

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

April 22, 2014, 7:30 p.m.

CALL TO ORDER

INVOCATION: Dr. Fardad Mogharabi, Spiritual Assembly of Baha'i of Lakewood

PLEDGE OF ALLEGIANCE: Cub Scout Pack 62

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

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 Meeting held April 8, 2014

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Acceptance of Notice of Completion for Public Works Project No. 13-03, Industry Area Paving, R.J. Noble Company

RI-5 Approval of Report of Monthly Investment Transactions

RI-6 Approval of Quarterly Schedule of Investments

RI-7 Approval of Installation of Disabled Person Parking Space at 5818 Oliva Avenue, Resolution No. 2014-11

PUBLIC HEARINGS:

1.1 Introduction of Ordinance No. 2014-3; Amending the Lakewood Municipal Code and the Zoning Ordinance Pertaining to the Sale of Alcoholic Beverages for Off-Sale Consumption, On-Site Consumption in Conjunction with Alcoholic Beverage Manufacturing, and On-Sale Licenses in C-1 and C-3 Zones

City Council Agenda

April 22, 2014

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PUBLIC HEARINGS: Continued

- 1.2 Introduction of Ordinance No. 2014-4; Amending Chapter 9 of Article IV of the Lakewood Municipal Code Pertaining to Administrative Citation Procedures
- 1.3 Authorization for the Purchase of Six ADA-Compliant Minivans for DASH Transit Program
- 1.4 Authorization for the Purchase of a Vacuum System Trailer for Water Resources Department

LEGISLATION:

- 2.1 Second Reading and Adoption of Ordinance No. 2014-2; Amending the Specific Plan for 3201-3225 Carson Street
- 2.2 Adoption of Resolution No. 2014-12; Setting a Public Hearing on the Request of Crimson California Pipeline, L.P. for a Pipeline Franchise; and Introduction of Ordinance No. 2014-5, to Grant a Franchise
- 2.3 Adoption of Resolution No. 2014-13; Setting a Public Hearing on the Request of Tesoro Social Pipeline Company, LLC for a Pipeline Franchise; and Introduction of Ordinance No. 2014-6, to Grant a Franchise

REPORTS:

- 3.1 ABC Unified School District Trustee Areas
- 3.2 2014 Pan American Fiesta Preview

AGENDA LAKEWOOD HOUSING SUCCESSOR AGENCY

1. Approval of Register of Demands

ORAL COMMUNICATIONS:

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

April 22, 2014

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 None			
C.	Separations Maricela Ontiveros	Administrative Assistant II	22B	04/09/2014
2. PART-TIME EMPLOYEES				
A.	Appointments None			
B.	Changes Dominique Mota	Recreation Leader II Community Services Leader II	A to B	04/13/2014
C.	Separations Michael Lopez	Maintenance Trainee II	B	04/04/2014

Lisa Novotny
Assistant City Manager



Howard L. Chambers
City Manager



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**CITY OF LAKEWOOD
FUND SUMMARY 4/3/2014**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 56329 through 56449. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	164,522.99
1020	CABLE TV	325.00
1030	CDBG CURRENT YEAR	2,753.83
1050	COMMUNITY FACILITY	4,097.97
1630	USED OIL GRANT	5,730.49
3000	AIR QUALITY IMPROVEMENT	25,000.00
3070	PROPOSITION "C"	485.00
5010	GRAPHICS AND COPY CENTER	2,881.69
5020	CENTRAL STORES	1,284.91
5030	FLEET MAINTENANCE	20,622.81
7500	WATER UTILITY FUND	45,948.19
8020	LOCAL REHAB LOAN	7,512.50
8030	TRUST DEPOSIT	83.63
		<hr/>
		281,249.01

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
56329	04/03/2014	4260	SBC GLOBAL SERVICES INC	181.97	0.00	181.97
56330	04/03/2014	61142	ADAMS-HILLERY SHARRON	2,753.83	0.00	2,753.83
56331	04/03/2014	4208	AIRGAS INC	39.02	0.00	39.02
56332	04/03/2014	4382	AMERICAN PAPER PLASTIC SERVICES INC	193.48	0.00	193.48
56333	04/03/2014	58000	AMERICAN TRUCK & TOOL RENTAL INC	172.57	0.00	172.57
56334	04/03/2014	65668	ANICETO. SANDRA	494.00	0.00	494.00
56335	04/03/2014	41215	AREND. DALE	292.50	0.00	292.50
56336	04/03/2014	4465	ATALLA. IBRAHIM	182.00	0.00	182.00
56337	04/03/2014	66012	BARTKUS. KRISTIN	1,572.68	0.00	1,572.68
56338	04/03/2014	46158	BIO ACOUSTICAL CORP	769.00	0.00	769.00
56339	04/03/2014	3985	BOBCAT OF CERRITOS	334.09	0.00	334.09
56340	04/03/2014	62737	BOYES. GOBIND	75.40	0.00	75.40
56341	04/03/2014	42144	BROEKER. CANDACE	13.00	0.00	13.00
56342	04/03/2014	48469	BURWELL MICHAEL RAY	1,100.00	0.00	1,100.00
56343	04/03/2014	307	CALIF. STATE DISBURSEMENT UNIT	496.42	0.00	496.42
56344	04/03/2014	41852	CALIFORNIA BUILDING OFFICIALS	215.00	0.00	215.00
56345	04/03/2014	7300	CARSON SUPPLY CO	219.02	0.00	219.02
56346	04/03/2014	42754	CERRITOS FORD INC	31.15	0.00	31.15
56347	04/03/2014	909	CERRITOS NURSERY	122.63	0.00	122.63
56348	04/03/2014	51331	CERRITOS POOL SUPPLY	17.40	0.00	17.40
56349	04/03/2014	43135	CERRITOS. CITY OF - WATER DIVISION	10,104.90	0.00	10,104.90
56350	04/03/2014	59274	CERTIFIED PLANT GROWERS INC	235.44	0.00	235.44
56351	04/03/2014	40572	CHICAGO TITLE CO	200.00	0.00	200.00
56352	04/03/2014	45894	CINTAS CORPORATION	50.76	0.00	50.76
56353	04/03/2014	64932	CJ CONSTRUCTION INC	64,141.42	0.00	64,141.42
56354	04/03/2014	4586	CLARK. BRIAN & BLUNT. ELIZABETH AND	3,412.50	0.00	3,412.50
56355	04/03/2014	4100	COMPUTER 1 PRODUCTS OF AMERICA	4,800.00	0.00	4,800.00
56356	04/03/2014	2621	CONNEY SAFETY PRODUCTS LLC	118.34	0.00	118.34
56357	04/03/2014	27200	DICKSON R F CO INC	3,565.00	0.00	3,565.00
56358	04/03/2014	43597	DIVE/CORR INC	21,150.00	0.00	21,150.00
56359	04/03/2014	66397	EAGLE GRAPHICS INC	38.89	0.00	38.89
56360	04/03/2014	53706	F & A FEDERAL CREDIT UNION	9,533.50	0.00	9,533.50
56361	04/03/2014	63519	FLUE STEAM INC	24.00	0.00	24.00
56362	04/03/2014	3188	GALLS LLC/OUARTEMASTER LLC	2,007.46	0.00	2,007.46
56363	04/03/2014	62277	GEO PLASTICS	5,730.49	0.00	5,730.49
56364	04/03/2014	52540	GONSALVES JOE A & SON	4,437.00	0.00	4,437.00
56365	04/03/2014	4588	GONZALES. GILBERTO AND	3,900.00	0.00	3,900.00
56366	04/03/2014	61769	GRAUTEN. EVELYN R	333.45	0.00	333.45
56367	04/03/2014	4483	GREENFIX AMERICA. LLC	25,000.00	0.00	25,000.00
56368	04/03/2014	62491	HANDS ON MAILING &	325.00	0.00	325.00
56369	04/03/2014	35477	HARA M LAWNMOWER CENTER	845.06	0.00	845.06
56370	04/03/2014	44352	HAWKINS. LIONEL A. JR.	500.00	0.00	500.00
56371	04/03/2014	49520	HINDERLITER DE LLAMAS & ASSOC	3,000.00	0.00	3,000.00
56372	04/03/2014	42031	HOME DEPOT	2,443.54	0.00	2,443.54

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
56373	04/03/2014	3807	HAZARDOUS WASTE TRANSPORTATION SVCS. INC	9,866.81	0.00	9,866.81
56374	04/03/2014	36167	KARTER. JANET	312.00	0.00	312.00
56375	04/03/2014	63573	KDC INC	380.00	0.00	380.00
56376	04/03/2014	2956	KICK IT UP KIDZ. LLC	325.00	0.00	325.00
56377	04/03/2014	4458	KIM. YVONNE	20.80	0.00	20.80
56378	04/03/2014	4450	KING. JACK	624.00	0.00	624.00
56379	04/03/2014	18550	LAKESWOOD. CITY OF	83.63	0.00	83.63
56380	04/03/2014	18400	LAKESWOOD. CITY WATER DEPT	11,899.55	0.00	11,899.55
56381	04/03/2014	2409	LIFTECH ELEVATOR SERVICES INC	465.00	0.00	465.00
56382	04/03/2014	20300	LONG BEACH CITY GAS & WATER DEPT	223.10	0.00	223.10
56383	04/03/2014	3564	LONG BEACH . CITY OF. WATER DEPARTMENT	261.55	0.00	261.55
56384	04/03/2014	59705	LOPEZ. JORGE	359.13	0.00	359.13
56385	04/03/2014	36844	LOS ANGELES COUNTY DEPT OF PUBLIC WORKS	4,633.73	0.00	4,633.73
56386	04/03/2014	332	MERRIMAC PETROLEUM INC	18,432.49	0.00	18,432.49
56387	04/03/2014	52588	MILLER DON & SONS	550.93	10.12	540.81
56388	04/03/2014	45154	MOORE IACOFANO GOLTSMAN INC.	2,516.49	0.00	2,516.49
56389	04/03/2014	64333	MOSES-CALDERA. ISABEL	769.60	0.00	769.60
56390	04/03/2014	4360	NESS CINDY LOUISE	20.00	0.00	20.00
56391	04/03/2014	2546	NIFTY AFTER FIFTY	115.20	0.00	115.20
56392	04/03/2014	4443	O'REILLY AUTOMOTIVE STORES INC	393.11	7.21	385.90
56393	04/03/2014	47554	OFFICE DEPOT BUSINESS SVCS	49.55	0.00	49.55
56394	04/03/2014	63708	DY-JO CORPORATION	635.00	0.00	635.00
56395	04/03/2014	3509	PARDESS AIR INC	2,101.00	0.00	2,101.00
56396	04/03/2014	51171	PERS LONG TERM CARE PROGRAM	266.84	0.00	266.84
56397	04/03/2014	1615	PFM ASSET MANAGEMENT LLC	2,765.31	0.00	2,765.31
56398	04/03/2014	926	RICOH AMERICAS CORPORATION	1,034.68	0.00	1,034.68
56399	04/03/2014	926	RICOH AMERICAS CORPORATION	1,522.01	0.00	1,522.01
56400	04/03/2014	54204	SHAMROCK SUPPLY CO	183.12	0.00	183.12
56401	04/03/2014	59218	SIERRA INSTALLATIONS INC	50.00	0.00	50.00
56402	04/03/2014	52279	SMART & FINAL INC	169.71	0.00	169.71
56403	04/03/2014	26900	SO CALIF SECURITY CENTERS INC	47.59	0.00	47.59
56404	04/03/2014	29400	SOUTHERN CALIFORNIA EDISON CO	2,927.43	0.00	2,927.43
56405	04/03/2014	2559	STANLEY CONVERGENT SECURITY SOLUTIONS IN	26,499.36	0.00	26,499.36
56406	04/03/2014	64602	STAPLES CONTRACT & COMMERCIAL INC	41.27	0.00	41.27
56407	04/03/2014	60792	STEPHENS. ERIC	57.20	0.00	57.20
56408	04/03/2014	60359	CNS INDUSTRIES INC	660.65	0.00	660.65
56409	04/03/2014	57912	SURI. KAREN	187.20	0.00	187.20
56410	04/03/2014	1676	U S TELEPACIFIC CORP	335.41	0.00	335.41
56411	04/03/2014	4364	THE RINKS-LAKEWOOD ICE	239.85	0.00	239.85
56412	04/03/2014	60685	TURF STAR	142.28	0.00	142.28
56413	04/03/2014	4216	U.S. DEPARTMENT OF HUD	125.00	0.00	125.00
56414	04/03/2014	35089	UNDERGROUND SERVICE ALERT	70.50	0.00	70.50
56415	04/03/2014	63260	USA METALS & MILLWORK RESTORATION INC	2,295.00	0.00	2,295.00
56416	04/03/2014	4336	VILLA-REAL. WILHELMINA C	208.00	0.00	208.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
56417	04/03/2014	33200	WALTERS WHOLESALE ELECTRIC CO	190.99	2.21	188.78
56418	04/03/2014	17640	WAXIE ENTERPRISES INC	595.53	0.00	595.53
56419	04/03/2014	62628	WELLS C. PIPELINE MATERIALS	994.63	0.00	994.63
56420	04/03/2014	40925	WEST COAST ARBORISTS INC	1,127.25	0.00	1,127.25
56421	04/03/2014	4579	WILBUR-ELLIS CO	867.02	0.00	867.02
56422	04/03/2014	63471	XANTHE CORP	75.40	0.00	75.40
56423	04/03/2014	49425	ACURITY SPECIALTY PRODUCTS INC	270.01	0.00	270.01
56424	04/03/2014	3699	WILLIAMS. DRUSHAN	250.00	0.00	250.00
56425	04/03/2014	3699	BRADLEY. KIMBERLY & JOHNSON. LESLIE	412.00	0.00	412.00
56426	04/03/2014	3699	RAY. YVONNA	43.79	0.00	43.79
56427	04/03/2014	3699	AGUILAR. LYNNETTE	250.00	0.00	250.00
56428	04/03/2014	3699	BACA. BELINDA	313.00	0.00	313.00
56429	04/03/2014	3699	BAKER. CHRISTINE	250.00	0.00	250.00
56430	04/03/2014	3699	BELLEFEUILLE. ALFRED	250.00	0.00	250.00
56431	04/03/2014	3699	BENEFIELD. KATHERINE	250.00	0.00	250.00
56432	04/03/2014	3699	CABARRUBIAS. ENCARNACION	250.00	0.00	250.00
56433	04/03/2014	3699	CHAVEZ. MARISA	250.00	0.00	250.00
56434	04/03/2014	3699	CHAVEZ. NELLY	250.00	0.00	250.00
56435	04/03/2014	3699	CUB SCOUT PACK 658	250.00	0.00	250.00
56436	04/03/2014	3699	HERNANDEZ. MIREILLE	250.00	0.00	250.00
56437	04/03/2014	3699	JESSIE. ERIKA	68.00	0.00	68.00
56438	04/03/2014	3699	LOGAN. THOMAS	250.00	0.00	250.00
56439	04/03/2014	3699	LOPEZ. DORIE	250.00	0.00	250.00
56440	04/03/2014	3699	MEJIA. JESSICA	250.00	0.00	250.00
56441	04/03/2014	3699	MOORE. JACOB	43.00	0.00	43.00
56442	04/03/2014	3699	OLATUNJI. OLUFUNKE	250.00	0.00	250.00
56443	04/03/2014	3699	PEREZ. BEDA	250.00	0.00	250.00
56444	04/03/2014	3699	PICKETT. ROLANDA	250.00	0.00	250.00
56445	04/03/2014	3699	SANKEY. DESIREE	65.00	0.00	65.00
56446	04/03/2014	3699	SARIAH. WANDA	250.00	0.00	250.00
56447	04/03/2014	3699	VALDEZ. MARILOU	250.00	0.00	250.00
56448	04/03/2014	4270	CARROLL MEGAN J	1,525.00	0.00	1,525.00
56449	04/03/2014	46179	PAN. WILLIAM	139.94	0.00	139.94
Totals:				<u>281,268.55</u>	<u>19.54</u>	<u>281,249.01</u>

**CITY OF LAKEWOOD ePAYABLES
FUND SUMMARY 04/03/14**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by ePayable 89 through 91. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager

1010	GENERAL FUND	906.44
5020	CENTRAL STORES	431.64
7500	WATER UTILITY FUND	1,420.00
		2,758.08

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

CITY OF LAKEWOOD
SUMMARY ePAYABLES REGISTER

<u>ePAYABLE #</u>	<u>CHECK DATE</u>	<u>VEND #</u>	<u>VENDOR NAME</u>	<u>GROSS</u>	<u>DISC.</u>	<u>CHECK AMOUNT</u>
89	04/03/2014	2279	AMERICAN PACIFIC PRINTERS COLLEGE	431.64	0.00	431.64
90	04/03/2014	47854	TRUESDAIL LABORATORIES	1,420.00	0.00	1,420.00
91	04/03/2014	66457	BRENNTAG PACIFIC INC	906.44	0.00	906.44
Totals:				<u>2,758.08</u>	<u>0.00</u>	<u>2,758.08</u>

**CITY OF LAKEWOOD
FUND SUMMARY 4/10/2014**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 56450 through 56568. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	79,277.19
1030	CDBG CURRENT YEAR	970.25
1050	COMMUNITY FACILITY	11,298.75
1710	PROPOSITION "A" RECREATION	959.00
1720	RIVER PARKWAY GRANT	98.31
3070	PROPOSITION "C"	102.17
5010	GRAPHICS AND COPY CENTER	2,628.64
5020	CENTRAL STORES	1,355.87
5030	FLEET MAINTENANCE	2,844.17
7500	WATER UTILITY FUND	14,709.81
8030	TRUST DEPOSIT	390.63
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		114,634.79

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
56450	04/10/2014	46245	A-1 FENCE STEEL COMPANY INC	1,380.00	0.00	1,380.00
56451	04/10/2014	4466	ABM SERVICES INC	8,762.00	0.00	8,762.00
56452	04/10/2014	2701	AIRE RITE A/C & REFRIGERATION INC	262.00	0.00	262.00
56453	04/10/2014	48210	AIRFLITE INC	4,947.12	0.00	4,947.12
56454	04/10/2014	50112	ALIN PARTY SUPPLY CO.	5.26	0.00	5.26
56455	04/10/2014	3211	ALL STAR GLASS	132.71	0.00	132.71
56456	04/10/2014	4589	AMERICAN METAL CRAFT	7,167.95	0.00	7,167.95
56457	04/10/2014	58000	AMERICAN TRUCK & TOOL RENTAL INC	139.87	0.00	139.87
56458	04/10/2014	48599	ANGELUS PACIFIC CO	30.82	0.00	30.82
56459	04/10/2014	65668	ANICETO. SANDRA	1,040.00	0.00	1,040.00
56460	04/10/2014	3982	AMERICAN REPROGRAPHICS COMPANY. LLC	98.31	0.00	98.31
56461	04/10/2014	51467	BADGER METER INC	2,499.96	0.00	2,499.96
56462	04/10/2014	3152	BANNERMAN. BARBARA	409.50	0.00	409.50
56463	04/10/2014	66012	BARTKUS. KRISTIN	2,304.25	0.00	2,304.25
56464	04/10/2014	62737	BOYES. GOBIND	172.90	0.00	172.90
56465	04/10/2014	53835	C.P.R.S. DIST X	630.00	0.00	630.00
56466	04/10/2014	51416	CALIF DEPT OF HEALTH	4,198.40	0.00	4,198.40
56467	04/10/2014	6300	CALIFORNIA CONTRACT CITIES ASN	1,091.00	0.00	1,091.00
56468	04/10/2014	51511	CALIFORNIA DEPT OF PUBLIC HEALTH	80.00	0.00	80.00
56469	04/10/2014	51331	CERRITOS POOL SUPPLY	148.17	0.00	148.17
56470	04/10/2014	45894	CINTAS CORPORATION	61.86	0.00	61.86
56471	04/10/2014	4380	CAPITAL ONE NATIONAL ASSOCIATION	304.79	0.00	304.79
56472	04/10/2014	46620	CREATIVE BUS SALES	133.44	0.00	133.44
56473	04/10/2014	4361	CN SCHOOL AND OFFICE SOLUTIONS INC	1,349.60	0.00	1,349.60
56474	04/10/2014	57602	DATA OUICK INFORMATION SYSTEMS INC	190.50	0.00	190.50
56475	04/10/2014	4578	PHILLIPS. PEGGY	3,500.00	0.00	3,500.00
56476	04/10/2014	66397	EAGLE GRAPHICS INC	39.89	0.00	39.89
56477	04/10/2014	3946	FERGUSON ENTERPRISES INC	40.97	0.00	40.97
56478	04/10/2014	64415	FULLER. LAURA	613.60	0.00	613.60
56479	04/10/2014	4331	GOODYEAR TIRE & RUBBER COMPANY	557.19	0.00	557.19
56480	04/10/2014	33150	GRAINGER W W INC	143.45	0.00	143.45
56481	04/10/2014	4483	GREENFIX AMERICA. LLC	570.00	0.00	570.00
56482	04/10/2014	58838	HANSON AGGREGATES LLC A LEHIGH HANSON C	100.00	0.00	100.00
56483	04/10/2014	35477	HARA M LAWNMOWER CENTER	35.93	0.00	35.93
56484	04/10/2014	42031	HOME DEPOT	1,088.00	0.00	1,088.00
56485	04/10/2014	41897	HOSE-MAN THE	81.13	0.00	81.13
56486	04/10/2014	4149	INFOSEND INC	6,297.88	0.00	6,297.88
56487	04/10/2014	2956	KICK IT UP KIDZ. LLC	24.05	0.00	24.05
56488	04/10/2014	44339	KIDSGUIDE INC	280.00	0.00	280.00
56489	04/10/2014	54365	KNORR SYSTEMS INC	21.34	0.00	21.34
56490	04/10/2014	53311	LAKEWOOD MEALS ON WHEELS	875.00	0.00	875.00
56491	04/10/2014	53849	LAKEWOOD ROTARY CLUB	229.00	0.00	229.00
56492	04/10/2014	18550	LAKEWOOD. CITY OF	290.63	0.00	290.63
56493	04/10/2014	18400	LAKEWOOD. CITY WATER DEPT	9,707.96	0.00	9,707.96

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
56494	04/10/2014	60839	MARKOPULOS. CYNTHIA	321.75	0.00	321.75
56495	04/10/2014	52225	MITY-LITE	651.88	0.00	651.88
56496	04/10/2014	4188	MURRAY. KAREN	135.03	0.00	135.03
56497	04/10/2014	74708	NATIONAL BASEBALL CONGRESS	243.75	0.00	243.75
56498	04/10/2014	4443	O'REILLY AUTOMOTIVE STORES INC	910.16	17.72	892.44
56499	04/10/2014	3725	OAKDEN DOOR & GLASS	175.00	0.00	175.00
56500	04/10/2014	34536	OCOBOC. DEBRA	282.75	0.00	282.75
56501	04/10/2014	47554	OFFICE DEPOT BUSINESS SVCS	247.63	0.00	247.63
56502	04/10/2014	4497	PACIFIC COACHWAYS CHARTER SERVICES INC	755.00	0.00	755.00
56503	04/10/2014	450	PACIFIC EH & S SERVICES INC	1,728.00	0.00	1,728.00
56504	04/10/2014	63708	DY-JO CORPORATION	740.00	0.00	740.00
56505	04/10/2014	56812	PATSCO DESIGNS	1,107.96	0.00	1,107.96
56506	04/10/2014	47288	PEP BOYS-MANNY MOE & JACK OF CALIFORNIA	30.50	0.00	30.50
56507	04/10/2014	41284	RANCH HANDS INC	4,324.58	0.00	4,324.58
56508	04/10/2014	39640	RAYVERN LIGHTING SUPPLY CO INC	212.31	0.00	212.31
56509	04/10/2014	4333	REYES. MICHELLE	133.25	0.00	133.25
56510	04/10/2014	56359	S Y NURSERY	254.93	0.00	254.93
56511	04/10/2014	65297	S.T.E.A.M.	12,431.63	0.00	12,431.63
56512	04/10/2014	3153	SECTRAN SECURITY INC	116.60	0.00	116.60
56513	04/10/2014	54204	SHAMROCK SUPPLY CO	170.06	0.00	170.06
56514	04/10/2014	3186	CORAL BAY HOME LOANS	243.75	0.00	243.75
56515	04/10/2014	52279	SMART & FINAL INC	200.36	0.00	200.36
56516	04/10/2014	26900	SO CALIF SECURITY CENTERS INC	34.66	0.00	34.66
56517	04/10/2014	29400	SOUTHERN CALIFORNIA EDISON CO	1,272.50	0.00	1,272.50
56518	04/10/2014	29800	SPARKLETTS	123.08	0.00	123.08
56519	04/10/2014	60792	STEPHENS. ERIC	400.40	0.00	400.40
56520	04/10/2014	2372	TGIS CATERING SVCS INC	720.00	0.00	720.00
56521	04/10/2014	4364	THE RINKS-LAKEWOOD ICE	293.15	0.00	293.15
56522	04/10/2014	982	TOSHIBA BUSINESS SOLUTIONS	2,628.64	0.00	2,628.64
56523	04/10/2014	60685	TURF STAR	318.15	0.00	318.15
56524	04/10/2014	31800	U S POSTMASTER	1,218.00	0.00	1,218.00
56525	04/10/2014	519	UNIVAR USA	267.06	0.00	267.06
56526	04/10/2014	1436	USA MOBILITY WIRELESS INC	6.77	0.00	6.77
56527	04/10/2014	1682	VELOCITY AIR ENGINEERING INC	6,181.07	0.00	6,181.07
56528	04/10/2014	4336	VILLA-REAL. WILHELMINA C	83.20	0.00	83.20
56529	04/10/2014	61019	CHRISTMAN WILLIAM B	175.00	0.00	175.00
56530	04/10/2014	17640	WAXIE ENTERPRISES INC	595.53	0.00	595.53
56531	04/10/2014	62628	WELLS C. PIPELINE MATERIALS	2,594.64	0.00	2,594.64
56532	04/10/2014	37745	WESTERN EXTERMINATOR CO	45.50	0.00	45.50
56533	04/10/2014	52325	WESTERN HELICOPTERS INC	451.00	0.00	451.00
56534	04/10/2014	3699	CITY VENTURES	961.31	0.00	961.31
56535	04/10/2014	3699	AKC SERVICES. INC	100.00	0.00	100.00
56536	04/10/2014	3699	ANTONIO. TRITIA	250.00	0.00	250.00
56537	04/10/2014	3699	CHUM. SOTHEARES	250.00	0.00	250.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
56538	04/10/2014	3699	CORBO. JENNIFER	250.00	0.00	250.00
56539	04/10/2014	3699	CRAIG. ALFREA	250.00	0.00	250.00
56540	04/10/2014	3699	DAVIS BURNS. PAMELA	250.00	0.00	250.00
56541	04/10/2014	3699	DYER. JOHN	250.00	0.00	250.00
56542	04/10/2014	3699	GARCIA. AMANDA	48.00	0.00	48.00
56543	04/10/2014	3699	GONZALEZ. JOSELYNE	55.00	0.00	55.00
56544	04/10/2014	3699	GUERRA. RUTH	250.00	0.00	250.00
56545	04/10/2014	3699	GUEVARA. JULIETA	250.00	0.00	250.00
56546	04/10/2014	3699	HARRIS. SHERLY	435.00	0.00	435.00
56547	04/10/2014	3699	HERNANDEZ. LISA	250.00	0.00	250.00
56548	04/10/2014	3699	HOOSER. KERI	40.00	0.00	40.00
56549	04/10/2014	3699	LAKEWOOD ASSOCIATES. LLC	775.00	0.00	775.00
56550	04/10/2014	3699	MENDOZA. LESLIE	250.00	0.00	250.00
56551	04/10/2014	3699	MIRAMONTES. REYNALDO	250.00	0.00	250.00
56552	04/10/2014	3699	NAKAKURA. KENT	250.00	0.00	250.00
56553	04/10/2014	3699	NAPOHAKU. OLGA	60.00	0.00	60.00
56554	04/10/2014	3699	OWENS. JOYCE	250.00	0.00	250.00
56555	04/10/2014	3699	PADILLA. LINDSEY	250.00	0.00	250.00
56556	04/10/2014	3699	PAPA. ERNESTO	250.00	0.00	250.00
56557	04/10/2014	3699	PARDO. GUADALUPE	250.00	0.00	250.00
56558	04/10/2014	3699	PATI. COLOSKY	250.00	0.00	250.00
56559	04/10/2014	3699	PULIDO. SILVIA	358.00	0.00	358.00
56560	04/10/2014	3699	REA. JO ANNIE	250.00	0.00	250.00
56561	04/10/2014	3699	REYES-SANTIAGO. EVANGELINE	250.00	0.00	250.00
56562	04/10/2014	3699	ROSALES. DESIREE	250.00	0.00	250.00
56563	04/10/2014	3699	SOLOMON. FIDEL	250.00	0.00	250.00
56564	04/10/2014	3699	SOLORIO. ALEXANDER	250.00	0.00	250.00
56565	04/10/2014	3699	TURNER. KELLY	250.00	0.00	250.00
56566	04/10/2014	3699	BRODIE. CHERYL	250.00	0.00	250.00
56567	04/10/2014	62065	DAY RENE L	878.54	0.00	878.54
56568	04/10/2014	65	PETTY CASH/KEVIN BRIGHT	80.00	0.00	80.00
Totals:				<u>114,652.51</u>	<u>17.72</u>	<u>114,634.79</u>

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TO: The Honorable Mayor and City Council

SUBJECT: Notice of Completion – Industry Area Paving - PW Project 13-03

INTRODUCTION

The project resurfaced five streets in the Industry Avenue area with rubberized asphalt concrete and repaired failed areas in Candlewood Street and Mayfair Park parking lot. City staff did the design work and construction management for the project.

STATEMENT OF FACT

Streets that were resurfaced using rubberized asphalt concrete were:

STREET	FROM	TO
Bixby Rd	Cherry Ave	Industry Ave
Cover St	Cherry Ave	Industry Ave
Industry Ave	Cover St	36 th St
Kessler Rd	Pixie Ave	Paramount Blvd
Pixie Ave	Cover St	Kessler Rd

The above streets were funded using Measure “R” funds. This project used \$190,000 in Prop “C” funds to do selected repair of areas experiencing base failures in Candlewood Street between Clark Avenue and Paramount Boulevard. Selected areas of pavement deterioration in Mayfair Park parking lot were repaired which was budgeted at \$30,000 in this year’s FY14 Budget.

The City Council awarded a contract in the amount of \$734,641.35 to R. J. Noble Company of Orange on August 13, 2013. The final amount of the construction contract was \$633,956.73. The reduced contract amount was due to quantity adjustments of actual field measurements versus estimated bid quantities.

RECOMMENDATION

That the City Council accept the work constructed by R. J. Noble Company of Orange for “Industry Area Paving - PW Project 13-03” in the amount of \$633,956.73 and authorize the City Clerk to file the Notice of Completion for the project.

Lisa Ann Rapp *LAR*
Director of Public Works

Howard L. Chambers *HC*
City Manager

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COUNCIL AGENDA

April 22, 2014

TO: The Honorable Mayor and City Council**SUBJECT:** Monthly Report of Investment Transactions**INTRODUCTION**

In accordance with California Government Code Section 53607, the City Council has delegated to the City Treasurer the responsibility to invest or to reinvest funds, or to sell or exchange securities so purchased.

The California Government Code Section 53607 requires that, if such responsibility has been delegated, then the Treasurer "shall make a monthly report of those transactions to the legislative body." In compliance with this requirement, the Monthly Report of Investment Transactions is being rendered to be received and filed.

STATEMENT OF MONTHLY ACTIVITY

<u>Date</u>	<u>Amount at Cost</u>	<u>Vehicle</u>	<u>Transaction</u>
03-04-2014	\$ 526,270.94	TREAS	Sell
03-04-2014	\$ 527,425.14	TREAS	Purchase
03-04-2014	\$ 945.00	CORP	Interest 0.7%
03-04-2014	\$ 437.50	CORP	Interest 0.7%
03-04-2014	\$ 1,190.00	CORP	Interest 0.7%
03-06-2014	\$ 1,051.40	CD	Interest 0.5%
03-15-2014	\$ 3,468.75	TREAS	Interest 0.375%
03-15-2014	\$ 225.00	TREAS	Interest 0.375%
03-18-2014	\$ 1,925.00	CORP	Interest 0.7%
03-19-2014	\$ 1,000,000.00	LAIF	Withdrawal
03-19-2014	\$ 1,611,247.94	TREAS	Purchase
03-20-2014	\$ 120,251.09	TREAS	Sell
03-20-2014	\$ 380,795.11	TREAS	Sell
03-20-2014	\$ 876,777.00	CDS	Sell
03-20-2014	\$ 255,279.02	TREAS	Sell
03-26-2014	\$ 1,000,000.00	LAIF	Withdrawal
03-28-2014	\$ 1,750.00	FNMA	Interest 1.25%
03-28-2014	\$ 2,593.75	FNMA	Interest 1.25%
03-30-2014	\$ 1,525.00	FNMA	Interest 0.5%
03-31-2014	\$ 2.23	CAMP	Interest 0.06%
03-31-2014	\$ 34.47	CAMP	Interest 0.06%
03-31-2014	\$ 8,000.00	TREAS	Interest 1%

STAFF RECOMMENDATION

It is recommended that the City Council receive and file the Monthly Report of Investment Transactions rendered for the month of March 2014.



Diane Perkin

Director of Administrative Services



Howard L. Chambers
City Manager

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TO: The Honorable Mayor and City Council

SUBJECT: Quarterly Schedule of Investments

INTRODUCTION

Effective January 1, 1996, the California Government Code, Section 53646 requires that:

“The treasurer or chief fiscal officer shall render a quarterly report to the chief executive officer, the internal auditor and the legislative body of the local agency. The quarterly report shall be so submitted within 30 days following the end of the quarter covered by the report.”

In compliance with this section of the code, the schedule of investments is being rendered to be received and filed.

STATEMENT OF FACT

The investments represented in this report are allocated to a variety of funds such as the General Fund, Water Fund, Redevelopment Funds, Restricted Special Revenue Funds, and Fiduciary Funds.

The City’s idle funds are invested in compliance with the City’s investment policy, which was last reviewed and approved in January 2012 by the City Council, and is compliance with the updated Investment Policy proposed for adoption. Specifically, the city’s investment objectives in the investment of public funds are safety, liquidity and yield. To accomplish these objectives, the following types of investments have been chosen and the City is currently or in the past invested in the following securities:

Treasury Notes

TREAS Obligations of the U.S. Government to provide for the cash flow needs of the Federal Government.

Federal Agency Bonds or Notes:

Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises.

FHLB (Federal Home Loan Bank Bonds)

Bonds and discount notes issued by the Federal Home Loan Bank to provide funding to member institutions and make available money to the residential mortgage market.

FHLMC (Federal Home Loan Mortgage Corp)

A publicly chartered agency that buys qualifying residential mortgages from lenders, packages them into new securities backed by those pooled mortgages, provides certain guarantees and then re-sells the securities on the open market.

FNMA (Federal National Mortgage Association)

National Mortgage Association is a government-sponsored, privately owned corporation established to create a secondary market for Federal Housing Administration mortgages.

FFCB (Federal Farm Credit Bank)

The Federal Farm Credit Bank is an independent agency of the U.S. Government which issues bonds and discount notes to provide short- and long-term credit and credit-related services to farmers, ranchers, rural homeowners, producers and harvesters.

Negotiable Certificates of Deposit

Negotiable CDs are issued by large banks and are freely traded in secondary markets as short term (2 to 52 weeks), large denomination (\$100,000 minimum) CD, that is either issued at a discount on its par value, or at a fixed interest rate payable at maturity.

Municipal Bonds or Notes:

Registered treasury notes or bonds of any of the other 49 United States in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 United States, in addition to California.

Corporate Notes:

Medium-term notes, defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States, or any state and operating within the United States. Medium-term corporate notes shall be rated in a rating category of "A" or its equivalent or better.

Commercial Paper:

Commercial paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a nationally recognized statistical-rating organization.

Pooled Funds:

LAIF (Local Agency Investment Fund, State of California)

This investment pool is administered by the Treasurer of the State of California, and provides a high-level of liquidity and strong safety through diversification of investments.

CAMP (California Asset Management Program)

A Joint Powers Authority established in 1989 by the treasurers and finance directors of several California public agencies to provide professional investment services at a reasonable cost. Participation is limited to California public agencies.

Los Angeles County Pool

Investment in the Los Angeles County Pool may not exceed the current pool limits and should be reviewed periodically.

MMKT (Money Market)

This is a money market interest-bearing checking account that is fully insured and collateralized.

SUMMARY

**City of Lakewood
 Schedule of Investments - March 31, 2014**

<u>Type</u>	<u>Rating</u>	<u>Inst.</u>	<u>Par Value</u>	<u>Amortized Cost</u>	<u>Market Value</u>	<u>Yield</u>	<u>Duration</u>
Marketable Securities							
Agency	AA+	US Bank	\$3,280,000.00	\$3,288,699.70	\$3,291,616.72	0.47	1.700
US Treasury	AA+	US Bank	\$18,530,000.00	\$18,894,109.32	\$18,881,095.77	0.51	2.060
Certificate of Deposit	AA-:A-1+	US Bank	\$3,200,000.00	\$3,200,000.00	\$3,202,654.50	0.38	0.490
Municipal Bond	AAA:AA:SP-1	US Bank	\$1,025,000.00	\$1,025,000.00	\$1,026,216.00	0.50	1.050
Commercial Paper	A-1+:A-1	US Bank	\$0.00	\$0.00	\$0.00	0.00	0.000
Corporate Note	AA:A	US Bank	\$9,530,000.00	\$9,531,961.41	\$9,569,339.16	0.65	1.630
			\$35,565,000.00	\$35,939,770.43	\$35,970,922.15	0.53	1.750

(See attached report provided by PFM for more detail)

Pooled Investment Accounts

City L.A.I.F.	Calif		\$15,435,449.93	\$15,431,011.66	0.260	Life	185 days
City C.A.M.P.	US Bank		\$43,064.76	\$43,064.76	0.060	WAM	1 day
			\$15,478,514.69	\$15,474,076.42			

Bank Accounts

City - Checking	BofA		\$1,898,668.46	\$1,898,668.46	0.25		
City - Payroll	BofA		\$40,191.39	\$40,191.39	0.25		
Successor Housing - Checking	BofA		\$265,310.24	\$265,310.24	0.25		
			\$2,204,170.09	\$2,204,170.09			

Portfolio			\$53,622,455.21	\$53,649,168.66	0.44		
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Funds held in reserve as required by debt issuance or non-agency funds - not available for City expenditures:

Successor Agency - checking	BofA		\$63,574.89	\$63,574.89	0.25		
LRA C.A.M.P. - Arbitrage	US Bank		\$666,434.60	\$666,434.60	0.06		
LRA - Reserve	US Bank		\$790,092.50	\$790,092.50	-		
CLP Water - Reserve	US Bank		\$345,027.72	\$345,027.72	0.01		
Business Dev Loan MMKT	BofA		\$657,690.98	\$657,690.98	0.15		
City Light & Power - Reserve	Union Bank		\$233,176.32	\$233,176.32	0.03		
Water 2004 - Reserve	US Bank		\$463,500.00	\$463,500.00	-		
			\$3,219,497.01	\$3,219,497.01			

Total Portfolio:			\$56,841,952.22	\$56,868,665.67	0.42		
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The attached Managed Account Summary Statement is provided by the city's investment advisor Public Financial Management (PFM). The report is divided into the following sections:

- (A) Managed Account Summary – total portfolio value, transactions and earnings
- (B) Portfolio Summary – summary of the characteristics of the portfolio

- (C) Managed Account Issuer Summary – breakdown of issuer concentration and credit quality
- (D) Managed Account Details of Securities Held – an analysis of each security holding in the portfolio as of the last day of the quarter
- (E) Managed Account Fair Market Value & Analysis – summary of unrealized gains and losses reflected in market values
- (F) Managed Account Securities Transactions & Interest – detail of all transactions related to securities that either have a trade or settle date during the most recent month; this information is provided to the Council monthly.

STAFF RECOMMENDATION

It is recommended that the City Council receive and file the Quarterly Schedule of Investments rendered for the 3rd Quarter of Fiscal Year 2013-2014.


Diane Perkin
Director of Administrative Services

Howard L. Chambers 
City Manager



Managed Account Summary Statement

For the Month Ending March 31, 2014

CITY OF LAKEWOOD - 51260100

Transaction Summary - Managed Account

Opening Market Value	\$36,066,272.41
Maturities/Calls	0.00
Principal Dispositions	(2,158,117.48)
Principal Acquisitions	2,130,182.81
Unsettled Trades	0.00
Change in Current Value	(67,415.59)
Closing Market Value	\$35,970,922.15

Cash Transactions Summary - Managed Account

Maturities/Calls	0.00
Sale Proceeds	3,521,114.07
Coupon/Interest/Dividend Income	23,111.40
Principal Payments	0.00
Security Purchases	(3,480,498.87)
Net Cash Contribution	(17,056.25)
Reconciling Transactions	0.00

Earnings Reconciliation (Cash Basis) - Managed Account

Interest/Dividends/Coupons Received	25,424.40
Less Purchased Interest Related to Interest/Coupons	(8,598.29)
Plus Net Realized Gains/Losses	(6,155.53)
Total Cash Basis Earnings	\$10,670.58

Cash Balance

Closing Cash Balance **\$173,391.40**

Earnings Reconciliation (Accrual Basis)

	Total
Ending Amortized Value of Securities	35,939,770.43
Ending Accrued Interest	84,853.35
Plus Proceeds from Sales	2,159,373.16
Plus Proceeds of Maturities/Calls/Principal Payments	0.00
Plus Coupons/Dividends Received	23,111.40
Less Cost of New Purchases	(2,138,673.08)
Less Beginning Amortized Value of Securities	(35,978,741.87)
Less Beginning Accrued Interest	(66,863.17)
Total Accrual Basis Earnings	\$22,830.22





Portfolio Summary and Statistics

For the Month Ending March 31, 2014

CITY OF LAKEWOOD - 51260100

Account Summary

Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	18,530,000.00	18,881,095.77	52.50
Municipal Bond / Note	1,025,000.00	1,026,216.00	2.85
Federal Agency Bond / Note	3,280,000.00	3,291,616.72	9.15
Corporate Note	9,530,000.00	9,569,339.16	26.60
Certificate of Deposit	3,200,000.00	3,202,654.50	8.90
Managed Account Sub-Total	35,565,000.00	35,970,922.15	100.00%
Accrued Interest		84,853.35	
Total Portfolio	35,565,000.00	36,055,775.50	

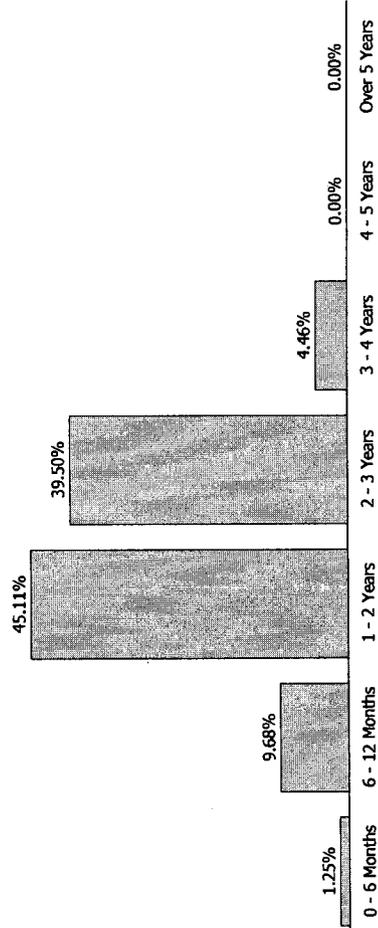
Unsettled Trades

0.00

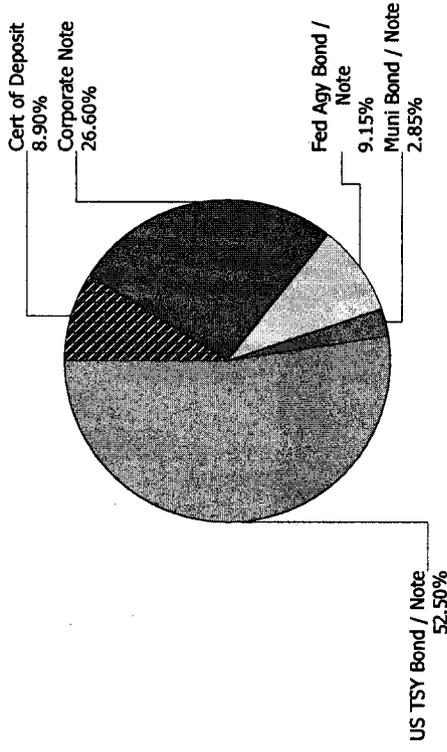
0.00

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Maturity Distribution



Sector Allocation



Characteristics

Yield to Maturity at Cost	0.62%
Yield to Maturity at Market	0.53%
Duration to Worst	1.84
Weighted Average Days to Maturity	683



PFM Asset Management LLC



For the Month Ending March 31, 2014

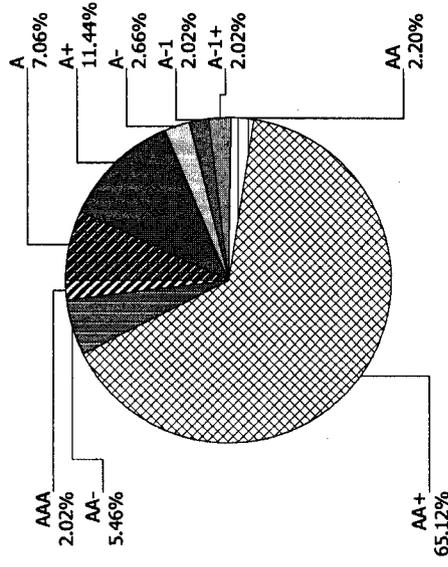
Managed Account Issuer Summary

CITY OF LAKEWOOD - 51260100

Issuer Summary

Issuer	Market Value of Holdings	Percent
AMERICAN HONDA FINANCE	316,990.49	0.88
APPLE INC	338,874.94	0.94
BANK OF NEW YORK	1,036,013.55	2.88
BANK OF NOVA SCOTIA	852,439.50	2.37
BERKSHIRE HATHAWAY INC	492,523.50	1.37
BNP PARIBAS	725,658.30	2.02
CA ST DEPT OF WATER REV BONDS	275,682.00	0.77
CATERPILLAR INC	503,136.25	1.40
DEERE & COMPANY	703,955.50	1.96
FANNIE MAE	1,315,186.57	3.66
FEDERAL HOME LOAN BANKS	723,523.90	2.01
FREDDIE MAC	1,252,906.25	3.48
GENERAL ELECTRIC CO	914,352.51	2.54
GLAXOSMITHKLINE PLC	550,106.15	1.53
IBM CORP	678,200.18	1.89
JP MORGAN CHASE & CO	803,075.20	2.23
MCDONALD'S CORPORATION	230,873.77	0.64
MET WATER DISTRICT OF SOUTHERN CA	450,171.00	1.25
NORDEA BANK AB	725,188.50	2.02
PEPSI CO.	671,579.78	1.87
PEPSICO, INC	284,570.79	0.79
RABOBANK NEDERLAND	899,368.20	2.50
THE WALT DISNEY CORPORATION	299,751.60	0.83
TOYOTA MOTOR CORP	386,451.45	1.07
UNITED STATES TREASURY	18,881,095.77	52.48
UNIVERSITY OF CALIFORNIA	300,363.00	0.84
WELLS FARGO & COMPANY	1,358,883.50	3.78
Total	\$35,970,922.15	100.00%

Credit Quality (S&P Ratings)



PFM Asset Management LLC



Managed Account Detail of Securities Held

For the Month Ending March 31, 2014

CITY OF LAKEWOOD - 51260100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value	
U.S. Treasury Bond / Note												
US TREASURY NOTES	DTD 03/15/2012 0.375% 03/15/2015	912828SK7	AA+	Aaa	06/27/12	06/28/12	1,468,851.56	0.40	254.65	1,469,595.32	1,473,216.36	
US TREASURY NOTES	DTD 08/02/2010 1.750% 07/31/2015	912828NP1	AA+	Aaa	10/23/12	10/26/12	228,189.84	0.39	638.12	223,965.07	224,580.40	
US TREASURY NOTES	DTD 08/02/2010 1.750% 07/31/2015	912828NP1	AA+	Aaa	08/22/12	08/23/12	722,528.52	0.39	2,015.88	707,542.43	709,469.90	
US TREASURY NOTES	DTD 08/02/2010 1.750% 07/31/2015	912828NP1	AA+	Aaa	09/06/12	09/10/12	2,185,640.63	0.33	6,091.16	2,139,657.83	2,143,722.00	
US TREASURY NOTES	DTD 11/30/2010 1.375% 11/30/2015	912828PJ3	AA+	Aaa	11/01/12	11/05/12	159,589.45	0.40	714.32	157,497.13	157,748.77	
US TREASURY NOTES	DTD 11/30/2010 1.375% 11/30/2015	912828PJ3	AA+	Aaa	11/29/12	12/05/12	283,368.17	0.35	1,267.34	279,675.76	279,876.85	
US TREASURY NOTES	DTD 01/31/2011 2.000% 01/31/2016	912828PS3	AA+	Aaa	03/04/14	03/05/14	526,495.31	0.30	1,690.61	525,852.30	525,220.44	
US TREASURY NOTES	DTD 01/31/2014 0.375% 01/31/2016	912828B41	AA+	Aaa	02/04/14	02/07/14	1,902,449.22	0.31	1,180.94	1,902,268.62	1,900,592.80	
US TREASURY NOTES	DTD 06/30/2009 3.250% 06/30/2016	912828KZ2	AA+	Aaa	05/10/13	05/15/13	843,417.97	0.41	6,331.66	824,284.61	821,863.48	
US TREASURY NOTES	DTD 06/30/2009 3.250% 06/30/2016	912828KZ2	AA+	Aaa	05/22/13	05/24/13	1,249,322.27	0.44	9,395.37	1,222,127.20	1,219,539.35	
US TREASURY NOTES	DTD 06/30/2009 3.250% 06/30/2016	912828KZ2	AA+	Aaa	05/24/13	05/31/13	1,976,845.70	0.53	14,910.05	1,935,992.90	1,935,355.93	
US TREASURY NOTES	DTD 08/31/2011 1.000% 08/31/2016	912828RF9	AA+	Aaa	08/29/13	08/30/13	678,691.41	0.82	586.96	677,973.44	680,958.90	
US TREASURY NOTES	DTD 08/31/2011 1.000% 08/31/2016	912828RF9	AA+	Aaa	02/27/14	03/03/14	1,341,717.77	0.49	1,152.17	1,341,191.67	1,336,697.10	
US TREASURY NOTES	DTD 11/30/2011 0.875% 11/30/2016	912828RU6	AA+	Aaa	10/31/13	11/01/13	1,788,728.52	0.62	5,205.53	1,786,896.81	1,781,102.45	



PFM Asset Management LLC



Managed Account Detail of Securities Held

For the Month Ending March 31, 2014

CITY OF LAKEWOOD - 51260100

Security Type / Description	Dated Date / Coupon / Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES	DTD 11/30/2011 0.875% 11/30/2016	912828RU6	AA+	Aaa	11/27/13	12/03/13	2,097,875.00	0.58	6,100.00	2,095,936.07	2,087,151.04
US TREASURY NOTES	DTD 03/31/2012 1.000% 03/31/2017	912828SM3	AA+	Aaa	03/19/14	03/21/14	1,603,687.50	0.92	43.72	1,603,652.16	1,604,000.00
Security Type Sub-Total							19,057,398.84	0.50	57,578.48	18,894,109.32	18,881,095.77
Municipal Bond / Note											
METRO WTR DIST AUTH, CA TXBL REV BONDS	DTD 06/28/2012 0.616% 07/01/2014	59266THP9	AAA	Aa1	06/21/12	06/28/12	450,000.00	0.62	693.00	450,000.00	450,171.00
UNIV OF CAL TXBL REV BONDS	DTD 10/02/2013 0.528% 05/15/2015	91412GSW6	AA	Aa2	09/26/13	10/02/13	125,000.00	0.53	328.17	125,000.00	125,233.75
CA ST DEPT OF WATER TXBL REV BONDS	DTD 09/27/2012 0.650% 12/01/2015	13066KX87	AAA	Aa1	09/19/12	09/27/12	275,000.00	0.65	595.83	275,000.00	275,682.00
UNIV OF CAL TXBL REV BONDS	DTD 10/02/2013 0.907% 05/15/2016	91412GSX4	AA	Aa2	09/26/13	10/02/13	75,000.00	0.91	338.24	75,000.00	75,278.25
UNIV OF CAL TXBL REV BONDS	DTD 03/14/2013 0.659% 05/15/2016	91412GPX7	AA	Aa2	02/28/13	03/14/13	100,000.00	0.66	248.96	100,000.00	99,851.00
Security Type Sub-Total							1,025,000.00	0.64	2,204.20	1,025,000.00	1,026,216.00
Federal Agency Bond / Note											
FREDDIE MAC GLOBAL NOTES	DTD 07/11/2012 0.500% 08/28/2015	3134G3ZA1	AA+	Aaa	07/30/12	07/31/12	1,251,458.75	0.46	538.19	1,250,672.65	1,252,906.25
FHLB (CALLABLE) GLOBAL NOTES	DTD 12/30/2013 0.375% 12/30/2015	3130A0GK0	AA+	Aaa	12/12/13	12/30/13	724,782.50	0.39	687.24	724,809.91	723,523.90
FANNIE MAE GLOBAL NOTES	DTD 02/15/2013 0.500% 03/30/2016	3135G0VA8	AA+	Aaa	02/14/13	02/15/13	609,304.60	0.54	8.47	609,553.97	610,409.31
FNMA NOTES	DTD 08/19/2011 1.250% 09/28/2016	3135G0CM3	AA+	Aaa	10/01/13	10/03/13	284,135.60	0.75	29.17	283,457.24	283,939.04





Managed Account Detail of Securities Held

For the Month Ending March 31, 2014

CITY OF LAKEWOOD - 51260100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FNMA NOTES	08/19/2011 1.250% 09/28/2016	3135GOCM3	AA+	Aaa	10/01/13	10/03/13	421,227.53	0.74	43.23	420,205.93	420,838.22
Security Type Sub-Total							3,290,908.98	0.52	1,306.30	3,288,699.70	3,291,616.72
Corporate Note											
GENERAL ELEC CAP CORP GLOBAL NOTES	01/09/2012 2.150% 01/09/2015	36962G5M2	AA+	A1	05/23/12	05/29/12	202,178.00	1.72	979.44	200,654.34	202,809.40
BANK OF NEW YORK MELLON (CALLABLE) NOTES	02/21/2012 1.200% 02/20/2015	06406HCC1	A+	A1	02/13/12	02/21/12	224,795.25	1.23	307.50	224,938.69	226,590.08
JOHN DEERE CAPITAL CORP GLOBAL NOTES	04/17/2012 0.875% 04/17/2015	2442ZER04	A	A2	04/12/12	04/17/12	249,845.00	0.90	996.53	249,945.57	251,406.25
IBM CORP GLOBAL NOTES	05/11/2012 0.750% 05/11/2015	459200HD6	AA-	Aa3	05/08/12	05/11/12	673,879.50	0.81	1,968.75	674,581.91	678,200.18
MCDONALDS CORP NOTES	05/29/2012 0.750% 05/29/2015	58013MEP5	A	A2	05/23/12	05/29/12	229,367.50	0.84	584.58	229,753.35	230,873.77
CATERPILLAR FIN CORP NOTES	05/30/2012 1.100% 05/29/2015	14912L5D9	A	A2	05/22/12	05/30/12	249,920.00	1.11	931.94	249,968.69	251,696.75
CATERPILLAR INC GLOBAL NOTES	06/26/2012 0.950% 06/26/2015	149123BY6	A	A2	06/21/12	06/26/12	249,947.50	0.96	626.74	249,978.19	251,439.50
JOHN DEERE CAPITAL CORP GLOBAL NOTES	06/29/2012 0.950% 06/29/2015	2442ERS0	A	A2	06/26/12	06/29/12	324,912.25	0.96	789.03	324,963.30	327,125.50
WELLS FARGO & COMPANY	06/27/2012 1.500% 07/01/2015	94974BFE5	A+	A2	03/26/13	03/28/13	406,921.64	0.73	1,500.00	403,845.22	404,655.20
WELLS FARGO & COMPANY	06/27/2012 1.500% 07/01/2015	94974BFE5	A+	A2	03/27/13	03/28/13	406,804.00	0.74	1,500.00	403,780.12	404,655.20
JOHN DEERE CAPITAL CORP	09/07/2012 0.700% 09/04/2015	2442ERV3	A	A2	09/04/12	09/07/12	124,915.00	0.72	65.63	124,959.28	125,423.75





Managed Account Detail of Securities Held

For the Month Ending March 31, 2014

CITY OF LAKEWOOD - 51260100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value	
Corporate Note												
BANK OF NEW YORK MELLON (CALLABLE)	10/25/2012 0.700% 10/23/2015	06406HCD9	A+	A1	10/18/12	10/25/12	199,794.00	0.73	614.44	199,892.04	200,468.40	
WALT DISNEY CO GLOBAL NOTES	11/30/2012 0.450% 12/01/2015	25468PCU8	A	A2	11/27/12	11/30/12	297,765.00	0.70	450.00	298,753.82	299,751.60	
PEPSICO INC GLOBAL NOTES	02/28/2013 0.700% 02/26/2016	713448CE6	A-	A1	02/25/13	02/28/13	284,900.25	0.71	193.96	284,936.23	284,570.79	
JPMORGAN CHASE & CO GLOBAL NOTES	02/26/2013 1.125% 02/26/2016	46623EU4	A	A3	02/21/13	02/26/13	799,032.00	1.17	875.00	799,382.20	803,075.20	
BANK OF NEW YORK MELLON (CALLABLE)	03/06/2013 0.700% 03/04/2016	06406HCG2	A+	A1	03/05/13	03/06/13	269,840.70	0.72	141.75	269,897.19	269,537.49	
BANK OF NEW YORK MELLON (CALLABLE)	03/06/2013 0.700% 03/04/2016	06406HCG2	A+	A1	03/04/13	03/06/13	339,799.40	0.72	178.50	339,870.54	339,417.58	
GLAXOSMITHKLINE CAP INC GLOBAL NOTES	03/18/2013 0.700% 03/18/2016	377372AG2	A+	A1	09/27/13	10/02/13	549,609.50	0.73	139.03	549,688.04	550,106.15	
APPLE INC GLOBAL NOTES	05/03/2013 0.450% 05/03/2016	037833AH3	AA+	Aa1	04/30/13	05/03/13	339,384.60	0.51	629.00	339,570.52	338,874.94	
TOYOTA MOTOR CREDIT CORP	05/17/2013 0.800% 05/17/2016	89236TAL9	AA-	Aa3	05/14/13	05/17/13	384,842.15	0.81	1,146.44	384,887.66	386,451.45	
GENERAL ELEC CAP CORP (FLOATING)	07/12/2013 0.892% 07/12/2016	36962G7A6	AA+	A1	07/09/13	07/12/13	705,000.00	0.93	1,344.53	705,000.00	711,543.11	
WELLS FARGO & COMPANY	07/29/2013 1.250% 07/20/2016	94974BF19	A+	A2	07/22/13	07/29/13	544,476.80	1.28	1,343.58	544,592.95	549,573.10	
BERKSHIRE HATHAWAY FIN GLOBAL NOTES	08/15/2013 0.950% 08/15/2016	084664BX8	AA	Aa2	08/06/13	08/15/13	489,740.30	0.97	594.81	489,794.04	492,523.50	
AMERICAN HONDA FINANCE GLOBAL NOTES	10/10/2013 1.125% 10/07/2016	02665WAB7	A+	A1	10/03/13	10/10/13	313,903.80	1.24	1,683.28	314,075.09	316,990.49	
PEPSICO CORP NOTES	02/28/2014 0.950% 02/22/2017	713448CLO	A-	A1	02/25/14	02/28/14	674,230.50	0.99	552.19	674,252.43	671,579.78	





For the Month Ending March 31, 2014

Managed Account Detail of Securities Held

CITY OF LAKEWOOD - 51260100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Certificate of Deposit												
BNP PARIBAS NY BRANCH CERT DEPOS	05574RAF2		725,000.00	A-1	P-1	02/04/14	02/07/14	725,000.00	0.45	480.31	725,000.00	725,658.30
DTD 02/07/2014 0.450%	11/03/2014											
BANK OF NOVA SCOTIA HOUS CERT DEPOS	06417FPL8		850,000.00	A+	Aa2	03/04/13	03/06/13	850,000.00	0.59	304.11	850,000.00	852,439.50
(FLT)												
DTD 03/06/2013 0.500%	03/06/2015											
RABOBANK NEDERLAND NV NY CD	21684BEP5		900,000.00	AA-	Aa2	04/25/13	04/29/13	900,000.00	0.61	2,310.00	900,000.00	899,368.20
DTD 04/29/2013 0.600%	04/29/2015											
NORDEA BANK FINLAND NY (FLOATING)	65558EXP8		725,000.00	A-1+	P-1	01/15/14	01/17/14	725,000.00	0.36	533.30	725,000.00	725,188.50
DTD 01/17/2014 0.358%	07/17/2015											
Security Type Sub-Total			3,200,000.00					3,200,000.00	0.51	3,627.72	3,200,000.00	3,202,654.50
Managed Account Sub-Total			35,565,000.00					36,109,112.46	0.62	84,853.35	35,939,770.43	35,970,922.15
Securities Sub-Total			\$35,565,000.00					\$36,109,112.46	0.62%	\$84,853.35	\$35,939,770.43	\$35,970,922.15
Accrued Interest												\$84,853.35
Total Investments												\$36,055,775.50



PFM Asset Management LLC



Managed Account Fair Market Value & Analytics

For the Month Ending March 31, 2014

CITY OF LAKEWOOD - 51260100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	Duration to Worst at Mkt	YTM
U.S. Treasury Bond / Note												
US TREASURY NOTES	912828SK7	1,470,000.00	CITIGRP			100.22	1,473,216.36	4,364.80	3,621.04	0.95	0.95	0.15
DTD 03/15/2012 0.375% 03/15/2015												
US TREASURY NOTES	912828NP1	220,000.00	BARCLAYS			102.08	224,580.40	(3,609.44)	615.33	1.32	1.32	0.19
DTD 08/02/2010 1.750% 07/31/2015												
US TREASURY NOTES	912828NP1	695,000.00	MORGANST			102.08	709,469.90	(13,058.62)	1,927.47	1.32	1.32	0.19
DTD 08/02/2010 1.750% 07/31/2015												
US TREASURY NOTES	912828NP1	2,100,000.00	MORGANST			102.08	2,143,722.00	(41,918.63)	4,064.17	1.32	1.32	0.19
DTD 08/02/2010 1.750% 07/31/2015												
US TREASURY NOTES	912828PJ3	155,000.00	MERRILL			101.77	157,748.77	(1,840.68)	251.64	1.64	1.64	0.31
DTD 11/30/2010 1.375% 11/30/2015												
US TREASURY NOTES	912828PJ3	275,000.00	BARCLAYS			101.77	279,876.85	(3,491.32)	201.09	1.64	1.64	0.31
DTD 11/30/2010 1.375% 11/30/2015												
US TREASURY NOTES	912828PS3	510,000.00	BARCLAYS			102.98	525,220.44	(1,274.87)	(631.86)	1.80	1.80	0.37
DTD 01/31/2011 2.000% 01/31/2016												
US TREASURY NOTES	912828B41	1,900,000.00	MERRILL			100.03	1,900,592.80	(1,856.42)	(1,675.82)	1.83	1.83	0.36
DTD 01/31/2014 0.375% 01/31/2016												
US TREASURY NOTES	912828KZZ	775,000.00	RBS_SEC			106.05	821,863.48	(21,554.49)	(2,421.13)	2.17	2.17	0.54
DTD 06/30/2009 3.250% 06/30/2016												
US TREASURY NOTES	912828KZZ	1,150,000.00	RBS_SEC			106.05	1,219,539.35	(29,782.92)	(2,587.85)	2.17	2.17	0.54
DTD 06/30/2009 3.250% 06/30/2016												
US TREASURY NOTES	912828KZZ	1,825,000.00	BNP PARI			106.05	1,935,355.93	(41,489.77)	(636.97)	2.17	2.17	0.54
DTD 06/30/2009 3.250% 06/30/2016												
US TREASURY NOTES	912828RF9	675,000.00	RBS_SEC			100.88	680,958.90	2,267.49	2,985.46	2.38	2.38	0.63
DTD 08/31/2011 1.000% 08/31/2016												
US TREASURY NOTES	912828RF9	1,325,000.00	MORGANST			100.88	1,336,697.10	(5,020.67)	(4,494.57)	2.38	2.38	0.63
DTD 08/31/2011 1.000% 08/31/2016												
US TREASURY NOTES	912828RU6	1,775,000.00	CITIGRP			100.34	1,781,102.45	(7,626.07)	(5,794.36)	2.63	2.63	0.74
DTD 11/30/2011 0.875% 11/30/2016												
US TREASURY NOTES	912828RU6	2,080,000.00	BARCLAYS			100.34	2,087,151.04	(10,723.96)	(8,785.03)	2.63	2.63	0.74
DTD 11/30/2011 0.875% 11/30/2016												
US TREASURY NOTES	912828SM3	1,600,000.00	MORGANST			100.25	1,604,000.00	312.50	347.84	2.95	2.95	0.92
DTD 03/31/2012 1.000% 03/31/2017												
Security Type Sub-Total			18,530,000.00				18,881,095.77	(176,303.07)	(13,013.55)	2.06	2.06	0.51



PFM Asset Management LLC



Managed Account Fair Market Value & Analytics

For the Month Ending **March 31, 2014**

CITY OF LAKEWOOD - 51260100

Security Type / Description	Dated Date / Coupon / Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	Duration to Worst at Mkt	YTM
Municipal Bond / Note												
METRO WTR DIST AUTH, CA TXBL REV BONDS		59266THP9	450,000.00	BARCLAYS		100.04	450,171.00	171.00	171.00	0.25	0.25	0.46
DTD 06/28/2012 0.616% 07/01/2014												
UNIV OF CAL TXBL REV BONDS		91412GSW6	125,000.00	BARCLAYS		100.19	125,233.75	233.75	233.75	1.12	1.12	0.36
DTD 10/02/2013 0.528% 05/15/2015												
CA ST DEPT OF WATER TXBL REV BONDS		13066KX87	275,000.00	MORGANST		100.25	275,682.00	682.00	682.00	1.65	1.65	0.50
DTD 09/27/2012 0.650% 12/01/2015												
UNIV OF CAL TXBL REV BONDS		91412GSX4	75,000.00	BARCLAYS		100.37	75,278.25	278.25	278.25	2.08	2.09	0.73
DTD 10/02/2013 0.907% 05/15/2016												
UNIV OF CAL TXBL REV BONDS		91412GPX7	100,000.00	JPMCHASE		99.85	99,851.00	(149.00)	(149.00)	2.09	2.10	0.73
DTD 03/14/2013 0.659% 05/15/2016												
Security Type Sub-Total			1,025,000.00				1,026,216.00	1,216.00	1,216.00	1.05	1.05	0.50

Security Type / Description	Dated Date / Coupon / Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	Duration to Worst at Mkt	YTM
Federal Agency Bond / Note												
FREDDIE MAC GLOBAL NOTES		3134G3ZA1	1,250,000.00	HSBC		100.23	1,252,906.25	1,447.50	2,233.60	1.41	1.41	0.34
DTD 07/11/2012 0.500% 08/28/2015												
FHLB (CALLABLE) GLOBAL NOTES		3130A0GK0	725,000.00	JPMCHASE	09/30/14	99.80	723,523.90	(1,258.60)	(1,286.01)	1.23	1.74	0.49
DTD 12/30/2013 0.375% 12/30/2015												
FANNIE MAE GLOBAL NOTES		3135G0VA8	610,000.00	CITIGRP		100.07	610,409.31	1,104.71	855.34	1.99	1.99	0.47
DTD 02/15/2013 0.500% 03/30/2016												
FNMA NOTES		3135G0CM3	280,000.00	BARCLAYS		101.41	283,939.04	(196.56)	481.80	2.45	2.45	0.68
DTD 08/19/2011 1.250% 09/28/2016												
FNMA NOTES		3135G0CM3	415,000.00	BNP PARI		101.41	420,838.22	(389.31)	632.29	2.45	2.45	0.68
DTD 08/19/2011 1.250% 09/28/2016												
Security Type Sub-Total			3,280,000.00				3,291,616.72	707.74	2,917.02	1.70	1.81	0.47

Security Type / Description	Dated Date / Coupon / Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	Duration to Worst at Mkt	YTM
Corporate Note												
GENERAL ELEC CAP CORP GLOBAL NOTES		36962G5M2	200,000.00	GOLDMAN		101.40	202,809.40	631.40	2,155.06	0.77	0.77	0.33
DTD 01/09/2012 2.150% 01/09/2015												
BANK OF NEW YORK MELLON (CALLABLE) NOTES		06406HCC1	225,000.00	GOLDMAN	01/20/15	100.71	226,590.08	1,794.83	1,651.39	0.80	0.80	0.40
DTD 02/21/2012 1.200% 02/20/2015												





Managed Account Fair Market Value & Analytics

For the Month Ending March 31, 2014

CITY OF LAKEWOOD - 51260100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	Duration to Worst at Mkt	YTM
Corporate Note												
JOHN DEERE CAPITAL CORP GLOBAL NOTES		24422ERO4	250,000.00	CITIGRP		100.56	251,406.25	1,561.25	1,460.68	1.04	1.04	0.34
DTD 04/17/2012 0.875% 04/17/2015												
IBM CORP GLOBAL NOTES		459200HD6	675,000.00	HSBC		100.47	678,200.18	4,320.68	3,618.27	1.10	1.10	0.32
DTD 05/11/2012 0.750% 05/11/2015												
MCDONALDS CORP NOTES		58013MEP5	230,000.00	JPMCHASE		100.38	230,873.77	1,506.27	1,120.42	1.15	1.15	0.42
DTD 05/29/2012 0.750% 05/29/2015												
CATERPILLAR FIN CORP NOTES		14912LSD9	250,000.00	MERRILL		100.68	251,696.75	1,776.75	1,728.06	1.15	1.15	0.51
DTD 05/30/2012 1.100% 05/29/2015												
CATERPILLAR INC GLOBAL NOTES		149123BY6	250,000.00	JPMCHASE		100.58	251,439.50	1,492.00	1,461.31	1.23	1.23	0.48
DTD 06/26/2012 0.950% 06/26/2015												
JOHN DEERE CAPITAL CORP GLOBAL NOTES		24422ERS0	325,000.00	DEUTSCHE		100.65	327,125.50	2,213.25	2,162.20	1.23	1.23	0.42
DTD 06/29/2012 0.950% 06/29/2015												
WELLS FARGO & COMPANY		94974BFE5	400,000.00	BNP PARI		101.16	404,655.20	(2,266.44)	809.98	1.24	1.24	0.56
DTD 06/27/2012 1.500% 07/01/2015												
WELLS FARGO & COMPANY		94974BFE5	400,000.00	MORGANST		101.16	404,655.20	(2,148.80)	875.08	1.24	1.24	0.56
DTD 06/27/2012 1.500% 07/01/2015												
JOHN DEERE CAPITAL CORP		24422ERV3	125,000.00	DEUTSCHE		100.34	125,423.75	508.75	464.47	1.42	1.42	0.46
DTD 09/07/2012 0.700% 09/04/2015												
BANK OF NEW YORK MELLON (CALLABLE)		06406HCD9	200,000.00	MORGANST	09/23/15	100.23	200,468.40	674.40	576.36	1.46	1.46	0.55
DTD 10/25/2012 0.700% 10/23/2015												
WALT DISNEY CO GLOBAL NOTES		25468PCU8	300,000.00	CITIGRP		99.92	299,751.60	1,986.60	997.78	1.66	1.66	0.50
DTD 11/30/2012 0.450% 12/01/2015												
PEPSICO INC GLOBAL NOTES		713448CE6	285,000.00	JPMCHASE		99.85	284,570.79	(329.46)	(365.44)	1.89	1.89	0.78
DTD 02/28/2013 0.700% 02/26/2016												
JPMORGAN CHASE & CO GLOBAL NOTES		46623EJH4	800,000.00	JPMCHASE		100.38	803,075.20	4,043.20	3,693.00	1.88	1.88	0.92
DTD 02/26/2013 1.125% 02/26/2016												
BANK OF NEW YORK MELLON (CALLABLE)		06406HCG2	270,000.00	GOLDMAN		99.83	269,537.49	(303.21)	(359.70)	1.91	1.91	0.79
DTD 03/06/2013 0.700% 03/04/2016												
BANK OF NEW YORK MELLON (CALLABLE)		06406HCG2	340,000.00	GOLDMAN		99.83	339,417.58	(381.82)	(452.96)	1.91	1.91	0.79
DTD 03/06/2013 0.700% 03/04/2016												





Managed Account Fair Market Value & Analytics

For the Month Ending **March 31, 2014**

CITY OF LAKEWOOD - 51260100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	Duration to Worst at Mkt	YTM
Corporate Note												
GLAXOSMITHKLINE CAP INC GLOBAL NOTES		377372AG2	550,000.00	RBC CAP		100.02	550,106.15	496.65	418.11	1.95	1.95	0.69
DTD 03/18/2013 0.700% 03/18/2016												
APPLE INC GLOBAL NOTES		037833AH3	340,000.00	GOLDMAN		99.67	338,874.94	(509.66)	(695.58)	2.07	2.07	0.61
DTD 05/03/2013 0.450% 05/03/2016												
TOYOTA MOTOR CREDIT CORP		89236TAL9	385,000.00	CITIGRP		100.38	386,451.45	1,609.30	1,563.79	2.10	2.10	0.62
DTD 05/17/2013 0.800% 05/17/2016												
GENERAL ELEC CAP CORP (FLOATING)		36962G7A6	705,000.00	CITIGRP		100.93	711,543.11	6,543.11	6,543.11	0.25	2.26	0.49
DTD 07/12/2013 0.892% 07/12/2016												
WELLS FARGO & COMPANY		94974BFL9	545,000.00	WELLSFAR		100.84	549,573.10	5,096.30	4,980.15	2.26	2.26	0.88
DTD 07/29/2013 1.250% 07/20/2016												
BERKSHIRE HATHAWAY FIN GLOBAL NOTES		084664BX8	490,000.00	WELLSFAR		100.52	492,523.50	2,783.20	2,729.46	2.34	2.34	0.73
DTD 08/15/2013 0.950% 08/15/2016												
AMERICAN HONDA FINANCE GLOBAL NOTES		02665WAB7	315,000.00	BARCLAYS		100.63	316,990.49	3,086.69	2,915.40	2.46	2.46	0.87
DTD 10/10/2013 1.125% 10/07/2016												
PEPSICO CORP NOTES		713448CL0	675,000.00	CITIGRP		99.49	671,579.78	(2,650.72)	(2,672.65)	2.84	2.84	1.13
DTD 02/28/2014 0.950% 02/22/2017												
Security Type Sub-Total			9,530,000.00				9,569,339.16	33,534.52	37,377.75	1.63	1.78	0.65
Certificate of Deposit												
BNP PARIBAS NY BRANCH CERT DEPOS		05574RAF2	725,000.00	BNP PARI		100.09	725,658.30	658.30	658.30	0.59	0.59	0.30
DTD 02/07/2014 0.450% 11/03/2014												
BANK OF NOVA SCOTIA HOUS CERT DEPOS (FLT)		06417FPL8	850,000.00	GOLDMAN		100.29	852,439.50	2,439.50	2,439.50	0.00	0.93	0.19
DTD 03/06/2013 0.500% 03/06/2015												
RABOBANK NEDERLAND NV NY CD		21684BEP5	900,000.00	GOLDMAN		99.93	899,368.20	(631.80)	(631.80)	1.08	1.08	0.67
DTD 04/29/2013 0.600% 04/29/2015												
NORDEA BANK FINLAND NY (FLOATING)		65558EXP8	725,000.00	MERRILL		100.03	725,188.50	188.50	188.50	0.25	1.29	0.34
DTD 01/17/2014 0.358% 07/17/2015												
Security Type Sub-Total			3,200,000.00				3,202,654.50	2,654.50	2,654.50	0.49	0.98	0.38





Managed Account Fair Market Value & Analytics

For the Month Ending **March 31, 2014**

CITY OF LAKEWOOD - 51260100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	Duration to Worst at Mkt	YTM
Managed Account Sub-Total			35,565,000.00			35,970,922.15	(138,190.31)	31,151.72	1.75	1.84	0.53	
Securities Sub-Total			\$35,565,000.00			\$35,970,922.15	(\$138,190.31)	\$31,151.72	1.75	1.84	0.53%	
Accrued Interest						\$84,853.35						
Total Investments						\$36,055,775.50						





Managed Account Security Transactions & Interest

For the Month Ending March 31, 2014

CITY OF LAKEWOOD - 51260100

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
BUY											
	02/27/14	03/03/14	US TREASURY NOTES	912828RF9	1,325,000.00	(1,341,717.77)	(108.02)	(1,341,825.79)			
			DTD 08/31/2011 1.000% 08/31/2016								
	03/04/14	03/05/14	US TREASURY NOTES	912828PS3	510,000.00	(526,495.31)	(929.83)	(527,425.14)			
			DTD 01/31/2011 2.000% 01/31/2016								
	03/19/14	03/21/14	US TREASURY NOTES	912828SM3	1,600,000.00	(1,603,687.50)	(7,560.44)	(1,611,247.94)			
			DTD 03/31/2012 1.000% 03/31/2017								
Transaction Type Sub-Total					3,435,000.00	(3,471,900.58)	(8,598.29)	(3,480,498.87)			
INTEREST											
	03/04/14	03/04/14	BANK OF NEW YORK MELLON (CALLABLE)	06406HCG2	270,000.00	0.00	945.00	945.00			
			DTD 03/06/2013 0.700% 03/04/2016								
	03/04/14	03/04/14	JOHN DEERE CAPITAL CORP	24422ERV3	125,000.00	0.00	437.50	437.50			
			DTD 09/07/2012 0.700% 09/04/2015								
	03/04/14	03/04/14	BANK OF NEW YORK MELLON (CALLABLE)	06406HCG2	340,000.00	0.00	1,190.00	1,190.00			
			DTD 03/06/2013 0.700% 03/04/2016								
	03/06/14	03/06/14	BANK OF NOVA SCOTIA HOUS CERT DEPOS (FLT)	06417PPL8	850,000.00	0.00	1,051.40	1,051.40			
			DTD 03/06/2013 0.500% 03/06/2015								
	03/15/14	03/15/14	US TREASURY NOTES	912828SK7	1,850,000.00	0.00	3,468.75	3,468.75			
			DTD 03/15/2012 0.375% 03/15/2015								
	03/15/14	03/15/14	US TREASURY NOTES	912828SK7	120,000.00	0.00	225.00	225.00			
			DTD 03/15/2012 0.375% 03/15/2015								
	03/18/14	03/18/14	GLAXOSMITHKLINE CAP INC GLOBAL NOTES	377372AG2	550,000.00	0.00	1,925.00	1,925.00			
			DTD 03/18/2013 0.700% 03/18/2016								
	03/28/14	03/28/14	FNMA NOTES	3135G0CM3	280,000.00	0.00	1,750.00	1,750.00			
			DTD 08/19/2011 1.250% 09/28/2016								
	03/28/14	03/28/14	FNMA NOTES	3135G0CM3	415,000.00	0.00	2,593.75	2,593.75			
			DTD 08/19/2011 1.250% 09/28/2016								
	03/30/14	03/30/14	FANNIE MAE GLOBAL NOTES	3135G0VA8	610,000.00	0.00	1,525.00	1,525.00			
			DTD 02/15/2013 0.500% 03/30/2016								





Managed Account Security Transactions & Interest

For the Month Ending March 31, 2014

CITY OF LAKEWOOD - 51260100

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST											
03/31/14	03/31/14		US TREASURY NOTES	912828SM3	1,600,000.00	0.00	8,000.00	8,000.00			
			DTD 03/31/2012 1.000% 03/31/2017								
Transaction Type Sub-Total					7,010,000.00	0.00	23,111.40	23,111.40			
SELL											
02/27/14	03/03/14		US TREASURY NOTES	912828SE1	850,000.00	850,996.09	93.92	851,090.01	5,412.11	2,424.68	SPEC LOT
			DTD 02/15/2012 0.250% 02/15/2015								
02/27/14	03/03/14		US TREASURY NOTES	912828MH0	500,000.00	509,687.50	963.40	510,650.90	(18,066.41)	1,232.24	SPEC LOT
			DTD 02/01/2010 2.250% 01/31/2015								
03/04/14	03/05/14		FANNIE MAE GLOBAL NOTES	3135G0S80	525,000.00	525,866.25	404.69	526,270.94	2,089.50	1,577.09	SPEC LOT
			DTD 11/16/2012 0.375% 12/21/2015								
03/20/14	03/21/14		US TREASURY NOTES	912828SK7	120,000.00	120,243.75	7.34	120,251.09	646.87	376.58	SPEC LOT
			DTD 03/15/2012 0.375% 03/15/2015								
03/20/14	03/21/14		US TREASURY NOTES	912828SK7	380,000.00	380,771.88	23.23	380,795.11	1,068.75	879.77	SPEC LOT
			DTD 03/15/2012 0.375% 03/15/2015								
03/20/14	03/21/14		SVENSKA HANDELSBANKEN NY FLOATING LT CD	86958CVF8	875,000.00	876,016.46	760.54	876,777.00	1,149.71	1,074.13	SPEC LOT
			DTD 04/05/2013 0.423% 10/06/2014								
03/20/14	03/21/14		US TREASURY NOTES	912828SE1	255,000.00	255,219.14	59.88	255,279.02	1,543.94	625.44	SPEC LOT
			DTD 02/15/2012 0.250% 02/15/2015								
Transaction Type Sub-Total					3,505,000.00	3,518,801.07	2,313.00	3,521,114.07	(6,155.53)	8,189.93	
Managed Account Sub-Total					46,900.49	16,826.11	63,726.60	8,189.93			
Total Security Transactions					\$46,900.49	\$16,826.11	\$63,726.60	\$8,189.93			



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COUNCIL AGENDA

April 22, 2014

TO: The Honorable Mayor and City Council

SUBJECT: Community Safety Commission Recommendation – Disabled Person Parking

INTRODUCTION

The Community Safety Commission met on April 7, 2014, to consider various community safety matters that included the consideration of requests for disabled person parking at 5818 Oliva Avenue.

STATEMENT OF FACT

A request was received from the resident of 5818 Oliva Avenue stating she feels safer parking her vehicle in front of her home, cannot walk a long distance, and garage access is limited due to trucks unloading in the alley. Her requests for neighborhood cooperation have not been successful, and parking near the front entrance of her home continues to be a problem.

Staff verified the placard and monitored this location to find residents on the east side of Oliva access their garages from a narrow alley, vehicles parked on the street appeared to belong to residents of the neighborhood, parking was limited each time staff visited the site, and delivery trucks were often unloading in the alley.

Based on the fact that garage access is limited due to deliveries and parking on Oliva Avenue is limited, staff recommends that the request for disabled person parking at 5818 Oliva Avenue be approved. The requestor is aware that any person in possession of a disabled person placard would be able to use the requested parking restriction. The location is shown on the attached map.

RECOMMENDATION

The Community Safety Commission recommends that the City Council adopts the attached resolution authorizing installation of disabled person designated parking at 5818 Oliva Avenue.

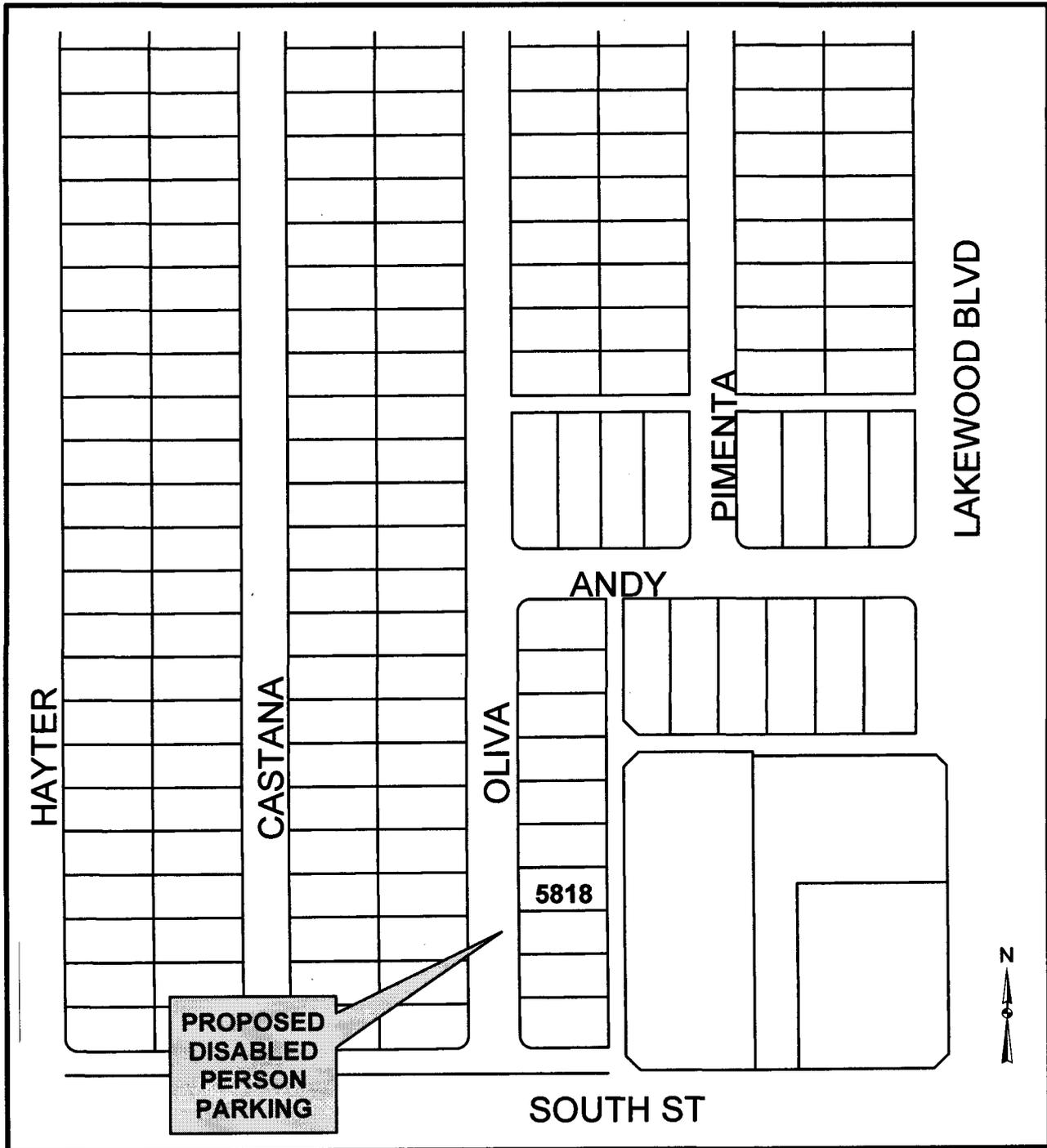
Lisa Ann Rapp *LAR*
Director of Public Works

Howard L. Chambers
City Manager



COMMUNITY SAFETY COMMISSION

APRIL 7, 2014



DISABLED PERSON PARKING REQUEST
5818 OLIVA AVENUE
TELOG NO. 2014-20

RESOLUTION NO. 2014-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD ESTABLISHING DISABLED PERSON
DESIGNATED PARKING ON THE EAST SIDE OF OLIVA
AVENUE WITHIN THE CITY OF LAKEWOOD

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

SECTION 1. This Resolution is enacted pursuant to Section 21458 and 22507 of the Vehicle Code of the State of California, and Section 3250.2 of the Lakewood Municipal Code.

SECTION 2. Disabled person designated parking is hereby established on the east side of Oliva Avenue, beginning one hundred eighty-three (183) feet north of the northerly curb line of South Street north service road continuing northerly for a distance of twenty (25) feet within the City of Lakewood. No vehicle shall stop, stand or park in said parking restriction unless displaying a special identification license plate or placard issued by the Department of Motor Vehicles pursuant to Section 22511.55 of the California Vehicle Code.

SECTION 3. This resolution shall be effective as long as said restriction is painted and posted in accordance with the requirements of Vehicle Code Section 22511.7 of the California Vehicle Code. In addition, this resolution shall be in effect only as long as a physically disabled person, occupies the house at 5818 Oliva Avenue.

SECTION 4. This resolution has been adopted pursuant to a Community Safety Commission recommendation.

ADOPTED AND APPROVED THIS 22ND DAY OF APRIL, 2014.

Mayor

ATTEST:

City Clerk

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Public Hearings

COUNCIL AGENDA

April 22, 2014

TO: The Honorable Mayor and City Council

SUBJECT: Proposed ordinance pertaining to: 1) the sale of alcoholic beverages for off-site consumption from locations less than 6,500 square feet in area, 2) on-site consumption in conjunction with alcoholic beverage manufacturing in the M-1 (Light Manufacturing) zone, and 3) clarification of on-sale licenses in the C-1 and C-3 zones.

INTRODUCTION

The proposed ordinance addresses the following issue areas; 1) the sale of alcoholic beverages for off-site consumption (off-sale) from establishments with a gross floor area of less than 6,500 square feet, 2) the sale of alcoholic beverages for on-site consumption (on-sale) in conjunction with alcoholic beverage manufacturing located in the M-1 (Light Manufacturing) zone, and 3) clarifications relating to on-sale licenses in the C-1 (Neighborhood Commercial) and C-3 (Intermediate Commercial) zones. Each of these issue areas is discussed below.

Commercial off-sale – less than 6,500 sq. ft.: In 2012 the City Council found that the proliferation of off-sale alcoholic beverage outlets which have a gross floor area of less than 6,500 square had begun to have negative effects including; undue concentration in census tracts, oversaturation at intersections, and an increase of locations adjacent to areas frequented by high school aged children. These negative effects increase challenges to, and increase the burdens on, law enforcement resources. On October 9, 2012, the City Council adopted an urgency ordinance prohibiting the issuance of any conditional use permits (CUPs) allowing such establishments so that the City could study the most appropriate ways to implement zoning and land use regulations to mitigate the negative impacts of such establishments.

Manufacturing on-sale: Consumption of alcoholic beverages on the premises of an alcoholic beverage manufacturer is permitted by the Department of Alcoholic Beverage Control (ABC). The Lakewood Municipal Code (LMC) does not allow bars, cocktail lounges, or any place offering alcoholic beverages for sale for consumption on the premises in the M-1 (Light Manufacturing) zone except where in connection with a private club or a bona fide eating establishment. At the time it was written, the Municipal Code did not anticipate the establishment of an alcoholic beverage manufacturer which also offered on-site consumption of alcohol. This prevents the City from encouraging microbrewery business models that allow incidental on-site consumption in a manner that does not generate the types of negative impacts associated with more traditional on-site consumption establishments, such as bars.

Clarification of on-sale in the C-1 and C-3 zones: The proposed ordinance also corrects certain inconsistencies relating to the classification of bars and other establishments that offer alcoholic beverage for on-site consumption based on the zoning where the business is located in.

STATEMENT OF FACTS

Off-sale from locations with a gross floor area less than 6,500 square feet.

Off-sale establishments are typically issued a Type 20, Type 21, or Type 23 license by ABC. Type 20 allows for the retail sale of beer and wine, Type 21 allows for the retail sale of beer, wine, and distilled spirits, and Type 23 is a non-retail license for small beer manufacturers. Current off-sale license holders within the City include large retail outlets such as Costco, Target, and Walmart. Other license holders include grocery stores such as Ralph's, Fresh and Easy, and Sprouts; drug stores; gas stations with convenience stores; stand-alone convenience stores; liquor stores, and a small beer manufacturer.

The gross floor area of these establishments in the City range from 104 square feet (Gumtree Vineyards) up to 165,816 square feet (Target). The 2012 moratorium adopted by the City Council prohibits the issuance of Conditional Use Permits (CUPs) to locations less than 6,500 square feet in area. Table 1 below lists the number of licenses based on the license type and by the gross floor area of off-sale locations. Table 1 shows that nearly two-thirds of the off-sale licenses in Lakewood are for establishments with a gross floor area less than 6,500 square feet.

Table 1: License Type by Gross Floor Area

Gross Floor Area	Type 20	Type 21	Type 23	Total
< 6,500 sq. ft.	23	17	1	41 (64%)
6,500 sq. ft. and above	5	18	0	23 (36%)
Total	28	35	1	64 (100%)

Undue Concentration. As part of its license application review process, ABC determines whether a condition of undue concentration exists in a given census tract. Undue concentration occurs when the ratio of the number licenses per population for a given license type in a certain census tract exceeds the ratio of that license type per population in the county where the census tract is located.

Lakewood has 19 census tracts. Four census tracts are "at capacity" having the maximum number of allowed licenses, 13 census tracts have an undue concentration of licenses, and only two census tracts have the capacity to add licenses without creating further undue concentration. Also, there are three census tracts that overlap the boundaries with either Long Beach or Hawaiian Gardens. None of these three shared census tracts have capacity for additional licenses. However, if the off-sale locations in the adjacent city did not exist, there would be capacity in Lakewood for additional licenses. The high density of off-sale licenses is reinforced by the fact that 13 out of 19 census tracts in the City are considered by the ABC to have an undue concentration of off-sale licenses (see attached map). Table 2 below lists the number of existing and allowed licenses by census tract and shows if there is undue concentration in a particular census tract.

Table 2: Census Tracts and Overconcentration

Census Tract	Off-Sale Licenses Allowed	Existing Licenses	Undue Concentration?
5550.01	3	4	Yes
5550.02	2	3	Yes
5551.02*	4	5	Yes, but 4 licenses are in Hawaiian Gardens
5551.03	3	5	Yes
5551.04*	2	4	Yes, but 3 licenses are in Hawaiian Gardens
5700.01	2	4	Yes
5700.02	1	1	No
5700.03	2	2	No
5707.01	4	6	Yes
5707.02	1	4	Yes
5708.00	3	5	Yes
5709.01	3	5	Yes
5709.02	2	2	No
5710.00	3	2	No
5711.01	2	6	Yes
5711.02	2	4	Yes
5713.00	2	1	No
5714.00	3	5	Yes
5715.03*	2	2	No, but one license is in Long Beach
Total:	46	70	

*Census Tract split across city boundary.

Oversaturation. The ABC determination of undue concentration is based on a single census tract and does not take into consideration those areas where a street intersection is also the convergence of multiple census tracts. While there may not be an undue concentration within each individual census tract, each corner of an intersection may have one or more licensees (each in a separate census tract), resulting in a noticeable oversaturation of alcohol retailers. Under the proposed ordinance, oversaturation occurs when the parcel for an off-sale license with a floor area under 6,500 square feet is, or will be, located within 300 feet of two or more parcels occupied by off-sale licenses. The proposed ordinance proposes to limit instances of oversaturation by examining the distance between a proposed license location and that of existing locations. The proposed ordinance would not prevent a license from being issued for any location within a regional shopping center.

The proposed ordinance would amend Section 9340.C.4 by prohibiting the issuance of a CUP for an off-sale license from a location which has a gross floor area of less than 6,500 square feet and where there are already two or more off-sale licenses within 300 feet of the proposed license location. A distance of 300 feet provides a sufficient buffer at most of Lakewood’s commercial intersection nodes but retains flexibility for an off-sale license to be established in the City’s

Alcoholic Beverage Ordinance

April 22, 2014

Page 4

larger commercial areas. The 300-foot distance will be measured from the property boundary of the proposed off-sale location to the nearest boundaries of any active off-sale licenses. Table 3 below lists the intersection nodes in the City where at least one adjacent corner is located in the C-1, C-3, or C-4 zone. Table 3 shows the total number of off-sale license types and if that intersection has an oversaturation of off-sale licenses. The attached map shows the 300-foot buffer of each off-sale license in Lakewood.

Table 3: Intersection Node Analysis

Intersection Node	Type 20 Licenses	Type 21 Licenses	Total Licenses	Oversaturated Intersection?
Cherry/Del Amo	1	0	1	No
Paramount/Candlewood	2	1	3	Yes
Paramount/Del Amo	2	2	4	Yes
Paramount/Carson	1	2	3	Yes
Clubhouse/Carson	0	0	0	No
Downey/South	0	1	1	No
Lakewood/South	2	1	3	Yes
Lakewood Center (1)	2	6	8	Yes
Lakewood/Carson	0	0	0	No
Bellflower/Ashworth	0	0	0	No
Bellflower/Allington	0	0	0	No
Bellflower/South	2	1	3	Yes
Bellflower/ Del Amo	2	1	3	Yes
Bellflower/Carson	0	1	1	No
Woodruff/South	2	3	5	Yes
Woodruff/Del Amo	2	3	5	Yes
Woodruff/Carson	1	3	4	Yes
Palo Verde/ South	0	1	1	No
Palo Verde/ Del Amo	1	0	1	No
Los Coyotes/Carson	1	1	2	At capacity
605/Del Amo	2	0	2	At capacity
Nectar/Carson	1	1	2	At capacity
Pioneer/Del Amo	0	1	1	No
Pioneer/Centralia	1	1	2	At capacity
Pioneer/Carson	1	0	1	No
Norwalk/Del Amo	1	0	1	No
Norwalk/Centralia	1	1	2	At capacity
Bloomfield/Del Amo	0	1	1	No
Bloomfield/Centralia	0	2	2	At capacity
Totals:	28	34	62	10 intersections are oversaturated

(1) Includes Lakewood Center and all other commercially zoned property around Lakewood Center.

In instances where there are no existing licenses within 300 feet, but a proposed license would still contribute to undue concentration as defined by ABC, the City will still have the option to approve or deny a Letter of Public Convenience and Necessity (PCN letter). Approval of a PCN letter authorizes ABC to issue a license despite the issue of undue concentration.

On-sale license with alcoholic beverage manufacturers in the M-1 (Light Manufacturing) zone.

There is one Type 23 license in Lakewood and it is issued to Timeless Pints Brewing Company. Type 23 licenses are non-retail licenses for small beer manufacturers and allow the sale of products to outside retail licensees for on-site consumption. They also allow on-site beer tastings under specified conditions.

Breweries are allowed in the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zones. Currently, LMC 9360.A.6 does not allow bars, cocktail lounges, or any place offering alcoholic beverages for sale for consumption on the premises in the M-1 zone except where in connection with a private club or a bona fide eating establishment. Since a brewery is neither a private club nor a bona fide eating establishment, the amendment will allow Type 23 license holders to fully exercise their ABC license to offer their product for on-site tasting as an ancillary use.

The proposed ordinance amends LMC Section 9360.A.6 to allow a manufacturer of alcoholic beverages to offer alcoholic beverages for sale and on-site consumption, provided that the beverage is manufactured on the premises and where the appropriate license has been granted by ABC. Section 9368.A allows uses permitted in the M-1 zone into the M-2 zone subject to the specified conditions as in the M-1 zone.

Amendments relating to on-sale licenses in the C-1 and C-3 zones.

- a. The proposed ordinance deletes LMC Section 9340.B.26, which lists liquor stores as permitted uses in the C-1 zone. Liquor stores as a permitted use conflicts with Section 9340.C.4, which currently requires a CUP for proposed off-sale establishments with a floor area less than 10,000 square feet. The proposed ordinance will modify Section 9340.C.4 by adding locational restrictions for establishments with floor areas less than 6,500 square feet, as discussed above.
- b. The proposed ordinance deletes LMC Section 9347.B.4 (C-3 zone) as this Subsection is identical to Section 9340.B.7 (C-1 zone). Section 9347.A already allows any use permitted in the C-1 zone to be allowed in the C-3 zone under the same specified conditions.
- c. The proposed ordinance modifies Section 9347.C.2 by deleting the words "...as the principal use." The amended Subsection is proposed to read as follows:

2. Bars, cocktail lounges, or any establishment offering alcoholic beverage for sale for consumption on the premises ~~as the principal use~~.

The proposed modification will require a CUP for any new on-sale license within 200 feet of the boundary of residentially-zoned property. This will apply to locations in the C-3 and C-4 zones. This modification corrects the current exclusion of bona fide restaurants from the CUP requirement. Today's business models can make it difficult to determine whether a use should be classified as a bona-fide restaurant or a bar. Some restaurants have areas or rooms that separate the bar from the main dining room, while some establishments, such as sports bars, also have bona fide food menus.

The Proposed Ordinance reflects the information considered in a public hearing before the Planning and Environment Commission (PEC) at its regular meeting of April 3, 2014.

The following documents have been attached to this report:

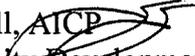
- PEC Resolution No. 13-2014 recommending approval of the proposed ordinance
- Initial Study and Environmental Checklist
- Proposed ordinance

SUMMARY

The proposed ordinance will amend the Municipal Code by: 1) limiting the sale of alcoholic beverages for off-site consumption from locations less than 6,500 square feet in area, 2) permitting the on-site consumption in conjunction with alcoholic beverage manufacturing in the M-1 (Light Manufacturing) zone, and 3) clarifying regulations concerning on-sale licenses in the C-1 and C-3 zones.

RECOMMENDATION

Staff recommends that the City Council hold a public hearing, and following the hearing, move to adopt the attached resolution of approval recommending that the City Council adopt the proposed ordinance along with the related Negative Declaration.

Sonia Dias Southwell, 
Director of Community Development

Howard L. Chambers 
City Manager

RESOLUTION NO. 13-2014

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING WITH FINDINGS THAT THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPT AN ORDINANCE AMENDING THE LAKEWOOD MUNICIPAL CODE PERTAINING TO THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SALE CONSUMPTION, FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH ALCOHOLIC BEVERAGE MANUFACTURING IN THE M-1 (LIGHT MANUFACTURING) ZONE, AND VARIOUS CHANGES RELATING TO ON-SALE LICENSES IN THE C-1 (NEIGHBORHOOD COMMERCIAL) AND C-3 (INTERMEDIATE COMMERCIAL) ZONES, LAKEWOOD, CALIFORNIA.

THE PLANNING ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission, having had submitted to it the proposed ordinance pertaining to the sale of alcoholic beverages for off-sale consumption, for on-site consumption in conjunction with alcoholic beverage manufacturing in the M-1 (Light Manufacturing) zone, and various changes relating to on-sale licenses in the C-1 (Neighborhood Commercial) and C-3 (Intermediate Commercial) zones, along with exhibits thereof, hereby submits its report and recommendation to the City Council.

SECTION 2. The Planning and Environment Commission hereby reports that a public hearing on the proposed ordinance was held before it in the City Council Chambers, 5000 Clark Avenue, Lakewood, California, on April 3, 2014, pursuant to notice given in the time and manner required by law. A summary of the hearing is set forth in the Minutes of the Planning and Environment Commission, attached hereto and made a part hereof. The Secretary of the Commission is directed to attach said Minutes to the Resolution as said summary when prepared, whether or not first approved by the Planning and Environment Commission.

SECTION 3. Pursuant to the terms and provisions of the California Environmental Quality Act Guidelines, as amended, the Director of Community Development has caused to be prepared an Environmental Checklist and Initial Study, pursuant to Section 15070 of the California Environmental Quality Act, as amended. Based on the findings of the Environmental Checklist and Initial Study, the Planning and Environment Commission recommends that the City Council approve a Negative Declaration for this project.

SECTION 4. Based on the aforementioned findings, the Planning and Environment Commission recommends to the City Council that the City Council prepare and adopt, following the holding of a public hearing as required by law, the proposed ordinance pertaining to the sale of alcoholic beverages for off-sale consumption, for on-site consumption in conjunction with alcoholic beverage manufacturing in the M-1 (Light Manufacturing) zone, and various changes relating to on-sale licenses in the C-1 (Neighborhood Commercial) and C-3 (Intermediate Commercial) zones.

ADOPTED AND APPROVED this 3rd day of April, 2014, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS: Wade, Stuckey, Quarto, Samaniego, McKinnon
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

Jan McKinnon, Chairperson

ATTEST:

Sonia Dias Southwell, AICP, Secretary

Ordinance Pertaining to Alcoholic Beverage Sales for Off-sale Consumption (less than 6,500 square feet) and for On-Site Consumption in Conjunction with Alcoholic Beverage Manufacturing.

Lakewood, California

Initial Study and Environmental Checklist

April 22, 2014

**City of Lakewood
Community Development Department**

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

I. INTRODUCTION

A. Background

Project title: Ordinance Pertaining to Alcoholic Beverage Sales for Off-sale Consumption (less than 6,500 square feet) and for On-Site Consumption in Conjunction with Alcoholic Beverage Manufacturing.

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

Agency contact person: Paul Kuykendall, AICP, Senior Planner
(562) 866-9771, extension 2341

Project location: Citywide, Lakewood, California

Name of proponent: City of Lakewood

Proponent's address and phone: 5050 N. Clark Avenue
Lakewood, California 90712
(562) 866-9771

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 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 results in any new project-specific environmental impacts not previously addressed in the General Plan EIR. This Initial Study found that no significant environmental impact would occur due to the

proposed action, and thus a Negative Declaration will be circulated for public review for a period of 20 days in accordance with Public Resources Code Section 21091 (b).

C. Project Description and Location

The proposed ordinance addressing the following; 1) the sale of alcoholic beverages for off-sale consumption from establishments with a gross floor area of less than 6,500 square feet, 2) on-site consumption of alcoholic beverages in conjunction with alcoholic beverage manufacturer located in the M-1 (Light Manufacturing) zone, and 3) clarifications relating to on-sale licenses in the C-1 (Neighborhood Commercial) and C-3 (Intermediate Commercial) zones.

In 2012 the City Council found that the proliferation of off-sale alcoholic beverage outlets which are less than 6,500 square feet in area has begun to have negative effects including; overconcentration and oversaturation, locating in close proximity to where young people tend to congregate, and presenting challenges to and increasing the burden upon law enforcement resources. On October 9, 2012, the City Council adopted an urgency ordinance prohibiting the issuance of any conditional use permits (CUPs) allowing such establishments, while the City studied the most appropriate ways to implement zoning and land use regulations to mitigate the negative impacts of such establishments.

Consumption of alcoholic beverages on the premises of an alcoholic beverage manufacturer is permitted by the Department of Alcoholic Beverage Control (ABC). The Lakewood Municipal Code (LMC) does not allow bars, cocktail lounges, or any place offering alcoholic beverages for sale for consumption on the premises in the M-1 (Light Manufacturing) Zone except where in connection with a private club or a bona fide eating establishment. At the time it was written, the Municipal Code did not anticipate the establishment of an alcoholic beverage manufacturer which also offered on-site consumption of alcohol. This prevents the City from encouraging contemporary business models that allow incidental on-site consumption in a manner that does not generate the types of negative impacts associated with more traditional on-site consumption establishments.

The proposed ordinance also corrects certain inconsistencies relating to the classification of bars and other establishments that offer alcoholic beverage for on-site consumption based on the zoning where the business is located in.

This amendment does not affect any specific property within the City of Lakewood and applies to the City generally. Under the proposed amendment, project applications will be reviewed on a case-by-case basis pursuant to the California Environmental Quality Act of 1970, as amended. This amendment does not affect any specific real property within the City and applies to the City generally.

D. Environmental Findings

The proposed ordinance will not have a significant effect on the environment. The possible impacts and related mitigation are as follows:

Impact: None.

Mitigation Measures:

1. None required.

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 type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils | <input 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 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

April 22, 2014
Date

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

b) Substantially damage scenic resources, including, but not limited to, trees rock outcroppings, and historic buildings within a state scenic highway? b (1,6)

c) Substantially degrade the existing visual character or quality of the site and its surroundings? (1,6)

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (1,6,8)

The proposed ordinance will not have a substantial adverse effect on any scenic vistas nor will it substantially damage scenic resources. There are no historic buildings identified within the City of Lakewood. The proposed ordinance will not substantially degrade the existing visual quality of the subject site or the surrounding area nor will it create new sources of substantial light or glare that would adversely affect day or nighttime views in the area. Projects developed under this ordinance will be reviewed for aesthetics on a case-by-case basis.

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)

The proposed ordinance will not result in any physical changes to the environment that might otherwise have the potential to impact the character of the city, its surroundings, or which might otherwise result in significant urban decay. Projects proposed under this ordinance will be reviewed on a case-by-case basis to evaluate the potential impacts of those projects under the California Environmental Quality Act, as amended.

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

The proposed ordinance pertains to the sale of alcoholic beverages in Commercial and Manufacturing zones. The proposed ordinance does not involve the sale of alcoholic beverages from any agricultural zones or farmland. There is no farmland of Statewide Importance on any "C" or "M" zoned property in Lakewood. The proposed ordinance will not result in the conversion of any farmland to a non-agricultural use. This determination was made pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation.

b) Conflict with existing zoning for agricultural
 use or a Williamson Act contract? (2,3,6)

The proposed ordinance pertains to "C" or "M" zoned properties, none of which are subject to the Williamson Act. 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
 defined by Public Resources Code Section 4526),
 or timberland zoned Timberland Production (as
 defined by Government Code Section 51104(g))?
 (1,6,12)

There is no forest land and no timberland within, or adjacent to, the City of Lakewood. The proposed ordinance will not conflict with zoning or rezoning of any land designated for timberland production.

d) Result in the loss of forest land or conversion
 of forest land to non-forest use? (1,6,12)

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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There is no forest land and no timberland within, or adjacent to, the City of Lakewood. The proposed ordinance will have not result in the loss of forest land or the conversion of forest land to a non-forest use.

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? (1,6,12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Since there is no farmland or agricultural land in the city to begin with, the proposed ordinance 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not result in a level of development exceeding what is anticipated by the General Plan and MEIR for the city, therefore the ordinance will not conflict or obstruct the implementation of any applicable air quality plan.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance 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 of the General Plan MEA. Projects developed under this ordinance will be reviewed individually under the California Environmental Quality Act.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed ordinance does not have the characteristics to result in a considerable cumulative net increase of any criteria-pollutant that would exceed any applicable federal or state air quality standard. Projects developed under this proposed ordinance will be reviewed on a case-by-case basis to evaluate the potential impacts of such projects pursuant to the California Environmental Quality Act.

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

The proposed ordinance will not result in the exposure of sensitive receptors to substantial pollutant concentrations. Projects developed under this proposed ordinance will be reviewed on a case-by-case basis to evaluate the potential impacts on sensitive receptors pursuant to the California Environmental Quality Act.

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

The proposed ordinance will not create any objectionable odors that might otherwise affect a substantial number of people. Projects developed under this proposed ordinance will be reviewed on a case-by-case basis to evaluate the potential impacts from odors pursuant to the California Environmental Quality Act.

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. None required.

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)

The proposed ordinance will not adversely affect, either directly or indirectly, any species that has 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.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Lakewood is located in a highly urbanized portion of Los Angeles County. The proposed ordinance will not have a substantial impact on any riparian habitat or other sensitive natural community, nor will it 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, march, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no federally protected wetlands that would be impacted by the proposed ordinance, as defined by Section 404 of the Clean Water Act, within Lakewood.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not interfere with the movement of any native resident or migratory fish or wildlife species, nor will it affect any established wildlife corridors or 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not conflict with any local policies or ordinances, including those goals found in the Conservation Element of the City of Lakewood General Plan.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not create a substantial adverse change to any historical resource.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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There will be no substantial adverse changes to any archaeological resources, as a result of the proposed ordinance.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will neither directly nor indirectly destroy any paleontological resources, site characteristics, or unique geological features.

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 ordinance 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Strong seismic ground shaking? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Seismic-related ground failure, including liquefaction? (4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Landslides? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The region has many active and potentially active faults, however, Lakewood is not within an Alquist-Priolo Special Study zone. There are no known active faults in the City of Lakewood. The closest active fault is the Newport-Inglewood Fault Zone, located about four miles southwest of the City. The proposed ordinance will not result in persons or buildings being threatened by seismic activity, landslides, nor mudflows.

b) Result in substantial soil erosion or the loss of topsoil? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not result in substantial erosion or the loss of topsoil. Individual projects will be reviewed on a case-by-case basis to evaluate potential impacts relating to soil erosion and 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The properties affected by the proposed ordinance are generally 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. Projects developed under this proposed ordinance under this ordinance will be reviewed on a case-by-case basis to evaluate potential impacts relating to soil instability.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although Lakewood is within a part of Los Angeles County recognized as having expansive soil, projects developed under this proposed ordinance 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)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Projects developed under this proposed ordinance will be reviewed on a case-by-case basis to ensure that project sites are served by a sanitary sewer system. Projects in Lakewood do not involve any new installation, or connection, to any septic tank or alternative waste water disposal system and are connected to the public sewer system operated by the Los Angeles County Sanitation District.

Mitigation Measures

1. None required.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

- a) Generate greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment? (1,6,11)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance will not directly result in significant levels of greenhouse gas emissions. Projects developed under this proposed ordinance will be reviewed on a case-by-case basis to evaluate potential impacts relating to greenhouse gas emissions.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (1,6,11)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. The proposed ordinance will not directly conflict with applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions. Individual projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate potential impacts relating to greenhouse gas emissions.

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

1. None required.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance does not have the characteristics which would otherwise result in the transport, use, or disposal of significant amounts of hazardous materials. Individual projects developed under this proposed ordinance will be reviewed on a case-by-case basis to evaluate potential impacts relating the transport, use, and disposal of hazardous materials.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance does not involve the handling of any hazardous materials. Individual projects developed under this proposed ordinance will be reviewed on a case-by-case basis to evaluate their potential to accidentally release hazardous materials.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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By itself, the proposed ordinance will not emit any hazardous emissions, nor does it involve the handling of hazardous or acutely hazardous materials, substances or waste. Projects developed under this ordinance will be reviewed on a case-by-case basis.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no hazardous materials sites within the city of Lakewood pursuant to data compiled to Government Code Section 65962.5.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 the project area? (1,6,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not require persons residing or working within an area designated as an airport influence area to be exposed to potential safety hazards. Projects developed under this ordinance will be reviewed on a case-by-case basis to evaluate potential safety hazards.

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? (1,5,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not require persons residing or working in the vicinity of a private airstrip to be exposed to potential safety hazards. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate potential safety hazards.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not interfere with an adopted emergency response plan or emergency evacuation plan. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate potential conflicts with adopted emergency response plans and/or evacuation plans.

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? (1,6,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no brush lands or forest lands within the City. Therefore, there will not be an increased risk of loss, injury or death from wildfires as a result of the proposed ordinance.

Mitigation Measures

1. None required.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY. Would the project:

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

Projects developed under the proposed ordinance will be subject to all relevant code requirements related to water quality and will not violate any water quality standards or waste discharge requirements. The proposed ordinance by themselves will not impact water quality standards.

- 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)

Projects developed under this proposed ordinance will be subject to all relevant regulations related to groundwater supplies. The proposed ordinance by themselves will not impact groundwater supply standards.

- 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)

The proposed ordinance will not impact drainage patterns. Projects developed under this ordinance will be reviewed on a case-by-case basis to evaluate potential impacts relating to the impervious nature of each site and alterations to drainage patterns that might 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)

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed ordinance will not impact any drainage patterns including the courses of streams and/or rivers, nor will alter the rate of surface runoff in a manner that would result in flooding on- or off-site. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate potential impacts relating to the drainage patterns of each site that might result in flooding on-or off-site or which might impact the courses of the Los Angeles River, San Gabriel River, or any of their tributaries.

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

The proposed ordinance will not impact create, or contribute to, water runoff in a manner that would exceed the capacity of existing or planned storm water drainage systems, nor will the proposed ordinance provide substantial additional sources of polluted runoff. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate potential impacts relating to storm water runoff and related waterborne pollution. Such projects may be subject to SUSMP requirements, which would further reduce impacts from storm water runoff.

- f) Otherwise substantially degrade water quality? (1,5)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance will not otherwise degrade water quality. Under the proposed ordinance projects will be reviewed on a case-by-case basis to evaluate impacts relating to water quality.

- 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)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance does not involve the construction or the relocation of any housing. No housing will be placed within a 100-year flood hazard zone. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to verify that no housing is built within a 100-year flood plain.

- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (1,5,6)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The proposed ordinance will not require the placement of any structures within a 100-year flood hazard zone nor will it require any structures to be modified or constructed in a manner that would impede or redirect projected flood flows.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not require exposure of persons or structures to significant risk of loss, injury, or death involving flooding, including flooding as result site in not located in a flood hazard area. Projects developed under this proposed ordinance will be reviewed on a case-by-case basis to ensure that no persons or structures are exposed to significant risk of loss, injury, or death caused by any flooding.

j) Inundation by seiche, tsunami, or mudflow? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not be impacted by a seiche, tsunami, or mudflow. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to ensure that there are no significant impacts resulting to exposure to inundation by seiche, tsunami, or mudflows.

Mitigation Measures

1. None required.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not conflict with any applicable land use plans, policies, or regulations, which may otherwise have the potential to disrupt or divide the physical arrangement of an established community.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not conflict with any habitat conservation plan or natural community plan. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to ensure that such projects do not conflict with any applicable habitat conservation plans or natural community conservation plans.

Mitigation Measures

1. None required.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no mineral recovery sites delineated by the City of Lakewood General Plan, therefore, the proposed ordinance 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed ordinance will not require the exposure of persons to, or the generation of, established noise levels. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to ensure that persons are not exposed to, or the generation of, established noise levels. In residential areas, the Municipal Code restricts sound levels to 65 dB(A) as measured along any point of a residential property line.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (1,6)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance will not require the exposure of persons to, or the generation of, excessive groundborne vibration or groundborne noise levels. Projects developed under this proposed ordinance will be reviewed on a case-by-case basis to ensure that persons are not exposed to, or the generation of, excessive groundborne vibrations or groundborne noise levels. Section 8019 of the Municipal Code 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.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1,6)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance will not result in a permanent increase in ambient noise levels. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to ensure that such projects do not result in a significant increase in ambient noise levels.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1,6)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance will not result in a substantial temporary or periodic increase in ambient noise levels. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to ensure that there are no significant periodic increases in ambient noise levels.

- 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)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance will not require persons residing or working within an area designated as an airport influence area to be exposed to excessive noise levels. Projects proposed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether persons

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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residing or working within an area designated as an airport influence area may be exposed to excessive noise levels.

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

The proposed ordinance will not require persons residing or working within the vicinity of a private airstrip be exposed to excessive noise levels. Projects proposed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether persons residing or working within the vicinity of a private airstrip may be exposed to excessive noise levels.

Mitigation Measures

1. None required.

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 indirectly for example, through extension of roads or other infrastructure? (1,6)
-

The proposed ordinance will not induce significant population growth rather they implement programs required by the State to provide additional affordable housing opportunities. Since the City of Lakewood is nearly "built-out," significant increases to current population levels are not expected as a result of the proposed ordinance.

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

The proposed ordinance does not require the displacement of any existing housing. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate if such projects will result in the displacement of any housing units which in turn would require the construction or relocation of dwelling units.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed ordinance does not require the displacement of any persons. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate if such projects will result in the displacement of any persons which in turn would require the construction or relocation of dwelling units.

Mitigation Measures

1. None required.

XIV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed ordinance will not directly impact fire or law enforcement services, nor will it impact schools, parks, or other public facilities. Projects developed under the proposed ordinance and which require police or fire services will be reviewed on a case-by-case basis to ensure sufficient response times and adequate fire flow protection, as well as being evaluated for potential impacts to schools, parks, and other public facilities.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance by themselves will not directly impact any existing or proposed park facilities. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether such projects have the potential to substantially result in, or substantially increase the deterioration of any existing or proposed park facilities.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance will not result in a recreational facility being expanded in a manner that would otherwise have an adverse physical effect on the environment. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether such projects have the potential to result in a recreational facility being expanded in a manner that would otherwise have an adverse physical effect on the environment.

Mitigation Measures

1. None required.

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Exceed, either individually or cumulatively, a level of service (LOS) standards established by the county congestion management agency for designated roads and highways? (1,6,10)

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a-b) The proposed ordinance by itself will not result in a significant increase in vehicular traffic, nor will the proposed ordinance result in an individual or cumulative impact to any LOS standards. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether such projects have the potential to result in an individual or cumulative impact to any LOS standards.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance does not propose to directly or indirectly, change air traffic patterns or create any safety risks with regards to air traffic. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether such projects have the potential to impact air traffic patterns or create any safety risks with regards to air traffic.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (1,6)

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance does not require any changes to any driveway aprons, intersections, sharp curves, or incompatible uses. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether such projects have the potential to impact design features such as driveway aprons, intersections, sharp curves, or uses incompatible to the circulation system.

e) Result in inadequate emergency access? (1,6)

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not result in inadequate emergency access. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether such projects have the potential to result in inadequate emergency access.

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance does not require any changes to parking capacity. Projects developed under the proposed ordinance will be required to have adequate parking capacity.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (1,7,8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance by itself will not conflict with any adopted policies, plans, or programs supporting alternative transportation. Projects developed under the ordinance will be reviewed on a case-by-case basis to evaluate whether such projects have the potential to conflict with adopted policies, plans, or programs supporting alternative transportation.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance by itself will not result in additional wastewater that might exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether such projects have the potential to exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance by itself does not require the construction or expansion of any water or wastewater treatment facilities. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether such projects have the potential to require the construction or expansion of any water or wastewater treatment facilities.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed ordinance by itself does not identify any particular site which is may or may not be developed with mostly impervious surfaces and which may or may not require the construction of new off-site storm water drainage facilities. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether such project sites are developed with mostly impervious surfaces and whether such projects require construction of new off-site storm water drainage facilities.

- 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance will not impact the capacity of existing waters systems. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether such projects have the potential to impact the capacity of existing waters systems.

- d) Result in a determination by a 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

A Master EIR was prepared as part of the 1996 General Plan, and a Master Environmental Assessment was adopted on September 25, 2007. For both documents, comments were solicited from various agencies, including Los Angeles County Sanitation District. The proposed ordinance by itself will not individually or cumulatively exceed the environmental thresholds established by the MIR or the MEA. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether adequate wastewater treatment capacity exists to serve the projected demands as determined by the wastewater provider.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (1,6)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance by itself will not impact the capacity of solid waste disposal facilities. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to evaluate whether such project sites have the potential to impact the capacity of solid waste disposal facilities.

- g) Comply with federal, state, and local statutes and regulations related to solid waste? (1,6)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

The proposed ordinance by itself does not conflict with any applicable federal, state and local regulations pertaining to solid waste. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to ensure that such projects comply with all applicable 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)

The City of Lakewood is within a highly urbanized portion of Los Angeles County. The proposed ordinance by itself will not have a negative impact on any rare or endangered wildlife. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to ensure that such projects do not negatively impact any rare or endangered wildlife.

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 projects, and the effects of probable future projects)? (1,2,3,4,5,6,7,8,9,10,11)

The proposed ordinance by itself will not produce impacts that are individually or cumulatively considerable. Projects proposed under the proposed ordinance will be reviewed on a case-by-case basis to ensure that such projects comply with the General Plan and with applicable standards as contained in the Municipal Code.

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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)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not directly or indirectly have substantial adverse effects on human beings. Projects developed under the proposed ordinance will be reviewed on a case-by-case basis to ensure that such projects will not directly or indirectly have substantial adverse effects on human beings.

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 EIR 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 Master EIR 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 Master EIR 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, if applicable.
9. California Airport Land Use Planning Handbook. State of California Department of Transportation Division of Aeronautics. January, 2002.
10. Redevelopment Plan No. 3 (as amended). Lakewood Redevelopment Agency. City of Lakewood.
11. 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.

ORDINANCE NO. 2014-3

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE LAKEWOOD MUNICIPAL CODE PERTAINING TO THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SALE CONSUMPTION FROM LOCATIONS LESS THAN 6,500 SQUARE FEET IN AREA, FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH ALCOHOLIC BEVERAGE MANUFACTURING IN THE M-1 (LIGHT MANUFACTURING) ZONE, AND FOR ON-SALE LICENSES IN THE C-1 AND C-3 ZONES.

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

SECTION 1. Article IX Planning - Zoning of the Lakewood Municipal Code is hereby amended as provided in this Ordinance pursuant to Public Hearings before the Planning and Environment Commission and the City Council.

SECTION 2. CEQA. The City Council finds that an Initial Study has been prepared for the proposed project, pursuant to Section 15063 of the California Environmental Quality Act Guidelines, as amended. A Negative Declaration has been prepared for the project, pursuant to Section 15070, et. seq., of the Guidelines. The project was found to have no significant effect on the environment. Therefore, said Negative Declaration is hereby approved.

SECTION 3. PURPOSE. This ordinance regulates the approval of establishments offering alcoholic beverages for on-site consumption in the C-1 and C-3 zones, it regulates the approval of establishments offering alcoholic beverages for off-site consumption from locations with a gross floor area of less than 6,500 square feet in area, and it regulates the approval of licenses to allow on-site consumption of alcoholic beverages in conjunction with alcoholic beverage manufacturing in the M-1 (Light Manufacturing) zone.

SECTION 4. Section 9340 of Part 4 C-1 (Neighborhood Commercial) Zone Regulations of Chapter 3 Zoning of Article IX of the Lakewood Municipal Code is amended by correcting Subsection 9340.B.4, deleting Subsection 9340.B.26 regarding liquor stores, and by amending Subsection 9340.C.4 regarding the sale of alcoholic beverages for off-site consumption, to read as follows:

9340. USES PERMITTED

B. Retail stores, shops, businesses, and services, including, but not limited thereto, the following:

26. ~~Liquor store~~ not used

C. The following uses provided in each instance a conditional use permit has been obtained and continues in full force and effect:

4. Alcoholic Beverage Establishment, Off-Sale.

(a) Any premise within the City which has not exercised any of the rights and privileges conferred by a retail license issued by the State Department of Alcoholic Beverage Control prior to July 1, 1999, shall first obtain a conditional use permit to dispense alcoholic beverages for off-site consumption. Except where located within a Regional Shopping Center, no conditional use permit shall be approved to sell alcoholic beverages for off-site consumption where the gross floor area of the establishment is less than 6,500 square feet and where there are two or more active off-sale licenses within 300 feet of the proposed off-sale license location. For the purposes of this section the distance between the proposed and active license locations shall be measured from the property boundary of the proposed off-sale license premise to the nearest property boundaries of the active off-sale licenses.

SECTION 5. Section 9347 of Part 4a C-3 (Intermediate Commercial) Zone Regulations of Chapter 3 Zoning of Article IX of the Lakewood Municipal Code is hereby amended by deleting Subsection 9347.A.4 regarding on-sale consumption of alcoholic beverages and by amending Subsection 9340.C.4 regarding the sale of alcoholic beverages for off-site consumption, to read as follows:

9347. USES PERMITTED.

B. Retail stores, shops and businesses, including but not specifically limited thereto the following:

~~4. Bars, cocktail lounges, or any place offering alcoholic beverage for sale for consumption on the premises, and where in connection with a bona fide eating establishment as defined by the Business and Professions Code as the principal use, or a hotel or motel; provided that no outside door to such bar, cocktail lounge or place where such beverage is consumed is located within two hundred feet of land zoned for residential uses.~~

C. RESTRICTIONS ON CERTAIN USES.

2. Bars, cocktail lounges, or any establishment offering alcoholic beverage for sale for consumption on the premises ~~as the principal use.~~

SECTION 6. Section 9360 of Part 6 M-1 (Light Manufacturing) Zone Regulations of Chapter 3 Zoning of Article IX of the Lakewood Municipal Code is hereby amended by amending Subsection 9360.A regarding the sale of alcoholic beverages for on-site consumption, to read as follows:

9360. USES PERMITTED.

A. Any use permitted in the C-4 Zone under the same specified conditions, except that the following shall not be permitted-;

6. Bars, cocktail lounges, or any place offering alcoholic beverages for sale for consumption on the premises, except where in connection with a private club or a bona fide eating establishment as defined by the Business and Professions Code

or a manufacturer of alcoholic beverages where said alcoholic beverages are manufactured on the premises and where a license has been granted by the Department of Alcohol Beverage Control, and provided, further, that no outside door to such bar, cocktail lounge or place where said beverage is consumed is located within two hundred feet of land zoned for residential uses.

SECTION 7. 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 8. 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 (3) public places within the City as established by ordinance. This Ordinance shall take effect thirty (30) days after its adoption.

ADOPTED AND APPROVED THIS _____ DAY OF _____, 2014, BY THE FOLLOWING ROLL CALL VOTE:

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

Mayor

ATTEST:

City Clerk

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TO: The Honorable Mayor and City Council

SUBJECT: Proposed ordinance pertaining to the modification of Administrative Citation Procedures.

INTRODUCTION

On March 11, 2014, the Public Safety Committee considered a proposed amendment to the Lakewood Municipal Code (LMC) to modify the existing Administrative Citation procedures. The proposed amendment would eliminate the required 21-day waiting period before the Administrative Citation becomes effective and the related fines become due. Staff is recommending this change to increase the effectiveness of the procedure, to reduce procrastination in compliance and to reduce dependency on alternative and more expensive procedures that involve prosecution of criminal complaints within a court of law. The Public Safety Committee recommended approval of the amendment, provided that there were adequate internal procedures for the implementation and issuance of an Administrative Citation to assure management review and approval of the citation by the Director of Community Development in coordination with the City Manager, prior to issuance of each citation by a Code Enforcement Officer. A proposed operating procedure has been developed for the Community Development Department to assure this review and approval. A copy of the procedure is attached for review in conjunction with the proposed ordinance.

STATEMENT OF FACTS

Ordinance No. 2004-3 was adopted on March 9, 2004 and it enacted LMC Sections 4900-4910 regarding the Administrative Citation provisions. The proposed ordinance would amend Sections 4905.C, 4906.F.2, 4906.H, and 4906.I to eliminate the 21-day waiting period, making fines due upon issuance of the citation. The proposed ordinance also clarifies the Administrative Citation appeal hearing procedure.

The City of Lakewood currently issues Administrative Citations in the following situations:

1. To correct continuing violation following one or more warning notices (Notice of Violation) that have been properly delivered to the responsible person(s) and then ignored with little or no attempt to comply and correct the violation;
2. To correct a violation that is an ongoing periodic event or activity following one or more warning notices (e.g. too many yard sales within a calendar year).
3. To correct a violation where circumstances warrant immediate action to protect the public health, safety and/or welfare.

Currently when an Administrative Citation is issued, a 21-day compliance period is required to allow the violation to be corrected before the citation becomes effective and the fines become due. This practice diminishes the effectiveness and urgency of the citation process and the current citation procedure serves as just another warning notice. If the violation is corrected within the 21-day period, then the responsible person(s) is not required to pay any fine.

If the violation continues beyond the first citation, then the minimum 21-day process repeats for the second and third citations. The entire process can consume over 120 days from the initial warning to the effective date of the third citation. This process is cumbersome, time consuming and not very effective in resolving continuing, ongoing and immediate need violations.

Prior to the issuance of an Administrative Citation a request to issue the citation is made by a code enforcement officer. The request is accompanied with supporting documentation, photographs and case notes. The request is reviewed by the Neighborhood Preservation Manager and Assistant Community Development Director, prior to being submitted to the Community Development Director for approval in coordination with the City Manager. After approval is granted, then the Code Enforcement Officer can issue the citation

PROPOSED ORDINANCE

The proposed ordinance amends the Lakewood Municipal Code by modifying the following subsections:

- Subsection 4905.C. of the Lakewood Municipal Code, regarding “Remedy of the Violation” is amended to delete this subsection as follows:

~~REMEDY OF THE VIOLATION.~~

~~C. If the cited party remedies the violation within the time indicated on the citation, upon verification by the enforcement officer, the cited party shall not be obligated to pay a fine for the corrected violation.~~

- Subsection 4906.F.2. of the Lakewood Municipal Code, regarding “Failure to Attend Administrative Hearing” is amended to read as follows:

2. A cited party who has requested an administrative hearing may request in writing that his or her challenge to the citation be dismissed and the hearing canceled. Upon receipt of such request, the ~~administrative hearing officer~~ Director of the Community Development Department shall dismiss the challenge to the administrative citation, cancel the pending hearing, and issue a written notice to that effect. The advance deposit shall then become the property of the City.

- Subsection 4906.H. of the Lakewood Municipal Code, regarding “Decision of Administrative Hearing Officer” is amended to read as follows:

H. At the conclusion of the hearing or within 15 days thereafter, the Administrative Hearing Officer shall render a decision as follows:

1. Determine that the violation for which the citation was issued occurred, and ~~impose a fine in the amount set forth in the schedule of administrative fines and, if the violation has not been corrected as of the date of the hearing, order correction of the violation by a certain date.~~ and require payment of the pertinent fine not later than seven days after the date of such determination, in the event that an Advanced Deposit Hardship Waiver had been approved. If the violation has not been corrected by the date of the hearing, the Director of Community Development shall send a notice of the required correction date, within 10 days of receipt of the Administrative Hearing Officer's decision.
2. Determine that the violation for which the citation was issued occurred, but that the responsible party has introduced credible evidence of mitigating circumstance warranting imposition of a lesser fine than that prescribed in the schedule of administrative fines, or no fine at all, and imposing such lesser fine, if any., ~~and if the violation has not been corrected as of the date of the hearing, ordering that the violation be corrected by a certain date.~~
3. Determine that the violation for which the citation was issued did not occur or that the condition did not constitute a violation of the code.
 - Subsection 4906.I. of the Lakewood Municipal Code, regarding "Administrative Order" is amended to read as follows:

I. ADMINISTRATIVE ORDER. The Administrative Hearing Officer shall issue a written decision entitled "Administrative Order" no later than fifteen days after the date on which the administrative hearing concludes. The Administrative Order shall be served upon the responsible person by personal service or by first class mail as provided in Section 4906.C. The Administrative Order shall become final on the date of mailing or other service; it shall notify the responsible person of his or her right to appeal as provided in subsection K of this section. ~~The Administrative Order shall also either (i) set a deadline for compliance with its terms, in the event that the responsible person fails to file an appeal, in no event less than twenty days from the date of mailing, or (ii) if~~ If the hearing officer determines as described in subsection H.2 or H.3 immediately above, and the responsible party has deposited the penalty with the City, the Administrative Order shall order a partial or full refund of the deposit.

CEQA

The project is Categorical Exempt from the California Environmental Quality Act (CEQA) based on Section 15378 of the CEQA Guidelines, as amended. Section 15378 exempts organizational and administrative activities of governments.

PUBLIC NOTICE

Pursuant to Section 9422 of the Lakewood Municipal Code and State Law, notice of the public hearing for this amendment was posted on the City's website on April 11, 2014, published in the Press Telegram on April 11, 2014, and posted in three places within the City on April 11, 2014.

SUMMARY

The purpose of the proposed regulation is to 1) streamline the process, 2) to allow a timely response to violations and 3) to immediately impose fines as a deterrent to further violations of the code. The current process diminishes the effectiveness and purpose of the citation process.

The proposed procedure provides a more effective method to gain compliance that holds the violator immediately responsible. The modifications will help reduce some code enforcement expenses involved in the preparation and execution of criminal procedures in a court of law.

RECOMMENDATION

On March 11, 2014, the Public Safety Committee reviewed the proposed ordinance and recommends that the City Council hold a public hearing, and following the hearing, move to adopt the related Negative Declaration and to introduce for adoption the proposed ordinance to modify Subsections 4905.C., 4906.F.2., 4906.H., and 4906.I. to the Lakewood Municipal Code, regarding Administrative Citations.

Staff recommends that in response to the Public Safety Committee comments regarding the need for written internal procedures for the issuance of Administrative Citations, that the City Council review, accept and file the proposed internal procedures for the preparation and issuance of an Administrative Citation by the Director of Community Development in coordination with the City Manager.

Sonia Dias Southwell, AICP
Director of Community Development

Howard L. Chambers
City Manager



ORDINANCE NO. 2014-4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING CHAPTER 9 OF ARTICLE IV OF THE LAKEWOOD MUNICIPAL CODE REGARDING ADMINISTRATIVE CITATIONS.

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

SECTION 1. Subsection 4903.A. of the Lakewood Municipal Code, regarding "Administrative Citation, Authority to Cite" is hereby amended to read as follows:

A. Whenever an Enforcement Officer determines that a violation of this Code or a City ordinance has occurred, the Enforcement Officer shall have the discretion to issue an administrative citation, in lieu of a judicial citation or misdemeanor, to any legally responsible person. ~~Unless the violation creates an immediate danger to health or safety, the cited person shall be given not less than 21 calendar days to correct or otherwise remedy the violation before imposition of administrative fines or penalties.~~

SECTION 2. Subsection 4905.C. of the Lakewood Municipal Code, regarding "Remedy of the Violation" is hereby deleted.

~~REMEDY OF THE VIOLATION.~~

~~C. If the cited party remedies the violation within the time indicated on the citation, upon verification by the enforcement officer, the cited party shall not be obligated to pay a fine for the corrected violation.~~

SECTION 3. Subsection 4906.F.2. of the Lakewood Municipal Code, regarding "Failure to Attend Administrative Hearing" is hereby amended to read as follows

2. A cited party who has requested an administrative hearing may request in writing that his or her challenge to the citation be dismissed and the hearing canceled. Upon receipt of such request, the ~~administrative hearing officer~~ Director of the Community Development Department shall dismiss the challenge to the administrative citation, cancel the pending hearing, and issue a written notice to that effect. The advance deposit shall then become the property of the City.

SECTION 4. Subsection 4906.H. of the Lakewood Municipal Code, regarding "Decision of Administrative Hearing Officer" is hereby amended to read as follows:

H. At the conclusion of the hearing or within 15 days thereafter, the Administrative Hearing Officer shall render a decision as follows:

1. Determine that the violation for which the citation was issued occurred, ~~and impose a fine in the amount set forth in the schedule of administrative fines and, if the violation has not been corrected as of the date of the hearing, order correction of the violation by a certain date.~~ and require payment of the pertinent fine not later than seven days after the date of such determination, in the event that an Advanced Deposit Hardship Waiver had been approved. If the violation has not been corrected by the date of the hearing, the Director of Community Development shall send a notice of the required correction date, within 10 days of receipt of the Administrative Hearing Officer's decision.
2. Determine that the violation for which the citation was issued occurred, but that the responsible party has introduced credible evidence of mitigating circumstance warranting imposition of a lesser fine than that prescribed in the schedule of administrative fines, or no fine at all, and imposing such lesser fine, if any, ~~and if the violation has not been corrected as of the date of the hearing, ordering that the violation be corrected by a certain date.~~
3. Determine that the violation for which the citation was issued did not occur or that the condition did not constitute a violation of the code.

SECTION 5. Subsection 4906.I. of the Lakewood Municipal Code, regarding "Administrative Order" is hereby amended to read as follows.

I. ADMINISTRATIVE ORDER. The Administrative Hearing Officer shall issue a written decision entitled "Administrative Order" no later than fifteen days after the date on which the administrative hearing concludes. The Administrative Order shall be served upon the responsible person by personal service or by first class mail as provided in Section 4906.C. The Administrative Order shall become final on the date of mailing or other service; it shall notify the responsible person of his or her right to appeal as provided in subsection K of this section. ~~The Administrative Order shall also either (i) set a deadline for compliance with its terms, in the event that the responsible person fails to file an appeal, in no event less than twenty days from the date of mailing, or (ii) if~~ If the hearing officer determines as described in subsection H.2 or H.3 immediately above, and the responsible party has deposited the penalty with the City, the Administrative Order shall order a partial or full refund of the deposit.

SECTION 6. 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 7. 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 (3) public places within the City as established by Ordinance.

ADOPTED AND APPROVED THIS _____ DAY OF _____, 2014, BY THE FOLLOWING ROLL CALL VOTE:

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

Mayor

ATTEST:

City Clerk

ADMINISTRATIVE CITATION PROCESS

The Administrative Citation process is a second tier enforcement procedure that will be used only with authorization based on a case-by-case determination by the Community Development Director in coordination with the City Manager.

An Administrative Citation is an official demand to correct a violation of a Lakewood Municipal Code or other applicable codes, laws and regulations. The Administrative Citation is coupled with a progressive fine structure (Currently \$100/\$200/\$300) for on-going and repeat occurrences of the identified violation(s).

The initial code enforcement process involves:

1. An on-site inspection and confirmation of the violation by the Code Enforcement Officer.
2. The Code Enforcement Officer contacts the property owner or tenant and delivers a Notice of Violation to the responsible person(s) requesting compliance within a designated time frame. The request shall be delivered either in-person, with on-site posting and/or by USPS mail to the responsible person(s). The Code Enforcement Officer may also discuss the matter with the responsible person(s) on the phone, but this does not substitute for a written notice demanding compliance within a specified time period.
3. The Code Enforcement Officer conducts a follow-up inspection/investigation to confirm compliance. If the initial attempt to gain full compliance fails, then an Administrative Citation may be requested. Full compliance is required to stop this procedure. The Code Enforcement Officer will then determine in coordination with Community Development management whether or not another Notice of Violation should be sent or if authorization for an Administrative Citation should be requested.

Authorization for Administrative Citation maybe requested by Code Enforcement staff when:

- 1) Initial requests to correct violations have been ignored and/or have failed to gain full compliance.
- 2) The violation is an ongoing repeated event violation and staff has documented with photographic evidence of the repeated violation or documentation of a previously delivered Administrative Citation within a 12-month period. (E.g. No more than two yard sales are allowed in a calendar year and Code Enforcement has observed the violator having three or more).
- 3) The situation demands immediate compliance, as public health, safety or welfare is being compromised by the violation and requires immediate compliance and the responsible person(s) refuses to comply.

The Code Enforcement Officer shall prepare the request for an Administrative Citation with appropriate documentation, photographic evidence and case notes. The request shall be reviewed by the Neighborhood Preservation Manager, prior to being forwarded to the Assistant Director and Director of Community Development for approval in coordination with the City Manager.

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TO: The Honorable Mayor and City Council

SUBJECT: Six 2014 ADA Compliant Minivans

INTRODUCTION

The Director of Public Works and the Director of Recreation and Community Services have determined and approved to order six (6) ADA compliant minivans for the DASH Transit by utilizing available Prop C funds to purchase the vehicles.

STATEMENT OF FACT

The Fleet Manager has identified the Braun Entervan equipped with necessary hardware as the appropriate vehicle. The actual vehicle was inspected and approved by city staff at the Nixon Yard.

The Fleet Manager obtained a proposal on these vehicles from Creative Bus Sales. Creative Bus Sales has twenty-five years of expertise in the bus industry and it is the nation's largest bus dealership. It is also our vendor of the current DASH buses and has provided excellent service for many years.

Creative Bus Sales can supply the Braun Entervan through the CalACT/MBTA Purchasing Cooperative Contract. CalAct is the largest state transit association in the United States. As a member of CalAct, the City has access to purchase a variety of transit vehicles from the aforementioned purchasing contract.

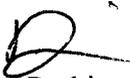
The CalAct/MBTA contract has been used by Access Services, which is the Los Angeles County Consolidated Transportation Services Agency ("CTSA") and administers the Los Angeles County Coordinated Paratransit Plan ("Plan") on behalf of the County's 43 public fixed route operators (bus and rail). According to CalAct, Access Services operates approximately 450 ADA compliant minivans.

The grand total amount from Creative Bus Sales for the six Braun Entervans with all options, taxes, and fees is \$276,532.44.

Our Purchasing Policy authorizes the purchase through any governmental entity that substantially adheres to our procedures for the purchase of supplies and equipment.

RECOMMENDATION

City Council hold a public hearing and authorize the purchase of six 2014 Braun Entervans at a contract price of \$276,532.44 from Creative Bus Sales by utilizing Prop C Funds.


Diane Perkin
Director of Administrative Services

Howard L. Chambers 
City Manager

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COUNCIL AGENDA

April 22, 2014

TO: The Honorable Mayor and City Council

SUBJECT: Vacuum System Trailer for the Water Resources Department

INTRODUCTION

The Water Resources approved budget has funds to purchase a second 800 gal. vacuum system trailer to support its operations at the Water Resources Department and comply with stormwater regulations.

STATEMENT OF FACT

The Purchasing Officer was requested to solicit proposals for this equipment. Required legal notices were posted and Request for Proposal packages were distributed to three potential vendors. Unfortunately, all three vendors failed to submit a response by the March 25, 2014 deadline.

On March 27, 2014, the Purchasing Officer gave the three vendors a second chance to submit a proposal. Only two companies responded with a quotation.

Following is a summary of the quotations. The total amounts include sales tax and all other charges.

- | | |
|----------------|-------------|
| 1. Pacific Tek | \$53,410.00 |
| 2. Ditch Witch | \$40,110.28 |

The Ditch Witch equipment does not meet the required specifications. It has a smaller suction hose, smaller vacuum pump and a smaller engine compared to the specification. The vendor was given the opportunity to demonstrate its product to DWR staff on April 14, 2014. The equipment clogged several times during the demonstration and failed to meet the requirements of the department.

Pacific Tek has been the reliable vendor of our current vacuum trailer. They also agreed to reduce its price to an early 2014 level of \$52,320 inclusive of taxes and delivery.

STAFF RECOMMENDATION

It is recommended that the City Council hold a public hearing and authorize the purchase of one vacuum system trailer from Pacific Tek of Santa Ana, CA for a total amount of \$52,320.00.


Diane Perkin, Director
Administrative Services

Howard L. Chambers
City Manager 

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Legislation

ORDINANCE NO. 2014-2

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPTING AMENDMENT NO. 2 TO SPECIFIC PLAN 2007-2

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

SECTION 1. INTRODUCTION

PURPOSE

This plan is a Statutory Specific Plan designed to implement the City's General Plan for a specific geographic area. Once the Specific Plan is adopted, all development entitlements and subdivisions, and development projects must be consistent with the plan. The purpose of this Specific Plan is to restrict the use of the property within the Specific Plan boundaries, including the existing commercial building, to businesses specified in this document.

The Specific Plan is prepared in accordance with the statutory requirements of California Government Code Sections 65450-65457. These provisions of the Government Code require the Specific Plan be consistent with the General Plan.

SPECIFIC PLAN SITE

A. Project Location

The Specific Plan site is located on a parcel that is approximately one acre in area. The site is located on the north side of Carson Street between Levelside Avenue on the west and Clubhouse Drive on the east. The addresses of the properties are 4102 Levelside Avenue and 3201-3225 Carson Street. The Assessor Parcel number for this property is 7150-003-017.

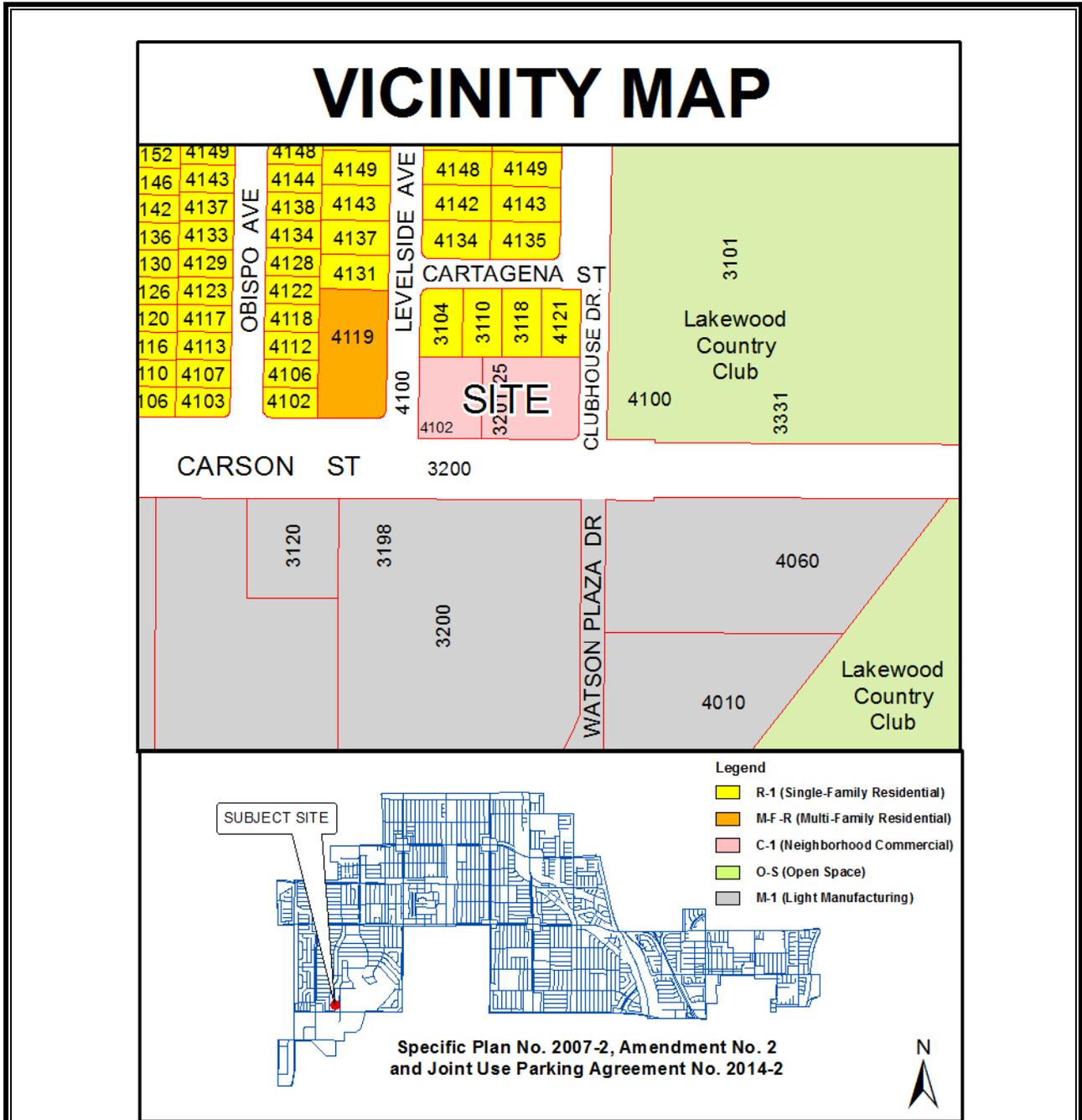
Table 1 presents the parcel information for the Specific Plan site.

Table 1: Specific Plan Parcel

Parcel APN	Lot No.	Lot Size (Square Feet)	Zoning	GP Land Use
7150-003-017	29 (portion) of Tract No. 8084	44,038	C-1	Commercial

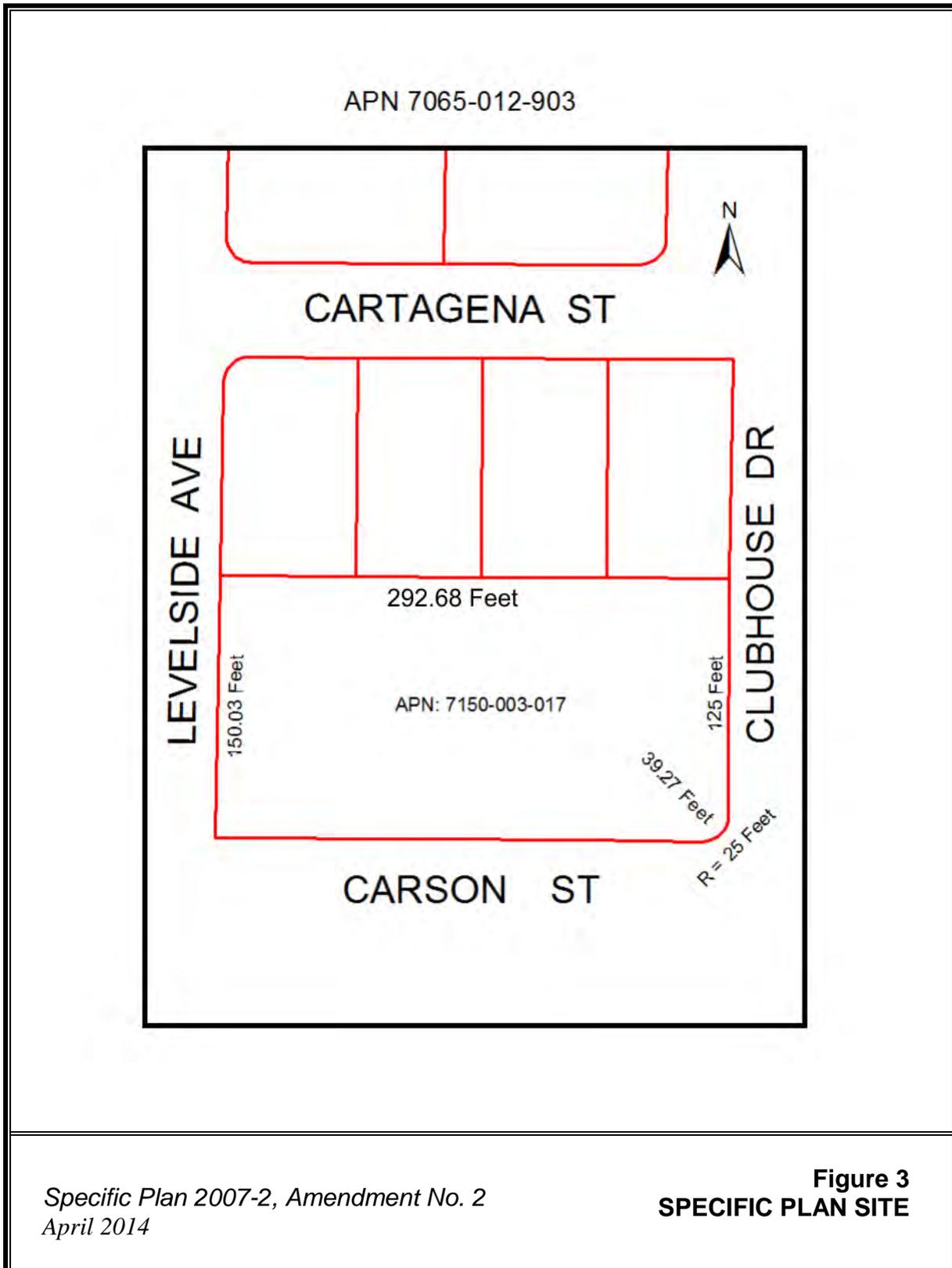
Source: Los Angeles County Assessors and Community Development Department, City of Lakewood.

Figure 1 shows the regional location of the City of Lakewood and the Specific Plan site within the City. Figure 2 shows the vicinity map of the site. Figure 3 shows the parcels and boundaries of Specific Plan 2007-2, Figure 4 is an aerial view of the site, Figure 5 is the site plan of the property, and Figure 6 shows the Existing Locations for On-Site Consumption of Alcohol.



*Specific Plan 2007-2, Amendment No. 2
 April 2014*

**Figure 2
 VICINITY MAP**

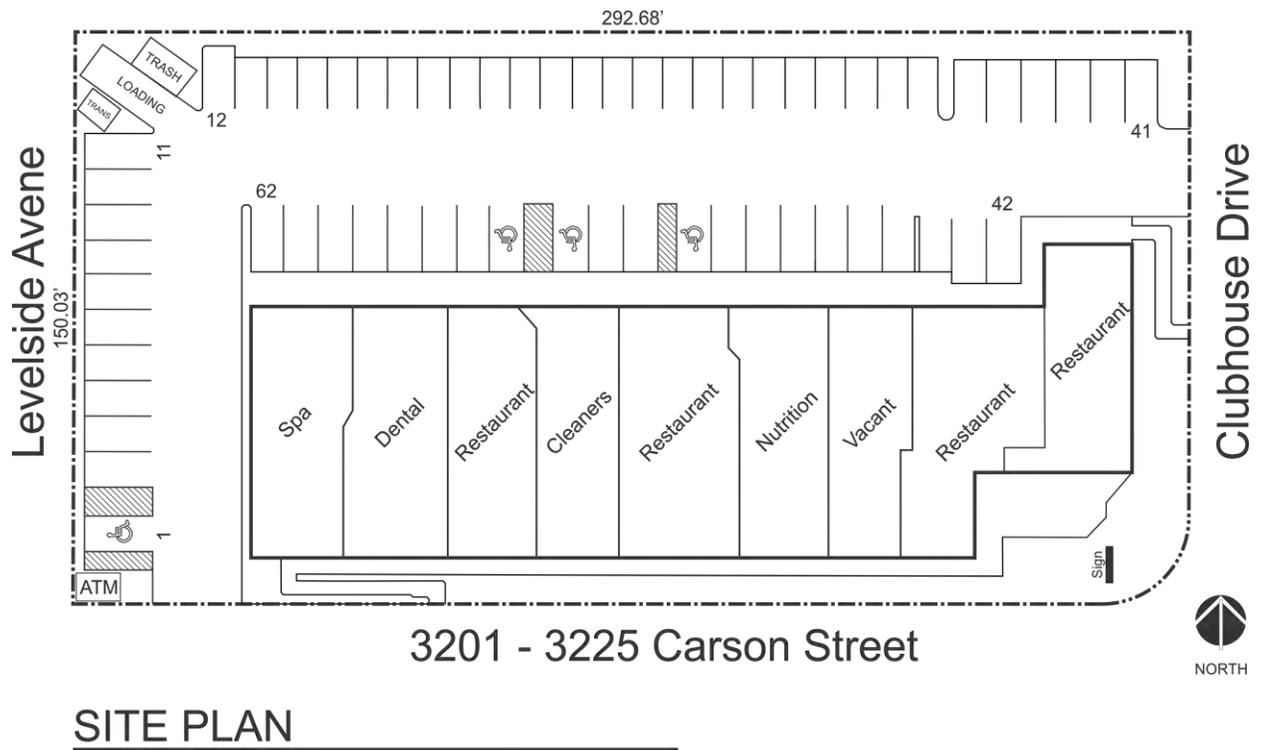




*Specific Plan 2007-2, Amendment No. 2
April 2014*

**Figure 4
AERIAL VIEW**

Site Plan showing present conditions



On-Sale Licenses in Census Tract No. 5713

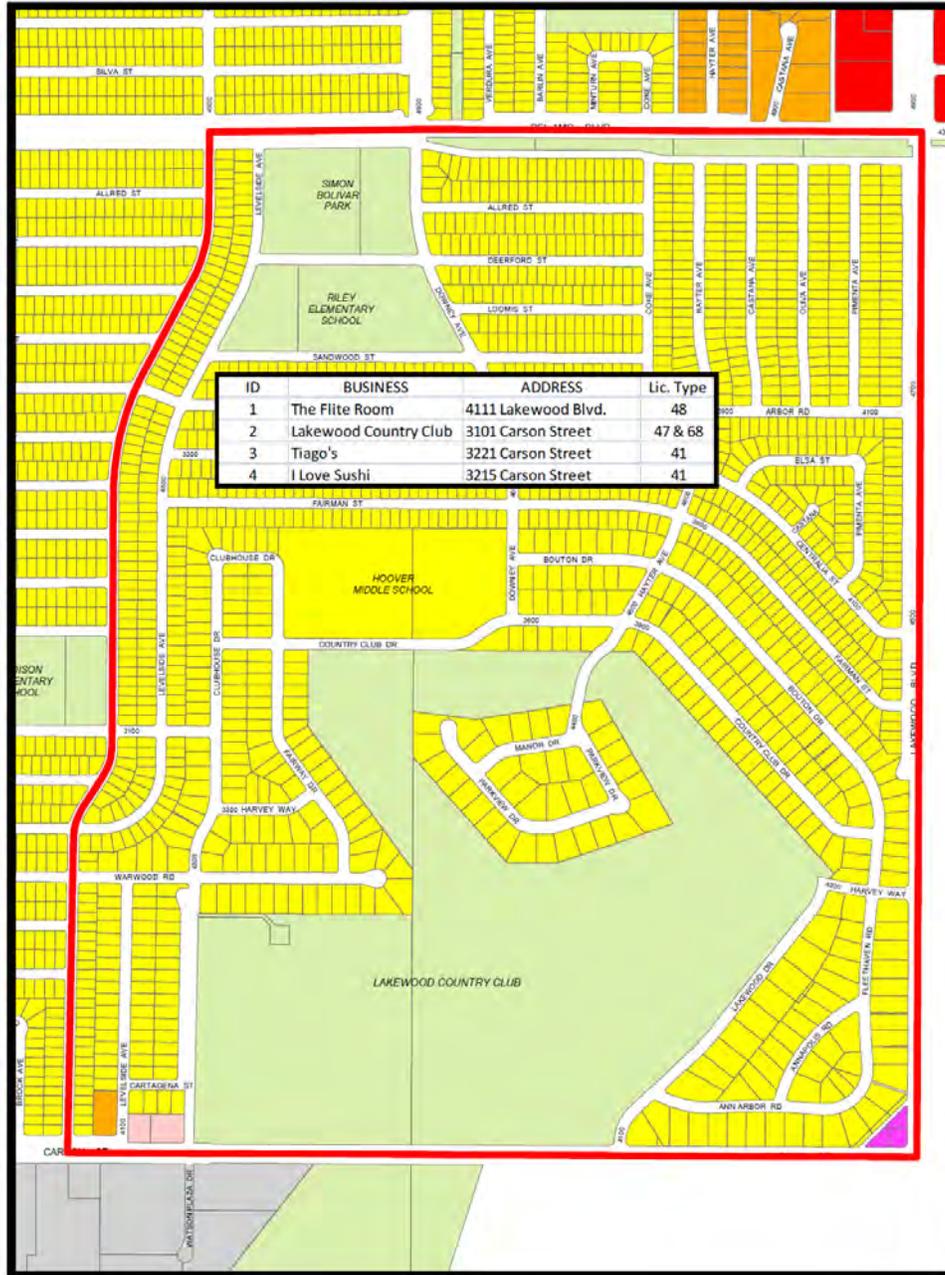


Figure 6
EXISTING LOCATIONS FOR ON-SITE CONSUMPTION OF ALCOHOL

B. Existing Setting

The closest regional access route to the site is the 405 Freeway, which has an on-off ramp on Lakewood Boulevard and on Cherry Avenue; both located about two miles south of the site. The Specific Plan site is located in the C-1 (Neighborhood Commercial) zone and adjacent to R-1 (Single Family Residential) zoned property to the north, M-F-R (Multiple Family Residential) zoned property to the west across Levelside Avenue, an office development on property zoned M-1 (Light Industrial) to the south across Carson Street, and the Lakewood Country Club to the east on property zoned O-S (Open Space).

AREA	EXISTING LAND USE	ZONE DESIGNATION
Subject Site	Commercial Center	C-1 (Neighborhood Commercial)
North	Single-Family Residences	R-1 (Single-Family Residential)
East	Lakewood Country Club	O-S (Open Space)
South	Office buildings	M-1 (Light Manufacturing)
West	Apartments	M-F-R (Multiple-Family Residential)

The tenant uses within this commercial center include a Bank of America ATM, Finely Kneaded Day Spa, Aesthetic Smile Dental, Sam’s World Famous Sandwiches, Evergreen Cleaners, I Love Sushi, Ignite Nutrition, a vacant tenant space, Tiago’s, and the proposed Humblebrag’s Eatery.

Section 9340.B.7 of the Lakewood Municipal Code pertains to C-1 zoning regulations and allows “Bars, cocktail lounges or any place offering alcoholic beverages for sale for consumption on the premises, and where in connection with bona fide eating establishments as defined by the Business and Professions Code of the State of California as the principal use, provided that no outside door to such bar, cocktail lounge or place where said alcoholic beverages consumed is located within two hundred feet of land zoned for residential use.”

There are residentially zoned properties immediately north of this site and the doors of the restaurants are located approximately 75 feet from the residential property line. Therefore, a Specific Plan is required for the approval of this proposal. The Specific Plan maintains certain site development standards designed so that the existing and proposed uses do not adversely impact adjacent residential and commercial properties.

C. GOALS

The goals of this specific plan are to:

- Permit and regulate the commercial uses on the site, which includes up to four restaurants selling beer and wine for on-site consumption, without adversely impacting the adjacent residential and commercial properties.
- Establish development standards and guidelines, which are suitable for the property, taking into consideration the surrounding community and the proposed uses within the planning area.

SECTION 2. PLANNING CONTEXT

INTRODUCTION

Specific Plan 2007-2 was approved on June 12, 2007 for the sale of beer and wine for on-site consumption in connection with I Love Sushi, a Japanese restaurant. Amendment No. 1 to Specific Plan No. 2007-2 was approved on May 12, 2009. That amendment expanded the sale of beer and wine for on-site consumption to three additional restaurants and established design standards and use authorizations that were specific to each existing tenant space. The tenants at that time were:

- Z-Pizza (which is now Tiago's) – a 1,850 square-foot restaurant with 50 seats.
- Walker's BBQ – a 1,474 square-foot restaurant with 17 seats.
- Mazatlan Express – a 1,485 square-foot restaurant with 17 seats.

Amendment No. 2 to Specific Plan No. 2007-2 allows a maximum of four on-sale beer and wine licenses on the project site in conjunction with bona fide eating establishments. This amendment removes the regulations specifying individual tenant spaces, number of seats or internal design configuration. This is done to accommodate greater flexibility in the authorization of tenant changes.

Section 9340.B.7 pertains to C-1 zoning regulations of the Lakewood Municipal Code allows "Bars, cocktail lounges or any place offering alcoholic beverages for sale for consumption on the premises, and where in connection with bona fide eating establishments as defined by the Business and Professions Code of the State of California as the principal use, provided that no outside door to such bar, cocktail lounge or place where said alcoholic beverages consumed is located within two hundred feet of land zoned for residential use." There are residentially zoned properties immediately north of this site and the doors of the restaurants are located approximately 75 feet from the residential property line.

A Specific Plan may be adopted with different development standards than those listed in the underlying zone district. This Specific Plan lists development standards that will allow the sale of alcoholic beverages for on-site consumption in conjunction with no more than four bona-fide eating establishments in this commercial shopping center.

Department of Alcoholic Beverage Control

As part of its license application review process, the Department of Alcoholic Beverage Control (ABC) determines whether a condition of undue concentration exists in a given census tract. Undue concentration occurs when the ratio of a given type of license (off-sale or on-sale) per person in a given census tract equals or exceeds the ratio of licenses per person in the county where that census tract is located, regardless of type.

The subject site is located in Census Tract No. 5713.00 which is bounded by Del Amo Boulevard to the north, Carson Street to the south, Obispo Avenue to the west, and Lakewood Boulevard to the east. Based on population in 2014, the ABC restricts this Census Tract to four on-sale licenses. According to the ABC, this Census Tract in 2014 has four active on-sale licenses:

- The Flite Room, 4111 Lakewood Blvd., Type 48 (On-sale General for Public Premises)
- Lakewood Country Club, 3101 Carson St., Type 47 (On-sale General for Bona Fide Public Eating Place) and Type 68 (On-sale Portable Bar)
- I Love Sushi, 3215 Carson St., Type 41 (On-sale Beer and Wine Public Eating Place)
- Tiago's, 3221 Carson St., Type 41 (On-sale Beer and Wine Public Eating Place)

In May 2009, the Specific Plan authorized a total of four Type 41 - On-Sale Beer and Wine for Bona Fide Public Eating Place licenses for the subject commercial center. If all licenses were active there would be two uses for which ABC would require a letter of Public Convenience and Necessity. The City Council hereby finds that a letter of Public Convenience and Necessity is warranted for up to four restaurant uses within the Specific Plan and shall be issued by the City Manager for such uses. This is based on Specific Plan conditions being enforced that require the sales of beer and wine to be a secondary use to a Bona Fide Public Eating Place only and that the hours of operation for selling beer and wine are limited from 11:00 A.M. to 10:00 P.M. daily.

AUTHORITY

The California Government Code authorizes cities to adopt specific plans either by resolution as policy, or by ordinance as regulation. Both Planning and Environment Commission and City Council hearings are required as part of the adoption process. In either form, specific plans must be adopted by the City Council to be effective. The City of Lakewood has previously adopted Specific Plans by ordinance; therefore this ordinance has been drafted as the instrument to be used for the adoption of this Specific Plan.

This Specific Plan is a regulatory document and serves to direct the size and type of development on the subject property. Development plans, site plans and tentative maps on this site must be consistent with this Specific Plan. This Specific Plan is established through the authority granted to the City of Lakewood, by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

LAKESWOOD GENERAL PLAN LAND USES

The Specific Plan land use is designated in the General Plan as Commercial. No changes in the General Plan are necessary.

PUBLIC PARTICIPATION PROCESS

The Specific Plan is being developed by the City of Lakewood with participation from the property owner and existing and proposed businesses. Public participation is, was maximized through open discussion at advertised public hearings before the City Planning and Environment Commission and the City Council. All interested persons were encouraged to provide input into the planning process at the public hearings. Further, the property owner was encouraged to contact all adjacent property owners regarding this application.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

In compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's environmental clearance procedures, it has been determined that this project is categorically exempt from CEQA per Section 15301 of the CEQA Guidelines, as amended.

LAND USE CONCEPT

The land use concept for the proposed Specific Plan is to provide development standards that are suitable to allow commercial activities to be located in close proximity to residential uses. The site with the approval of this Specific Plan will be allowed to sell beer and wine in connection with restaurant uses. The land use concept of the Specific Plan provides regulations that will ensure compatibility of the development on the site. The standards for land use on this site is consistent with, but more restrictive than the existing General Plan's Commercial land use designation, which permits a very wide range of commercial uses.

LOCAL CIRCULATION

Streets adjacent to the Specific Plan site include Clubhouse Drive (Local Street) on the east, Levelside Avenue (Local Street) on the west and Carson Street (Major Highway) on the south. Access to the site is provided through Carson Street and Clubhouse Drive. Each of these streets are fully improved to municipal standards and built out to their full width as set forth in the City's General Plan. Parking is available on the parking lot of the subject site. All stores have access from the parking lot side. The Specific Plan will not result in significant increased traffic but will help preserve the nature of the site.

UTILITIES

The planning area is fully served by utilities, sewers, storm drains and the development is an existing development and therefore will not generate any increased demands on the public infrastructure. Implementation of the Specific Plan will not burden the capacity of the sewer lines or the storm drainage system beyond the current levels. Finally, the implementation of the Specific Plan is not anticipated to generate a significant level of solid waste above that generated by current permitted uses on this site.

SECTION 3. DEVELOPMENT STANDARDS AND GUIDELINES

GENERAL PROVISIONS

As a regulatory document, all development within the Specific Plan site shall be in accordance with the development standards and guidelines contained herein. The development standards and guidelines of this Specific Plan are applied in addition to the provisions of the Lakewood Municipal Code. If there is a difference or conflict between the Specific Plan and the Zoning Ordinance, the provision of this Specific Plan shall prevail. Any development topic not specifically covered in this Specific Plan shall defer to the regulations contained within the Municipal Code.

PERMITTED USES

1. Antiques, genuine
2. Appliances, home
3. Art school, including music
4. Bakery, retail only
5. Bank
6. Barber shop or beauty parlor
7. Café or restaurant, offering beer and wine for sale for consumption on the premises in connection with and only as a secondary use to the restaurant use.
8. Book or stationary store
9. Camera and film sales and exchange
10. Clothes cleaning agency or pressing establishment
11. Department or variety store
12. Dress or millinery shop
13. Drug store
14. Dry goods or notions store
15. Florist shop and plant nursery
16. Furniture
17. Grocery
18. Hardware store
19. Interior decorating studio
20. Jewelry
21. Meat Market or delicatessen store provided that no live poultry or rabbits are kept or slaughtered on the premises
22. Newsstand
23. Offices, business and professional
24. Pet Shop
25. Photography studio
26. Radio and television sales and repair
27. Shoe store and shoe repair store
28. Tailor
29. Watch and jewelry repair
30. Other similar uses as approved by the Director of Community Development

MINIMUM SITE DEVELOPMENT STANDARDS

In addition to those requirements contained within the Lakewood Municipal Code, the following site development standards shall apply. If there is a conflict between the municipal code and the following standards, the standards contained herein shall apply.

1. No building on this site shall exceed one story in height or 25 feet without an amendment to this Specific Plan.
2. A minimum of 62 on-site parking spaces shall be available for this site.
3. There shall be no more than four cafes or restaurants licensed to sell beer and wine for on-site consumption. The combined floor area of tenant spaces licensed to sell beer and wine for on-site consumption shall not exceed 50% of the gross floor area of the entire building.

4. The sale of beer and wine for on-site consumption shall be limited to 11:00 AM to 10:00 PM daily.
5. No entertainment shall be allowed on this site.
6. "No loitering" signs shall be placed and clearly posted around the business. Any loitering activity should be strictly monitored and aggressively discouraged by management and employees.
7. Management shall have an on-going liaison with members of the Sheriff's Department so that communication can be easily facilitated when problems occur.
8. The commercial center shall have a working "state of the art" video surveillance system in place to allow Sheriff Personnel to monitor and track criminal activity.
9. A Joint Use Parking agreement shall be recorded for this property to allow the sharing of parking by the uses considered primarily day time and the uses considered primary a night time use.

SECTION 4. IMPLEMENTATION AND ADMINISTRATION

PURPOSE

This section sets forth guidelines for implementing the Specific Plan, determining consistency with the Lakewood Comprehensive General Plan and amending the Specific Plan.

GENERAL PLAN CONSISTENCY

California State Law requires a specific plan to be consistent with the General Plan. The City's Comprehensive General Plan designates the land use for the proposed Specific Plan site as Commercial. The Specific Plan limits the commercial business allowed to operate on this site and allows for the sales of beer and wine in connection with a restaurant use. The Specific Plan is consistent with the General Plan Elements and specifically with the policies identified below.

A. Land Use Element

The Lakewood Comprehensive General Plan Land Use Element contains the following policies that are important to the Specific Plan:

- Policy 4.2: Utilize specific plans (Government Code 65450 et seq.) to maximize the City's ability to create quality living environments and to address special land use challenges.
- Policy 5.3: In accordance with the City's zoning ordinance, ensure compatibility when industrial and commercial uses become situated near existing residential areas or other low intensity uses.

B. Conservation Element

- Policy 2.3: Continue to implement the provisions of the National Pollution Discharge Elimination System (NPDES).
- Policy 3.1: Comply with the City's adopted goals and policies pertaining to solid waste reuse, reduction, and recycling contained in the Source Reduction and Recycling Element and Household Hazardous Waste Element.

C. Safety Element

- Policy 4.1: Require all new development and selected existing development to comply with established seismic safety standards.

D. Economic Development

- Policy 1.1: Ensure that Lakewood continues to be an attractive place for customers.
- Policy 3.2: Continue to utilize the Development Review Board for reviewing residential, commercial, and industrial projects.

RELATIONSHIP TO THE MUNICIPAL CODE

This Specific Plan site and its uses shall be subject to any development standards or other regulations of the Lakewood Municipal Code when not specifically addressed in this Specific Plan. Where Specific Plan regulations differ from provisions of the Lakewood Municipal Code, the Specific Plan provisions shall supersede. When an issue, condition or situation occurs that is not covered or provided for in this Specific Plan, the regulation(s) of the Municipal Code that is (are) most applicable to the issue, condition or situation shall apply.

INTERPRETATION

The Director of Community Development shall have the responsibility to interpret the provisions of the Specific Plan. If there is a conflicting requirement for building standards in regards to uniform building code, the most stringent standard shall prevail. All such interpretations shall be reduced to written form and permanently maintained. Any person aggrieved by such an interpretation may request that the Lakewood Planning and Environment Commission review such interpretation.

COMPLIANCE WITH GOVERNMENT CODE

All development and construction within the Specific Plan site shall comply with the applicable codes of all governmental agencies having jurisdiction on such matters including, but not limited to, building, mechanical, fire and electrical codes and codes pertaining to drainage, wastewater, public utilities and grading.

PROJECT APPROVAL PROCESS AND OPERATION CONDITIONS

All proposed development projects on this site shall be subject to the review of the City's Community Development Department and the Development Review Board. Any change to the Specific Plan requires an amendment and approval of the Planning and Environment Commission and the City Council.

SPECIFIC PLAN IMPLEMENTATION

The Specific Plan establishes standards and guidelines with regard to future land use and development decisions within the boundaries of the Specific Plan site. It is the policy of the City to continually work toward the effective implementation of the Specific Plan. Therefore, this Specific Plan shall guide decisions with regard to discretionary permit applications and public improvements.

SECTION 5. 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. No person shall violate any provision, or fail to comply with any of the requirements of this ordinance, and any person violating any provision, or failing to comply with any provision of this ordinance is guilty of a misdemeanor. Any person convicted of a misdemeanor under the provisions of this ordinance shall be punished by a fine of not more than \$500.00 or by imprisonment in the city or county jail for a period not exceeding six months or by both, such fine and imprisonment.

SECTION 7. 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 (3) public places within the city as established by ordinance. This ordinance shall take effect thirty (30) days after its adoption.

ADOPTED AND APPROVED THIS _____ DAY OF _____, 2014, BY THE FOLLOWING ROLL CALL VOTE:

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

Mayor

ATTEST:

City Clerk

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TO: The Honorable Mayor and City Council

SUBJECT: Resolution - Notice of Intention to Grant a Franchise to Crimson California Pipeline

INTRODUCTION

Crimson California Pipeline, L.P., a California limited partnership, is applying for a franchise pursuant to Sections 6001.5 through 6302 of the Public Utilities Code to operate and maintain certain pipelines incident to the oil industry.

STATEMENT OF FACT

Crimson California Pipeline, L.P. has an existing franchise granted by the City of Lakewood and has requested that it be renewed in the form of a new franchise for a term of 20 years.

The City Council may pass a resolution declaring its intention to grant the franchise, stating the character of the franchise and setting a notice of a public hearing. The public hearing shall be not less than twenty, nor more than sixty days after the resolution is passed.

RECOMMENDATION

That the City Council:

1. Introduce Ordinance No. 2014-05 , and
2. Adopt a resolution, which serves as the Notice of Intention to grant the franchise and sets a public hearing for May 27, 2014.

Lisa Ann Rapp *LAR*
Director of Public Works

Howard L. Chambers
City Manager *HL*

RESOLUTION NO. 2014-12

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, DECLARING ITS INTENTION TO GRANT TO CRIMSON CALIFORNIA PIPELINE COMPANY, L.P., A FRANCHISE GRANTING THE RIGHT, FRANCHISE AND PRIVILEGE FROM TIME TO TIME TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF, AND REMOVE OR ABANDON IN PLACE A PIPELINE SYSTEM FOR THE TRANSPORTATION OF INDUSTRIAL GAS, GASOLINE, PETROLEUM OIL, GAS, OTHER HYDROCARBON SUBSTANCES, WATER, WASTE WATER, MUD, STEAM, AND OTHER LIQUID OR GAS SUBSTANCES INCIDENT TO THE OIL INDUSTRY, TOGETHER WITH ALL MANHOLES, VALVES, SERVICE CONNECTIONS AND APPURTENANCES NECESSARY OR CONVENIENT FOR THE MAINTENANCE AND OPERATION OF SAID PIPELINES, INCLUDING ANY FACILITIES NECESSARY FOR CATHODIC PROTECTION OF SAID PIPELINES; WITHIN THE CITY OF LAKEWOOD, AND SETTING A PUBLIC HEARING THEREON AT 7:30 P.M. ON THE 27TH DAY OF MAY, 2014, IN THE CITY COUNCIL CHAMBER, 5000 CLARK AVENUE, LAKEWOOD, CALIFORNIA

WHEREAS, Crimson California Pipeline, L.P., a California limited partnership, has filed with the City Council of the City of Lakewood an application requesting that a franchise be granted to it of the character and for the purposes mentioned in the form of notice set forth below; and

“NOTICE IS HEREBY GIVEN that Crimson California Pipeline, L.P., a California limited partnership, has filed its application with the City Council of the City of Lakewood requesting that the City Council grant to it a franchise pursuant to Sections 6001.5 through 6302 of the Public Utilities Code from 12:01 A.M., June 1, 2014 to midnight, May 31, 2034 granting the right, franchise and privilege from time to time to lay, construct, maintain, operate, repair, renew, change the size of, and remove or abandon in place a pipeline system for the transportation of industrial gas, gasoline, petroleum oil, gas, other hydrocarbon substances, water, waste water, mud, steam, and other liquid or gas substances incident to the oil industry, together with all manholes, valves, service connections and appurtenances necessary or convenient for the maintenance and operation of said pipelines, including any facilities necessary for cathodic protection of said pipelines within the City of Lakewood.

The franchise will terminate prior to the end of the term if (i) Grantee voluntarily surrenders or abandons the franchise with the consent of the California Public Utilities Commission, (ii) the State, a municipal or public corporation duly authorized by law purchases by voluntary agreement or condemns and takes under the power of eminent domain all property actually used and useful in the exercise of the franchise and located within its territorial limits, or (iii) the franchise is forfeited for noncompliance with its terms by Grantee.

If the franchise is granted to it, Crimson California Pipeline, L.P. and its successors and assigns (hereinafter referred to as "Grantee") for each full or fractional calendar year during the life of the franchise will pay to the City annually, in lawful money of the United States, a sum as set forth in the proposed Ordinance. In the event that the payment is not made the franchise will be forfeited.

The City Council of the City of Lakewood does hereby fix Tuesday, the 27th day of May, 2014, at the hour of 7:30 p.m. in the City Council Chamber located at 5000 Clark Avenue, Lakewood, California, as the time and place for the City Council to hear all persons having any objections to the granting of said franchise. At any time not later than the hour set for the hearing of objections, any person interested may make written protest stating the objections against the granting of the franchise. Said protest shall be signed by the protestants and delivered to the City Clerk at 5050 Clark Avenue, Lakewood, California, not later than the hour set for said hearing.

The application by Crimson California Pipeline, L.P. for the franchise and the proposed franchise as set forth in Ordinance No. 2014-5 of the City Council of the City of Lakewood which will be heard at the public hearing at the aforementioned time and place may be inspected in the office of the City Clerk prior to said hearing.

NOW, THEREFORE, BE IT RESOLVED, AND NOTICE IS HEREBY GIVEN, that the proposed franchise is as set forth in Ordinance No. 2014-5 of the City Council of the City of Lakewood which will be heard at the public hearing at the aforementioned time and place. Said Ordinance and said franchise may be inspected in the Office of the City Clerk at least seven (7) days prior to said hearing.

The City Council hereby finds that there are no newspapers of general circulation published within the City of Lakewood and that the City Council has heretofore directed the posting of its ordinances in at least three (3) public places. The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be posted at least once within fifteen (15) days of its adoption in three (3) public places within the City of Lakewood as now established by Ordinance. This Resolution shall be effective on adoption.

ADOPTED AND APPROVED THIS 22ND DAY OF APRIL, 2014.

Mayor

ATTEST:

City Clerk

ORDINANCE NO. 2014-5

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD GRANTING A FRANCHISE TO CONSTRUCT AND USE AN OIL PIPELINE TO CRIMSON CALIFORNIA PIPELINE, L.P.

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

SECTION 1. NATURE OF FRANCHISE. The City of Lakewood (hereinafter referred to as "City") hereby grants a non-exclusive Franchise to Crimson California Pipeline, L.P., a California limited partnership (hereinafter referred to as "Grantee"), for a period of twenty (20) years from January 1, 2014 (the "Effective Date"), to maintain, operate, renew, repair, change the size of, remove, or abandon in place, pipes and pipelines for the collection, transportation, or distribution of oil, gas, gasoline, petroleum, wet gas, hydrocarbon substances, water, waste water, mud, steam, and other liquid substances, not more hazardous than the aforementioned substances, together with all manholes, valves, appurtenances, and service connections necessary or convenient for the operation of such pipes or pipelines, including conduits, cathodic protection devices, wires, cables, and other appurtenances necessary or convenient for the Grantee's business, lay and use pipelines, not to exceed twenty-four (24) inches in internal diameter, for the transportation of oil and products thereof, in, under along, and across the public streets, highways, and alleys (collectively "streets"), in the City, as described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Franchise"). Grantee may request, by written notice, up to three (3) extensions of five (5) years each to the term of the Franchise prior to its expiration. Such extensions shall be subject to approval by City in its sole discretion. City shall provide written notice to Grantee of its approval or disapproval of any extension request.

The Franchise is hereby granted to Grantee, under and in accordance with the provisions of the Franchise Act of 1937 and City's Municipal Code. The Franchise shall include the right, for the period and subject to the conditions hereof, to so maintain, operate, repair, renew, and change the size of the pipeline system, if any, of Grantee, as already laid and constructed in said streets.

The terms and conditions of the Franchise shall also apply to any pipe or other facilities of Grantee which are located within the right-of-way of any road or highway at the time such road or highway becomes a City street.

The granting of the Franchise is expressly conditioned upon payment of all franchise fees due and owing from the date of adoption of this Ordinance.

SECTION 2. APPURTENANCES. Grantee shall have the right, subject to the prior approval of the Director of Public Works, to construct and maintain such traps, manholes, conduits, valves, appliances, attachments, and appurtenances (hereinafter for convenience collectively referred to as "appurtenances"), as may be necessary or convenient for the proper maintenance and operation of the pipelines under the Franchise. Said appurtenances shall be kept flush with the surface of the streets and be so located as to conform to any order of the

Director of Public Works with regard thereto and not to interfere with the use of the street for travel. Grantee shall have the right, subject to such ordinances, rules, or regulations as are now or may hereafter be in force, to make all necessary excavations in said streets for the construction and repair of said pipelines and appurtenances, subject to the prior approval of the Director of Public Works. Such approval may be conditioned by the Director of Public Works, including, without limitation, the issuance to Grantee of certain encroachment permits.

SECTION 3. LOCATION OF PIPELINES. So far as it is practicable, any pipelines hereinafter laid shall be located along the edge or shoulder of the streets or in the parking areas adjacent thereto so as not to unreasonably disturb the flow of traffic and, where possible, shall be laid in the unpaved portion of the street.

If the pipelines shall be laid across or along the paved portion of a street, the repair of the street, after the pipelines have been laid, shall be made by Grantee within ten (10) days of the completion of the laying of such pipeline, at the expense of Grantee, and in accordance with all applicable provisions of City's Municipal Code and any other generally applicable policy or procedure established by City pertaining to street excavations, and all other applicable laws.

SECTION 4. CONSTRUCTION OF PIPELINES.

A. **Terms of Construction.** The pipelines and appurtenances laid, constructed, or maintained under the provisions of the Franchise shall be installed, maintained, and inspected by Grantee in a satisfactory, safe, and workmanlike manner, of first class material, and in conformity with all ordinances, rules, and regulations now or hereafter adopted or prescribed by City, County, State, or Federal authorities. The pipelines and appurtenances shall be operated, maintained, replaced, or repaired in accordance with the latest revision of the "American National Standard Code for Pressure Piping ANSI/ASME B31 4-1979," American Petroleum Institute Standard 1104, Code of Federal Regulations, Part 195, Title 49 USC and other applicable standards and codes, whichever is the most stringent. The pipelines and appurtenances shall be operated, maintained, replaced, or repaired in accordance with all Federal standards for the constructing and operation of interstate pipelines as set forth in Federal laws, rules, or regulations. Whenever there is a conflict with the Federal or State standards, the more stringent standard will prevail.

B. **Restoration of Streets.** The work of laying, constructing, maintaining, operating, renewing, repairing, changing, and moving any of the pipeline system contemplated by the Franchise and all other work in exercise of the Franchise shall be performed in compliance with all applicable provisions of City's Municipal Code pertaining to street excavations and restoration, including but not limited to, City's encroachments ordinance, any current or future generally applicable policies, and other applicable laws, and shall be conducted with the least possible hindrance or interference to the use of City roads by the public or by City, and Grantee shall provide all necessary warning, safety, and traffic control devices as are or may be required by City, County, State, or Federal regulations. All excavations shall be back filled and adequately compacted. The surface of City roads shall be placed in a condition that is as good and as serviceable as existed at the beginning of this work and must be to the satisfaction of the Director of Public

Works. If City has an applicable road restoration ordinance, policy, or other standard, then the Director of Public Works’s discretion shall be consistent with that ordinance, policy, or other standard.

SECTION 5. MAPS AND DATE TO BE FURNISHED. Within ninety (90) days following the date on which any pipelines or additional pipelines have been laid or constructed under this Franchise, Grantee shall file a map in such form as may be required by the Director of Public Works showing the accurate location and size of all its facilities then in place and shall, upon installation of any additional facilities or upon removal, change, or abandonment of all or any portion thereof, file a revised map or maps showing the location and size of all such additional and/or abandoned facilities as of that date. If cathodic protection is to be used for facilities installed or maintained pursuant to this Franchise, a description of all the protective devices shall be furnished to the Director of Public Works which shall show the location and types of anodes, including a description of methods to be used as protection against corrosion and electrolytic leakage.

SECTION 6. COMPENSATION TO CITY.

A. **Amount of Franchise Fee.** As consideration for the Franchise hereby granted, Grantee shall pay a Franchise Fee (hereinafter the “Fee”) to City in accordance with the Public Utilities Commission of the State of California Code Section 623.15. The Fee shall be paid annually to City in lawful money of the United States within sixty (60) days after the end of each calendar year. The payments due to City shall be computed as follows:

The length of the pipe expressed in feet located within the franchised area, rounded to the nearest foot shall be multiplied by the applicable base rate, as adjusted pursuant to subdivision (B), in accordance with the following schedule:

Pipe Size (internal diameter in inches)	Base rate per lineal foot
0 – 4	\$0.088
6	\$0.132
8	\$0.176
10	\$0.220
12	\$0.264
14	\$0.308
16	\$0.352
18	\$0.396
20	\$0.440
22	\$0.484
24	\$0.528
26	\$0.572
28	\$0.616
30	\$0.660

For pipelines with an internal diameter not listed above, the Fee shall be in the same proportion to the Fee of a 12-inch-diameter pipe as the diameter of the unlisted pipe is to 12 inches.

B. Computation of Payments. Such payments shall be computed from the Effective Date of this Franchise, to and including the date of either actual removal of the facilities or the effective date of a properly approved abandonment "in place" authorized by City, and until Grantee shall have fully complied with all the provisions of this Franchise and of all other applicable provisions of law or ordinance relative to such abandonment. All such payments shall be made payable to City, and shall be supported by Grantee's verified statement concerning the computation thereof. In the event of installation or abandonment of facilities with the approval of City as elsewhere in this Franchise provided, or in the event of removal of such facilities by Grantee, the payments otherwise due to City or occupancy of the streets by such facilities shall be prorated for the calendar year in which such installation, removal, or abandonment occurs as of the end of the calendar month in which installed, removed, or abandoned. Provided, however, that the amount of each annual payment shall be computed and revised each calendar year as follows:

(1) The applicable base rate shall be multiplied by the Consumer Price Index (CPI-U), All Items for the Los Angeles-Riverside-Orange County areas, as published by the United States Department of Labor, Bureau of Labor Statistics, for the month immediately preceding the month in which payment is due and payable, and divided by the Consumer Price Index for June 30, 1989, which is declared to be 100.0. Under no circumstances shall the multiplying factor be less than one (1).

(2) If the United States Department of Labor, Bureau of Labor Statistics, discontinues the preparation or publication of a Consumer Price Index for the area, and if no translation table prepared by the Department of Labor is available so as to make those statistics which are then available applicable to the index of June 30, 1989, City shall prescribe a rate of payment which shall, in City's judgment, vary from the rates specified in this Section in approximate proportion as commodity consumer prices then current vary from commodity consumer prices current in December 1988. On this point, the determination by City shall be final and conclusive.

(3) If said Bureau revises the said Index, the parties hereto shall accept the method of revision or conversion recommended by the said Bureau.

C. Right of Inspection. City shall have the right to inspect Grantee's pipeline records relating to its annual report and to audit and recompute any and all amounts payable under the Franchise. Costs of audit shall be borne by Grantee when audits result in an increase of more than five percent (5%) of Grantee's annual payments due to City. Acceptance of any payment shall not be construed as a release, waiver, acquiescence, or accord and satisfaction of any claim that City may have for further or additional sums payable under this Ordinance or for the performance of any other obligation hereunder.

D. Base Granting Fee. In the case of an initial grant of Franchise, or franchise which extends, renews, or continues previously granted franchises, a base granting fee of \$7,500 for pipelines with a total length of one-quarter (1/4) mile or more or \$1,600 for pipelines with a total length of less than one-quarter (1/4) mile shall be paid within thirty (30) days after the Council adopts the ordinance granting the franchise and prior to signing the written acceptance of the franchise.

SECTION 7. EMERGENCY PREPAREDNESS.

A. Equipment and Crews. At all times during the terms of this Franchise, Grantee shall maintain emergency response equipment and capabilities as required by applicable federal and state rules, laws, and regulations.

B. Plans. Grantee shall establish and maintain an Emergency Response Plan as required by federal and state regulations. Upon request, Grantee will provide a copy of the Emergency Response Plan to the City.

SECTION 8. REPAIRS. Grantee shall pay to City on demand the cost of all repairs to City property made necessary by any of the operations of Grantee under the Franchise, provided, however, that Grantee may make repairs to streets, sidewalks, curbs, and gutters itself at its own cost in accordance with City specifications, if the same can be done without undue inconvenience to the public use of the streets.

SECTION 9. REARRANGEMENT OF FACILITIES.

A. Expense of Grantee.

(1) If any of Grantee's facilities, in the discretion of City, shall endanger the public in the use of the public streets or interfere with or obstruct the use of any street by the public or for public purpose, City shall have the right to require Grantee, and Grantee shall move, alter, or relocate the same (hereinafter called "rearrangement") to avoid such danger, interference, or obstruction, in conformity with the written notice of the Director of Public Works, at Grantee's sole expense.

(2) Whenever, during the existence of this Franchise, City, any water, electric, gas, or other utility system now or hereafter owned or operated by City, or any community facilities or assessment district, or similar agency established by City, shall change the grade, width, alignment, or location of any street, way, alley, or place, or improve any said street in any manner, including but not limited to the laying of any sewer, storm drain, conduit, gas, water, or other pipes, pedestrian tunnels, subway, viaduct, or other work of City (the right to do all of which is specifically reserved to City without any admission on its part that it would not otherwise have such rights), Grantee shall, at its own cost and expense, do any and all things to effect such change in position or location in conformity with the written approval of the Director of Public Works, including without limitation the acceptance of encroachment permits and the removal or relocation of any facilities installed, if and when made necessary by the determination of the Director of Public Works.

B. Expense of Others.

(1) City shall also have the right to require Grantee to rearrange any part of Grantee's facilities for the accommodation of any private person, firm, or corporation. When such rearrangement is done for the accommodation of any private person, firm, or corporation, the cost of such rearrangement shall be borne by the accommodated party. Such accommodated party, in advance of such rearrangement, shall deposit with Grantee funds in an amount as, in the reasonable discretion of Grantee, shall be required to pay the cost of such rearrangement.

(2) The rearrangement referred to in subsection (1) of Subsection B of this Section shall be accomplished in conformity with the written notice of the Director of Public Works.

C. Rearrangement of the Facilities of Others. Nothing in this Franchise shall be construed to require City to move, alter, or relocate any of its facilities upon said streets, at its own expense, for the convenience, accommodation, or necessity of any other public utility, person, firm, or corporation now or hereafter owning a public utility system of any type or nature, or to move, alter, or relocate any part of its system upon said streets for the convenience, accommodation, or necessity of Grantee.

D. Notice. Grantee shall be given not less than ninety (90) days written notice of any rearrangement of facilities that Grantee is required to make herein. Such notice shall specify in reasonable detail the work to be done by Grantee and shall specify the time within which such work is to be accomplished. In the event that City shall change the provisions of any such notice given to Grantee, Grantee shall be given an additional period of not less than ninety (90) days to accomplish such work.

SECTION 10. REMOVAL OR ABANDONMENT OF FACILITIES. At the time of expiration, revocation, or termination of this Franchise or the permanent discontinuance of the use of its facilities, or any portion thereof, Grantee shall, within ninety (90) days thereafter, make a written application to the Director of Public Works to either: (1) abandon all, or a portion, of such facilities in place, or (2) remove all, or a portion, of such facilities as the Director of Public Works, in the Director of Public Works's discretion, shall consider to be appropriate. Such application shall describe the facilities desired to be abandoned by reference to the map or maps required by Section 5 of this Ordinance and shall also describe with reasonable accuracy the relative physical condition of such facilities. Thereupon, the Director of Public Works shall determine whether any abandonment or removal which is thereby proposed may be effected without detriment to the public interest or under what conditions such proposed abandonment or removal may be safely effected and shall then notify Grantee, according to such requirements as shall be specified in the Director of Public Works's order, and within ninety (90) days thereafter, to either:

- A. Remove all or a portion of such facilities; or
- B. Abandon in place all or a portion of such facilities.

If any facilities to be abandoned in place subject to prescribed conditions shall not be abandoned in accordance with all such conditions, then the Director of Public Works may make additional appropriate orders, including if deemed desirable, an order that Grantee shall remove all such facilities in accordance with applicable requirements.

A request of Grantee to abandon in place any facilities shall be deemed an offer of transfer of such facilities to City and by resolution authorizing Grantee to abandon any facility in place, City shall succeed to all right, title, and interest of Grantee in said facilities.

SECTION 11. COMPLETION OF WORK. If Grantee fails to commence any work or act and diligently proceed or complete any such act or work required of Grantee by the terms of this Franchise within the time limits required hereby, City may cause such act or work to be completed by City or, at the election of City, by a private contractor. City agrees that to the extent reasonably possible, any work by City or its private contractors shall be performed in a manner that does not cause damage to Grantee's facilities or disruption to the transportation of oil and other petroleum products through Grantee's pipeline system. In the event City causes such act or work to be completed by City or a private contractor, City shall send an itemized bill to Grantee. Within ten (10) days of receipt of said bill, Grantee shall either pay the bill plus fifteen percent (15%) for overhead, or detail in writing to City why such bill is inappropriate. If Grantee timely provides this statement of dispute to City, City shall consider Grantee's statement and shall notify Grantee in writing of its determination. If Grantee finds that the City's determination is unacceptable, Grantee may bring an action in court challenging that decision. Regardless of Grantee's position on the accuracy of City's decision, Grantee shall pay all amounts determined by City within ten (10) days of receipt of City's determination. For any removal, relocation, or modification of Grantee's facilities by the City as provided for herein, the City shall, to the extent required by law, only conduct such work with the prior approval of, and in coordination with, the California State Fire Marshal and comply with Chapter 5.5 of Title 5, Division 1, Part 1, of the California Government Code (Elder California Pipeline Safety Act of 1981) and all other local, State, and Federal laws.

SECTION 12. RECOVERY OF COSTS OF REPAIRS AND UNPAID FEES. If Grantee has not paid City for such fees and expenses incurred by or payable to City as hereinabove set forth, City may take any and all reasonable enforcement actions, including but not limited to, ordering that the charge(s) be assessed against the property of Grantee in City, that liens be imposed on said property, instituting collection proceedings, and instituting franchise default proceedings.

SECTION 13. BOND. Grantee shall, within thirty (30) days of the Effective Date of this Franchise, file with the City Clerk, and yearly thereafter maintain in full force and effect, a bond of the required amount for the benefit of City, with a surety to be approved by City's Finance Director. The bond shall be surety that Grantee shall truly observe, fulfill, and perform each and every term and condition of this Franchise and, in case of a breach of condition of said Franchise, at the discretion of City, the whole amount of the penal sum therein shall be paid to City in addition to any damages recoverable by City and shall be recoverable from the principal and sureties of the bond. If said bond is not so filed, Grantee agrees and acknowledges that the award of this Franchise will be set aside and any money paid therefor will be forfeited.

The amount of the bond shall be Fifty Thousand Dollars (\$50,000.00).

Whenever a bond is taken and deemed to be liquidated damages for any breach of a term or condition of this Franchise, Grantee must immediately file another bond of like amount and character and, if Grantee fails to do so within the time set by City, City may, by resolution, declare said Franchise automatically forfeited.

Nothing herein shall insulate Grantee from liability in excess of the amount of said bond or shall be construed as a waiver by City of any remedy at law against Grantee for any breach of the terms and conditions of this Franchise, or for any damage, loss, or injuries suffered by City or in case of any damage, loss, or injury suffered by any person, firm, or corporation by reason of any work done or any activity conducted by Grantee in the exercise of this Franchise.

SECTION 14. INSURANCE.

A. Prior to the beginning of and throughout the duration of this Franchise, Grantee will maintain insurance in conformance with the requirements set forth below. Grantee shall furnish proof that it shall provide the following types and amounts of insurance:

(1) Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy form CG 0001, with an edition prior to 2004 or the exact equivalent. Defense costs must be paid in addition to limits. The insurance policy shall include, but not be limited to, coverage for premises operations, explosion and collapse hazard, underground hazards, contractual insurance, property damage, independent contractors, and personal injury. Limits shall be no less than \$10,000,000 per occurrence for all covered losses and no less than \$20,000,000 general aggregate.

(2) Workers' Compensation coverage consistent with California statutory requirements on a state approved policy form with employers' liability limits no less than \$10,000,000 per accident for all covered losses.

(3) Business Auto Coverage on ISO Business Auto Coverage form CA 00 01, including owned, non-owned, and hired autos, or the exact equivalents. Limits shall be no less than \$10,000,000 per accident combined single limit.

(4) Excess or Umbrella Liability Insurance (Over Primary), if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Such policy or policies shall include as insureds those covered by the underlying policies, including additional insureds. The insurance shall be maintained in an amount not less than \$20,000,000 throughout the term of the Franchise.

B. City and its officers, agents, and employees shall be named as additional insureds on said policy at no cost to City. City shall receive thirty (30) days advance written notice of any proposed reduction in coverage of the insurance policies on which it is carried as an additional insured, as well as on coverage required to be maintained by this Section.

Such advance notice shall also be required as to any proposed or actual cancellation of any such policies of insurance. Insurance endorsements of such coverage shall be filed with City. City shall approve the form and provisions of the insurance.

SECTION 15. INDEMNIFICATION BY GRANTEE. For all claims relating to activity taken during the times subject to this Ordinance, including any retroactivity dates, Grantee shall indemnify, defend with counsel selected by City (subject to approval of Grantee, whose approval shall not be unreasonably withheld), protect, and hold harmless City, its officers, employees, agents, assigns, and any successor or successors to City's interest from and against all claims, actual damages (including, but not limited to, special and consequential damages), penalties, attorneys' fees, and consultants' and experts' fees and costs ("Liabilities") arising as a result of Grantee's exercise of the Franchise or operation of the pipeline system, regardless of whether any act or omission complained of is authorized, allowed, or prohibited by the Franchise. This indemnity includes, but is not limited to, any repair, cleanup, or detoxification, or preparation and implementation of any removal, remediation, response, closure, or other plan (regardless of whether undertaken due to governmental action) concerning any facilities or equipment or the effects of such facilities or equipment authorized by this Franchise, and any hazardous substance or hazardous wastes, including petroleum and its fractions as defined in the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"; 42 U.S.C. § 9601, *et seq.*); the Resources Conservation and Recovery Act ("RCRA"; 42 U.S.C. § 6901, *et seq.*); and California Health & Safety Code § 25280, *et seq.*, at any place where Grantee maintains a pipeline for the transportation of substances and liquids pursuant to this Franchise. The foregoing indemnity is intended to (1) supplement and not replace any other indemnity from any source, and (2) operate as an agreement pursuant to Section 107(e) of CERCLA and California Health & Safety Code Section 25364, to assure, protect, hold harmless, and indemnify City from liability. Grantee shall not be liable to City for any Liabilities resulting from or arising out of acts, errors, or omissions, or caused by the negligence or willful misconduct of City, its officers, employees, agents, assigns, or successors.

SECTION 16. ASSIGNMENT.

A. Grantee shall not transfer, sell, hypothecate, sublet, or assign the Franchise, nor shall any of the rights or privileges therein be transferred, sold, hypothecated, leased, or assigned, either in whole or in part, nor shall title thereto, either legal or equitable, or any right, interest, or property therein pass to or vest in any person, except Grantee, either by act of Grantee or by operation of law, nor shall there be any "Change in Control" (as hereinafter defined) of Grantee, without the prior consent of City expressed by resolution. The aforesaid provisions of this Section shall not prohibit Grantee from using its pipelines for the purpose of transporting for other persons oil, petroleum, gas, gasoline, or other hydrocarbon substances or water, but in such event Grantee shall be responsible to City for the full performance and observance of the terms and conditions of the Franchise.

B. Any sale, lease, assignment, or transfer of the Franchise or the rights or privileges granted hereby, or any of them, or any Change in Control of Grantee without the prior written consent of City first having been obtained, whether by operation of law or otherwise, shall be null and void.

C. City shall not unreasonably withhold its consent to a Franchise transfer or a Change in Control of Grantee. For the purpose of determining whether it shall consent to such transfer, City may inquire into the qualifications of the prospective transferee or controlling party, and Grantee shall assist City in any such inquiry. In seeking City's consent to any change of ownership or Change in Control, Grantee shall have the responsibility of ensuring that transferee completes an application in form and substance reasonably satisfactory to City. An application shall be submitted to City not less than ninety (90) days prior to the date of transfer. Grantee shall be required to establish that it is in material compliance with its Franchise. The transferee shall be required to establish that it possesses the qualifications and financial and technical capability to operate and maintain the pipeline and comply with all Franchise requirements for the remainder of the term of the Franchise. If City finds that legal, financial, character, technical, and other public interest qualities of the applicant are satisfactory and that the proposed transferee has the capability to operate and maintain the system and comply with all Franchise requirements for the then remaining term thereof, City shall consent to the transfer and assignment of the rights and obligations of such Franchise. City may condition the transfer to insure the transferee is in material compliance, and remains in material compliance, with the Franchise.

D. For purposes of Section 16.A. above, a "Change in Control" of Grantee shall be deemed to be a transfer requiring City's consent. "Change in Control" means (i) any merger, consolidation, or other reorganization of Grantee in which Grantee, or an affiliate of Grantee, is not the surviving entity; (ii) any transfer or change in ownership of fifty percent (50%) or more of the capital stock, capital accounts, equity interests, or memberships, as the case may be, of Grantee; (iii) the acquisition of management control by any owner or new owner of interests in Grantee that previously did not control the management of Grantee; or (iv) the sale of fifty percent (50%) or more of the market value of the assets of Grantee.

E. Notwithstanding the above, Grantee shall be entitled to pledge, encumber, or grant any security interest in the Franchise, provided that Grantee shall first notify and obtain City's consent in writing of such proposed transaction. City shall consent to such transaction, subject to the following conditions:

- (1) Any consent so granted shall not be deemed a consent to such pledgee, encumbrancer, or secured party exercising any rights or prerogatives of Grantee under the Franchise, nor to its exercise of any rights or prerogatives of a holder of an ownership interest in Franchise.

- (2) Any consent so granted shall not be deemed a consent to any subsequent transfer or assignment as referred to in this Section. Any such subsequent transfer or assignment shall be deemed an assignment of this Franchise within the meaning of this Section, and shall be subject to the provisions of this Section.

(3) The pledgee, encumbrancer, or secured party shall have executed and delivered to City an instrument in writing agreeing to be bound by the provisions of the Franchise.

F. The provisions of this Section shall not apply to Grantee's assignment of rights, duties, and obligations under the Franchise to any affiliate of Grantee. As used in this Franchise, the term "affiliate" shall mean an entity controlling, controlled by, or under common control with the entity to which the term applies, whether by ownership, contract, or voting control. Franchisee and the entity to whom the rights are to be assigned shall sign an assignment and assumption agreement whereby the transferee agrees to be bound by and comply with the terms of this Franchise.

SECTION 17. RECEIVERSHIP AND FORECLOSURE.

A. Subject to applicable provisions of the Bankruptcy Code, the Franchise shall, at the option of City, cease and terminate one hundred twenty (120) days after the appointment of a receiver or trustee to take over and conduct the business of Grantee, whether in a receivership, reorganization, bankruptcy, or other action or proceeding, unless such receivership or trusteeship shall have been vacated prior to the expiration of said one hundred twenty (120) days, or unless:

(1) Such receiver or trustee shall have, within one hundred twenty (120) days after his election or appointment, fully complied with all terms of the Franchise and remedied all breaches of the Franchise or provided a plan for the remedy of such breaches which is satisfactory to City; and

(2) Such receiver or trustee shall, within said one hundred twenty (120) days, execute an agreement duly approved by the court having jurisdiction, whereby such receiver or trustee assumes and agrees to be bound by each and every term, provision, and limitation of the Franchise.

B. Upon the foreclosure or other judicial sale of all or a substantial part of a pipeline system, Grantee shall notify City of such fact, and such notification shall be treated as a notification that a change in ownership of Grantee has taken place and the provisions of the Section of the Franchise governing such changes shall apply.

SECTION 18. WAIVER OF BREACH. No waiver of the breach of any of the covenants, agreements, restrictions, or conditions of this Franchise by City shall be construed to be a waiver or any such succeeding breach of the same or other covenants, agreements, restrictions, or conditions of the Franchise. No delay or omission of City in exercising the right, power, or remedy herein provided in the event of default shall be construed as a waiver thereof, or acquiescence therein, nor shall the acceptance of any payments made in a manner or at a time other than what is herein provided be construed as a waiver of or variation in any of the terms of the Franchise.

SECTION 19. DEFAULT.

A. **Default.** In the event that Grantee shall default in the performance of any of the terms, covenants, and conditions hereof, City may give written notice to Grantee of such default. In the event that Grantee does not commence the work necessary to cure such default within thirty (30) business days after such notice is sent or prosecute such work diligently to completion, Grantee agrees and acknowledges that City may declare this Franchise forfeited by giving written notice thereof to Grantee, whereupon this Franchise shall be void and the rights of the Grantee hereunder shall terminate and Grantee shall execute an instrument of surrender and deliver the same to City.

If City declares the Franchise forfeited, it may thereupon and thereafter exclude Grantee from further occupancy or use of all City streets authorized under this Franchise. A forfeiture of said Franchise shall not of itself operate to release the bond filed for said Franchise. Upon declaring a Franchise forfeited, City may elect to take and accept the bond as liquidated damages therefor and pursue any other legal remedy for any damage, loss, or injury suffered by City as a result of such breach. After forfeiture, the bond shall remain in full force and effect for a period of one (1) year unless exonerated by City. No bond shall be exonerated unless a release is obtained from City. The release shall state whether all excavations have been back filled, all obstructions removed, and whether the substratum or surface of City streets occupied or used have been placed in good and serviceable condition. Release shall not constitute a waiver of any right or remedy which City may have against Grantee or any person, firm, or corporation for any damage, loss, or injury suffered by City as a result of any work or activity performed by Grantee in the exercise of the Franchise.

B. **Cumulative Remedies.** No provision herein made for the purpose of securing the enforcement of the terms and conditions of the Franchise shall be deemed an exclusive remedy or to afford the exclusive procedure, for the enforcement of said terms and conditions, but the remedy and procedure herein provided, in addition to those provided by law, shall be deemed to be cumulative.

SECTION 20. SCOPE OF RESERVATION. Nothing herein contained shall ever be construed so as to exempt Grantee from compliance with all ordinances of City now in effect or which may hereafter be adopted which are not inconsistent with the terms of the Franchise. The enumeration herein of specific rights reserved shall not be construed as exclusive, or as limiting the general reservation herein made, or as limiting such rights as City may now or hereafter have in law.

SECTION 21. NOTICE. Any notice required to be given under the terms of this Franchise, the manner of service of which is not specifically provided for, may be served personally or by United States first class mail as follows:

A. Upon City, by addressing a written notice to the City Clerk of the City of Lakewood, Lakewood City Hall, 5050 Clark Avenue, Lakewood, CA 90712.

B. Upon Grantee, by addressing a written notice to Crimson California Pipeline, L.P., 3780 Kilroy Airport Way, Suite 400, Long Beach, CA 90806, Attn.: Land Department.

C. For such other address as may from time to time be furnished in writing by one party to the other and depositing said notice in the United States Mail, postage prepaid.

When service of any such notice is made by mail, the time of such notice shall begin with and run from three (3) business days after the date of the deposit of same in the United States Mail.

SECTION 22. SUCCESSORS. The terms herein shall inure to the benefit of and shall bind, as the case may be, the successors and assigns of the parties hereto, subject, however, to the provisions of Section 16 hereof.

SECTION 23. INTERPRETATION. The Franchise is granted upon each and every condition herein contained, and shall be strictly construed against Grantee. Nothing shall pass by the Franchise granted hereby to Grantee unless it be granted in plain and unambiguous terms. Each of said conditions is a material and essential condition to the granting of the Franchise.

SECTION 24. FORCE MAJEURE. The time within which Grantee is obligated hereunder to construct, erect, maintain, operate, repair, renew, change the size of, and remove pipelines or other improvements shall be extended for a period of time equal in duration to and, performance in the meantime shall be excused on account of and for and during the period of any delay caused by, strikes, threats of strikes, lockouts, war, threats of war, insurrection, invasion, acts of God, calamities, violent action of the elements, fire, impossibility of obtaining materials, or other things beyond the reasonable control of Grantee.

SECTION 25. ATTORNEYS' FEES. If either party brings an action to enforce the terms of any covenant, agreement, or condition contained in the Franchise, the prevailing party in such action, trial, or appeal, shall be entitled to reasonable attorneys' fees to be paid by the losing party as fixed by the court.

SECTION 26. PUBLICATION EXPENSES. Grantee shall, pursuant to California Public Utilities Code Section 6293, pay to City a sum of money sufficient to reimburse it for all publication expenses incurred by it in connection with the granting of this Franchise; said payment to be made within thirty (30) days after City shall have furnished Grantee with a written statement of such expenses.

SECTION 27. ACCEPTANCE. The Franchise granted hereby shall not become effective until written acceptance thereof shall have been filed by Grantee with the City Clerk within thirty days of the effective date of this Ordinance.

SECTION 28. SEVERABILITY. City hereby declares that the provisions of this Ordinance are severable and if for any reason a court of competent jurisdiction shall hold any sentence, paragraph, or section of this Ordinance to be invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 29. BUSINESS DAYS. As used in this Ordinance, the term “business days” shall mean days other than Saturdays, Sundays, and legal holidays and closures observed by City, and “days” shall mean calendar days. If the time for performance of an obligation under this Ordinance falls on other than a business day, the time for performance shall be extended to the next business day.

SECTION 30. EFFECTIVE DATE OF FRANCHISE RETROACTIVITY. This Ordinance shall be in full force and effect thirty (30) days after its adoption. All conditions precedent having first been met to make this Franchise effective and binding upon City and Grantee, the rights, privileges, limitations, restrictions, conditions, obligations, and duties granted and imposed hereby shall be retroactive to _____, provided, however, that Grantee is deemed to be in full compliance with the requirements and conditions of this Ordinance as of the date of the adoption of this Ordinance.

SECTION 31. ENTIRE AGREEMENT. The parties agree that this Franchise shall constitute the entire agreement between the parties with respect to the transactions contemplated hereby. Any and all previous agreements and understandings between or among the parties regarding the transactions contemplated hereby, whether written or oral, are superseded by this Franchise.

SECTION 32. 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 (3) public places within the city as established by ordinance. This ordinance shall take effect thirty (30) days after its adoption.

ADOPTED AND APPROVED THIS _____ DAY OF _____, 2014, BY THE FOLLOWING ROLL CALL VOTE:

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

Mayor

ATTEST:

City Clerk

EXHIBIT A

List of Pipelines

Santa Fe Springs Main Line – 2,718 feet – Cherry Avenue from north City limit to south City limit

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COUNCIL AGENDA

April 22, 2014

TO: The Honorable Mayor and City Council

SUBJECT: Resolution - Notice of Intention to Grant a Franchise to Tesoro SoCal Pipeline

INTRODUCTION

Tesoro SoCal Pipeline Company, LLC, a Delaware limited liability company, is applying for a franchise pursuant to Sections 6001.5 through 6302 of the Public Utilities Code to operate and maintain certain pipelines incident to the oil industry.

STATEMENT OF FACT

Tesoro SoCal Pipeline Company, LLC purchased from BP West Coast Products all assets held under City Franchise Ordinance No. 73-9.

Tesoro SoCal Pipeline Company, LLC has requested that the franchise be granted for a term of 20 years.

The City Council may pass a resolution declaring its intention to grant the franchise, stating the character of the franchise and setting a notice of a public hearing. The public hearing shall be not less than twenty, nor more than sixty days after the resolution is passed.

RECOMMENDATION

That the City Council:

1. Introduce Ordinance No. 2014-06 , and
2. Adopt a resolution, which serves as the Notice of Intention to grant the franchise and sets a public hearing for May 27, 2014.

Lisa Ann Rapp *LAR*
Director of Public Works

Howard L. Chambers
City Manager



RESOLUTION NO. 2014-13

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, DECLARING ITS INTENTION TO GRANT TO TESORO SOCAL PIPELINE COMPANY, LLC A FRANCHISE GRANTING THE RIGHT, FRANCHISE AND PRIVILEGE FROM TIME TO TIME TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF, AND REMOVE OR ABANDON IN PLACE A PIPELINE SYSTEM FOR THE TRANSPORTATION OF INDUSTRIAL GAS, GASOLINE, PETROLEUM OIL, GAS, OTHER HYDROCARBON SUBSTANCES, WATER, WASTE WATER, MUD, STEAM, AND OTHER LIQUID OR GAS SUBSTANCES INCIDENT TO THE OIL INDUSTRY, TOGETHER WITH ALL MANHOLES, VALVES, SERVICE CONNECTIONS AND APPURTENANCES NECESSARY OR CONVENIENT FOR THE MAINTENANCE AND OPERATION OF SAID PIPELINES, INCLUDING ANY FACILITIES NECESSARY FOR CATHODIC PROTECTION OF SAID PIPELINES; WITHIN THE CITY OF LAKEWOOD, AND SETTING A PUBLIC HEARING THEREON AT 7:30 P.M. ON THE 27TH DAY OF MAY, 2014, IN THE CITY COUNCIL CHAMBER, 5000 CLARK AVENUE, LAKEWOOD, CALIFORNIA

WHEREAS, Tesoro SoCal Pipeline Company, LLC, a Delaware limited liability company, has filed with the City Council of the City of Lakewood an application requesting that a franchise be granted to it of the character and for the purposes mentioned in the form of notice set forth below; and

WHEREAS, in the opinion of the City Council the public good requires that the franchise be granted.

“NOTICE IS HEREBY GIVEN that Tesoro SoCal Pipeline Company, LLC, a Delaware limited liability company, has filed its application with the City Council of the City of Lakewood requesting that the City Council grant to it a franchise pursuant to Sections 6001.5 through 6302 of the Public Utilities Code from 12:01 A.M., June 1, 2013 to midnight, May 31, 2033 granting the right, franchise and privilege from time to time to lay, construct, maintain, operate, repair, renew, change the size of, and remove or abandon in place a pipeline system for the transportation of industrial gas, gasoline, petroleum oil, gas, other hydrocarbon substances, water, waste water, mud, steam, and other liquid or gas substances incident to the oil industry, together with all manholes, valves, service connections and appurtenances necessary or convenient for the maintenance and operation of said pipelines, including any facilities necessary for cathodic protection of said pipelines within the City of Lakewood.

The franchise will terminate prior to the end of the term if (i) Grantee voluntarily surrenders or abandons the franchise with the consent of the California Public Utilities Commission, (ii) the State, a municipal or public corporation duly authorized by law purchases by voluntary agreement or condemns and takes under the power of eminent domain all property actually used and useful in the exercise of the franchise and located within its territorial limits, or (iii) the franchise is forfeited for noncompliance with its terms by Grantee.

If the franchise is granted to it, Tesoro SoCal Pipeline Company, LLC and its successors and assigns (hereinafter referred to as "Grantee") for each full or fractional calendar year during the Resolution No. 2014-

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life of the franchise will pay to the City annually, in lawful money of the United States, a sum as set forth in the proposed Ordinance. In the event that the payment is not made the franchise will be forfeited.

The City Council of the City of Lakewood does hereby fix Tuesday, the 27th day of May, 2014, at the hour of 7:30 p.m. in the City Council Chamber located at 5000 Clark Avenue, Lakewood, California, as the time and place for the City Council to hear all persons having any objections to the granting of said franchise. At any time not later than the hour set for the hearing of objections, any person interested may make written protest stating the objections against the granting of the franchise. Said protest shall be signed by the protestants and delivered to the City Clerk at 5050 Clark Avenue, Lakewood, California, not later than the hour set for said hearing.

The application by Tesoro SoCal Pipeline Company, LLC for the franchise and the proposed franchise as set forth in Ordinance No. 2014- of the City Council of the City of Lakewood which will be heard at the public hearing at the aforementioned time and place may be inspected in the office of the City Clerk prior to said hearing.

NOW, THEREFORE, BE IT RESOLVED, AND NOTICE IS HEREBY GIVEN, that the proposed franchise is as set forth in Ordinance No. 2014-5 of the City Council of the City of Lakewood which will be heard at the public hearing at the aforementioned time and place. Said Ordinance and said franchise may be inspected in the Office of the City Clerk at least seven (7) days prior to said hearing.

The City Council hereby finds that there are no newspapers of general circulation published within the City of Lakewood and that the City Council has heretofore directed the posting of its ordinances in at least three (3) public places. The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be posted at least once within fifteen (15) days of its adoption in three (3) public places within the City of Lakewood as now established by Ordinance. This Resolution shall be effective on adoption.

ADOPTED AND APPROVED THIS 22ND DAY OF APRIL, 2014.

Mayor

ATTEST:

City Clerk

ORDINANCE NO. 2014-6

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD GRANTING A FRANCHISE TO CONSTRUCT AND USE
AN OIL PIPELINE TO TESORO SOCIAL PIPELINE COMPANY LLC

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

SECTION 1. NATURE OF FRANCHISE. The City of Lakewood (hereinafter referred to as "City") hereby grants a non-exclusive Franchise to Tesoro SoCal Pipeline Company LLC, a Delaware limited liability corporation (hereinafter referred to as "Grantee"), for a period of twenty (20) years from June 1, 2013 (the "Effective Date"), to lay and use pipelines, not to exceed twenty-four (24) inches in internal diameter, for the transportation of oil and products thereof, in, under, along, and across the public streets, highways, and alleys (collectively "streets"), in the City, as described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Franchise"). Grantee may request, by written notice, up to three (3) extensions of five (5) years each to the term of the Franchise prior to its expiration. Such extensions shall be subject to approval by City in its sole discretion. City shall provide written notice to Grantee of its approval or disapproval of any extension request.

The Franchise is hereby granted to Grantee, under and in accordance with the provisions of the Franchise Act of 1937 and City's Municipal Code. The Franchise shall include the right, for the period and subject to the conditions hereof, to so maintain, operate, repair, renew, and change the size of the pipeline system, if any, of Grantee, as already laid and constructed in said streets.

The terms and conditions of the Franchise shall also apply to any pipe or other facilities of Grantee which are located within the right-of-way of any road or highway at the time such road or highway becomes a City street.

The granting of the Franchise is expressly conditioned upon payment of all franchise fees due and owing from the date of adoption of this Ordinance.

SECTION 2. APPURTENANCES. Grantee shall have the right, subject to the prior approval of the Director of Public Works, to construct and maintain such traps, manholes, conduits, valves, appliances, attachments, and appurtenances (hereinafter for convenience collectively referred to as "appurtenances"), as may be necessary or convenient for the proper maintenance and operation of the pipelines under the Franchise. Said appurtenances shall be kept flush with the surface of the streets and be so located as to conform to any order of the Director of Public Works with regard thereto and not to interfere with the use of the street for travel. Grantee shall have the right, subject to such ordinances, rules, or regulations as are now or may hereafter be in force, to make all necessary excavations in said streets for the construction and repair of said pipelines and appurtenances, subject to the prior approval of the Director of Public Works. Such approval may be conditioned by the Director of Public Works, including, without limitation, the issuance to Grantee of certain encroachment permits.

SECTION 3. LOCATION OF PIPELINES. So far as it is practicable, any pipelines hereinafter laid shall be located along the edge or shoulder of the streets or in the parking areas adjacent thereto so as not to unreasonably disturb the flow of traffic and, where possible, shall be laid in the unpaved portion of the street.

If the pipelines shall be laid across or along the paved portion of a street, the repair of the street, after the pipelines have been laid, shall be made by Grantee within ten (10) days of the completion of the laying of such pipeline, at the expense of Grantee, and in accordance with all applicable provisions of City's Municipal Code and any other generally applicable policy or procedure established by City pertaining to street excavations, and all other applicable laws.

SECTION 4. CONSTRUCTION OF PIPELINES.

A. **Terms of Construction.** The pipelines and appurtenances laid, constructed, or maintained under the provisions of the Franchise shall be installed, maintained, and inspected by Grantee in a satisfactory, safe, and workmanlike manner, of good material, and in conformity with all ordinances, rules, and regulations now or hereafter adopted or prescribed by City, County, State, or Federal authorities.

B. **Restoration of Streets.** The work of laying, constructing, maintaining, operating, renewing, repairing, changing, and moving any of the pipeline system contemplated by the Franchise and all other work in exercise of the Franchise shall be performed in compliance with all applicable provisions of City's Municipal Code pertaining to street excavations and restoration, including but not limited to, City's encroachments ordinance, any current or future generally applicable policies, and other applicable laws, and shall be conducted with the least possible hindrance or interference to the use of City roads by the public or by City, and Grantee shall provide all necessary warning, safety, and traffic control devices as are or may be required by City, County, State, or Federal regulations. All excavations shall be back filled and adequately compacted. The surface of City roads shall be placed in a condition that is as good and as serviceable as existed at the beginning of this work and must be to the satisfaction of the Director of Public Works. If City has an applicable road restoration ordinance, policy, or other standard, then the Director of Public Works's discretion shall be consistent with that ordinance, policy, or other standard.

SECTION 5. MAPS AND DATE TO BE FURNISHED. Within ninety (90) days following the date on which any pipelines or additional pipelines have been laid or constructed under this Franchise, Grantee shall file a map in such form as may be required by the Director of Public Works showing the accurate location and size of all its facilities then in place and shall, upon installation of any additional facilities or upon removal, change, or abandonment of all or any portion thereof, file a revised map or maps showing the location and size of all such additional and/or abandoned facilities as of that date. If cathodic protection is to be used for facilities installed or maintained pursuant to this Franchise, a description of all the protective devices shall be furnished to the Director of Public Works which shall show the location and types of anodes, including a description of methods to be used as protection against corrosion and electrolytic leakage.

SECTION 6. COMPENSATION TO CITY.

A. Amount of Franchise Fee. As consideration for the Franchise hereby granted, Grantee shall pay a Franchise Fee (hereinafter the "Fee") to City in accordance with the Public Utilities Commission of the State of California Code Section 623.15. The Fee shall be paid annually to City in lawful money of the United States within sixty (60) days after the end of each calendar year. The payments due to City shall be computed as follows:

The length of the pipe expressed in feet located within the franchised area, rounded to the nearest foot shall be multiplied by the applicable base rate, as adjusted pursuant to subdivision (B), in accordance with the following schedule:

Pipe Size (internal diameter in inches)	Base rate per lineal foot
0 – 4	\$0.088
6	\$0.132
8	\$0.176
10	\$0.220
12	\$0.264
14	\$0.308
16	\$0.352
18	\$0.396
20	\$0.440
22	\$0.484
24	\$0.528
26	\$0.572
28	\$0.616
30	\$0.660

For pipelines with an internal diameter not listed above, the Fee shall be in the same proportion to the Fee of a 12-inch-diameter pipe as the diameter of the unlisted pipe is to 12 inches.

B. Computation of Payments. Such payments shall be computed from the Effective Date of this Franchise, to and including the date of either actual removal of the facilities or the effective date of a properly approved abandonment "in place" authorized by City, and until Grantee shall have fully complied with all the provisions of this Franchise and of all other applicable provisions of law or ordinance relative to such abandonment. All such payments shall be made payable to City, and shall be supported by Grantee's verified statement concerning the computation thereof. In the event of installation or abandonment of facilities with the approval of City as elsewhere in this Franchise provided, or in the event of removal of such facilities by Grantee, the payments otherwise due to City or occupancy of the streets by such facilities shall be prorated for the calendar year in which such installation, removal, or abandonment occurs as of the end of the calendar month in which installed, removed, or abandoned. Provided, however, that the

amount of each annual payment shall be computed and revised each calendar year as follows:

(1) The applicable base rate shall be multiplied by the Consumer Price Index (CPI-U), All Items for the Los Angeles-Riverside-Orange County areas, as published by the United States Department of Labor, Bureau of Labor Statistics, for the month immediately preceding the month in which payment is due and payable, and divided by the Consumer Price Index for June 30, 1989, which is declared to be 100.0. Under no circumstances shall the multiplying factor be less than one (1).

(2) If the United States Department of Labor, Bureau of Labor Statistics, discontinues the preparation or publication of a Consumer Price Index for the area, and if no translation table prepared by the Department of Labor is available so as to make those statistics which are then available applicable to the index of June 30, 1989, City shall prescribe a rate of payment which shall, in City's judgment, vary from the rates specified in this Section in approximate proportion as commodity consumer prices then current vary from commodity consumer prices current in December 1988. On this point, the determination by City shall be final and conclusive.

(3) If said Bureau revises the said Index, the parties hereto shall accept the method of revision or conversion recommended by the said Bureau.

C. Right of Inspection. City shall have the right to inspect Grantee's pipeline records relating to its annual report and to audit and recompute any and all amounts payable under the Franchise. Costs of audit shall be borne by Grantee when audits result in an increase of more than five percent (5%) of Grantee's annual payments due to City. Acceptance of any payment shall not be construed as a release, waiver, acquiescence, or accord and satisfaction of any claim that City may have for further or additional sums payable under this Ordinance or for the performance of any other obligation hereunder.

D. Base Granting Fee. In the case of an initial grant of Franchise, or franchise which extends, renews, or continues previously granted franchises, a base granting fee of \$7,500 for pipelines with a total length of one-quarter (1/4) mile or more or \$1,600 for pipelines with a total length of less than one-quarter (1/4) mile shall be paid within thirty (30) days after the Council adopts the ordinance granting the franchise and prior to signing the written acceptance of the franchise.

SECTION 7. EMERGENCY PREPAREDNESS.

A. Equipment and Crews. At all times during the terms of this Franchise, Grantee shall maintain emergency response equipment and capabilities as required by applicable federal and state rules, laws and regulations.

B. Plans. Grantee shall establish and maintain an Emergency Response Plan as required by federal and state regulations. Upon request, Grantee will provide a copy of the Emergency Response Plan to the City.

SECTION 8. REPAIRS. Grantee shall pay to City on demand the cost of all repairs to City property made necessary by any of the operations of Grantee under the Franchise, provided, however, that Grantee may make repairs to streets, sidewalks, curbs, and gutters itself at its own cost in accordance with City specifications, if the same can be done without undue inconvenience to the public use of the streets.

SECTION 9. REARRANGEMENT OF FACILITIES.

A. Expense of Grantee.

(1) If any of Grantee's facilities, in the discretion of City, shall endanger the public in the use of the public streets or interfere with or obstruct the use of any street by the public or for public purpose, City shall have the right to require Grantee, and Grantee shall move, alter, or relocate the same (hereinafter called "rearrangement") to avoid such danger, interference, or obstruction, in conformity with the written notice of the Director of Public Works, at Grantee's sole expense.

(2) Whenever, during the existence of this Franchise, City, any water, electric, gas, or other utility system now or hereafter owned or operated by City, or any community facilities or assessment district, or similar agency established by City, shall change the grade, width, alignment, or location of any street, way, alley, or place, or improve any said street in any manner, including but not limited to, the laying of any sewer, storm drain, conduit, gas, water, or other pipes, pedestrian tunnels, subway, viaduct, or other work of City (the right to do all of which is specifically reserved to City without any admission on its part that it would not otherwise have such rights), Grantee shall, at its own cost and expense, do any and all things to effect such change in position or location in conformity with the written approval of the Director of Public Works, including without limitation, the acceptance of encroachment permits and the removal or relocation of any facilities installed, if and when made necessary by the determination of the Director of Public Works.

B. Expense of Others.

(1) City shall also have the right to require Grantee to rearrange any part of Grantee's facilities for the accommodation of any private person, firm, or corporation. When such rearrangement is done for the accommodation of any private person, firm, or corporation, the cost of such rearrangement shall be borne by the accommodated party. Such accommodated party, in advance of such rearrangement, shall deposit with Grantee funds in an amount as, in the reasonable discretion of Grantee, shall be required to pay the cost of such rearrangement.

(2) The rearrangement referred to in subsection (1) of Subsection B of this Section shall be accomplished in conformity with the written notice of the Director of Public Works.

C. Rearrangement of the Facilities of Others. Nothing in this Franchise shall be construed to require City to move, alter, or relocate any of its facilities upon said streets, at its own expense, for the convenience, accommodation, or necessity of any other public utility, person, firm, or corporation now or hereafter owning a public utility system of any type or nature, or to move, alter, or relocate any part of its system upon said streets for the convenience, accommodation, or necessity of Grantee.

D. Notice. Grantee shall be given not less than ninety (90) days written notice of any rearrangement of facilities that Grantee is required to make herein. Such notice shall specify in reasonable detail the work to be done by Grantee and shall specify the time within which such work is to be accomplished. In the event that City shall change the provisions of any such notice given to Grantee, Grantee shall be given an additional period of not less than ninety (90) days to accomplish such work.

SECTION 10. REMOVAL OR ABANDONMENT OF FACILITIES. At the time of expiration, revocation, or termination of this Franchise or the permanent discontinuance of the use of its facilities, or any portion thereof, Grantee shall, within thirty (30) days thereafter, make a written application to the Director of Public Works to either: (1) abandon all, or a portion, of such facilities in place, or (2) remove all, or a portion, of such facilities as the Director of Public Works, in the Director of Public Works's discretion, shall consider to be appropriate. Such application shall describe the facilities desired to be abandoned by reference to the map or maps required by Section 5 of this Ordinance and shall also describe with reasonable accuracy the relative physical condition of such facilities. Thereupon, the Director of Public Works shall determine whether any abandonment or removal which is thereby proposed may be effected without detriment to the public interest or under what conditions such proposed abandonment or removal may be safely effected and shall then notify Grantee, according to such requirements as shall be specified in the Director of Public Works's order, and within ninety (90) days thereafter, to either:

- A. Remove all or a portion of such facilities; or
- B. Abandon in place all or a portion of such facilities.

If any facilities to be abandoned in place subject to prescribed conditions shall not be abandoned in accordance with all such conditions, then the Director of Public Works may make additional appropriate orders, including if deemed desirable, an order that Grantee shall remove all such facilities in accordance with applicable requirements.

A request of Grantee to abandon in place any facilities shall be deemed an offer of transfer of such facilities to City and by resolution authorizing Grantee to abandon any facility in place, City shall succeed to all right, title, and interest of Grantee in said facilities.

SECTION 11. COMPLETION OF WORK. If Grantee fails to commence any work or act and diligently proceed or complete any such act or work required of Grantee by the terms of this Franchise within the time limits required hereby, City may cause such act or work to be completed by City or, at the election of City, by a private contractor. City agrees that to the extent reasonably possible, any work by City or its private contractors shall be performed in a manner that does not cause damage to Grantee's facilities or disruption to the transportation of oil and other petroleum products through Grantee's pipeline system. In the event City causes such act or work to be completed by City or a private contractor, City shall send an itemized bill to Grantee. Within ten (10) days of receipt of said bill, Grantee shall either pay the bill plus fifteen percent (15%) for overhead, or detail in writing to City why such bill is inappropriate. If Grantee timely provides this statement of dispute to City, City shall consider Grantee's statement and shall notify Grantee in writing of its determination. If Grantee finds that the City's determination is unacceptable, Grantee may bring an action in court challenging that decision. Regardless of Grantee's position on the accuracy of City's decision, Grantee shall pay all amounts determined by City within ten (10) days of receipt of City's determination. For any removal, relocation, or modification of Grantee's facilities by the City as provided for herein, the City shall, to the extent required by law, only conduct such work with the prior approval of, and in coordination with, the California State Fire Marshal and comply with Chapter 5.5 of Title 5, Division 1, Part 1, of the California Government Code (Elder California Pipeline Safety Act of 1981) and all other local, State, and Federal laws.

SECTION 12. RECOVERY OF COSTS OF REPAIRS AND UNPAID FEES. If Grantee has not paid City for such fees and expenses incurred by or payable to City as hereinabove set forth, City may take any and all reasonable enforcement actions, including but not limited to, ordering that the charge(s) be assessed against the property of Grantee in City, that liens be imposed on said property, instituting collection proceedings, and instituting franchise default proceedings.

SECTION 13. BOND. Grantee shall, within thirty (30) days of the Effective Date of this Franchise, file with the City Clerk, and yearly thereafter maintain in full force and effect, a bond of the required amount for the benefit of City, with a surety to be approved by City's Finance Director. The bond shall be surety that Grantee shall truly observe, fulfill, and perform each and every term and condition of this Franchise and, in case of a breach of condition of said Franchise, at the discretion of City, the whole amount of the penal sum therein shall be paid to City in addition to any damages recoverable by City and shall be recoverable from the principal and sureties of the bond. If said bond is not so filed, Grantee agrees and acknowledges that the award of this Franchise will be set aside and any money paid therefor will be forfeited.

The amount of the bond shall be Fifty Thousand Dollars (\$50,000.00).

Whenever a bond is taken and deemed to be liquidated damages for any breach of a term or condition of this Franchise, Grantee must immediately file another bond of like amount and character and, if Grantee fails to do so within the time set by City, City may, by resolution, declare said Franchise automatically forfeited.

Nothing herein shall insulate Grantee from liability in excess of the amount of said bond or shall be construed as a waiver by City of any remedy at law against Grantee for any breach of the terms and conditions of this Franchise, or for any damage, loss, or injuries suffered by City or in case of any damage, loss, or injury suffered by any person, firm, or corporation by reason of any work done or any activity conducted by Grantee in the exercise of this Franchise.

SECTION 14. INSURANCE.

A. Prior to the beginning of and throughout the duration of this Franchise, Grantee will maintain insurance in conformance with the requirements set forth below. Grantee shall furnish proof that it shall provide the following types and amounts of insurance:

(1) Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy form CG 0001, with an edition prior to 2004 or the exact equivalent. Defense costs must be paid in addition to limits. The insurance policy shall include, but not be limited to, coverage for premises operations, explosion and collapse hazard, underground hazards, contractual insurance, property damage, independent contractors, and personal injury. Limits shall be no less than \$10,000,000 per occurrence for all covered losses and no less than \$20,000,000 general aggregate.

(2) Workers' Compensation coverage consistent with California statutory requirements on a state approved policy form with employers' liability limits no less than \$10,000,000 per accident for all covered losses.

(3) Business Auto Coverage on ISO Business Auto Coverage form CA 00 01, including owned, non-owned, and hired autos, or the exact equivalents. Limits shall be no less than \$10,000,000 per accident combined single limit.

(4) Excess or Umbrella Liability Insurance (Over Primary), if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Such policy or policies shall include as insureds those covered by the underlying policies, including additional insureds. The insurance shall be maintained in an amount not less than \$20,000,000 throughout the term of the Franchise.

B. City and its officers, agents, and employees shall be named as additional insureds on said policy at no cost to City. City shall receive thirty (30) days advance written notice of any proposed reduction in coverage of the insurance policies on which it is carried as an additional insured, as well as on coverage required to be maintained by this Section. Such advance notice shall also be required as to any proposed or actual cancellation of any such policies of insurance. Insurance endorsements of such coverage shall be filed with City. City shall approve the form and provisions of the insurance.

SECTION 15. INDEMNIFICATION BY GRANTEE. For all claims relating to activity taken during the times subject to this Ordinance, including any retroactivity dates, Grantee shall indemnify, defend with counsel selected by City (subject to approval of Grantee, whose approval shall not be unreasonably withheld), protect, and hold harmless City, its officers, employees, agents, assigns, and any successor or successors to City's interest from and against all claims, actual damages (including, but not limited to, special and consequential damages), penalties, attorneys' fees, and consultants' and experts' fees and costs ("Liabilities") arising as a result of Grantee's exercise of the Franchise or operation of the pipeline system, regardless of whether any act or omission complained of is authorized, allowed, or prohibited by the Franchise. This indemnity includes, but is not limited to, any repair, cleanup, or detoxification, or preparation and implementation of any removal, remediation, response, closure, or other plan (regardless of whether undertaken due to governmental action) concerning any facilities or equipment or the effects of such facilities or equipment authorized by this Franchise, and any hazardous substance or hazardous wastes, including petroleum and its fractions as defined in the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"; 42 U.S.C. § 9601, *et seq.*); the Resources Conservation and Recovery Act ("RCRA"; 42 U.S.C. § 6901, *et seq.*); and California Health & Safety Code § 25280, *et seq.*, at any place where Grantee maintains a pipeline for the transportation of substances and liquids pursuant to this Franchise. The foregoing indemnity is intended to (1) supplement and not replace any other indemnity from any source, and (2) operate as an agreement pursuant to Section 107(e) of CERCLA and California Health & Safety Code Section 25364, to assure, protect, hold harmless, and indemnify City from liability. Grantee shall not be liable to City for any Liabilities resulting from or arising out of acts, errors, or omissions, or caused by the negligence or willful misconduct of City, its officers, employees, agents, assigns, or successors.

SECTION 16. ASSIGNMENT.

A. Grantee shall not transfer, sell, hypothecate, sublet, or assign the Franchise, nor shall any of the rights or privileges therein be transferred, sold, hypothecated, leased, or assigned, either in whole or in part, nor shall title thereto, either legal or equitable, or any right, interest, or property therein pass to or vest in any person, except Grantee or an affiliate of Grantee, either by act of Grantee or by operation of law, nor shall there be any "Change in Control" (as hereinafter defined) of Grantee, without the prior consent of City expressed by resolution. The aforesaid provisions of this Section shall not prohibit Grantee from using its pipelines for the purpose of transporting for other persons oil, petroleum, gas, gasoline, or other hydrocarbon substances or water, but in such event Grantee shall be responsible to City for the full performance and observance of the terms and conditions of the Franchise.

B. Any sale, lease, assignment, or transfer of the Franchise or the rights or privileges granted hereby, or any of them, except to an affiliate of Grantee, or any Change in Control of Grantee without the prior written consent of City first having been obtained, whether by operation of law or otherwise, shall be null and void. In the event of assignment or transfer to an affiliate of Grantee, Grantee shall provide written notice of such assignment or transfer within thirty (30) days.

C. City shall not unreasonably withhold its consent to a Franchise transfer or a Change in Control of Grantee. For the purpose of determining whether it shall consent to such transfer, City may inquire into the qualifications of the prospective transferee or controlling party, and Grantee shall assist City in any such inquiry. In seeking City's consent to any change of ownership or Change in Control, Grantee shall have the responsibility of ensuring that transferee completes an application in form and substance reasonably satisfactory to City. An application shall be submitted to City not less than ninety (90) days prior to the date of transfer. Grantee shall be required to establish that it is in material compliance with its Franchise. The transferee shall be required to establish that it possesses the qualifications and financial and technical capability to operate and maintain the pipeline and comply with all Franchise requirements for the remainder of the term of the Franchise. If City finds that legal, financial, character, technical, and other public interest qualities of the applicant are satisfactory and that the proposed transferee has the capability to operate and maintain the system and comply with all Franchise requirements for the then remaining term thereof, City shall consent to the transfer and assignment of the rights and obligations of such Franchise. City may condition the transfer to insure the transferee is in material compliance, and remains in material compliance, with the Franchise.

D. For purposes of Section 16.A. above, a "Change in Control" of Grantee shall be deemed to be a transfer requiring City's consent. "Change in Control" means (i) any merger, consolidation, or other reorganization of Grantee in which Grantee, or an affiliate of Grantee, is not the surviving entity; (ii) any transfer or change in ownership of fifty percent (50%) or more of the capital stock, capital accounts, equity interests, or memberships, as the case may be, of Grantee; or (iii) the sale of fifty percent (50%) or more of the market value of the assets of Grantee.

E. Notwithstanding the above, Grantee shall be entitled to pledge, encumber, or grant any security interest in the Franchise, provided that Grantee shall first notify and obtain City's consent in writing of such proposed transaction. City shall consent to such transaction, subject to the following conditions:

(1) Any consent so granted shall not be deemed a consent to such pledgee, encumbrancer, or secured party exercising any rights or prerogatives of Grantee under the Franchise, nor to its exercise of any rights or prerogatives of a holder of an ownership interest in Franchise.

(2) Any consent so granted shall not be deemed a consent to any subsequent transfer or assignment as referred to in this Section. Any such subsequent transfer or assignment shall be deemed an assignment of this Franchise within the meaning of this Section, and shall be subject to the provisions of this Section.

(3) The pledgee, encumbrancer, or secured party shall have executed and delivered to City an instrument in writing agreeing to be bound by the provisions of the Franchise.

F. The provisions of this Section shall not apply to Grantee's assignment of rights, duties, and obligations under the Franchise to any affiliate of Grantee. As used in this Franchise, the term "affiliate" shall mean an entity controlling, controlled by, or under common control with the entity to which the term applies, whether by ownership, contract, or voting control. Franchisee and the entity to whom the rights are to be assigned shall sign an assignment and assumption agreement whereby the transferee agrees to be bound by and comply with the terms of this Franchise.

SECTION 17. RECEIVERSHIP AND FORECLOSURE.

A. Subject to applicable provisions of the Bankruptcy Code, the Franchise shall, at the option of City, cease and terminate one hundred twenty (120) days after the appointment of a receiver or trustee to take over and conduct the business of Grantee, whether in a receivership, reorganization, bankruptcy, or other action or proceeding, unless such receivership or trusteeship shall have been vacated prior to the expiration of said one hundred twenty (120) days, or unless:

(1) Such receiver or trustee shall have, within one hundred twenty (120) days after his election or appointment, fully complied with all terms of the Franchise and remedied all breaches of the Franchise or provided a plan for the remedy of such breaches which is satisfactory to City; and

(2) Such receiver or trustee shall, within said one hundred twenty (120) days, execute an agreement duly approved by the court having jurisdiction, whereby such receiver or trustee assumes and agrees to be bound by each and every term, provision, and limitation of the Franchise.

B. Upon the foreclosure or other judicial sale of all or a substantial part of a pipeline system, Grantee shall notify City of such fact, and such notification shall be treated as a notification that a change in ownership of Grantee has taken place and the provisions of the Section of the Franchise governing such changes shall apply.

SECTION 18. WAIVER OF BREACH. No waiver of the breach of any of the covenants, agreements, restrictions, or conditions of this Franchise by City shall be construed to be a waiver or any such succeeding breach of the same or other covenants, agreements, restrictions, or conditions of the Franchise. No delay or omission of City in exercising the right, power, or remedy herein provided in the event of default shall be construed as a waiver thereof, or acquiescence therein, nor shall the acceptance of any payments made in a manner or at a time other than what is herein provided be construed as a waiver of or variation in any of the terms of the Franchise.

SECTION 19. DEFAULT.

A. **Default.** In the event that Grantee shall default in the performance of any of the terms, covenants, and conditions hereof, City may give written notice to Grantee of such default. In the event that Grantee does not commence the work necessary to cure such default within ten (10) business days after such notice is sent or prosecute such work diligently to completion, Grantee agrees and acknowledges that City may declare this

Franchise forfeited by giving written notice thereof to Grantee, whereupon this Franchise shall be void and the rights of the Grantee hereunder shall terminate and Grantee shall execute an instrument of surrender and deliver the same to City.

If City declares the Franchise forfeited, it may thereupon and thereafter exclude Grantee from further occupancy or use of all City streets authorized under this Franchise. A forfeiture of said Franchise shall not of itself operate to release the bond filed for said Franchise. Upon declaring a Franchise forfeited, City may elect to take and accept the bond as liquidated damages therefor and pursue any other legal remedy for any damage, loss, or injury suffered by City as a result of such breach. After forfeiture, the bond shall remain in full force and effect for a period of one (1) year unless exonerated by City. No bond shall be exonerated unless a release is obtained from City. The release shall state whether all excavations have been back filled, all obstructions removed, and whether the substratum or surface of City streets occupied or used have been placed in good and serviceable condition. Release shall not constitute a waiver of any right or remedy which City may have against Grantee or any person, firm, or corporation for any damage, loss, or injury suffered by City as a result of any work or activity performed by Grantee in the exercise of the Franchise.

B. Cumulative Remedies. No provision herein made for the purpose of securing the enforcement of the terms and conditions of the Franchise shall be deemed an exclusive remedy or to afford the exclusive procedure, for the enforcement of said terms and conditions, but the remedy and procedure herein provided, in addition to those provided by law, shall be deemed to be cumulative.

SECTION 20. SCOPE OF RESERVATION. Nothing herein contained shall ever be construed so as to exempt Grantee from compliance with all ordinances of City now in effect or which may hereafter be adopted which are not inconsistent with the terms of the Franchise. The enumeration herein of specific rights reserved shall not be construed as exclusive, or as limiting the general reservation herein made, or as limiting such rights as City may now or hereafter have in law.

SECTION 21. NOTICE. Any notice required to be given under the terms of this Franchise, the manner of service of which is not specifically provided for, may be served personally or by United States first class mail as follows:

A. Upon City, by addressing a written notice to the City Clerk of the City of Lakewood, Lakewood City Hall, 5050 Clark Avenue, Lakewood, CA 90712.

B. Upon Grantee, by addressing a written notice to Tesoro SoCal Pipeline Company, 6 Centerpointe Drive, Suite 500, La Palma, CA 90623, with a copy to 19100 Ridgewood Parkway, San Antonio, TX 78259 Attn: General Counsel.

C. For such other address as may from time to time be furnished in writing by one party to the other and depositing said notice in the United States Mail, postage prepaid.

When service of any such notice is made by mail, the time of such notice shall begin with and run from three (3) business days after the date of the deposit of same in the United States Mail.

SECTION 22. SUCCESSORS. The terms herein shall inure to the benefit of and shall bind, as the case may be, the successors and assigns of the parties hereto, subject, however, to the provisions of Section 16 hereof.

SECTION 23. INTERPRETATION. The Franchise is granted upon each and every condition herein contained, and shall be strictly construed against Grantee. Nothing shall pass by the Franchise granted hereby to Grantee unless it be granted in plain and unambiguous terms. Each of said conditions is a material and essential condition to the granting of the Franchise.

SECTION 24. FORCE MAJEURE. The time within which Grantee is obligated hereunder to construct, erect, maintain, operate, repair, renew, change the size of, and remove pipelines or other improvements shall be extended for a period of time equal in duration to and, performance in the meantime shall be excused on account of and for and during the period of any delay caused by, strikes, threats of strikes, lockouts, war, threats of war, insurrection, invasion, acts of God, calamities, violent action of the elements, fire, impossibility of obtaining materials, or other things beyond the reasonable control of Grantee.

SECTION 25. ATTORNEYS' FEES. If either party brings an action to enforce the terms of any covenant, agreement, or condition contained in the Franchise, the prevailing party in such action, trial, or appeal, shall be entitled to reasonable attorneys' fees to be paid by the losing party as fixed by the court.

SECTION 26. PUBLICATION EXPENSES. Grantee shall, pursuant to California Public Utilities Code Section 6293, pay to City a sum of money sufficient to reimburse it for all publication expenses incurred by it in connection with the granting of this Franchise; said payment to be made within thirty (30) days after City shall have furnished Grantee with a written statement of such expenses.

SECTION 27. ACCEPTANCE. The Franchise granted hereby shall not become effective until written acceptance thereof shall have been filed by Grantee with the City Clerk within thirty days of the effective date of this Ordinance.

SECTION 28. SEVERABILITY. City hereby declares that the provisions of this Ordinance are severable and if for any reason a court of competent jurisdiction shall hold any sentence, paragraph, or section of this Ordinance to be invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 29. BUSINESS DAYS. As used in this Ordinance, the term "business days" shall mean days other than Saturdays, Sundays, and legal holidays and closures observed by City, and "days" shall mean calendar days. If the time for performance of an obligation under this Ordinance falls on other than a business day, the time for performance shall be extended to the next business day.

SECTION 30. EFFECTIVE DATE OF FRANCHISE RETROACTIVITY. This Ordinance shall be in full force and effect thirty (30) days after its adoption. All conditions precedent having first been met to make this Franchise effective and binding upon City and Grantee, the rights, privileges, limitations, restrictions, conditions, obligations, and duties granted and imposed hereby shall be retroactive to June 1, 2013, provided, however, that Grantee is deemed to be in full compliance with the requirements and conditions of this Ordinance as of the date of the adoption of this Ordinance.

SECTION 31. 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 (3) public places within the city as established by ordinance. This ordinance shall take effect thirty (30) days after its adoption.

ADOPTED AND APPROVED THIS _____ DAY OF _____, 2014, BY THE FOLLOWING ROLL CALL VOTE:

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

Mayor

ATTEST:

City Clerk

EXHIBIT A

List of Pipelines

Line 43 – 7,439.29 feet – in Lakewood Boulevard from City boundary at Del Amo Boulevard to Hedda Street, and in Hedda Street from Lakewood Boulevard to City boundary west of Hayter Avenue

Line 32 – 1,113.94 feet – in Del Amo Boulevard between City boundary at Cherry Avenue and private easement

Line 34 – 4,277.55 feet – in Lakewood Boulevard between South Street and north City boundary; in Cherry Avenue between Candlewood Street and City boundary south of 52nd Street

Line E-10 – total of 292 feet – crossing at Candlewood Street at Union Pacific Railroad right-of-way between Cherry Avenue and Deeboyar Avenue; crossing of Del Amo Boulevard at Union Pacific Railroad right-of-way between Clair Del Avenue and Deeboyar Avenue; crossing Carson Street at Union Pacific Railroad right-of-way

Line E-11 – total of 292 feet – crossing at Candlewood Street at Union Pacific Railroad right-of-way between Cherry Avenue and Deeboyar Avenue; crossing of Del Amo Boulevard at Union Pacific Railroad right-of-way, between Clair Del Avenue and Deeboyar Avenue; crossing Carson Street at Union Pacific Railroad right-of-way

Line E-12 –total of 802 feet – crossing at Candlewood Street between Cherry Avenue and Deeboyar Avenue; in Cherry Avenue between Union Pacific Railroad right-of-way south of 53rd Street and City boundary south of 52nd Street

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Reports

COUNCIL AGENDA
April 22, 2014

TO: The Honorable Mayor and City Council

SUBJECT: ABC Unified School District Trustee Areas

INTRODUCTION

Last November, the ABC Unified School District Board of Education voted to approve changing from an at-large Board election to a trustee area election system in order to comply with the California Voting Rights Act. As a result, seven trustee areas will be created in time for the 2015 Board election.

STATEMENT OF FACT

The ABC Unified School District has three proposed plans. On Plans A and B, Lakewood is split into areas 5 and 6. There are no Lakewood schools in area 5. Area 6 has the following Lakewood schools: Willow, Palms, Melbourne, Aloha, and Artesia HS.

As currently drawn, Trustee Area 6 in Plan C includes all of the District's Lakewood schools: Aloha, Melbourne, Palms, and Willow Elementary Schools, and Artesia High School. It is bordered to the west by the 605 Freeway and Roseton Avenue; to the north by Gridley Park and Del Amo Boulevard; to the east by Bloomfield Avenue and Centralia Street; and to the south by the Lakewood city limits with the city of Hawaiian Gardens.

Plan C does not split precincts and is ranked first in terms of the division of K-12 school sites across all of the Trustee Areas. Plan C includes 15,000 Lakewood residents, and in terms of incumbency, has four trustee areas with incumbents.

Plan C	
Lakewood population	15,000
No. of Lakewood schools	5
Keep voting precincts intact	No split
Division of K-12 school sites across Trustee Areas	Rank – 1 (most even distribution)
Incumbency	4 Trustee Areas with incumbents (out of 7)

SUMMARY

These plans will be reviewed again at the May 6, 2014 Board Meeting for ABC Unified, where a Trustee Area Map and Plan will be adopted. Following that there will be a meeting of the Los Angeles County Committee on School District Organization, then the State Board of Education will be asked to approve the District's waiver request, and the adopted Trustee Area Map and Plan will be submitted to the Los Angeles County Registrar of Voters prior to July of 2015.

ABC Unified School District
April 22, 2014
Page 2

STAFF RECOMMENDATION

It is staff's recommendation that the City Council support ABC Unified School District draft Plan C and communicate that support to the ABC Unified School District.

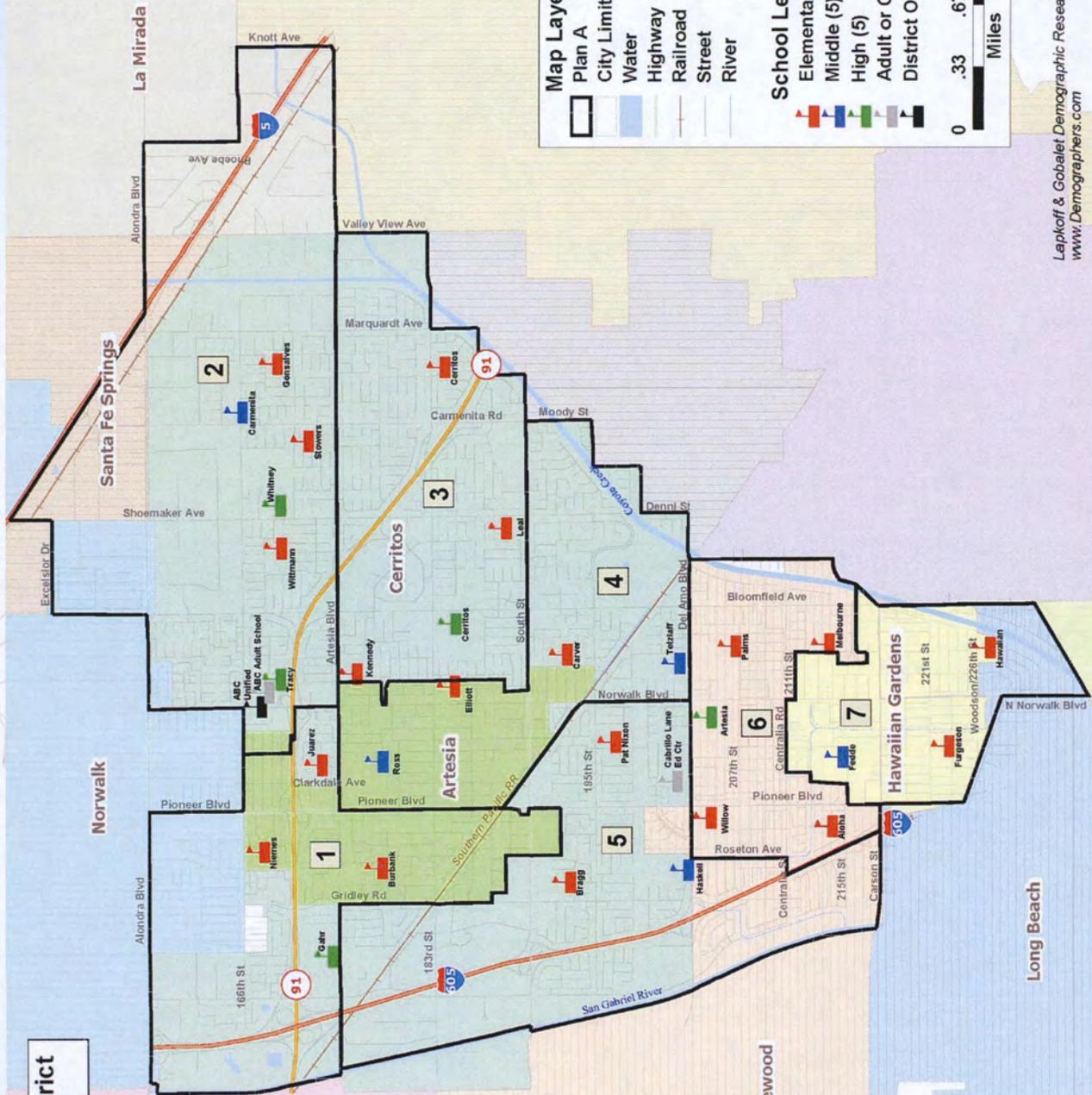
Lisa Novotny
Assistant City Manager



 Howard L. Chambers
City Manager

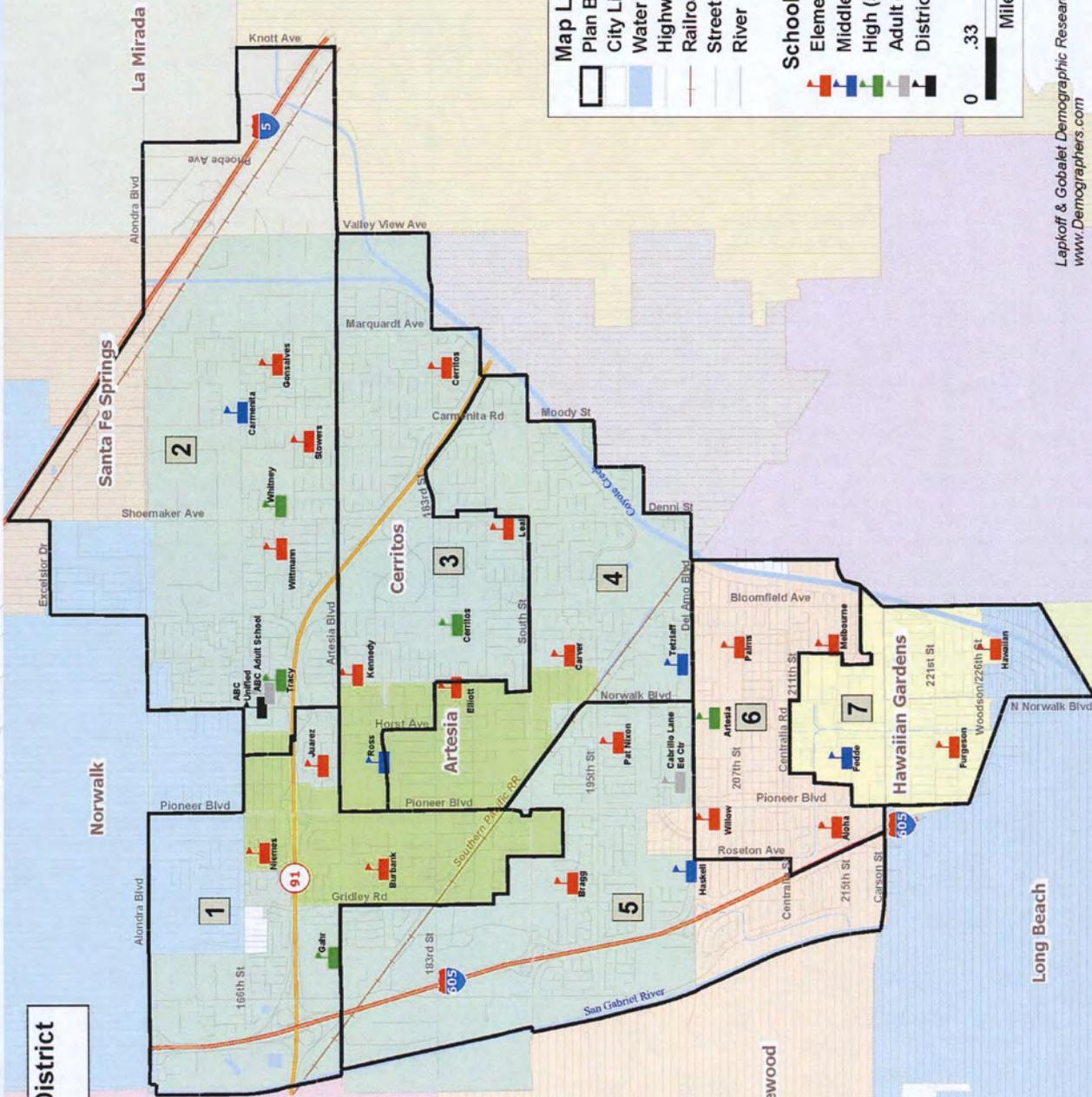
Plan A

ABC Unified School District
Plan A



Plan B

ABC Unified School District
Plan B



Map Layers

- Plan B
- City Limits
- Water
- Highway
- Railroad
- Street
- River

School Level

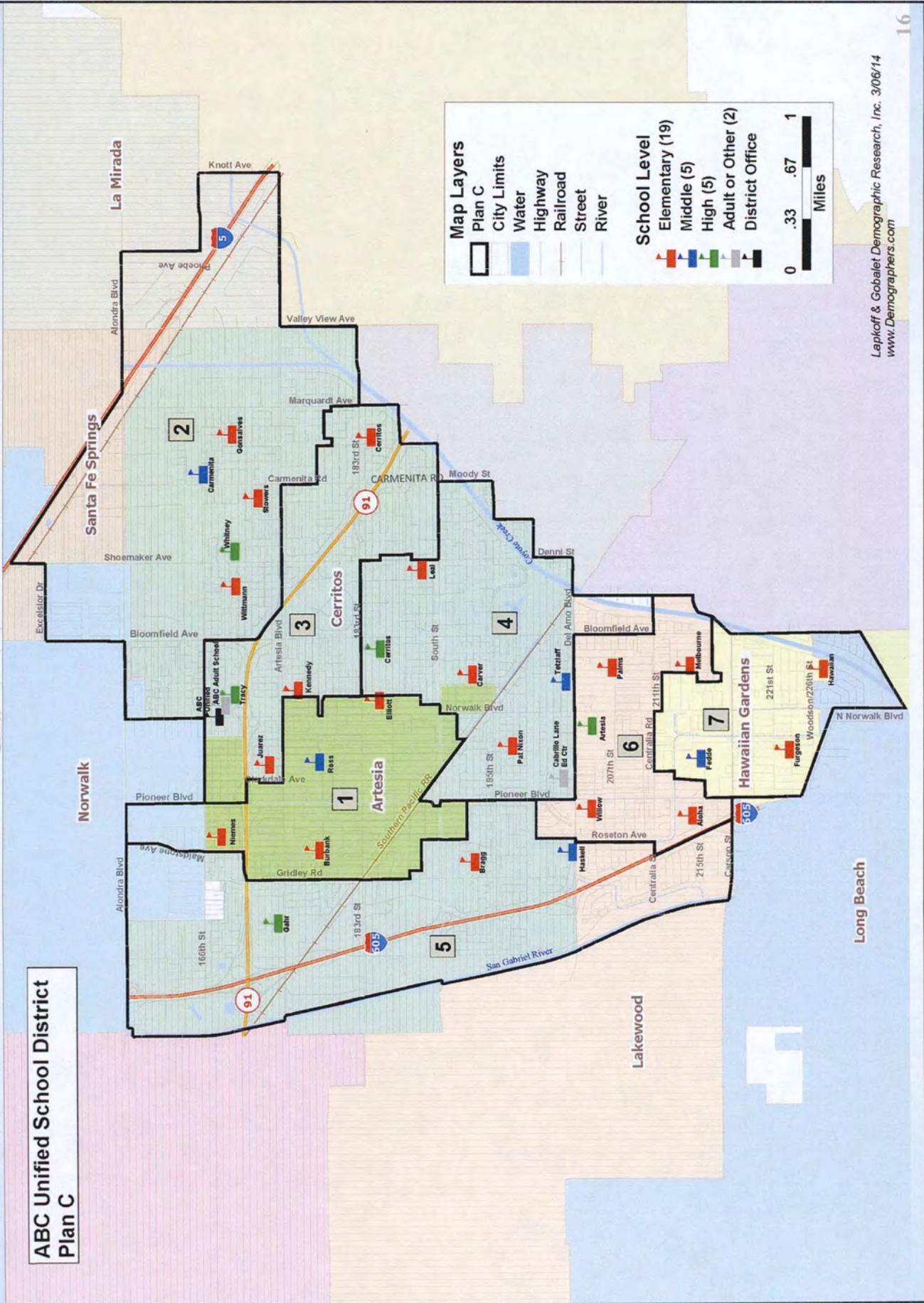
- Elementary (19)
- Middle (5)
- High (5)
- Adult or Other (2)
- District Office

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Miles

Lapkoff & Gobalet Demographic Research, Inc. 3/06/14
www.Demographers.com

Plan C

ABC Unified School District
Plan C



Map Layers

- Plan C
- City Limits
- Water
- Highway
- Railroad
- Street
- River

School Level

- Elementary (19)
- Middle (5)
- High (5)
- Adult or Other (2)
- District Office

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Plan Comparison

<i>Criterion</i>	<i>Plan A</i>	<i>Plan B</i>	<i>Plan C</i>
Total plan deviation (should be less than or equal to 10%)	7.2%	6.6%	6.1%
Highest concentrations of Latino/Hispanic CVAP	57% (TA 7) 31% (TA 6)	57% (TA 7) 31% (TA 6)	57% (TA 7) 31% (TA 6)
Highest concentrations of Asian CVAP	62% (TA 3) 60% (TA 2)	60% (TA 2) 58% (TA 3)	63% (TA 2) 59% (TA 4)
Communities of interest intact, especially City of Hawaiian Gardens	Hawaiian Gardens intact	Hawaiian Gardens intact	Hawaiian Gardens intact
Keep voting precincts intact	1 split precinct (population of 7 in one part and 476 in the other)	1 split precinct (population of 7 in one part and 476 in the other)	No split precincts
Division of K-12 school sites across Trustee Areas	rank 3rd	rank 1st (the most even distribution)	Rank 1st (the most even distribution)
Incumbency (maximum of 2 incumbents per Trustee Area in all plans)	5 Trustee Areas with incumbents	5 Trustee Areas with incumbents	4 Trustee Areas with incumbents

Schedule - Next Steps

Public Meetings:

- 1. March 20, 2014 – Carmenita Middle School 6 – 7:30 p.m.**
- 2. March 26, 2014 - Ross Middle School 6 – 7:30 p.m.**
- 3. March 28, 2014 - Fedde Middle School 4 – 5:30 p.m.**
- 4. April 1, 2014, Board Meeting at 7:00 p.m. – Review input received**
- 5. May 6, 2014, Board Meeting at 7:00 p.m. – Adopt Trustee Area Map and Plan**

Los Angeles County Committee on School District Organization – Meeting in District – Date and time to be arranged

State Board of Education - Approval of District's waiver request - Date and time to be arranged

Submission of Trustee Area Maps and plan to the Los Angeles County Registrar of Voters – prior to July of 2015 – Date to be determined.

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COUNCIL AGENDA

April 22, 2014

TO: The Honorable Mayor and City Council

SUBJECT: 2014 Pan American Fiesta

INTRODUCTION

The city will host the annual Pan American Fiesta at Mayfair Park beginning Friday, May 9 and concluding on Sunday, May 11, 2014.

STATEMENT OF FACTS

Lakewood's oldest community special event dates back to 1945 when Dr. Walter Montano, former Bolivian consul, and Jesse Solter, a local schoolteacher, shook hands over a backyard fence and pledged to begin a program that fostered good relations with Lakewood's Latin American neighbors. It was this handshake, along with dedication of many community volunteers, which gave birth to many Pan American Festival events. The 68th annual Pan American Fiesta continues the celebration of Pan American friendship. The Fiesta consists of amusement rides, food booths, live entertainment, a Mother's Day breakfast, children's cultural booth, and craft and community display booth.

AMUSEMENT RIDES

Fiesta fun begins with carnival rides on Friday evening, May 9 from 5:00 p.m. to 10:00 p.m., and continues on Saturday from 11:00 a.m. to 10:00 p.m., and on Sunday from 11:00 a.m. to 9:00 p.m. Guadagno and Sons Amusements will again provide rides and games in the carnival area. The family-owned company has provided the midway carnival for the Fiesta since 2005.

Presale tickets are available at Lakewood City Hall beginning April 28 and at Mayfair Park beginning May 5. Pre-sale tickets are 10 for \$25. Each pre-sale ticket is good for any one ride. Advance purchase of a wrist band for \$25 gives unlimited rides from 11 a.m. to 8:00 p.m. on Sunday, May 11 only.

Ride tickets will be sold inside the gate throughout the weekend. The price for tickets at the venue are \$1.25 each, \$20 for 20 tickets or \$40 for 50 tickets. The number of tickets required will vary for each ride. Unlimited ride wristbands will also be on sale at the venue. Guests can purchase a wristband for \$30 and gain access to all rides on Sunday, May 11 from 11:00 a.m. – 8:00 p.m.

FOOD BOOTHS

Food booths are sponsored by Lakewood community groups and offer an array of food options including kettle corn, nachos, Mexican style tacos, pizza, chicken kabobs, pastrami sandwiches, hamburgers, and shaved ice.

The Pancake Breakfast, sponsored by the Pan American Association, provides an early morning starter for Fiesta vendors and the weekend early birds. The breakfast includes two hot pancakes, sausage, and a morning beverage for \$5.

Concessions operated by Lakewood community groups provide Fiesta participants with an affordable and diverse menu to choose from and it allows an opportunity to fundraise for their organization, many of which are geared toward youth activities and scholarships for Lakewood's youth.

ENTERTAINMENT

Large audiences have always enjoyed Fiesta entertainment as there are lots of opportunities for Lakewood residents to try out their dance moves -- or just listen -- to many kinds of music. From 11:00 a.m. to 6:30 p.m. on Saturday and 11:00 a.m. to 6:00 p.m. on Sunday, free live music and dance lessons will keep the audience entertained. The concert lineup begins with the Mayfair High School youth band and choral group. Immediately following, Boy Scouts of America, Troop 65, will participate in the Pan American Fiesta Welcome and Flag Ceremony. A parade of flags from 35 countries in the American continents is part of the Pan American Fiesta's traditional opening. The ceremony represents friendship and cooperation, two terms that are symbolic of the Lakewood community. Saturday's concert lineup also includes 50s music to celebrate Lakewood's 60th anniversary. "Ray and the Idols" will play popular tunes of the decade on the Pan American Fiesta stage beginning at 5:00 p.m. on Saturday evening. Sunday's concert schedule is just as festive with cultural music throughout the afternoon and country music and line dancing to close the Fiesta's entertainment lineup.

MOTHER'S DAY BREAKFAST

A special Mother's Day event is held each year as a unique component of the Fiesta on Sunday, May 11. Sons and daughters, grandchildren, and family friends, too, are invited to bring the mom in their life to enjoy a complimentary pancake breakfast and live entertainment. In addition to a complimentary pancake breakfast, the moms in attendance are greeted with wrapped carnations in a variety of colors. The mother's day breakfast has always been well attended and appreciated by the moms who attend.

CHILDREN'S CULTURAL BOOTH

Children, ages 12 and under, are invited to participate in free craft and cooking activities in the Children's Cultural Booth. The activities in the cultural booth feature activities unique to many Pan American countries and provide a hands-on experience for all the young people who participate. The Children's Cultural booth is located on the south side

of the basketball courts at Mayfair Park and operates from 11:00 a.m. – 3:00 p.m. on Saturday and Sunday.

CRAFT AND COMMUNITY DISPLAY BOOTHS

Over 50 arts and crafts vendors will bring their wares to the Fiesta. Jewelry, clothing, floral décor and wall art are among the many items for sale on Saturday and Sunday, May 10 and 11 from 11:00 a.m. – 6:00 p.m. Additionally, in the area of the corner of Clark and South, near the facility's main activity room entrance, the Lakewood Artist Guild will showcase local artists and have vendors selling hand-made crafted items.

SHUTTLE

To reduce the stress of finding a parking space around the vicinity of Mayfair Park, a free shuttle will run from city hall to Mayfair Park every 15 minutes beginning at 10:00 a.m. and ending at 7:30 p.m. on Saturday and from 10:00 a.m. – 7:00 p.m. on Sunday. Fiesta participants can park in the east parking lot of city hall and get shuttle service to the main Fiesta entrance on Clark Avenue.

SECURITY

The Los Angeles County Sheriff's Department provides uniformed security on foot within the amusement ride area and the community booth area. Their highly visible presence maintains order throughout the three-day event. In addition, deputies provide assistance in locating lost children and directing Fiesta participants to telephones, first aid, and information areas.

SUMMARY

The Lakewood Pan American Festival continues to be the only community-based celebration of Pan-American ideals in the nation. The Recreation and Community Services Department is proud to continue the tradition of offering this event to the Lakewood community.

Lisa Litzinger, Director
Recreation and Community Services



Howard L. Chambers
City Manager



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*Housing
Successor*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
FUND SUMMARY 4/3/2014**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 44 through 44. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

3901	HOUSING SUCCESSOR AGENCY	3,000.00
		<hr/>
		3,000.00

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
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>
44	04/03/2014	2177	SINDAHA SAMIR	3,000.00	0.00	3,000.00
Totals:				<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>