____
Council Member Piazza	_____	_____	_____
Council Member Croft	_____	_____	_____
Mayor Wood	_____	_____	_____

Mayor

ATTEST:

City Clerk

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COUNCIL AGENDA

May 12, 2015

TO: The Honorable Mayor and City Council

SUBJECT: Water Conservation State Board March 17, 2015 Emergency Regulations

INTRODUCTION

On January 17, 2014, the Governor proclaimed a state of emergency due to the on-going drought conditions throughout the state. This statewide situation has not improved.

On August 12, 2014, the City Council approved Resolution 2014-54, implementation of Phase 2 of the City's Water Conservation Ordinance until May 12, 2015, to accomplish a reduction in water use.

On March 17, 2015, the State Water Resources Control Board (State Board) extended emergency water conservation regulations that were initially adopted on July 15, 2014, and ratified by the Office of Administrative Law (OAL) with revisions on July 29, 2014. The OAL action extended the emergency regulations issued in 2014 for another 270 days until December 23, 2015.

STATEMENT OF FACT

On March 27, 2015, the OAL approved the Urban Water Conservation Emergency Regulations issued by the State Board on March 17, 2015. The regulations are effective immediately and must be implemented within 45 days.

On April 1, 2015, Governor Brown signed Executive Order B-29-15, directing the State Water Board to impose restrictions to achieve a statewide 25 percent reduction in potable urban water usage through February 2016, as compared to the amount used in 2013.

As of this date new Emergency Regulations are still pending from the State Board pursuant to the Governor's April 1st Executive Order. The State Board did take action on May 5th however this action does not become final until ratified by the OAL. The final regulation is anticipated the second or third week of May.

SUMMARY

The State Board's Urban Water Conservation May 5, 2015 Emergency Regulations are still pending. Extending Phase 2 of the City's Water Conservation Ordinance while waiting for final State Board orders is prudent at this time.

Water Conservation State Board March 17, 2015 Emergency Regulations
May 12, 2015
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RECOMMENDATION

The Water Committee recommends that the City Council approve the attached Resolution to extend implementation of Phase 2 Water Conservation Ordinance.

James Glancy 
Director of Water Resources

Howard L. Chambers 
City Manager

RESOLUTION NO. 2015-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD EXTENDING WATER CONSERVATION
MEASURES BY REASON OF REGULATIONS IMPOSED BY
THE STATE OF CALIFORNIA

WHEREAS, on August 12, 2014, the City Council adopted Resolution No. 2014-54, imposing water conservation measures in response to regulations imposed by the State of California; and

WHEREAS, Resolution No. 2014-54 states that it shall remain in effect until May 12, 2015, which expiration date was chosen in anticipation that the State would promulgate new regulations by such expiration date; and

WHEREAS, the State did not complete the process of promulgating new regulations in time for the City to impose new conservation measures prior to the expiration date of May 12, 2015, contained in Resolution No. 2014-54; and

WHEREAS, Water Code section 1058.5 grants the State Water Board the authority to adopt emergency regulations in certain drought years in order to: “prevent the waste, unreasonable use, unreasonable method of use, or unreasonable method of diversion, of water, to promote water recycling or water conservation, to require curtailment of diversions when water is not available under the diverter’s priority of right, or in furtherance of any of the foregoing, to require reporting of diversion or use or the preparation of monitoring reports”;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES RESOLVE AS FOLLOWS:

SECTION 1. All of the provisions set forth in Resolution No. 2014-54 shall remain in force and effect until subsequent action of the City Council superseding such provisions.

SECTION 2. Under State Board Authority the following Emergency Orders are implemented to prevent the waste and unreasonable use of water and to promote water conservation, each of the following actions is prohibited, except where necessary to address an immediate health and safety needs:

- (a) The application of potable water to outdoor landscapes during and within 48 hours after measurable rainfall;
- (b) The irrigation with potable water of ornamental turf on public street medians; and
- (c) The irrigation with potable water of landscapes outside of newly constructed homes and buildings that is not delivered in a manner inconsistent with regulations or other requirements established by the California Building Standards Commission.

ADOPTED AND APPROVED THIS 12TH DAY OF MAY, 2015.

Mayor

ATTEST:

City Clerk

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*Successor
Agency*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - PROJECT AREAS
FUND SUMMARY 4/30/2015**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 58 through 59. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

2902	ENFORCEABLE OBLIGATIONS	<u>6,043.75</u>
		6,043.75

Council Approval

_____ Date

_____ City Manager

Attest

_____ City Clerk

_____ Director of Administrative Services

**CITY OF LAKEWOOD SUCCESSOR AGENCY - PROJECT AREAS
SUMMARY CHECK REGISTER**

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>VEND #</u>	<u>VENDOR NAME</u>	<u>GROSS</u>	<u>DISC.</u>	<u>CHECK AMOUNT</u>
58	04/30/2015	4428	COLANTUONO HIGHSMITH & WHATLEY PC	4,268.75	0.00	4,268.75
59	04/30/2015	4079	HARRELL & COMPANY ADVISORS LLC	1,775.00	0.00	1,775.00
Totals:				<u>6,043.75</u>	<u>0.00</u>	<u>6,043.75</u>