

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

April 28, 2015

ADJOURNED MEETING: Water Conservation Study Session

6:00 p.m.
EXECUTIVE BOARD ROOM

CALL TO ORDER

7:30 p.m.

INVOCATION: Reverend Patrick Thompson, Grace First Presbyterian Church

PLEDGE OF ALLEGIANCE: Lightning Camp Fire Club

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

ANNOUNCEMENTS AND PRESENTATIONS:

Presentation by Southern California Edison Introducing New Public Affairs Region Manager

Presentation of Special Recognition Award by Meals On Wheels Board President Ricky Campbell

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 14, 2015

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Approval of Quarterly Schedule of Investments

PUBLIC HEARINGS:

1.1 General Plan Amendment No. 2015-1, Resolution No. 2015-10, Zone Change Case No. 114 and Tentative Parcel Map No. 72930, Resolution No. 2015-11, for the Property Located at 11609 216th Street, and the Related Mitigated Negative Declaration, Ordinance No. 2015-3

LEGISLATION:

2.1 Adoption of Resolution No. 2015-12; Approving Appointments to City Commissions

City Council Agenda

April 28, 2015

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REPORTS:

3.1 2015 Pan American Fiesta Preview

3.2 Status Update on Del Valle Park Memorial Plaza

AGENDA LAKEWOOD 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

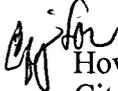
April 28, 2015

TO: The Honorable Mayor and City Council

SUBJECT: Report of Personnel Transactions

	<u>Name</u>	<u>Title</u>	<u>Schedule</u>	<u>Effective Date</u>
1. FULL-TIME EMPLOYEES				
A.	Appointments			
	None			
B.	Changes			
	None			
C.	Separations			
	Josiah Eash	Light Equipment Operator	14A	03/31/2015
2. PART-TIME EMPLOYEES				
A.	Appointments			
	Jesse Blakely	Maintenance Trainee II	B	04/13/2015
	Phillip Hernandez	Maintenance Service Aide I	B	04/17/2015
B.	Changes			
	Jesse Armenta	Maintenance Aide	A to	04/12/2015
		Maintenance Trainee I	B	04/12/2015
	Antoine Girard	Recreation Leader II	A to	04/12/2015
		Community Service Leader II	B	
	Jeremiah Wopschall	Centre Event Technician	A to	04/20/2015
		Management Trainee I	B	
C.	Separations			
	None			

Lisa Novotny *PTB for LGW*
Assistant City Manager


Howard L. Chambers
City Manager

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**CITY OF LAKEWOOD
FUND SUMMARY 4/9/2015**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 62991 through 63114. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	157,498.53
1015	SPECIAL OLYMPICS	95.00
1020	CABLE TV	1,106.74
1030	CDBG CURRENT YEAR	875.00
1050	COMMUNITY FACILITY	760.79
1720	RIVER PARKWAY GRANT	5,684.04
1744	LA COUNTY REGIONAL OPEN SPACE	9,486.33
3050	PARK DEDICATION	3,500.00
3060	PROPOSITION "A"	20.00
3070	PROPOSITION "C"	335.80
5010	GRAPHICS AND COPY CENTER	436.83
5020	CENTRAL STORES	2,289.85
5030	FLEET MAINTENANCE	8,084.13
6020	GEOGRAPHIC INFORMATION SYSTEM	8.98
7500	WATER UTILITY FUND	15,103.39
8030	TRUST DEPOSIT	71.98
		205,357.39

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
62991	04/09/2015	1000	ADVANCED ELECTRONICS INC	145.00	0.00	145.00
62992	04/09/2015	4084	AIR CONTROL SYSTEMS INC	1,474.37	0.00	1,474.37
62993	04/09/2015	47151	ALTEC INDUSTRIES INC	2,996.41	0.00	2,996.41
62994	04/09/2015	4054	AMERICAN LEGION POST 266	105.00	0.00	105.00
62995	04/09/2015	4589	AMERICAN METAL CRAFT	3,500.00	0.00	3,500.00
62996	04/09/2015	65668	ANICETO. SANDRA	1,710.31	0.00	1,710.31
62997	04/09/2015	4724	ARC DOCUMENT SOLUTIONS. LLC	778.01	0.00	778.01
62998	04/09/2015	41215	AREND. DALE	332.80	0.00	332.80
62999	04/09/2015	50841	AWWA CA-NV SECTION	300.00	0.00	300.00
63000	04/09/2015	46158	BIO ACOUSTICAL CORP	99.50	0.00	99.50
63001	04/09/2015	62737	BOYES. GOBIND	110.50	0.00	110.50
63002	04/09/2015	53835	C.P.R.S. DIST X	130.00	0.00	130.00
63003	04/09/2015	53835	C.P.R.S. DIST X	675.00	0.00	675.00
63004	04/09/2015	6300	CALIFORNIA CONTRACT CITIES ASN	2,300.00	0.00	2,300.00
63005	04/09/2015	4706	CB RANCH ENTERPRISES	558.00	0.00	558.00
63006	04/09/2015	43135	CERRITOS. CITY OF - WATER DIVISION	11,222.90	0.00	11,222.90
63007	04/09/2015	59274	CERTIFIED PLANT GROWERS INC	120.99	0.00	120.99
63008	04/09/2015	45894	CINTAS CORPORATION	62.56	0.00	62.56
63009	04/09/2015	4380	CAPITAL ONE NATIONAL ASSOCIATION	687.94	0.00	687.94
63010	04/09/2015	4519	CRAFCO. INC.	414.20	0.00	414.20
63011	04/09/2015	62407	CRN AM CAR WASH INC.	108.00	0.00	108.00
63012	04/09/2015	4597	CS LEGACY CONSTRUCTION INC	15,170.37	0.00	15,170.37
63013	04/09/2015	4641	DAO. THAO	286.00	0.00	286.00
63014	04/09/2015	4498	DELTA DENTAL INSURANCE COMPANY	1,526.77	0.00	1,526.77
63015	04/09/2015	56889	DELTA DENTAL OF CALIFORNIA	7,875.24	0.00	7,875.24
63016	04/09/2015	51229	DEPT OF MOTOR VEHICLES	71.00	0.00	71.00
63017	04/09/2015	51229	DEPT OF MOTOR VEHICLES	71.00	0.00	71.00
63018	04/09/2015	51229	DEPT OF MOTOR VEHICLES	71.00	0.00	71.00
63019	04/09/2015	51229	DEPT OF MOTOR VEHICLES	71.00	0.00	71.00
63020	04/09/2015	4393	DIVISION OF THE STATE ARCHITECT	122.70	0.00	122.70
63021	04/09/2015	4660	ZW USA INC.	168.48	0.00	168.48
63022	04/09/2015	4289	FRAZIER. ROBERT C	68.90	0.00	68.90
63023	04/09/2015	52875	FROST. VALARIE A.	696.13	0.00	696.13
63024	04/09/2015	64415	FULLER. LAURA	1,464.45	0.00	1,464.45
63025	04/09/2015	56711	GILLIBRAND P W CO INC	28,508.96	0.00	28,508.96
63026	04/09/2015	2551	GOV'T FINANCE OFFICERS ASSOC OF US & CANAD	50.00	0.00	50.00
63027	04/09/2015	61769	GRAUTEN. EVELYN R	575.25	0.00	575.25
63028	04/09/2015	4483	GREENFIX AMERICA. LLC	472.73	0.00	472.73
63029	04/09/2015	3285	GREENO. KAREN	295.75	0.00	295.75
63030	04/09/2015	38311	H & H NURSERY	21.26	0.00	21.26
63031	04/09/2015	62491	HANDS ON MAILING &	325.00	0.00	325.00
63032	04/09/2015	65575	HAP'S AUTO PARTS	211.67	0.00	211.67
63033	04/09/2015	35477	HARA M LAWNMOWER CENTER	54.26	0.00	54.26
63034	04/09/2015	44352	HAWKINS LIONEL A JR	350.00	0.00	350.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
63035	04/09/2015	42031	HOME DEPOT	1,493.14	0.00	1,493.14
63036	04/09/2015	698	KIRK ELLEN	1,960.90	0.00	1,960.90
63037	04/09/2015	53311	LAKEWOOD MEALS ON WHEELS	875.00	0.00	875.00
63038	04/09/2015	18400	LAKEWOOD. CITY WATER DEPT	22,851.10	0.00	22,851.10
63039	04/09/2015	2409	LIFTECH ELEVATOR SERVICES INC	2,439.00	0.00	2,439.00
63040	04/09/2015	3491	TRUCK LIGHTHOUSE THE	117.55	2.00	115.55
63041	04/09/2015	3564	LONG BEACH . CITY OF. WATER DEPARTMENT	314.49	0.00	314.49
63042	04/09/2015	21050	LOS ANGELES CO CLERK	75.00	0.00	75.00
63043	04/09/2015	41545	PACIFIC PREMIER RETAIL TRUST	100.00	0.00	100.00
63044	04/09/2015	58414	MANAGED HEALTH NETWORK	419.90	0.00	419.90
63045	04/09/2015	60839	MARKOPULOS. CYNTHIA	178.75	0.00	178.75
63046	04/09/2015	23130	MC MASTER-CARR SUPPLY CO	751.84	0.00	751.84
63047	04/09/2015	52588	MILLER DON & SONS	679.07	12.46	666.61
63048	04/09/2015	64333	MOSES-CALDERA. ISABEL	1,352.00	0.00	1,352.00
63049	04/09/2015	4190	NATIONAL UNION FIRE INSURANCE CO	701.56	0.00	701.56
63050	04/09/2015	4360	NESS CINDY LOUISE	116.00	0.00	116.00
63051	04/09/2015	4443	O'REILLY AUTOMOTIVE STORES INC	1,109.21	22.02	1,087.19
63052	04/09/2015	47554	OFFICE DEPOT BUSINESS SVCS	551.67	0.00	551.67
63053	04/09/2015	4497	PACIFIC COACHWAYS CHARTER SERVICES INC	785.00	0.00	785.00
63054	04/09/2015	450	PACIFIC EH & S SERVICES INC	1,728.00	0.00	1,728.00
63055	04/09/2015	46945	TAYLOR CORPORATION	357.45	0.00	357.45
63056	04/09/2015	3888	RP AUTOMOTIVE UAG CERRITOS 1 LLC	23.08	0.00	23.08
63057	04/09/2015	2174	PETTY CASH/LOVENEL REVELDEZ OR	1,042.72	0.00	1,042.72
63058	04/09/2015	41139	PETTY CASH/NICOLE DURAN	575.00	0.00	575.00
63059	04/09/2015	41284	RANCH HANDS INC	4,324.58	0.00	4,324.58
63060	04/09/2015	4333	REYES. MICHELLE	104.00	0.00	104.00
63061	04/09/2015	56359	S Y NURSERY	243.78	0.00	243.78
63062	04/09/2015	65297	S.T.E.A.M.	13,550.75	0.00	13,550.75
63063	04/09/2015	4309	SAFESHRED	28.00	0.00	28.00
63064	04/09/2015	1841	SAFETY DRIVER'S ED. LLC	29.25	0.00	29.25
63065	04/09/2015	41691	SAFETY-KLEEN CORP	701.83	0.00	701.83
63066	04/09/2015	4605	SEA-CLEAR POOLS INC	1,235.53	0.00	1,235.53
63067	04/09/2015	39268	SHARRARD. RICHARD	197.60	0.00	197.60
63068	04/09/2015	52279	SMART & FINAL INC	435.57	0.00	435.57
63069	04/09/2015	29400	SOUTHERN CALIFORNIA EDISON CO	1,099.16	0.00	1,099.16
63070	04/09/2015	29800	SPARKLETTS	99.47	0.00	99.47
63071	04/09/2015	37930	STANDARD INSURANCE CO UNIT 22	1,901.20	0.00	1,901.20
63072	04/09/2015	44104	STATE WATER RESOURCES CONTROL BOARD	60.00	0.00	60.00
63073	04/09/2015	60792	STEPHENS. ERIC	57.20	0.00	57.20
63074	04/09/2015	60359	CNS INDUSTRIES INC	794.44	0.00	794.44
63075	04/09/2015	38679	WESTERN EXTERMINATOR COMPANY	1,137.96	0.00	1,137.96
63076	04/09/2015	2372	TGIS CATERING SVCS INC	4,556.20	0.00	4,556.20
63077	04/09/2015	4364	THE RINKS-LAKEWOOD ICE	53.30	0.00	53.30
63078	04/09/2015	3110	TORRES LOPEZ JAVIER	105.50	0.00	105.50

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
63079	04/09/2015	1687	SIMPSON JACK A	100.00	0.00	100.00
63080	04/09/2015	66245	TYLER TECHNOLOGIES MUNIS DIVISION	1,912.50	0.00	1,912.50
63081	04/09/2015	1437	U S BANK NATIONAL ASSOCIATION	21,208.16	0.00	21,208.16
63082	04/09/2015	31800	U S POSTMASTER	1,218.00	0.00	1,218.00
63083	04/09/2015	35089	UNDERGROUND SERVICE ALERT	115.50	0.00	115.50
63084	04/09/2015	60430	VERIZON CALIFORNIA INC	1,887.17	0.00	1,887.17
63085	04/09/2015	57135	VISION SERVICE PLAN	4,452.57	0.00	4,452.57
63086	04/09/2015	17640	WAXIE ENTERPRISES INC	1,163.39	0.00	1,163.39
63087	04/09/2015	50172	PRIMUS INC	1,931.49	0.00	1,931.49
63088	04/09/2015	3699	BRICE. NICHOLE	387.00	0.00	387.00
63089	04/09/2015	3699	COLUMNA. ANACASIA	250.00	0.00	250.00
63090	04/09/2015	3699	DEL VALLE TOT LOT	250.00	0.00	250.00
63091	04/09/2015	3699	DELACRUZ. MARILYN	250.00	0.00	250.00
63092	04/09/2015	3699	DIZON. JENNIFER	250.00	0.00	250.00
63093	04/09/2015	3699	GOMEZ. ROSARIO	250.00	0.00	250.00
63094	04/09/2015	3699	HARDY. PATRICIA	80.00	0.00	80.00
63095	04/09/2015	3699	HERNANDEZ. MARIA	250.00	0.00	250.00
63096	04/09/2015	3699	HOBSON. GLORIA LISA	250.00	0.00	250.00
63097	04/09/2015	3699	JONES. ANITA	250.00	0.00	250.00
63098	04/09/2015	3699	LANDEROS. ERIKA	250.00	0.00	250.00
63099	04/09/2015	3699	LAROYA. MARICRIS	250.00	0.00	250.00
63100	04/09/2015	3699	MARSH. DANICA	250.00	0.00	250.00
63101	04/09/2015	3699	MARTINEZ. GIOVANNA	250.00	0.00	250.00
63102	04/09/2015	3699	MORENO. MARIANA	128.00	0.00	128.00
63103	04/09/2015	3699	MORENO. VALERIE	88.00	0.00	88.00
63104	04/09/2015	3699	ORTIZ. PATRICIA	250.00	0.00	250.00
63105	04/09/2015	3699	PALACIOS. VIVIAN	250.00	0.00	250.00
63106	04/09/2015	3699	PEREIRA. AUREA	250.00	0.00	250.00
63107	04/09/2015	3699	PIPOLY. LARAINÉ	144.00	0.00	144.00
63108	04/09/2015	3699	REEVES. GINA	50.00	0.00	50.00
63109	04/09/2015	3699	RIVERA. RAMONA	50.00	0.00	50.00
63110	04/09/2015	3699	SAUVA. GERRY	250.00	0.00	250.00
63111	04/09/2015	3699	TAITUAVE. HANNAH	250.00	0.00	250.00
63112	04/09/2015	4212	SYN-TECH SYSTEMS INC	1,018.80	0.00	1,018.80
63113	04/09/2015	60195	CR TRANSFER INC	5,912.13	0.00	5,912.13
63114	04/09/2015	65712	IDMODELING INC	1,625.00	0.00	1,625.00
Totals:				205,393.87	36.48	205,357.39

**CITY OF LAKEWOOD
FUND SUMMARY 4/16/2015**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 63115 through 63225. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	211,122.75
1020	CABLE TV	509.73
1030	CDBG CURRENT YEAR	2,062.75
1050	COMMUNITY FACILITY	22,126.74
1710	PROPOSITION "A" RECREATION	1,841.66
3070	PROPOSITION "C"	674.55
5010	GRAPHICS AND COPY CENTER	700.83
5020	CENTRAL STORES	263.10
5030	FLEET MAINTENANCE	16,565.59
7500	WATER UTILITY FUND	523,441.39
8030	TRUST DEPOSIT	99.79
		<hr/> 779,408.88

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
63115	04/16/2015	4260	SBC GLOBAL SERVICES INC	140.39	0.00	140.39
63116	04/16/2015	48210	AIRFLITE INC	3,859.33	0.00	3,859.33
63117	04/16/2015	4465	ATALLA. IBRAHIM	13.00	0.00	13.00
63118	04/16/2015	66012	BARTKUS. KRISTIN	208.00	0.00	208.00
63119	04/16/2015	39123	BACKFLOW APPARATUS & VALUE COMPANY	187.26	0.00	187.26
63120	04/16/2015	307	CALIF. STATE DISBURSEMENT UNIT	442.60	0.00	442.60
63121	04/16/2015	57079	CALIFORNIA JOINT POWERS INS AUTHORITY	375.00	0.00	375.00
63122	04/16/2015	53983	CALIFORNIA ST OF -FRANCHISE TAX BOARD	100.00	0.00	100.00
63123	04/16/2015	4270	CARROLL MEGAN J	1,475.00	0.00	1,475.00
63124	04/16/2015	51000	GRISWOLD INDUSTRIES	2,353.47	0.00	2,353.47
63125	04/16/2015	53451	COMMUNITY FAMILY GUIDANCE CTR	750.00	0.00	750.00
63126	04/16/2015	57602	DATA OUIK INFORMATION SYSTEMS INC	375.50	0.00	375.50
63127	04/16/2015	2548	DAY. KATHY	312.00	0.00	312.00
63128	04/16/2015	27200	DICKSON R F CO INC	3,410.00	0.00	3,410.00
63129	04/16/2015	66397	EAGLE GRAPHICS INC	39.89	0.00	39.89
63130	04/16/2015	53706	F & A FEDERAL CREDIT UNION	6,323.50	0.00	6,323.50
63131	04/16/2015	52316	FEDERAL EXPRESS CORP	13.61	0.00	13.61
63132	04/16/2015	3946	FERGUSON ENTERPRISES INC	671.44	0.00	671.44
63133	04/16/2015	3769	FIREWORKS & STAGE FX AMERICA	6,500.00	0.00	6,500.00
63134	04/16/2015	4324	FRANCO. PIA	200.00	0.00	200.00
63135	04/16/2015	52875	FROST. VALARIE A.	463.35	0.00	463.35
63136	04/16/2015	61688	FULL COMPASS SYSTEMS LTD	632.54	0.00	632.54
63137	04/16/2015	64415	FULLER. LAURA	877.50	0.00	877.50
63138	04/16/2015	13030	ACCO BRANDS USA LLC	120.10	0.00	120.10
63139	04/16/2015	34845	GLASBY MAINTENANCE SUPPLY CO	104.40	0.00	104.40
63140	04/16/2015	65779	GOLDEN STATE WATER COMPANY	4,549.27	0.00	4,549.27
63141	04/16/2015	38311	H & H NURSERY	1,862.16	0.00	1,862.16
63142	04/16/2015	65575	HAP'S AUTO PARTS	106.76	0.00	106.76
63143	04/16/2015	34354	HI-WAY SAFETY RENTALS INC	333.26	0.00	333.26
63144	04/16/2015	42031	HOME DEPOT	173.14	0.00	173.14
63145	04/16/2015	65891	HUMAN SERVICES ASSOCIATION	375.00	0.00	375.00
63146	04/16/2015	4149	INFOSEND INC	6,348.31	0.00	6,348.31
63147	04/16/2015	44339	KIDSGUIDE INC	280.00	0.00	280.00
63148	04/16/2015	4696	NORTH AMERICAN YOUTH ACTIVITIES LLC	377.00	0.00	377.00
63149	04/16/2015	4414	KNOWBE4 LLC	1,522.35	0.00	1,522.35
63150	04/16/2015	4612	KOURY ENGINEERING & TESTING INC	1,033.75	0.00	1,033.75
63151	04/16/2015	55469	LAKEWOOD CITY EMPLOYEE ASSOCIATION	2,060.00	0.00	2,060.00
63152	04/16/2015	53849	LAKEWOOD ROTARY CLUB	394.00	0.00	394.00
63153	04/16/2015	18550	LAKEWOOD. CITY OF	99.79	0.00	99.79
63154	04/16/2015	41075	LERN	395.00	0.00	395.00
63155	04/16/2015	2409	LIFTECH ELEVATOR SERVICES INC	7,068.00	0.00	7,068.00
63156	04/16/2015	4482	MALTY INTERNATIONAL GROUP INC	56.19	0.00	56.19
63157	04/16/2015	62080	MARKLEY. ELIZABETH	78.00	0.00	78.00
63158	04/16/2015	66339	MC ENROE. BARBARA	156.00	0.00	156.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
63159	04/16/2015	4625	MERCHANT'S BUILDING MAINTENANCE LLC	12,869.00	0.00	12,869.00
63160	04/16/2015	332	MERRIMAC PETROLEUM INC	14,564.72	0.00	14,564.72
63161	04/16/2015	46696	MEYER & ASSOCIATES	337.50	0.00	337.50
63162	04/16/2015	2434	MSDS ONLINE INC	100.00	0.00	100.00
63163	04/16/2015	61672	MUSCULAR DYSTROPHY ASSOC INC	20.00	0.00	20.00
63164	04/16/2015	4443	O'REILLY AUTOMOTIVE STORES INC	115.39	2.12	113.27
63165	04/16/2015	47554	OFFICE DEPOT BUSINESS SVCS	166.55	0.00	166.55
63166	04/16/2015	65659	PHASE II SYSTEMS INC	4,012.59	0.00	4,012.59
63167	04/16/2015	50512	PATHWAYS VOLUNTEER HOSPICE	750.00	0.00	750.00
63168	04/16/2015	51171	PERS LONG TERM CARE PROGRAM	268.65	0.00	268.65
63169	04/16/2015	64161	CRESCENT INC	779.40	0.00	779.40
63170	04/16/2015	63977	RAZZLE BAM BOOM	750.00	0.00	750.00
63171	04/16/2015	887	RDO-VERMEER LLC	50.71	0.00	50.71
63172	04/16/2015	63364	REEVES NORM HONDA	1.96	0.00	1.96
63173	04/16/2015	3153	SECTAN SECURITY INC	116.60	0.00	116.60
63174	04/16/2015	54204	SHAMROCK SUPPLY CO	91.24	0.00	91.24
63175	04/16/2015	52279	SMART & FINAL INC	278.50	0.00	278.50
63176	04/16/2015	26900	SO CALIF SECURITY CENTERS INC	11.17	0.00	11.17
63177	04/16/2015	4177	SOUTHERN CALIF ACADEMY OF MUSIC. INC	598.00	0.00	598.00
63178	04/16/2015	29400	SOUTHERN CALIFORNIA EDISON CO	85,360.93	0.00	85,360.93
63179	04/16/2015	29500	SOUTHERN CALIFORNIA GAS CO	741.51	0.00	741.51
63180	04/16/2015	4026	SPASEFF TED C	212.50	0.00	212.50
63181	04/16/2015	49529	SPICERS PAPER INC	586.11	5.38	580.73
63182	04/16/2015	37930	STANDARD INSURANCE CO UNIT 22	9,230.57	0.00	9,230.57
63183	04/16/2015	4581	STEIN. ANDREW T	2,431.19	0.00	2,431.19
63184	04/16/2015	53927	SUNNY HILLS ASSOCIATES	1,478.10	0.00	1,478.10
63185	04/16/2015	4620	SUSTAINABLE SOLUTIONS GROUP	99.83	0.00	99.83
63186	04/16/2015	60189	TIGER DIRECT	2,163.47	0.00	2,163.47
63187	04/16/2015	528	TIME WARNER CABLE	4,246.44	0.00	4,246.44
63188	04/16/2015	60685	TURF STAR	603.94	0.00	603.94
63189	04/16/2015	4216	U.S. DEPARTMENT OF HUD	125.00	0.00	125.00
63190	04/16/2015	53760	UNITED WAY OF GREATER LOS ANGELE	45.00	0.00	45.00
63191	04/16/2015	7400	WATER REPLENISHMENT DISTRICT OF	509,425.12	0.00	509,425.12
63192	04/16/2015	40925	WEST COAST ARBORISTS INC	44,865.70	0.00	44,865.70
63193	04/16/2015	50058	WHITE HOUSE FLORIST INC	343.35	0.00	343.35
63194	04/16/2015	35146	WILLDAN ASSOCIATES	1,400.00	0.00	1,400.00
63195	04/16/2015	2145	WYNN. LAKYN	48.75	0.00	48.75
63196	04/16/2015	49425	ACURITY SPECIALTY PRODUCTS INC	228.31	0.00	228.31
63197	04/16/2015	3699	AHRENS. SARA	250.00	0.00	250.00
63198	04/16/2015	3699	CABRERA. ANTOINETTE	250.00	0.00	250.00
63199	04/16/2015	3699	CHAVARRIA. LISA	250.00	0.00	250.00
63200	04/16/2015	3699	CHIANGKRAO. SASIYA	250.00	0.00	250.00
63201	04/16/2015	3699	CINCO. SUSALYN	250.00	0.00	250.00
63202	04/16/2015	3699	DODSON. LOUISE	250.00	0.00	250.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
63203	04/16/2015	3699	EMORY, KRISTY	250.00	0.00	250.00
63204	04/16/2015	3699	FARWEST CORROSION CONTROL COMPANY	872.44	0.00	872.44
63205	04/16/2015	3699	FRANCO, MARYANNE	250.00	0.00	250.00
63206	04/16/2015	3699	GREATER LONG BEACH CHURCH	250.00	0.00	250.00
63207	04/16/2015	3699	JARVINA, WILLIAM	31.00	0.00	31.00
63208	04/16/2015	3699	JOHNSON, DESIREE	250.00	0.00	250.00
63209	04/16/2015	3699	KECKEISEN, DEBBIE	40.00	0.00	40.00
63210	04/16/2015	3699	KING, KATRINA	250.00	0.00	250.00
63211	04/16/2015	3699	LANZ, MONICA	40.00	0.00	40.00
63212	04/16/2015	3699	LUGO, LUIS	12.33	0.00	12.33
63213	04/16/2015	3699	PACHECO, ARVIN	250.00	0.00	250.00
63214	04/16/2015	3699	PALACIOS, VIVIAN	203.00	0.00	203.00
63215	04/16/2015	3699	POLLY, IRENE	250.00	0.00	250.00
63216	04/16/2015	3699	RAMIREZ, CATHERINE	250.00	0.00	250.00
63217	04/16/2015	3699	REA, JO ANNIE	250.00	0.00	250.00
63218	04/16/2015	3699	RODRIGUEZ, ANARELY	250.00	0.00	250.00
63219	04/16/2015	3699	RUIZ, KIMBERLY	45.00	0.00	45.00
63220	04/16/2015	3699	VALLEJO, NORMA	250.00	0.00	250.00
63221	04/16/2015	3699	VFW MC	175.00	0.00	175.00
63222	04/16/2015	47854	TRUESDAIL LABORATORIES INC	1,161.50	0.00	1,161.50
63223	04/16/2015	57070	CITY LIGHT & POWER LKWD INC	7,070.00	0.00	7,070.00
63224	04/16/2015	61282	TRUGREEN LANDCARE GENERAL PARTNERSHIP	7,184.28	0.00	7,184.28
63225	04/16/2015	66457	BRENNTAG PACIFIC INC	1,598.17	0.00	1,598.17
Totals:				<u>779,416.38</u>	<u>7.50</u>	<u>779,408.88</u>

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COUNCIL AGENDA

April 28, 2015

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 2015 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.

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.

Supranationals:

Supranationals, defined as United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, and eligible for purchase and sale within the United States.

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.

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, 2015**

<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	\$2,425,000.00	\$2,428,634.78	\$2,438,420.29	0.77	1.730
US Treasury	AA+	US Bank	\$19,655,000.00	\$19,750,310.94	\$19,805,900.95	0.74	2.060
Certificate of Deposit	AA-:A-1+	US Bank	\$4,350,000.00	\$4,348,785.62	\$4,351,591.46	0.66	0.930
Municipal Bond	AAA:AA:SP-1	US Bank	\$450,000.00	\$450,000.00	\$450,722.75	0.69	0.840
Commercial Paper	A-1+:A-1	US Bank	\$0.00	\$0.00	\$0.00		
Corporate Note	AA:A	US Bank	\$8,995,000.00	\$8,988,647.93	\$9,023,789.96	1.11	1.840
			\$35,875,000.00	\$35,966,379.27	\$36,070,425.41	0.82	1.830
<i>(See attached report provided by PFM for more detail)</i>							
Pooled Investment Accounts							
City L.A.I.F.		Calif		\$17,726,516.00	\$17,726,863.80	0.267	Life 200 days
City C.A.M.P.		US Bank		\$43,089.25	\$43,089.25	0.070	WAM 1 day
				\$17,769,605.25	\$17,769,953.05		
Bank Accounts							
City - Checking		BofA		\$2,943,392.16	\$2,943,392.16	0.25	
City- Payroll		BofA		\$39,152.42	\$39,152.42	0.25	
Successor Housing - Checking		BofA		\$415,145.85	\$415,145.85	0.25	
				\$3,397,690.43	\$3,397,690.43		
Portfolio				\$57,133,674.95	\$57,238,068.89	0.62	
Funds held in reserve as required by debt issuance or non-agency funds - not available for City expenditures:							
Successor Agency - checking		BofA		\$60,247.21	\$60,247.21	0.25	
LRA C.A.M.P. - Arbitrage		US Bank		\$666,466.55	\$666,466.55	0.07	
LRA - Reserve		US Bank		\$790,092.50	\$790,092.50	-	
CLP Water - Reserve		US Bank		\$345,000.00	\$345,000.00	0.02	
Business Dev Loan MMKT		BofA		\$795,648.33	\$795,648.33	0.14	
City Light & Power- Reserve		Union Bank		\$224,272.97	\$224,272.97	0.02	
Water 2004 - Reserve		US Bank		\$463,500.00	\$463,500.00	-	
				\$3,345,227.56	\$3,345,227.56		
Total Portfolio:				Amortized Cost	Market Value	0.59	
				\$60,478,902.51	\$60,583,296.45		

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 2014-2015.


Diane Perkin
Director of Administrative Services


Howard L. Chambers
City Manager



Managed Account Summary Statement

For the Month Ending **March 31, 2015**

CITY OF LAKEWOOD - 51260100

Transaction Summary - Managed Account

Opening Market Value	\$36,045,253.19
Maturities/Calls	(695,000.00)
Principal Dispositions	(2,248,165.04)
Principal Acquisitions	2,921,137.04
Unsettled Trades	0.00
Change in Current Value	47,200.22
Closing Market Value	\$36,070,425.41

Cash Transactions Summary - Managed Account

Maturities/Calls	695,000.00
Sale Proceeds	2,259,640.36
Coupon/Interest/Dividend Income	51,134.95
Principal Payments	0.00
Security Purchases	(2,927,922.07)
Net Cash Contribution	(17,035.07)
Reconciling Transactions	0.00

Earnings Reconciliation (Cash Basis) - Managed Account

Interest/Dividends/Coupons Received	62,610.27
Less Purchased Interest Related to Interest/Coupons	(6,785.03)
Plus Net Realized Gains/Losses	(62,728.68)
Total Cash Basis Earnings	(\$6,903.44)

Cash Balance

Closing Cash Balance \$103,574.08

Earnings Reconciliation (Accrual Basis)

	Total
Ending Amortized Value of Securities	35,966,379.27
Ending Accrued Interest	70,503.72
Plus Proceeds from Sales	2,259,640.36
Plus Proceeds of Maturities/Calls/Principal Payments	695,000.00
Plus Coupons/Dividends Received	51,134.95
Less Cost of New Purchases	(2,927,922.07)
Less Beginning Amortized Value of Securities	(36,001,142.73)
Less Beginning Accrued Interest	(92,121.08)
Total Accrual Basis Earnings	\$21,472.42



Portfolio Summary and Statistics

For the Month Ending **March 31, 2015**

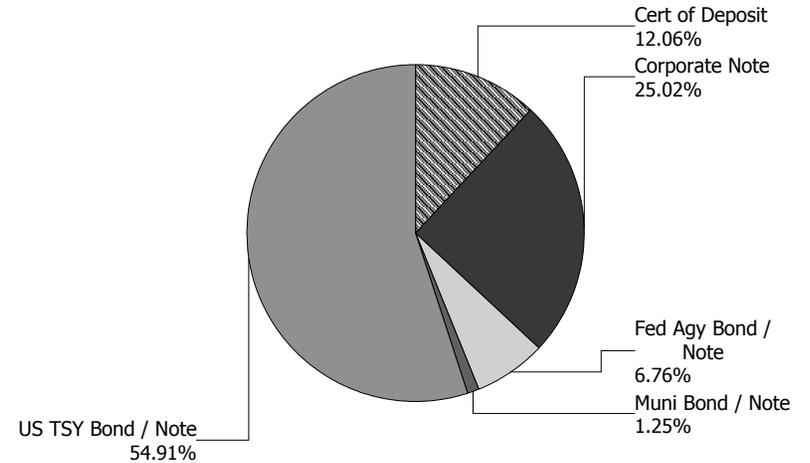
CITY OF LAKEWOOD - 51260100

Account Summary

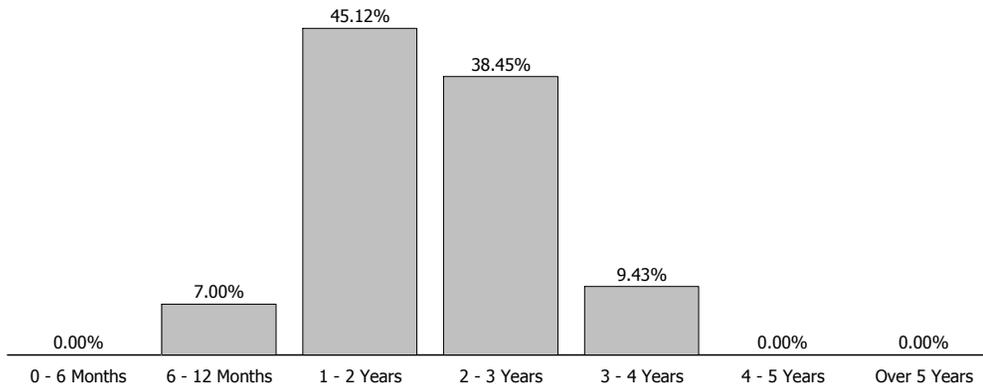
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	19,655,000.00	19,805,900.95	54.91
Municipal Bond / Note	450,000.00	450,722.75	1.25
Federal Agency Bond / Note	2,425,000.00	2,438,420.29	6.76
Corporate Note	8,995,000.00	9,023,789.96	25.02
Certificate of Deposit	4,350,000.00	4,351,591.46	12.06
Managed Account Sub-Total	35,875,000.00	36,070,425.41	100.00%
Accrued Interest		70,503.72	
Total Portfolio	35,875,000.00	36,140,929.13	

Unsettled Trades **0.00** **0.00**

Sector Allocation



Maturity Distribution



Characteristics

Yield to Maturity at Cost	0.82%
Yield to Maturity at Market	0.66%
Duration to Worst	1.88
Weighted Average Days to Maturity	696



Managed Account Issuer Summary

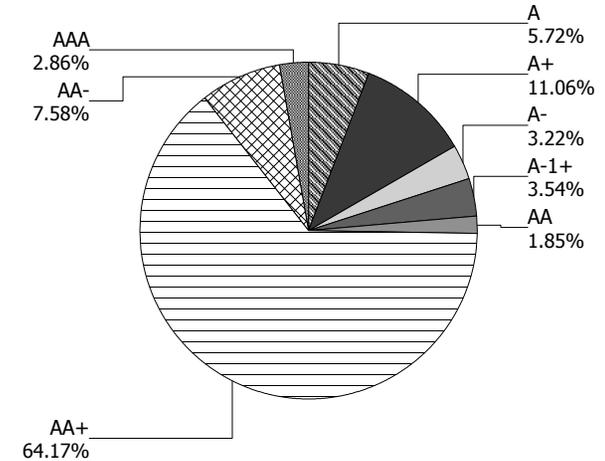
For the Month Ending **March 31, 2015**

CITY OF LAKEWOOD - 51260100

Issuer Summary

Issuer	Market Value of Holdings	Percent
AMERICAN EXPRESS CO	201,483.20	0.56
AMERICAN HONDA FINANCE	653,611.66	1.81
APPLE INC	904,463.10	2.51
BANK OF NEW YORK CO INC	610,965.02	1.69
BANK OF NOVA SCOTIA	724,882.55	2.01
BERKSHIRE HATHAWAY INC	492,189.32	1.36
CA ST DEPT OF WATER REV BONDS	275,500.50	0.76
CATERPILLAR INC	397,126.29	1.10
DEERE & COMPANY	561,890.00	1.56
EXXON MOBIL CORP	754,317.75	2.09
FANNIE MAE	702,753.42	1.95
FEDERAL HOME LOAN BANKS	975,036.08	2.70
FREDDIE MAC	760,630.79	2.11
GLAXOSMITHKLINE PLC	551,081.85	1.53
HSBC HOLDINGS PLC	853,661.95	2.37
IBM CORP	897,777.90	2.49
JP MORGAN CHASE & CO	801,932.00	2.22
NORDEA BANK AB	725,112.38	2.01
PEPSICO, INC	961,677.53	2.67
RABOBANK NEDERLAND	899,765.10	2.49
TOYOTA MOTOR CORP	386,247.79	1.07
UNITED STATES TREASURY	19,805,900.95	54.91
UNIVERSITY OF CALIFORNIA	175,222.25	0.49
US BANCORP	723,609.45	2.01
WELLS FARGO & COMPANY	548,002.95	1.52
WESTPAC BANKING CORP NY	725,583.63	2.01
Total	\$36,070,425.41	100.00%

Credit Quality (S&P Ratings)





Managed Account Detail of Securities Held

For the Month Ending **March 31, 2015**

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
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 06/30/2009 3.250% 06/30/2016	912828KZ2	925,000.00	AA+	Aaa	05/22/13	05/24/13	1,004,889.65	0.44	7,557.15	957,284.67	958,169.58
US TREASURY NOTES DTD 06/30/2009 3.250% 06/30/2016	912828KZ2	1,825,000.00	AA+	Aaa	05/24/13	05/31/13	1,976,845.70	0.53	14,910.05	1,886,790.52	1,890,442.68
US TREASURY NOTES DTD 08/31/2011 1.000% 08/31/2016	912828RF9	485,000.00	AA+	Aaa	02/27/14	03/03/14	491,119.33	0.49	421.74	488,479.04	489,016.29
US TREASURY NOTES DTD 11/30/2011 0.875% 11/30/2016	912828RU6	1,775,000.00	AA+	Aaa	10/31/13	11/01/13	1,788,728.52	0.62	5,205.53	1,782,455.18	1,787,064.68
US TREASURY NOTES DTD 11/30/2011 0.875% 11/30/2016	912828RU6	2,080,000.00	AA+	Aaa	11/27/13	12/03/13	2,097,875.00	0.58	6,100.00	2,089,984.64	2,094,137.76
US TREASURY NOTES DTD 01/03/2012 0.875% 12/31/2016	912828RX0	1,150,000.00	AA+	Aaa	12/05/14	12/09/14	1,154,312.50	0.69	2,529.52	1,153,665.28	1,157,816.55
US TREASURY NOTES DTD 03/31/2012 1.000% 03/31/2017	912828SM3	700,000.00	AA+	Aaa	10/02/14	10/06/14	703,417.97	0.80	19.13	702,754.27	705,851.30
US TREASURY NOTES DTD 05/31/2012 0.625% 05/31/2017	912828SY7	2,000,000.00	AA+	Aaa	06/02/14	06/03/14	1,988,906.25	0.81	4,189.56	1,991,946.78	2,000,156.00
US TREASURY NOTES DTD 07/02/2012 0.750% 06/30/2017	912828TB6	1,400,000.00	AA+	Aaa	10/30/14	11/03/14	1,398,578.13	0.79	2,639.50	1,398,797.04	1,402,843.40
US TREASURY NOTES DTD 07/31/2012 0.500% 07/31/2017	912828TG5	700,000.00	AA+	Aaa	02/06/15	02/10/15	694,148.44	0.84	580.11	694,472.65	697,320.40
US TREASURY NOTES DTD 07/31/2012 0.500% 07/31/2017	912828TG5	1,900,000.00	AA+	Aaa	02/02/15	02/04/15	1,893,988.28	0.63	1,574.59	1,894,359.62	1,892,726.80
US TREASURY NOTES DTD 09/30/2010 1.875% 09/30/2017	912828PA2	1,100,000.00	AA+	Aaa	09/02/14	09/04/14	1,127,585.94	1.04	56.35	1,122,501.31	1,130,937.50
US TREASURY NOTES DTD 12/31/2012 0.750% 12/31/2017	912828UE8	200,000.00	AA+	Aaa	12/02/14	12/03/14	198,421.87	1.01	377.07	198,587.93	199,625.00
US TREASURY NOTES DTD 04/01/2013 0.750% 03/31/2018	912828UU2	700,000.00	AA+	Aaa	03/26/15	03/27/15	694,941.41	0.99	14.34	694,964.27	696,882.90



Managed Account Detail of Securities Held

For the Month Ending **March 31, 2015**

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
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 04/01/2013 0.750% 03/31/2018	912828UU2	1,150,000.00	AA+	Aaa	03/26/15	03/27/15	1,141,644.53	1.00	23.57	1,141,682.29	1,144,879.05
US TREASURY NOTES DTD 04/01/2013 0.750% 03/31/2018	912828UU2	1,565,000.00	AA+	Aaa	02/26/15	02/27/15	1,551,183.98	1.04	32.07	1,551,585.45	1,558,031.06
Security Type Sub-Total		19,655,000.00					19,906,587.50	0.74	46,230.28	19,750,310.94	19,805,900.95
Municipal Bond / Note											
CA ST DEPT OF WATER TXBL REV BONDS DTD 09/27/2012 0.650% 12/01/2015	13066KX87	275,000.00	AAA	Aa1	09/19/12	09/27/12	275,000.00	0.65	595.83	275,000.00	275,500.50
UNIV OF CAL TXBL REV BONDS DTD 10/02/2013 0.907% 05/15/2016	91412GSX4	75,000.00	AA	Aa2	09/26/13	10/02/13	75,000.00	0.91	256.98	75,000.00	75,212.25
UNIV OF CAL TXBL REV BONDS DTD 03/14/2013 0.659% 05/15/2016	91412GPX7	100,000.00	AA	Aa2	02/28/13	03/14/13	100,000.00	0.66	248.96	100,000.00	100,010.00
Security Type Sub-Total		450,000.00					450,000.00	0.69	1,101.77	450,000.00	450,722.75
Federal Agency Bond / Note											
FNMA NOTES DTD 08/19/2011 1.250% 09/28/2016	3135G0CM3	280,000.00	AA+	Aaa	10/01/13	10/03/13	284,135.60	0.75	29.17	282,077.44	283,123.68
FNMA NOTES DTD 08/19/2011 1.250% 09/28/2016	3135G0CM3	415,000.00	AA+	Aaa	10/01/13	10/03/13	421,227.53	0.74	43.23	418,128.10	419,629.74
FHLB NOTES DTD 08/07/2014 0.500% 09/28/2016	3130A2T97	975,000.00	AA+	Aaa	08/06/14	08/07/14	972,806.25	0.61	40.63	973,468.55	975,036.08
FREDDIE MAC GLOBAL NOTES DTD 06/25/2012 1.000% 07/28/2017	3137EADJ5	755,000.00	AA+	Aaa	08/12/14	08/14/14	754,949.41	1.00	1,321.25	754,960.69	760,630.79
Security Type Sub-Total		2,425,000.00					2,433,118.79	0.77	1,434.28	2,428,634.78	2,438,420.29
Corporate Note											
PEPSICO INC GLOBAL NOTES DTD 02/28/2013 0.700% 02/26/2016	713448CE6	285,000.00	A-	A1	02/25/13	02/28/13	284,900.25	0.71	193.96	284,969.64	285,528.68



Managed Account Detail of Securities Held

For the Month Ending **March 31, 2015**

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
Corporate Note											
JPMORGAN CHASE & CO GLOBAL NOTES DTD 02/26/2013 1.125% 02/26/2016	46623EJU4	800,000.00	A	A3	02/21/13	02/26/13	799,032.00	1.17	875.00	799,705.22	801,932.00
BANK OF NEW YORK MELLON (CALLABLE) DTD 03/06/2013 0.700% 03/04/2016	06406HCG2	270,000.00	A+	A1	03/05/13	03/06/13	269,840.70	0.72	141.75	269,950.43	270,427.14
BANK OF NEW YORK MELLON (CALLABLE) DTD 03/06/2013 0.700% 03/04/2016	06406HCG2	340,000.00	A+	A1	03/04/13	03/06/13	339,799.40	0.72	178.50	339,937.57	340,537.88
GLAXOSMITHKLINE CAP INC GLOBAL NOTES DTD 03/18/2013 0.700% 03/18/2016	377372AG2	550,000.00	A+	A2	09/27/13	10/02/13	549,609.50	0.73	139.03	549,846.34	551,081.85
TOYOTA MOTOR CREDIT CORP DTD 05/17/2013 0.800% 05/17/2016	89236TAL9	385,000.00	AA-	Aa3	05/14/13	05/17/13	384,842.15	0.81	1,146.44	384,940.22	386,247.79
WELLS FARGO & COMPANY DTD 07/29/2013 1.250% 07/20/2016	94974BFL9	545,000.00	A+	A2	07/22/13	07/29/13	544,476.80	1.28	1,343.58	544,768.27	548,002.95
BERKSHIRE HATHAWAY FIN GLOBAL NOTES DTD 08/15/2013 0.950% 08/15/2016	084664BX8	490,000.00	AA	Aa2	08/06/13	08/15/13	489,740.30	0.97	594.81	489,880.30	492,189.32
AMERICAN HONDA FINANCE GLOBAL NOTES DTD 10/10/2013 1.125% 10/07/2016	02665WAB7	315,000.00	A+	A1	10/03/13	10/10/13	313,903.80	1.24	1,712.81	314,439.16	316,724.94
PEPSICO CORP NOTES DTD 02/28/2014 0.950% 02/22/2017	713448CL0	675,000.00	A-	A1	02/25/14	02/28/14	674,230.50	0.99	694.69	674,508.39	676,148.85
APPLE INC CORP NOTE DTD 05/06/2014 1.050% 05/05/2017	037833AM2	900,000.00	AA+	Aa1	04/29/14	05/06/14	899,523.00	1.07	3,806.25	899,665.13	904,463.10
JOHN DEERE CAPITAL CORP NOTES DTD 06/12/2014 1.125% 06/12/2017	24422ESN0	560,000.00	A	A2	06/09/14	06/12/14	559,736.80	1.14	1,907.50	559,806.38	561,890.00
HSBC USA INC DTD 06/23/2014 1.300% 06/23/2017	40434CAA3	300,000.00	A	A2	06/16/14	06/23/14	299,544.00	1.35	1,061.67	299,659.69	301,023.60
CATERPILLAR FINANCIAL SE DTD 08/20/2014 1.250% 08/18/2017	14912L6D8	395,000.00	A	A2	08/13/14	08/20/14	394,802.50	1.27	589.76	394,842.33	397,126.29
AMERICAN EXPRESS CREDIT CORP NOTES DTD 09/23/2014 1.550% 09/22/2017	0258MODR7	200,000.00	A-	A2	09/18/14	09/23/14	199,732.00	1.60	77.50	199,777.76	201,483.20



Managed Account Detail of Securities Held

For the Month Ending **March 31, 2015**

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
Corporate Note											
IBM CORP NOTES DTD 02/06/2015 1.125% 02/06/2018	459200HZ7	900,000.00	AA-	Aa3	02/03/15	02/06/15	897,255.00	1.23	1,546.88	897,392.66	897,777.90
EXXON MOBIL CORP NOTES DTD 03/06/2015 1.305% 03/06/2018	30231GAL6	750,000.00	AAA	Aaa	03/04/15	03/06/15	750,000.00	1.31	679.69	750,000.00	754,317.75
AMERICAN HONDA FINANCE CORP NOTES DTD 03/13/2015 1.500% 03/13/2018	02665WAT8	335,000.00	A+	A1	03/10/15	03/13/15	334,551.10	1.55	251.25	334,558.44	336,886.72
Security Type Sub-Total		8,995,000.00					8,985,519.80	1.11	16,941.07	8,988,647.93	9,023,789.96
Certificate of Deposit											
WESTPAC BANKING CORP NY LT FLOAT CD DTD 04/17/2014 0.433% 04/15/2016	96121TWF1	725,000.00	A-1+	P-1	04/16/14	04/17/14	725,000.00	0.41	663.19	725,000.00	725,583.63
RABOBANK NEDERLAND NV NY CD DTD 05/13/2014 0.716% 05/06/2016	21684BPV0	900,000.00	A+	Aa2	05/09/14	05/13/14	900,000.00	0.71	2,596.41	900,000.00	899,765.10
BANK OF NOVA SCOTIA HOUS CD FLOAT DTD 06/13/2014 0.445% 06/10/2016	06417HMU7	725,000.00	A+	Aa2	06/11/14	06/13/14	724,562.10	0.28	196.98	724,737.74	724,882.55
NORDEA BANK FINLAND NY FLOAT CERT DEP DTD 06/13/2014 0.450% 06/13/2016	65558ET57	725,000.00	AA-	Aa3	06/11/14	06/13/14	725,000.00	0.31	154.03	725,000.00	725,112.38
HSBC BANK USA NA CD DTD 02/13/2015 0.880% 08/15/2016	40428AC54	550,000.00	A-1+	P-1	02/11/15	02/13/15	550,000.00	0.88	631.89	550,000.00	552,638.35
US BANK NA CINCINNATI (CALLABLE) CD DTD 09/11/2014 1.375% 09/11/2017	90333VPF1	725,000.00	AA-	Aa3	09/09/14	09/11/14	723,832.75	1.41	553.82	724,047.88	723,609.45
Security Type Sub-Total		4,350,000.00					4,348,394.85	0.66	4,796.32	4,348,785.62	4,351,591.46
Managed Account Sub-Total		35,875,000.00					36,123,620.94	0.82	70,503.72	35,966,379.27	36,070,425.41



Managed Account Detail of Securities Held

For the Month Ending **March 31, 2015**

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Securities Sub-Total	\$35,875,000.00	\$36,123,620.94	0.82%	\$70,503.72	\$35,966,379.27	\$36,070,425.41
Accrued Interest						\$70,503.72
Total Investments						\$36,140,929.13



Managed Account Fair Market Value & Analytics

For the Month Ending **March 31, 2015**

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	DTD 06/30/2009 3.250% 06/30/2016	912828KZ2	925,000.00	RBS_SEC		103.59	958,169.58	(46,720.07)	884.91	1.23	1.23	0.37
US TREASURY NOTES	DTD 06/30/2009 3.250% 06/30/2016	912828KZ2	1,825,000.00	BNP PARI		103.59	1,890,442.68	(86,403.02)	3,652.16	1.23	1.23	0.37
US TREASURY NOTES	DTD 08/31/2011 1.000% 08/31/2016	912828RF9	485,000.00	MORGANST		100.83	489,016.29	(2,103.04)	537.25	1.41	1.41	0.41
US TREASURY NOTES	DTD 11/30/2011 0.875% 11/30/2016	912828RU6	1,775,000.00	CITIGRP		100.68	1,787,064.68	(1,663.84)	4,609.50	1.65	1.65	0.47
US TREASURY NOTES	DTD 11/30/2011 0.875% 11/30/2016	912828RU6	2,080,000.00	BARCLAYS		100.68	2,094,137.76	(3,737.24)	4,153.12	1.65	1.65	0.47
US TREASURY NOTES	DTD 01/03/2012 0.875% 12/31/2016	912828RX0	1,150,000.00	MERRILL		100.68	1,157,816.55	3,504.05	4,151.27	1.73	1.73	0.48
US TREASURY NOTES	DTD 03/31/2012 1.000% 03/31/2017	912828SM3	700,000.00	RBC CAP		100.84	705,851.30	2,433.33	3,097.03	1.98	1.98	0.58
US TREASURY NOTES	DTD 05/31/2012 0.625% 05/31/2017	912828SY7	2,000,000.00	CITIGRP		100.01	2,000,156.00	11,249.75	8,209.22	2.15	2.15	0.62
US TREASURY NOTES	DTD 07/02/2012 0.750% 06/30/2017	912828TB6	1,400,000.00	MORGANST		100.20	1,402,843.40	4,265.27	4,046.36	2.23	2.23	0.66
US TREASURY NOTES	DTD 07/31/2012 0.500% 07/31/2017	912828TG5	700,000.00	BARCLAYS		99.62	697,320.40	3,171.96	2,847.75	2.32	2.32	0.67
US TREASURY NOTES	DTD 07/31/2012 0.500% 07/31/2017	912828TG5	1,900,000.00	WELLSFAR		99.62	1,892,726.80	(1,261.48)	(1,632.82)	2.32	2.32	0.67
US TREASURY NOTES	DTD 09/30/2010 1.875% 09/30/2017	912828PA2	1,100,000.00	MORGANST		102.81	1,130,937.50	3,351.56	8,436.19	2.45	2.45	0.74
US TREASURY NOTES	DTD 12/31/2012 0.750% 12/31/2017	912828UE8	200,000.00	BARCLAYS		99.81	199,625.00	1,203.13	1,037.07	2.71	2.71	0.82
US TREASURY NOTES	DTD 04/01/2013 0.750% 03/31/2018	912828UU2	700,000.00	MERRILL		99.55	696,882.90	1,941.49	1,918.63	2.96	2.96	0.90
US TREASURY NOTES	DTD 04/01/2013 0.750% 03/31/2018	912828UU2	1,150,000.00	JPMCHASE		99.55	1,144,879.05	3,234.52	3,196.76	2.96	2.96	0.90
US TREASURY NOTES	DTD 04/01/2013 0.750% 03/31/2018	912828UU2	1,565,000.00	MORGANST		99.55	1,558,031.06	6,847.08	6,445.61	2.96	2.96	0.90
Security Type Sub-Total			19,655,000.00				19,805,900.95	(100,686.55)	55,590.01	2.06	2.06	0.61



Managed Account Fair Market Value & Analytics

For the Month Ending **March 31, 2015**

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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												
CA ST DEPT OF WATER TXBL REV BONDS		13066KX87	275,000.00	MORGANST		100.18	275,500.50	500.50	500.50	0.66	0.66	0.38
DTD 09/27/2012 0.650% 12/01/2015												
UNIV OF CAL TXBL REV BONDS		91412GSX4	75,000.00	BARCLAYS		100.28	75,212.25	212.25	212.25	1.11	1.11	0.65
DTD 10/02/2013 0.907% 05/15/2016												
UNIV OF CAL TXBL REV BONDS		91412GPX7	100,000.00	JPMCHASE		100.01	100,010.00	10.00	10.00	1.11	1.11	0.65
DTD 03/14/2013 0.659% 05/15/2016												
Security Type Sub-Total			450,000.00				450,722.75	722.75	722.75	0.84	0.84	0.48
Federal Agency Bond / Note												
FNMA NOTES		3135G0CM3	280,000.00	BARCLAYS		101.12	283,123.68	(1,011.92)	1,046.24	1.48	1.48	0.50
DTD 08/19/2011 1.250% 09/28/2016												
FNMA NOTES		3135G0CM3	415,000.00	BNP PARI		101.12	419,629.74	(1,597.79)	1,501.64	1.48	1.48	0.50
DTD 08/19/2011 1.250% 09/28/2016												
FHLB NOTES		3130A2T97	975,000.00	MORGANST		100.00	975,036.08	2,229.83	1,567.53	1.48	1.48	0.50
DTD 08/07/2014 0.500% 09/28/2016												
FREDDIE MAC GLOBAL NOTES		3137EADJ5	755,000.00	BARCLAYS		100.75	760,630.79	5,681.38	5,670.10	2.29	2.29	0.68
DTD 06/25/2012 1.000% 07/28/2017												
Security Type Sub-Total			2,425,000.00				2,438,420.29	5,301.50	9,785.51	1.73	1.73	0.55
Corporate Note												
PEPSICO INC GLOBAL NOTES		713448CE6	285,000.00	JPMCHASE		100.19	285,528.68	628.43	559.04	0.90	0.90	0.49
DTD 02/28/2013 0.700% 02/26/2016												
JPMORGAN CHASE & CO GLOBAL NOTES		46623EJU4	800,000.00	JPMCHASE		100.24	801,932.00	2,900.00	2,226.78	0.90	0.90	0.86
DTD 02/26/2013 1.125% 02/26/2016												
BANK OF NEW YORK MELLON (CALLABLE)		06406HCG2	270,000.00	GOLDMAN	02/03/16	100.16	270,427.14	586.44	476.71	1.28	0.84	0.53
DTD 03/06/2013 0.700% 03/04/2016												
BANK OF NEW YORK MELLON (CALLABLE)		06406HCG2	340,000.00	GOLDMAN	02/03/16	100.16	340,537.88	738.48	600.31	1.28	0.84	0.53
DTD 03/06/2013 0.700% 03/04/2016												
GLAXOSMITHKLINE CAP INC GLOBAL NOTES		377372AG2	550,000.00	RBC CAP		100.20	551,081.85	1,472.35	1,235.51	0.96	0.96	0.50
DTD 03/18/2013 0.700% 03/18/2016												



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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											
TOYOTA MOTOR CREDIT CORP DTD 05/17/2013 0.800% 05/17/2016	89236TAL9	385,000.00	CITIGRP		100.32	386,247.79	1,405.64	1,307.57	1.12	1.12	0.51
WELLS FARGO & COMPANY DTD 07/29/2013 1.250% 07/20/2016	94974BFL9	545,000.00	WELLSFAR		100.55	548,002.95	3,526.15	3,234.68	1.29	1.29	0.82
BERKSHIRE HATHAWAY FIN GLOBAL NOTES DTD 08/15/2013 0.950% 08/15/2016	084664BX8	490,000.00	WELLSFAR		100.45	492,189.32	2,449.02	2,309.02	1.36	1.36	0.62
AMERICAN HONDA FINANCE GLOBAL NOTES DTD 10/10/2013 1.125% 10/07/2016	02665WAB7	315,000.00	BARCLAYS		100.55	316,724.94	2,821.14	2,285.78	1.49	1.49	0.76
PEPSICO CORP NOTES DTD 02/28/2014 0.950% 02/22/2017	713448CL0	675,000.00	CITIGRP		100.17	676,148.85	1,918.35	1,640.46	1.87	1.87	0.86
APPLE INC CORP NOTE DTD 05/06/2014 1.050% 05/05/2017	037833AM2	900,000.00	DEUTSCHE		100.50	904,463.10	4,940.10	4,797.97	2.06	2.06	0.81
JOHN DEERE CAPITAL CORP NOTES DTD 06/12/2014 1.125% 06/12/2017	24422ESN0	560,000.00	HSBC		100.34	561,890.00	2,153.20	2,083.62	2.16	2.16	0.97
HSBC USA INC DTD 06/23/2014 1.300% 06/23/2017	40434CAA3	300,000.00	HSBC		100.34	301,023.60	1,479.60	1,363.91	2.18	2.18	1.14
CATERPILLAR FINANCIAL SE DTD 08/20/2014 1.250% 08/18/2017	14912L6D8	395,000.00	CITIGRP		100.54	397,126.29	2,323.79	2,283.96	2.34	2.34	1.02
AMERICAN EXPRESS CREDIT CORP NOTES DTD 09/23/2014 1.550% 09/22/2017	0258M0DR7	200,000.00	DEUTSCHE		100.74	201,483.20	1,751.20	1,705.44	2.42	2.42	1.24
IBM CORP NOTES DTD 02/06/2015 1.125% 02/06/2018	459200HZ7	900,000.00	CITIGRP		99.75	897,777.90	522.90	385.24	2.79	2.79	1.21
EXXON MOBIL CORP NOTES DTD 03/06/2015 1.305% 03/06/2018	30231GAL6	750,000.00	JPMCHASE		100.58	754,317.75	4,317.75	4,317.75	2.87	2.87	1.10
AMERICAN HONDA FINANCE CORP NOTES DTD 03/13/2015 1.500% 03/13/2018	02665WAT8	335,000.00	MORGANST		100.56	336,886.72	2,335.62	2,328.28	2.88	2.88	1.30
Security Type Sub-Total		8,995,000.00				9,023,789.96	38,270.16	35,142.03	1.84	1.81	0.87
Certificate of Deposit											
WESTPAC BANKING CORP NY LT FLOAT CD DTD 04/17/2014 0.433% 04/15/2016	96121TWF1	725,000.00	GOLDMAN		100.08	725,583.63	583.63	583.63	0.25	1.04	0.15



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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
Certificate of Deposit											
RABOBANK NEDERLAND NV NY CD DTD 05/13/2014 0.716% 05/06/2016	21684BPV0	900,000.00	GOLDMAN		99.97	899,765.10	(234.90)	(234.90)	1.10	1.10	0.73
BANK OF NOVA SCOTIA HOUS CD FLOAT DTD 06/13/2014 0.445% 06/10/2016	06417HMU7	725,000.00	GOLDMAN		99.98	724,882.55	320.45	144.81	0.25	1.20	0.28
NORDEA BANK FINLAND NY FLOAT CERT DEP DTD 06/13/2014 0.450% 06/13/2016	65558ET57	725,000.00	MERRILL		100.02	725,112.38	112.38	112.38	0.25	1.20	0.44
HSBC BANK USA NA CD DTD 02/13/2015 0.880% 08/15/2016	40428AC54	550,000.00	HSBC		100.48	552,638.35	2,638.35	2,638.35	1.38	1.38	0.21
US BANK NA CINCINNATI (CALLABLE) CD DTD 09/11/2014 1.375% 09/11/2017	90333VPF1	725,000.00	US BANK	08/11/17	99.81	723,609.45	(223.30)	(438.43)	2.43	2.43	1.43
Security Type Sub-Total		4,350,000.00				4,351,591.46	3,196.61	2,805.84	0.93	1.38	0.56
Managed Account Sub-Total		35,875,000.00				36,070,425.41	(53,195.53)	104,046.14	1.83	1.88	0.66
Securities Sub-Total		\$35,875,000.00				\$36,070,425.41	(\$53,195.53)	\$104,046.14	1.83	1.88	0.66%
Accrued Interest						\$70,503.72					
Total Investments						\$36,140,929.13					



Managed Account Security Transactions & Interest

For the Month Ending **March 31, 2015**

CITY OF LAKEWOOD - 51260100

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
BUY										
03/04/15	03/06/15	EXXON MOBIL CORP NOTES DTD 03/06/2015 1.305% 03/06/2018	30231GAL6	750,000.00	(750,000.00)	0.00	(750,000.00)			
03/10/15	03/13/15	AMERICAN HONDA FINANCE CORP NOTES DTD 03/13/2015 1.500% 03/13/2018	02665WAT8	335,000.00	(334,551.10)	0.00	(334,551.10)			
03/26/15	03/27/15	US TREASURY NOTES DTD 04/01/2013 0.750% 03/31/2018	912828UU2	700,000.00	(694,941.41)	(2,567.31)	(697,508.72)			
03/26/15	03/27/15	US TREASURY NOTES DTD 04/01/2013 0.750% 03/31/2018	912828UU2	1,150,000.00	(1,141,644.53)	(4,217.72)	(1,145,862.25)			

Transaction Type Sub-Total				2,935,000.00	(2,921,137.04)	(6,785.03)	(2,927,922.07)			
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INTEREST										
03/04/15	03/04/15	BANK OF NEW YORK MELLON (CALLABLE) DTD 03/06/2013 0.700% 03/04/2016	06406HCG2	340,000.00	0.00	1,190.00	1,190.00			
03/04/15	03/04/15	BANK OF NEW YORK MELLON (CALLABLE) DTD 03/06/2013 0.700% 03/04/2016	06406HCG2	270,000.00	0.00	945.00	945.00			
03/10/15	03/10/15	BANK OF NOVA SCOTIA HOUS CD FLOAT DTD 06/13/2014 0.445% 06/10/2016	06417HMU7	725,000.00	0.00	756.90	756.90			
03/11/15	03/11/15	US BANK NA CINCINNATI (CALLABLE) CD DTD 09/11/2014 1.375% 09/11/2017	90333VPF1	725,000.00	0.00	4,984.38	4,984.38			
03/13/15	03/13/15	NORDEA BANK FINLAND NY FLOAT CERT DEP DTD 06/13/2014 0.450% 06/13/2016	65558ET57	725,000.00	0.00	745.40	745.40			
03/18/15	03/18/15	GLAXOSMITHKLINE CAP INC GLOBAL NOTES DTD 03/18/2013 0.700% 03/18/2016	377372AG2	550,000.00	0.00	1,925.00	1,925.00			
03/22/15	03/22/15	AMERICAN EXPRESS CREDIT CORP NOTES DTD 09/23/2014 1.550% 09/22/2017	0258M0DR7	200,000.00	0.00	1,541.39	1,541.39			



Managed Account Security Transactions & Interest

For the Month Ending **March 31, 2015**

CITY OF LAKEWOOD - 51260100

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
INTEREST										
03/27/15	03/27/15	FHLB NOTES (CALLED, OMD 3/27/17) DTD 03/27/2014 1.625% 03/27/2015	3130A1CR7	695,000.00	0.00	5,646.88	5,646.88			
03/28/15	03/28/15	FNMA NOTES DTD 08/19/2011 1.250% 09/28/2016	3135G0CM3	280,000.00	0.00	1,750.00	1,750.00			
03/28/15	03/28/15	FHLB NOTES DTD 08/07/2014 0.500% 09/28/2016	3130A2T97	975,000.00	0.00	2,437.50	2,437.50			
03/28/15	03/28/15	FNMA NOTES DTD 08/19/2011 1.250% 09/28/2016	3135G0CM3	415,000.00	0.00	2,593.75	2,593.75			
03/31/15	03/31/15	US TREASURY NOTES DTD 03/31/2012 1.000% 03/31/2017	912828SM3	700,000.00	0.00	3,500.00	3,500.00			
03/31/15	03/31/15	US TREASURY NOTES DTD 09/30/2010 1.875% 09/30/2017	912828PA2	1,100,000.00	0.00	10,312.50	10,312.50			
03/31/15	03/31/15	US TREASURY NOTES DTD 04/01/2013 0.750% 03/31/2018	912828UU2	700,000.00	0.00	2,625.00	2,625.00			
03/31/15	03/31/15	US TREASURY NOTES DTD 04/01/2013 0.750% 03/31/2018	912828UU2	1,565,000.00	0.00	5,868.75	5,868.75			
03/31/15	03/31/15	US TREASURY NOTES DTD 04/01/2013 0.750% 03/31/2018	912828UU2	1,150,000.00	0.00	4,312.50	4,312.50			
Transaction Type Sub-Total				11,115,000.00	0.00	51,134.95	51,134.95			
MATURITY										
03/27/15	03/27/15	FHLB NOTES (CALLED, OMD 3/27/17) DTD 03/27/2014 1.625% 03/27/2015	3130A1CR7	695,000.00	695,000.00	0.00	695,000.00	(7,638.05)	0.00	
Transaction Type Sub-Total				695,000.00	695,000.00	0.00	695,000.00	(7,638.05)	0.00	
SELL										
03/03/15	03/06/15	US TREASURY NOTES DTD 04/01/2013 0.750% 03/31/2018	912828UU2	750,000.00	741,093.75	2,426.17	743,519.92	(2,285.16)	(2,325.98)	SPEC LOT
03/10/15	03/13/15	US TREASURY NOTES DTD 04/01/2013 0.750% 03/31/2018	912828UU2	335,000.00	331,008.79	1,132.01	332,140.80	(1,033.79)	(1,070.25)	SPEC LOT
03/26/15	03/27/15	US TREASURY NOTES DTD 06/17/2013 0.500% 06/15/2016	912828VG2	140,000.00	140,164.06	196.15	140,360.21	180.47	173.21	SPEC LOT



Managed Account Security Transactions & Interest

For the Month Ending **March 31, 2015**

CITY OF LAKEWOOD - 51260100

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
SELL										
03/26/15	03/27/15	US TREASURY NOTES DTD 06/30/2009 3.250% 06/30/2016	912828KZ2	225,000.00	233,077.15	1,737.22	234,814.37	(11,355.47)	137.48	SPEC LOT
03/26/15	03/27/15	US TREASURY NOTES DTD 06/30/2009 3.250% 06/30/2016	912828KZ2	775,000.00	802,821.29	5,983.77	808,805.06	(40,596.68)	97.57	SPEC LOT
Transaction Type Sub-Total				2,225,000.00	2,248,165.04	11,475.32	2,259,640.36	(55,090.63)	(2,987.97)	
Managed Account Sub-Total					22,028.00	55,825.24	77,853.24	(62,728.68)	(2,987.97)	
Total Security Transactions					\$22,028.00	\$55,825.24	\$77,853.24	(\$62,728.68)	(\$2,987.97)	

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Public Hearings

COUNCIL AGENDA

April 28, 2015

TO: Honorable Mayor and City Council

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

INTRODUCTION

The applicant, Mr. Jeffrey Leeper representing Colony Developers, is requesting approval of General Plan Amendment No. 2015-1, Zone Change No. 114, and Tentative Parcel Map No. 72930 on a 0.26 acre property located at 11609 216th Street. The applicant proposes to amend the current General Plan designation from Open Space to Medium/High Density Residential and the current Zoning classification from Open Space (O-S) to Multiple-Family Residential (M-F-R). The applicant is proposing to construct three detached dwelling units on a single parcel.

The first phase in the process of considering a change in zoning to M-F-R involves the following:

- Approval of the Mitigated Negative Declaration for the project;
- Approval of the proposed amendment to the General Plan Land Use Element;
- Approval of the proposed zone change designation;
- Approval of the Tentative Parcel Map.

The Planning and Environment Commission has considered the environmental impacts of the project, the appropriateness of the desired land use and land use compatibility, and the Tentative Parcel Map and is recommending approval of this project to the City Council.

STATEMENT OF FACTS

The property is located on the north side of 216th Street just west of the San Gabriel River Freeway (I-605). The following table lists the land uses and zoning designations for the site and the surrounding properties.

Table 1 Surrounding Land Uses and Zone Designations

AREA	EXISTING LAND USE	ZONE DESIGNATION
Subject Site	Vacant Land	O-S
North	Single Family Home	O-S and M-F-R
East	San Gabriel River Freeway (I-605)	CalTrans Public Right-of-Way
South	Single-Family Homes	M-F-R
West	Apartments and Single Family Homes	M-F-R

General Plan Amendment No. 2015-1
Zone Change No. 114
Tentative Parcel Map No. 72930
April 28, 2015
Page 2

In considering the General Plan Amendment and Zone Change for the subject site, consideration must be given to the surrounding properties. The subject property abuts four single-family homes to the north and west. Two additional single-family homes are located south of the site. Further west is a large apartment complex. All of these residential units are in the M-F-R zone. The proposed subdivision is for three detached dwelling on a single parcel which blend well with the character of this neighborhood. Exhibits "A," "B," "C," and "D" show the existing and proposed General Plan designations and Zoning classifications for the subject site.

The proposed development will be located on an irregularly shaped lot that is currently 11,660 square feet in area. The lot is vacant and is located on the north side of a cul-de-sac. The cul-de-sac at its widest point provides a roadway and public right-of-way width of approximately 60 feet in diameter. The front property line is straight and the westerly portion of the property abuts the roadway (see Aerial). There is no sidewalk on the north side of 216th Street in front of the subject property or the property to the west (21536 Roseton Avenue).

Although the Los Angeles County of Public Works recommended that a 10-foot right of way dedication be provided to the City for a five-foot wide public sidewalk and parkway, the City is requiring only a five-foot right-of-way dedication to provide a five-foot wide public sidewalk and new driveway approach for the proposed project. An easement has been granted to the City by the owners of the property west of the site (21536 Roseton Avenue) to construct a five-foot wide sidewalk along the southerly portion of their property thereby providing public pedestrian access from Roseton Avenue to the subject site. The dedication of the public right-of-way will reduce the size of this 11,660 square-foot lot to 11,526 square feet or .26 acres (see Tentative Parcel Map, Exhibit "E"). The new driveway will be located on the westerly side of the lot and will vary in width from 20 feet wide to approximately 26 feet wide. The driveway will be approximately 150 long and provide access to each parking space on the property.

The southerly unit (Unit 1) will have a floor area of 1,679 square feet, the middle unit (Unit 2) will have a floor area of 1,548 square feet, and the northerly unit (Unit 3) will have a floor area 1,515 square feet in area. For each unit the first floor will consist of a kitchen, living room and dining room, nook and half bathroom. The second floor will consist of three bedrooms, a loft, and two bathrooms. The laundry facilities will be in the garage for Units 1 and 2, the laundry facilities for Unit 3 will be located on the second floor. See Exhibits "F," "G," and "H." Table 2 illustrates the project characteristics.

Table 2: Project Characteristics

Unit #	Square Feet of Living Space	Parking Provided	Number of Bedrooms	Number of Bathrooms	Open Space	Private Storage
1	1,679	2 car garage	3	2.5	862	148.5 S.F.
2	1,548	2 car garage	3	2.5	875	219.375 S.F.
3	1,515	2 car garage	3	2.5	912	256.50 S.F.
Guest Parking	-	3 parking spaces	-	-		
Totals	14,960	9 parking spaces	-	-	2,649	

The proposal includes 2,649 square feet of open space which averages to 883 square feet of open space per unit. Each unit will vary slightly in exterior design, materials and colors. The private yards and individuality of each unit give the project the feel of a small single-family neighborhood which is consistent with the surrounding neighborhood.

As shown in Exhibit "F," trash receptacles will be provided for each unit and shall be stored on the easterly side of each unit. Placement of the receptacles in a location approved by EDCO on trash day will be the responsibility of the residents. If the trash is to be picked up on site, the applicants shall install a driveway that can support 55,000 pounds or more. Mail boxes shall be located at the front of the property. A landscaping and irrigation plan for the entire development is required to be submitted to, and approved by, Community Development staff. The plans will incorporate water conserving technology and landscape selections. All landscaping will be installed according to the approved plans prior to final approval of the building permits. The homeowner's will be responsible for maintaining the landscaping within their individual private yards. The homeowner's association will be responsible for maintaining the landscaping in all other areas on this property.

The use of private yard areas by the residents is encouraged by allowing the following accessory structures: arbors, gazebos, barbeques, swimming pools, spas, and playground equipment. Such structures shall be required to comply with the development standards of the M-F-R zone and by the homeowners association of this subdivision. Where applicable, the Development Review Board shall review prior to the issuance of any planning approvals or permits. Under these requirements, an amendment to the Conditional Use Permit to accommodate these amenities will not be necessary.

On June 8, 2014, the Division of Land Committee reviewed Tentative Parcel Map No. 72930 pursuant to Section 9213.C of the Lakewood Municipal Code, and on March 23, 2015 the Los Angeles County Department of Public Works recommended approval of this map. The findings and conditions of the committee, as well as staff's suggested conditions and subsequent

General Plan Amendment No. 2015-1
Zone Change No. 114
Tentative Parcel Map No. 72930
April 28, 2015
Page 4

comments from reviewing agencies, have been incorporated into the proposed Resolution of Approval for this Tentative Parcel Map. The conditions of approval contained in that Resolution shall be incorporated into the Final Parcel Map prior to its approval.

An Initial Study has been prepared for the proposed project, General Plan Amendment No. 2015-1, Zone Change No. 114, and Tentative Parcel Map No. 72930 pursuant to Section 15063 of the California Environmental Quality Act Guidelines, as amended. The Planning and Environment Commission has reviewed the Initial Study and the mitigations measures and has found that the project will not have a significant impact on the environment following implementation of the proposed mitigated measures and recommends that City Council approve the Mitigated Negative Declaration for the project.

Pursuant to Section 9422 of the Lakewood Municipal Code and State Law, notice of a public hearing for General Plan Amendment No. 2015-1, Zone Change No. 114, Tentative Parcel Map No. 72930, and Mitigated Negative Declaration was posted on the City's website on March 20, 2015, written notice was mailed to property owners within 300 feet of the subject property on March 19, 2015, and published in the Press-Telegram on March 21, 2015 for the public hearing on the proposed project. The Notice of Intent was posted on March 12, 2015.

SUMMARY

The applicant is requesting approval of a General Plan Amendment, Zone Change, Tentative Parcel Map and Mitigated Negative Declaration for the development of a three detached dwelling unit project on a parcel of land located at 11609 206th Street. The applicant proposes to amend the current General Plan designation from Open Space to Medium/High Residential and the current Zoning classification from O-S to M-F-R. The proposed project will not be detrimental to the public health, safety, and welfare, or to surrounding property and residents.

General Plan Amendment No. 2015-1

Zone Change No. 114

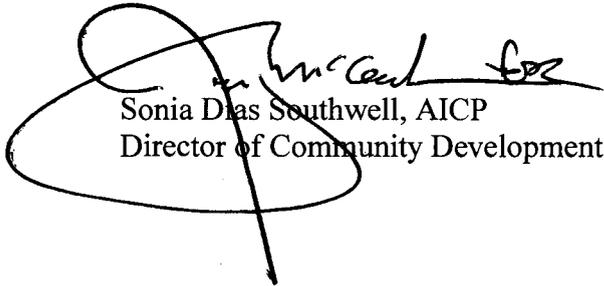
Tentative Parcel Map No. 72930

April 28, 2015

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RECOMMENDATION

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



Sonia Dias Southwell, AICP
Director of Community Development



Howard L. Chambers
City Manager

3-Unit Condominium Development

**11609 216th Street
Lakewood**

Initial Study and Environmental Checklist

April 28, 2015

**City of Lakewood
Community Development Department**

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

I. INTRODUCTION

A. Background

Project title: 3-Unit Condominium Development

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

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

Project location: 11609 216th Street
Lakewood, California

Name of proponent: Colony Developers

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

General Plan designation: Open Space

Proposed General Plan designation: Medium/High Density Residential

Existing Zoning designation: O-S (Open Space)

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

B. Introduction to the Environmental Review Process

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

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

C. Project Description and Location

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

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

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

D. Environmental Findings

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

Air Quality:

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

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

Mitigation Measures

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

Greenhouse Gas Emissions:

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

Mitigation Measures

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

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils | <input 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 28, 2015
Date

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

I. AESTHETICS. Would the project:

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

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

The project site is vacant. The proposed project is for three two-story detached condominium units. The overall height of the new buildings will be approximately 38 feet. The project was approved by the City's Development Review Board on March 27, 2014.

Unit 3 will be located approximately 26 feet east of the existing neighboring property. Units 1 and 2 will be approximately 40 feet from the existing neighboring properties. There will not be a substantial source of light and glare from the proposed three units which would adversely affect the neighboring properties nor affect day or nighttime views.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have economic changes associated with the proposed project which may result in physical changes to the environment that would result in a substantial degradation to the existing character or quality of its surroundings, or which would otherwise result in significant urban decay? (1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The site was developed with a single-family home but was demolished when the San Gabriel River Freeway was built. The proposed use will alleviate blight at this by redeveloping the site with new residential buildings and associated off-street parking, landscaping, hardscape and supporting utilities. The proposal is an improvement to the site and will not degrade the existing character or quality of its surroundings.

Mitigation Measures

1. None required.

II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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))? (1,6,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is no forest land and no timberland within, or adjacent to, the City of Lakewood. The proposed project will have no impact on forest land or timberlands.

d) Result in the loss of forest land or conversion of forest land to non-forest use? (1,6,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is no forest land and no timberland within, or adjacent to, the City of Lakewood. The proposed project will have no impact on forest land or timberlands.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (1,6,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Since there is no farmland or agricultural land at the subject site to begin with, the project will not result in the conversion of any farmland or agricultural land, to a non-agricultural use.

Mitigation Measures

1. None required.

III. AIR QUALITY. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The subject site is designated by the City of Lakewood’s Comprehensive General Plan for Open Space uses and the subject property is zoned as O-S (Open Space). The project calls for a General Plan Amendment to designate this property as Medium/High Residential and a Zone Change from O-S to M-F-R to allow the construction of three dwelling units. The project does not have the characteristics to significantly exceed the level of development anticipated by the General Plan or the General Plan MEIR following implementation of the air quality mitigation

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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measures listed below. The project will not result in an increase in potential air quality impacts associated with development of the site, conflict or obstruct the implementation of any applicable air quality plan based on anticipated development of the site. The project may require approval from the Southern California Air Quality Management District (SCAQMD).

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

□	□	☒	□
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The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Thresholds of significance for air quality standards are contained in the General Plan MEIR.

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

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

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

□	□	☒	□
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Aloha Elementary school is approximately 600 feet northeast of the site. The project site and the school are separated by the San Gabriel River Freeway. Potential impacts resulting from the project will be reduced to less than significant levels by implementation of the mitigation measures listed below.

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

□	□	☒	□
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will not create any objectionable odors that might otherwise affect a substantial number of people as the project is for a residential condominium development. Trash carts will be kept on the east side of the garage for each residence, facing the private yard for each residence until trash day when said carts are moved by the residents to designated areas where they are emptied by the City's trash disposal company.

Mitigation Measures

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 10. Install a temporary, slatted, chain link fence or similar barrier such as a cloth windscreen, around the perimeter of the site to reduce exposure of neighboring residences and commercial sites to prolonged windblown dust.
- 11. Maintain construction equipment in peak operating condition so as to reduce operation emissions.
- 12. Use low-sulfur diesel fuel in all equipment.
- 13. Use electric equipment whenever practicable.
- 14. Shut off engines when not in use.

IV. BIOLOGICAL RESOURCES: Would the project:

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

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

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is currently vacant and is located in a highly urbanized area. The project will not interfere with the movement of any native resident or migratory fish or wildlife species. The project will not affect any established wildlife corridors. The project will not impede the use of native nursery sites.

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

Mitigation Measures

- None required.

V. CULTURAL RESOURCES. Would the project:

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

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

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The site is vacant. There will be no substantial adverse changes to any known paleontological resources, site characteristics, and/or unique geological features as a result of the project.

d) Disturb any human remains, including those interred outside of formal cemeteries? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is located on a vacant lot in an urbanized area. The proposed project will not disturb the location of any known human remains.

Mitigation Measures

1. None required.

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(i) Rupture of a known earthquake Fault as Delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(ii)	Strong seismic ground shaking? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii)	Seismic-related ground failure, including liquefaction? (4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv)	Landslides? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The region has many active and potentially active faults, and the project has the potential to be impacted by earthquakes and related hazards - mainly from ground shaking, which is not uncommon throughout the region. The site is not within an Alquist-Priolo Special Study zone. There are no known active faults within the Lakewood, and the closest active fault is the Newport-Inglewood Fault Zone, located about four miles southwest of the City. The project will be subject to building code requirements for earthquake safety. Therefore, significant impacts related to ground shaking and seismic activity are not anticipated. Lakewood is virtually flat, and the project site is located within a developed urban area; thus the project site will not be substantially affected by landslides or mudflows.

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

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

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

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although the project may be located in an area recognized as having expansive soil, the project will be subject to building code requirements for development in areas having expansive soil, if applicable.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
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The subject buildings will be served by a sanitary sewer system. The project will not involve any new installation, or connection, to any septic tank or alternative waste water disposal system.

Mitigation Measures

1. None required.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

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

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

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

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

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

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)

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

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (1,6)

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

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile into the environment? (1,6)

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will not emit any hazardous emissions, nor will it involve the handling of significant amounts of hazardous or acutely hazardous materials, substances or waste.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The subject site is not on any list of hazardous materials sites, compiled pursuant to Government Code Section 65962.5.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (1,6,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not located within any airport land use plan and is approximately three miles northeast of the Long Beach Airport Area of Influence boundary and approximately three miles northwest of the Joint Forces Training Center of Los Alamitos. The project will not create a safety hazard for people residing or working in the project area.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (1,6,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not located in the vicinity of any private airstrip, thus the project will not create a safety hazard for people residing or working in the project area.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will neither impair the implementation of, nor physically interfere with any adopted emergency response plan or evacuation plan.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? (1,6,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no brush lands or forests in the vicinity of the project, therefore there will not be an increased risk of loss, injury or death from wildfires as a result of this project.

Mitigation Measures

1. None required.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will be subject Lakewood Municipal Code Sections 5802 and 9379 which address requirements for low impact developments related to water quality and will not violate any water quality standards or waste discharge requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses or which permits have been granted? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project will not substantially deplete groundwater supplies nor will it introduce any new conditions that would further interfere with groundwater recharge that might otherwise create a net deficit in aquifer volumes or a lowering of the local groundwater table. Storm water systems will comply with current code requirements for retention and/or detention of storm water. Furthermore, additional landscape planters will be created throughout the development.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off site? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not substantially alter any drainage patterns in a manner that would result in substantial erosion or siltation on or off site.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Los Angeles River is approximately 6.5 miles west of the site and the San Gabriel River is approximately 2,000 feet west of the site. The project will not substantially alter any drainage patterns in a manner that would result in flooding on-or off-site.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project will not create or contribute to water runoff in a manner that would exceed the capacity of existing or planned storm water drainage systems, nor will it provide substantial additional sources of polluted runoff. The project may be subject to SUSMP requirements, which would reduce impacts from storm water runoff. The project will be subject to Lakewood Municipal Code Section 9379 which addresses Low Impact Development.

f) Otherwise substantially degrade water quality? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will be subject to all relevant regulations related to water quality. Water quality could not be substantially degraded by the proposed project.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (1,5,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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No structures will be placed within a 100-year flood hazard zone.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (1,5,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No housing will be placed within a 100-year flood hazard zone, therefore no flood flows will be impeded or redirected.

i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? (1,5,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located in flood zone “X,” which is a zone of low flood risk. The project will not cause any persons or structures to be exposed to significant risk of loss, injury, or death caused by any flooding.

j) Inundation by seiche, tsunami, or mudflow? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The closest major body of water is the San Gabriel River, which is approximately 2,000 east of the subject site. The San Gabriel River does not pose a threat to the project with regards to seiche or tsunami activity. Lakewood is a virtually flat and developed urban area, therefore the project will not be significantly impacted by any mudflow.

Mitigation Measures

1. None required.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project will not disrupt or divide the physical arrangement of an established community, including a low income or minority community.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The project calls for a General Plan Amendment to designate this property as Medium/High Residential and a Zone Change from O-S to M-F-R. The 2013-2021 Housing Element identifies this site as suitable for new housing. The project, therefore, will present no conflict with the General Plan or the Zoning Map.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Lakewood is a fully urbanized area, with no applicable habitat conservation plans or natural community conservation plans that the project would otherwise conflict with.

Mitigation Measures

1. None required.

XI. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State of California.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no mineral recovery sites delineated by the City of Lakewood General Plan, therefore, the proposed project will not result in the loss of such sites.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Periodic increases in ambient noise may occur during the demolition and construction phase; however, because these increases would be temporary, they are considered to be less than significant. LMC Section 8019 establishes hours of construction, which are 7:00 a.m. to 7:00 p.m., Mondays through Saturdays, and 9:00 a.m. to 7:00 p.m. on Sundays. This project will not be exempt from Section 8019 of the Lakewood Municipal Code. After completion, the project will not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies).

The new units will be constructed adjacent to the San Gabriel River Freeway which directs noise from traffic away from the site. The occupants of the new dwelling units could be impacted by the noise generated by the existing freeway traffic noise. However, there is an existing 14-foot freeway sound wall which helps mitigate freeway noise, the proposal includes dual paned windows and exterior walls with a Sound Transmission Class (STC) rating of 40 which will mitigate noise generated by the adjacent freeway to a less than significant level.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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During construction, the project may result in the exposure of persons of ordinary sensitivity to groundborne vibrations or groundborne noise levels generated by heavy construction equipment. Such equipment, however, will be used on-site only temporarily and will not result in excessive permanent groundborne vibration or groundborne noise levels. The closest residential property is approximately 30 feet west of the site. After the construction phase is completed, this project will not have the characteristics which would otherwise result in excessive groundborne vibration or groundborne noise levels. LMC Section 8019 establishes hours of construction, which are 7:00 a.m. to 7:00 p.m., Mondays through Saturdays, and 9:00 a.m. to 7:00 p.m. on Sundays. This project will not be exempt from Section 8019 of the Lakewood Municipal Code.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Audible permanent noises associated with the project may include vehicular traffic arriving and leaving the project site. However, the site is adjacent to the San Gabriel Freeway and the ambient sound levels in that area are primarily from higher speed traffic traveling along the freeway. Vehicles entering and leaving the site will not result in a significant increase in ambient sound levels. In general, the project will not result in a significant permanent increase of ambient noise levels in the project vicinity. Sounds within the proposed buildings will not negatively impact the surrounding properties.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1,6)

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

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (1,6,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no private airstrips in the City of Lakewood, therefore the project will not expose any persons residing or working in the area to excessive noise levels.

Mitigation Measures

1. 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 directly for example, through extension of roads or other infrastructure? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The site is currently vacant. The 2010 United State Census estimates that there are 3.10 persons per dwelling unit in Lakewood. The site will be developed with three condominium units. Assuming each dwelling unit accommodates 3.10 persons, there would be 9.3 persons living on the property. The site area is .26 acres in area, which yields an average density of 34.9 persons per acre. The General Plan and the housing element of the General Plan establish the maximum density of this site at 20 units per acre, or five units. At 3.10 persons per dwelling unit, the site could support up to 15.3 persons. The proposed density will be about 35% less than the maximum assumed population density. Therefore, the project will not result in substantial population growth.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project will not displace any existing housing, therefore the project will not require the construction or relocation of any dwelling units.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Since the site is vacant, no existing housing will be displaced, therefore the project will not displace any persons. It is not necessary to relocate any persons, nor will it be necessary to construct any replacement housing as a result of this project.

Mitigation Measures

1. None required.

XIV. PUBLIC SERVICES.

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Law enforcement services for the City of Lakewood are provided by the Los Angeles County Sheriff's Department. The Lakewood Sheriff's Station is located at 5130 Clark Avenue, approximately four mile northwest of the subject site. Response time is approximately four minutes for an emergency situation. The project site is located within the ABC Unified School District (ABCUSD). According to the ABCUSD website, the schools closest to the project site are:

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

Artesia High School
 12108 Del Amo Boulevard
 Lakewood, CA 90715

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

Mitigation Measures

1. None required.

XV. RECREATION.

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Mitigation Measures

1. None required.

XVI. TRANSPORTATION / TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (1,6,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standards established by the county congestion management agency for designated roads and highways? (1,6,8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

The subject site is served by 216th Street, which is designated by the General Plan as a local street with a roadway width of 60 feet. 216th Street satisfies the right of way width requirements as prescribed by the General Plan for properties designated for Medium/High Density Residential uses. The City of Lakewood 2014 Traffic Census Program reports a total of 37,987 automobiles travel along Carson Street daily. Assuming that 100% of the traffic generated by the proposed three-unit condominium project accesses the site from Carson Street, the project will result in an increase of traffic of less than 1%. The City of Lakewood 2014 Traffic Census Program reports a total of 9,340 travel along Centralia Street daily. Assuming that 100% of the

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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traffic generated by the proposed three-unit condominium project access the site from Centralia Street, the project will result in an increase of traffic of less than 1%. The LOS of the streets serving the subject site will not be significantly impacted.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project does not propose to directly nor indirectly, change air traffic patterns. The project will not create any safety risks with regards to air traffic.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Result in inadequate emergency access? (1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Result in inadequate parking capacity? (1,6,7,8) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

The storage of boats, recreational vehicles, trailers or other such vehicles, as well as inoperative vehicles may become unsightly and reduce available of on-site parking thereby resulting in inadequate parking facilities. The Conditions, Covenants, and Restrictions (CC&R's) approved for this project should include provisions that ensure sufficient on-site parking. The garages

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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should remain unobstructed so as to allow two vehicles to park in each garage. The CC&R's should specify that no boats, recreational vehicles, trailers or other such vehicles be stored in any garage, open parking space, or any other location on this parcel, and that no non-emergency auto repairs be allowed in any open parking space. Similarly, the CC&R's should specify that no garage parking space shall be rented out or otherwise made available to any person who is not an occupant of that dwelling unit. There will be adequate parking to accommodate this project. There will be 150 linear feet of common driveway with a minimum width of 20 feet.

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project will not conflict with any adopted policies, plans, or programs supporting alternative transportation. More than one route for Long Beach Transit runs on Carson Street. A bus stop is located approximately 1,000 feet southwest of the site at the northwest corner of Nectar Avenue and Carson Street.

Mitigation Measures

1. None required.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

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

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

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will not require the construction of any off-site water or wastewater treatment facilities. The developer will be responsible for extending an existing water line to serve the site. Golden State Water Company has issued a will-serve letter for this project.

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

The Los Angeles County Public Department of Public Works recommends that the developer upgrade the existing off-site sewer mainline segments. This upgrade is not required by the City of Lakewood Public Works Department. The main sewer line for this site connects to the Los Angeles County Sanitation District trunk sewer line approximately one mile south in the City of Hawaiian Gardens. The City of Hawaiian Gardens submitted a letter dated January 22, 2015 to the City of Lakewood stating the City of Hawaiian Gardens has sufficient capacity to accept the sewer discharge from the three-unit development.

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

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

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The existing water system has sufficient capacity to accommodate the proposed project. Golden State Water Company has issued a will-serve letter for this project has issued a will-serve letter for this project.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (1,6)

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

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (1,6)

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

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

The project will comply with all applicable federal, state and local regulations pertaining to solid waste.

Mitigation Measures

1. None required.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

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

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

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (1,2,3,4,5,6,7,8,9,10,11)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As discussed above, the project will not produce impacts that are individually or cumulatively considerable.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project, because of its scale and type, would not cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation Measures

1. None required.

XVIII. EARLIER ANALYSES.

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

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

Earlier Analysis

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

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

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

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

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

IV. SUPPORTING INFORMATION SOURCES

1. City of Lakewood Comprehensive General Plan. City of Lakewood. This reference includes the Policy Document, the Technical Background Report, and the Final Master EIR, first adopted November, 1996, and the Master Environmental Assessment, which was approved on September 25, 2007.
2. California Government Code Section No. 51200 et seq. State of California (see Section II.a) of this Environmental Checklist).
3. A Guide to the Farmland Mapping and Monitoring Program. California Department of Conservation. 1994.
4. Seismic Hazard Zones, Long Beach Quadrangle Official Map. California Department of Conservation: Division of Mines and Geology. March 25, 1999.
5. National Flood Insurance Program, Flood Insurance Rate Map, Community-Panel Number 060130 0005 A. Federal Emergency Management Agency. Effective January 11, 2002.
6. Official Zoning Map (as amended). City of Lakewood.
7. Municipal Code of the City of Lakewood (as amended). City of Lakewood.
8. Plans and related information submitted by the applicant.
9. California Airport Land Use Planning Handbook. State of California Department of Transportation Division of Aeronautics. January, 2002.
10. California Department of Forestry and Fire Protection. Fire Hazard Severity Zone map for Los Angeles County:
http://www.fire.ca.gov/fire_prevention/fhsz_maps/fhsz_maps_losangeles.php June 9, 2010.
11. City of Lakewood 2014 Traffic Census Program.

APPENDIX “C”

Vicinity Map

Aerial View

Existing General Plan Land Use Designation

Proposed General Plan Land Use Designation

Existing Zoning Classification

Proposed Zoning Classification

Preliminary Drawings

Tentative Parcel Map

LA County Approval Letter

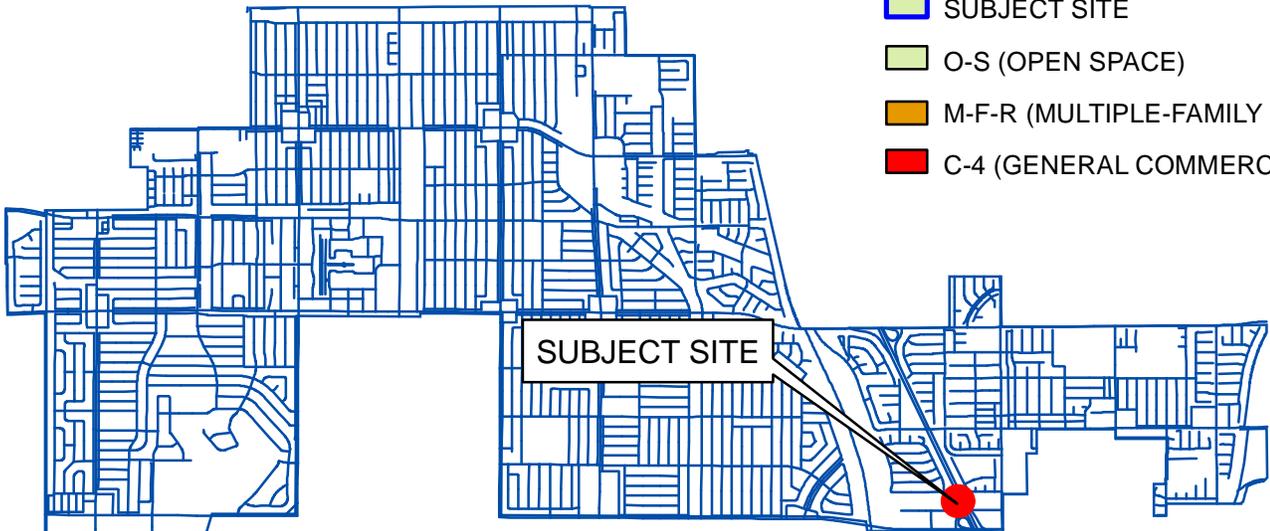
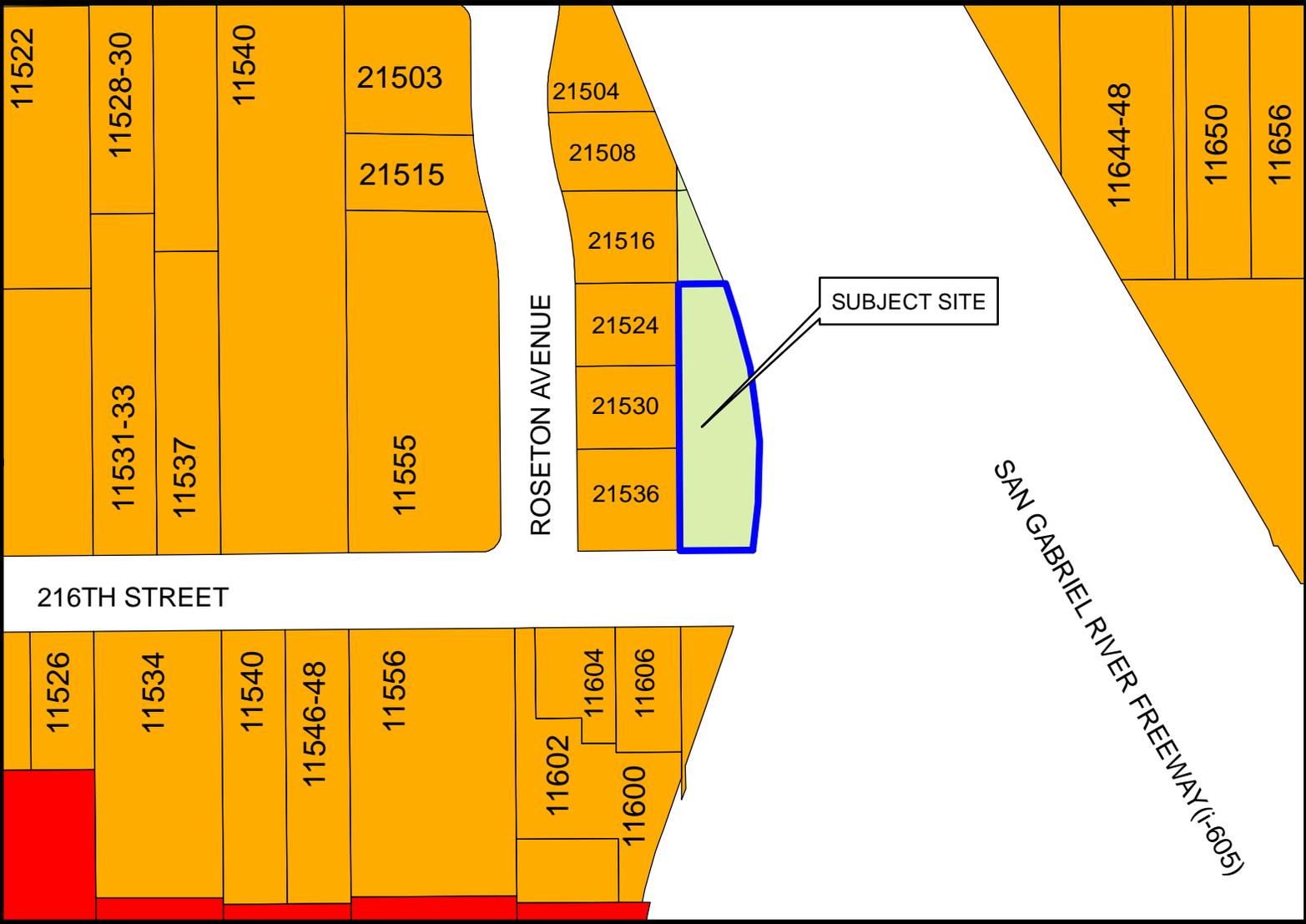
LA County Fire Department Approval Letter

Sewer Area Study

Will Serve Letters

Easement

VICINITY MAP



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



AERIAL VIEW

SAN GABRIELS FREEWAY (I-605)

SUBJECT SITE

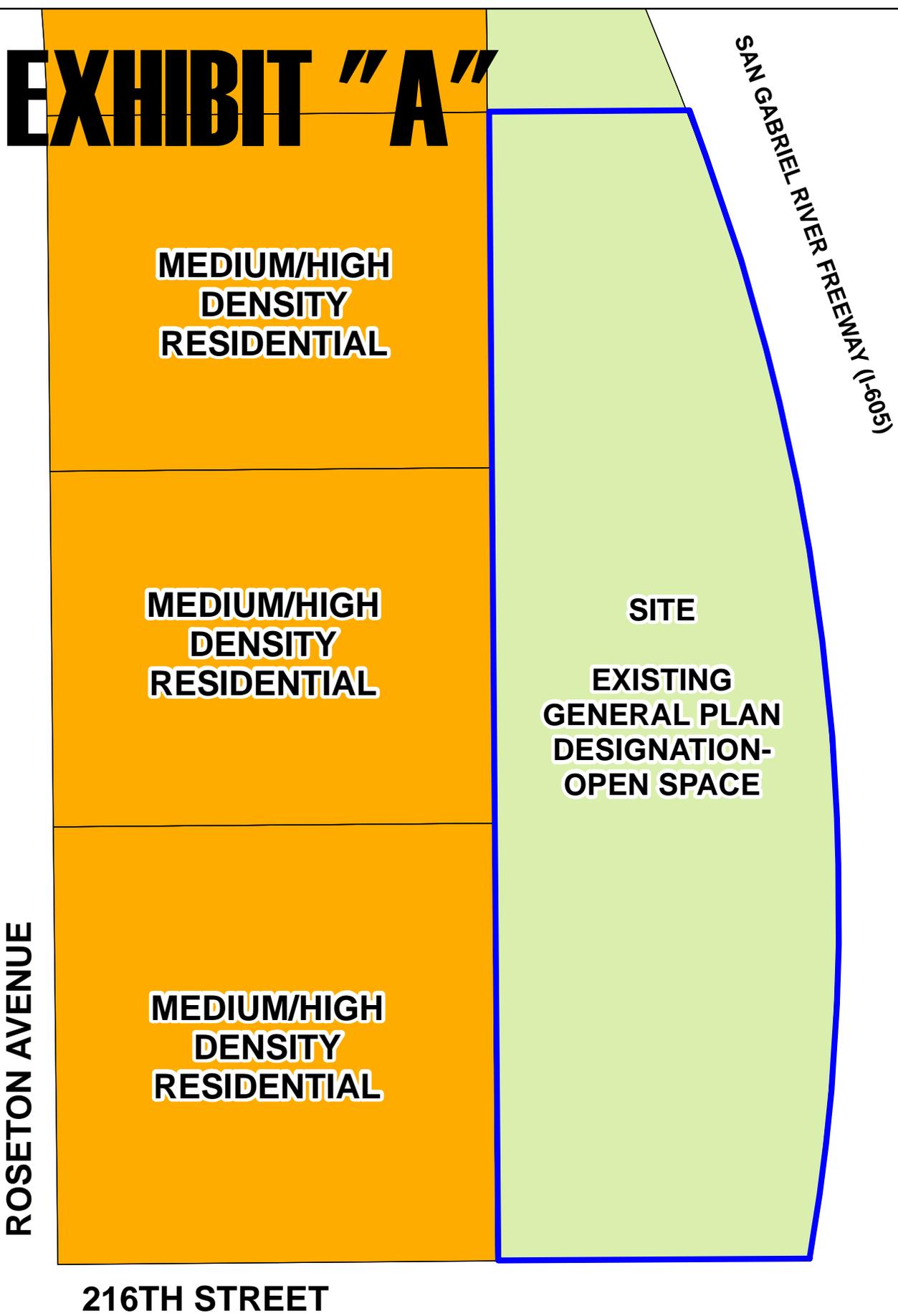
ROSETON AVENUE

216TH STREET

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



EXHIBIT "A"

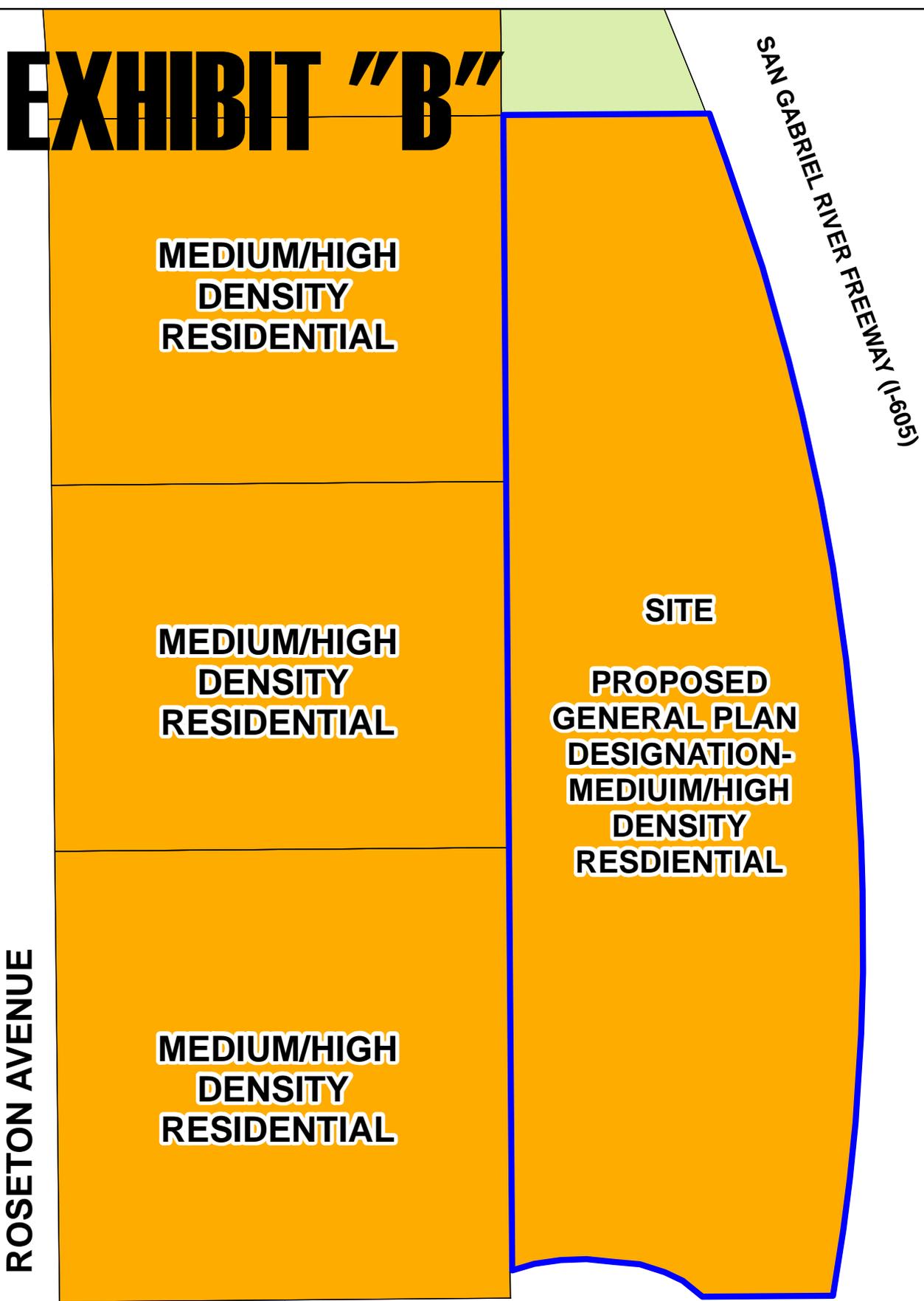


216TH STREET

**EXISTING GENERAL PLAN LAND USES
GENERAL PLAN AMENDMENT NO. 2015-1,
ZONE CHANGE NO. 114, AND
TENTATIVE PARCEL MAP NO. 72930
11609 206TH STREET**



EXHIBIT "B"

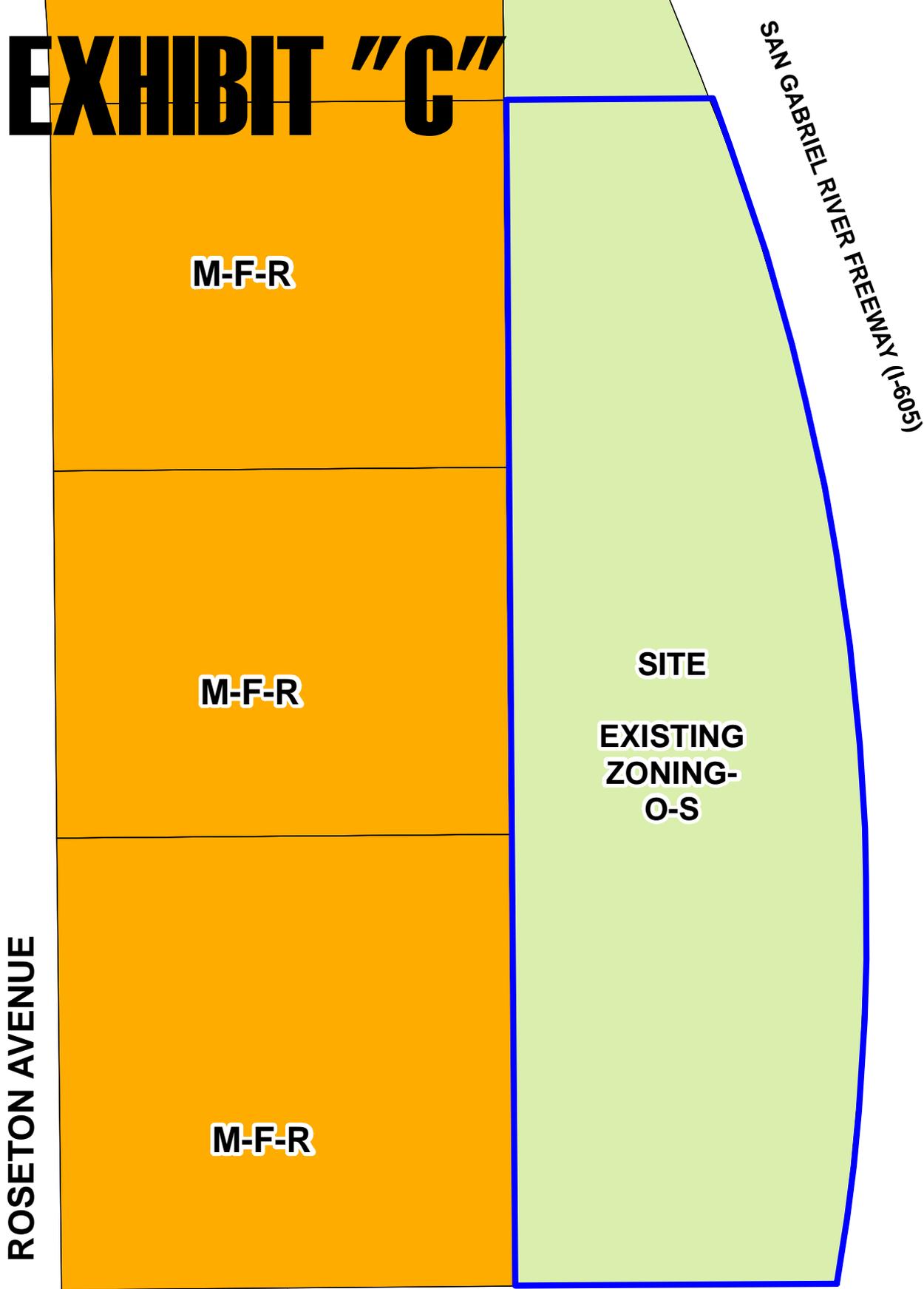


216TH STREET

**PROPOSED GENERAL PLAN LAND USES
GENERAL PLAN AMENDMENT NO. 2015-1,
ZONE CHANGE NO. 114, AND
TENTATIVE PARCEL MAP NO. 72930
11609 206TH STREET**



EXHIBIT "C"



M-F-R

M-F-R

M-F-R

SITE

EXISTING
ZONING-
O-S

SAN GABRIEL RIVER FREEWAY (I-905)

ROSETON AVENUE

216TH STREET

EXISTING ZONING DESIGNATIONS
GENERAL PLAN AMENDMENT NO. 2015-1,
ZONE CHANGE NO. 114, AND
TENTATIVE PARCEL MAP NO. 72930
11609 206TH STREET



EXHIBIT "D"

ROSETON AVENUE

M-F-R

M-F-R

M-F-R

SITE

PROPOSED
ZONING-
M-F-R

SAN GABRIEL RIVER FREEWAY (I-905)

216TH STREET

PROPOSED ZONING DESIGNATIONS
GENERAL PLAN AMENDMENT NO. 2015-1,
ZONE CHANGE NO. 114, AND
TENTATIVE PARCEL MAP NO. 72930
11609 206TH STREET



EXHIBIT FOR TENTATIVE PARCEL MAP NO. 72930 (FOR CONDOMINIUM PURPOSES) LOCATED IN THE CITY OF LAKEWOOD THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SAID PARCEL 15, IN THE CITY OF LAKEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 15, PAGE 43 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID PARCEL 15 LYING WITHIN THAT LAND DESCRIBED IN DIRECTOR'S DEED TO RUBEN J. REYES, A SINGLE MAN, RECORDED JUNE 3, 1976 AS DOCUMENT NO. 4207 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THAT PORTION LYING NORTHERLY LINE OF THE LAND DESCRIBED IN QUILCLAIM DEED TO RUBEN H. REYES, RECORDED APRIL 24, 2002 AS INSTRUMENT NO 02-952469 OF OFFICIAL RECORDS.

ALSO EXCEPT FROM THAT PORTION OF PARCEL 15, AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND MINERAL RIGHTS ON SAID LAND, TOGETHER WITH THE RIGHT OF ENTRY TO EXTRACT SAME, AS RESERVED BY HERBERT B PRATT AND ELIZABETH B PRATT, HUSBAND AND WIFE, IN DEED RECORDED IN BOOK 15646 PAGE 280 OF OFFICIAL RECORDS.

ALSO EXCEPTING THAT PORTION OF PARCEL 15 ANY REMAINING OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREBY DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATION THEREOF AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREBY DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREBY DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BEYOND THE EXTERIOR LIMITS, THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE TO THE LAND HEREBY DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY A. CLAUDE L. GEARHART AND HELEN L. GEARHART, HUSBAND AND WIFE, IN DEED RECORDED MAY 8, 1962 AS INSTRUMENT NO. 1739 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, MINERALS, NATURAL GAS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, AS RESERVED BY THE STATE OF CALIFORNIA IN SAID DIRECTOR'S DEED.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND CONVEYED TO SAID RUBEN J. REYES BY QUILCLAIM DEED RECORDED APRIL 24, 2002 AS INSTRUMENT NO. 02-952469 OF OFFICIAL RECORDS, CERTAIN WATER RIGHTS LYING IN OR UNDER SAID LAND, AS EXCEPTED AND RESERVED BY THE CITY OF LAKEWOOD IN SAID QUILCLAIM DEED.

APN: 7060-022-063

EASEMENTS

- (THE FOLLOWING EASEMENTS AND AGREEMENTS REFERENCE THE ITEM NUMBERS SHOWN IN THE TITLE REPORT DATED NOVEMBER 4, 2013 ORDER NUMBER 00202910-997-CF)
- AN EASEMENT FOR ROAD PURPOSES RECORDED IN BOOK 3426, PAGE 352 AND BOOK 4220 PAGE 261 BOTH OF O.R. (ITEM#5 NOT PLOTTABLE; TO REMAIN)
 - AN EASEMENT FOR CONDUITS IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY RECORDED IN BOOK 16311, PAGE 245 OF O.R. (ITEM#6 NOT LOCATED ON PROPERTY; TO REMAIN)
 - AN EASEMENT FOR PIPELINES IN FAVOR RECORDED IN BOOK 14308, PAGE 185 AND BOOK 14452, PAGE 366 BOTH OF O.R. (ITEM#7; TO REMAIN)
 - AN EASEMENT FOR ROAD AND PIPELINE PURPOSES IN FAVOR OF HERBERT B PRATT AND ELIZABETH B PRATT RECORDED IN BOOK 15846, PAGE 280 OF O.R. (ITEM#8; TO REMAIN)
 - AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY IN FAVOR OF THE COUNTY OF LOS ANGELES RECORDED IN BOOK 17838, PAGE 370 AND BOOK 18168, PAGE 200 BOTH OF O.R. (ITEM#9 ESTABLISHES R/W FOR 216TH STREET; TO REMAIN)
 - AN EASEMENT FOR ROAD PURPOSES IN FAVOR OF CLAUDE L. GEARHART AND HELEN L. GEARHART RECORDED ON JANUARY 31, 1956 IN BOOK 50187, PAGE 321 OF O.R. (ITEM#10 ESTABLISHES R/W FOR 216TH STREET; TO REMAIN)

NOTES

APN: APN: 7060-022-063
 ZONING: OS OPEN SPACE
 PROPOSED ZONING: M-F-R MULTIPLE FAMILY RESIDENCE
 FRONT SETBACK: 9.5'
 REAR SETBACK: 6.3'
 SIDE SETBACK: 20'
 EARTHWORK: TOPOCY CUT 658CY FILL 43CY EXPORT
 OVER EXCAVATION: 11,002CY

PARCEL INFORMATION:
 GROSS AREA=11,620 S.F. (0.27 AC.)
 NET AREA=11,526 S.F. (0.26 AC.)

FLOOD ZONE

ZONE X

UTILITY PROVIDERS

- SOURCE OF DOMESTIC POTABLE WATER SUPPLY FOR THIS PROJECT: GOLDEN STATE WATER
- SOURCE OF SANITARY SEWER SUPPLY FOR THIS PROJECT: LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
- DISTRICT OR AGENCY PROVIDING FIRE PROTECTION TO SUBJECT PROPERTY: LOS ANGELES COUNTY FIRE DEPARTMENT
- SCHOOL DISTRICT: ABC UNIFIED SCHOOL DISTRICT
- TELECOMMUNICATIONS PROVIDER: VERIZON
- CABLE TELEVISION PROVIDER: TIME WARNER CABLE
- ELECTRICITY PROVIDER: SOUTHERN CALIFORNIA EDISON
- NATURAL GAS PROVIDER: THE GAS COMPANY

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF ROSETON AVENUE.

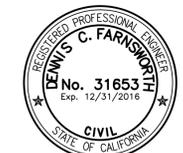
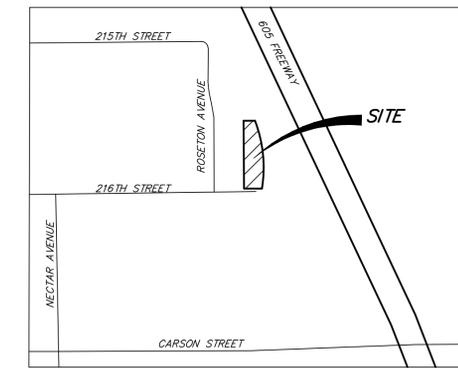
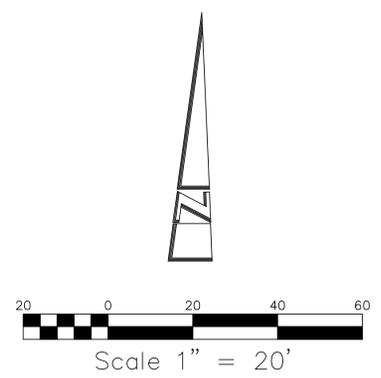
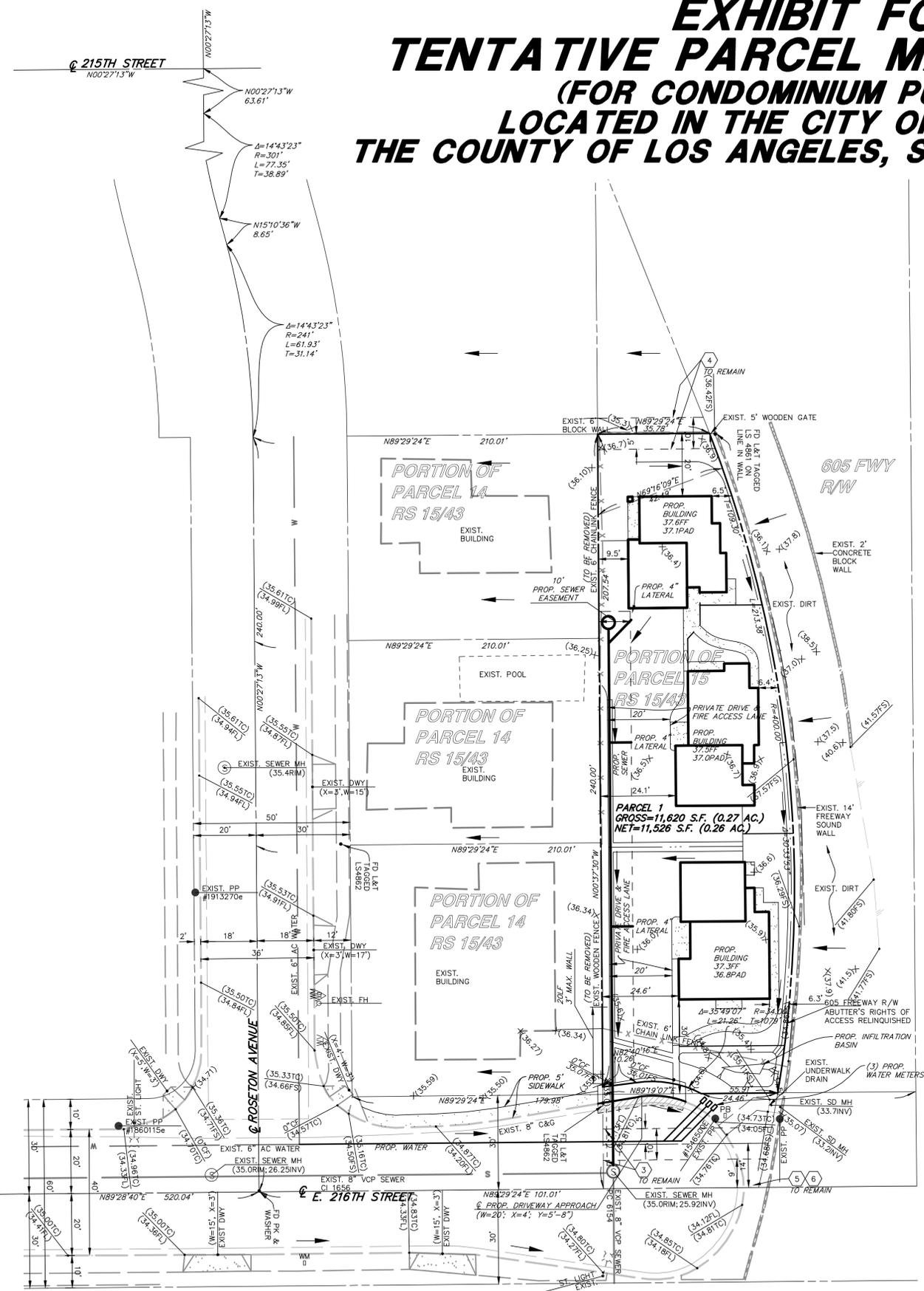
WAIVER REQUEST

REQUEST CITY TO WAIVE STREET TREE AND STREET LIGHT CONDITIONS

LEGEND

- | | | | |
|-----|-----------------------|--|-----------------------|
| BW | BACK OF WALK | | EXISTING CONTOUR |
| EG | EXISTING GRADE | | PROP. CONTOUR |
| FG | FINISH GRADE | | EXISTING SEWER |
| FS | FINISH SURFACE | | EXISTING WATER |
| TC | TOP OF CURB | | EXISTING FIRE HYDRANT |
| FL | FLOW LINE | | DAYLIGHT LINE |
| EP | EDGE OF PAVEMENT | | EXIST. CONCRETE |
| FF | FINISH FLOOR | | |
| PAD | PAD GRADE | | |
| TW | TOP OF WALL | | |
| TF | TOP OF FOOTING | | |
| HP | HIGH POINT | | |
| LP | LOW POINT | | |
| CF | CURB FACE | | |
| TG | TOP OF GRATE | | |
| TRW | TOP OF RETAINING WALL | | |
| EDF | EXTRA DEPTH FOOTING | | |
| INV | INVERT OF PIPE | | |
| | TOP OF SLOPE | | |
| | RATE OF SLOPE | | |
| | TOE OF SLOPE | | |

EXHIBIT "E"



BENCHMARK
 BM 8916
 ELEV. 53.48'
 NR CTR OF E ABUT. OF BRIDGE
 #53-300L OVER SAN GABRIEL RIVER
 300MM(1') S/O C/L CARSON ST

REVISIONS:

PREPARED UNDER THE SUPERVISION OF:
 DENNIS C. FARNSWORTH
 R.C.E. 31653 LIC. EXP. 12/31/14 DATE _____
 APPROVED BY: _____
 DATE _____

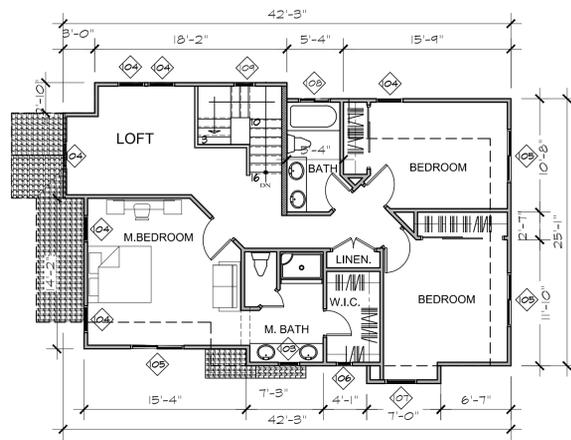
**TENTATIVE PARCEL MAP NO. 72930
PROPOSED CONDITIONS**

SITE:
11609 216TH STREET
LAKEWOOD, CA

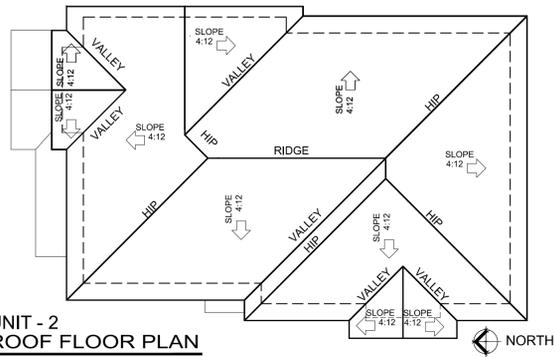
PREPARED FOR:
COLONY DEVELOPERS, LLC
314 IRIS AVE.
CORONA DEL MAR, CA 92625
(949) 922-1669
JEFF@COLONYDEVELOPERS.NET

DATE: 3/31/15	JOB NO. 5215
DRAWN BY: JCO	SCALE: 1"=10'
DESIGNED BY:	SHEET 1 OF 1 SHEETS
CHECKED BY: KJR	

LAND DEVELOPMENT DESIGN COMPANY, LLC PLANNING • CIVIL • SURVEYING
 2313 E. Philadelphia St., Ste. F
 Ontario, CA 91761
 (909) 930-1466 • FAX (909) 930-1468



**UNIT - 2
SECOND FLOOR PLAN**
1/8" = 1'-0"



**UNIT - 2
ROOF FLOOR PLAN**
1/8" = 1'-0"

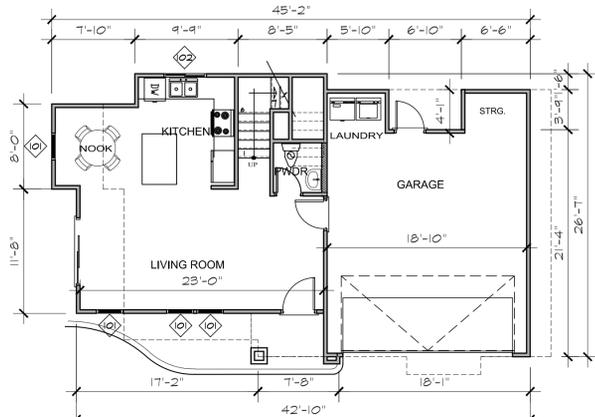
WINDOW SCHEDULE						
		SIZE				
MARK	Type	WIDTH	HEIGHT	GLAZING	MATERIAL	NOTES
101	A	2'-6"	5'-0"	--	VINYL	
102	B	4'-0"	3'-0"	--	VINYL	
103	A	2'-0"	3'-0"	Obsc.	VINYL	
104	A	2'-6"	5'-0"	--	VINYL	
105	B	5'-0"	4'-0"	--	VINYL	
106	C	1'-6"	1'-6"	--	VINYL	
107	A	3'-0"	5'-0"	--	VINYL	
108	B	3'-0"	1'-6"	--	VINYL	
109	A	2'-0"	4'-0"	--	VINYL	



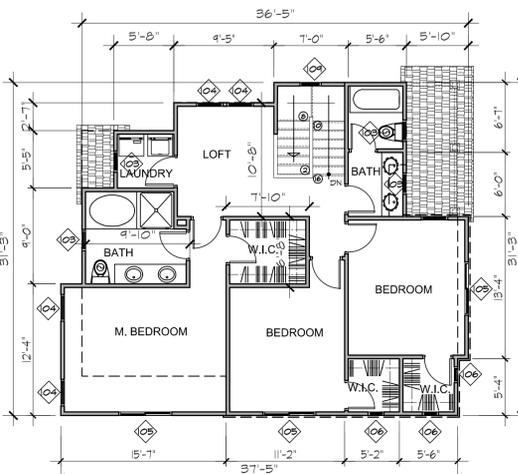
TYPE 'A' SINGLE CASMENT
TYPE 'B' GLIDER
TYPE 'C' PICTURE

ELEVATIONS LEGEND:

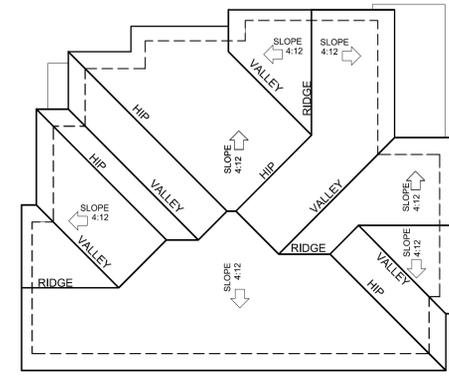
- 1 CONG. ROOF TILES BY EAGLE ICC # 4660
- 2 WOOD FASCIA BOARD
- 3 VINYL WINDOW (BY MILGARD)
- 4 STUCCO SAND FINISH (BY LAHABRA -ALAMO)
- 5 SECTIONAL GARAGE DOOR
- 6 SIDING 6" CEDER BOARD SIDING (BY CERTANTEED)
- 7 WINDOW SHUTTERS



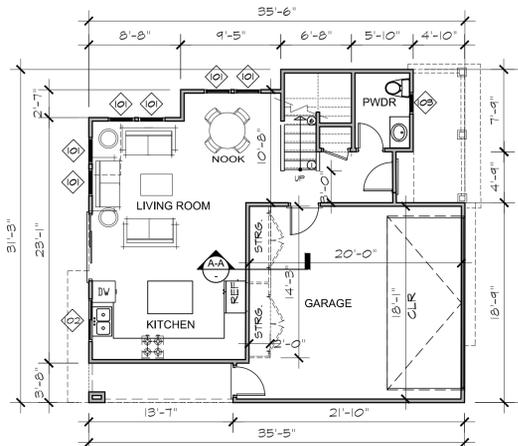
**UNIT - 2
FIRST FLOOR PLAN**
1/8" = 1'-0"



**UNIT - 3
SECOND FLOOR PLAN**
1/8" = 1'-0"

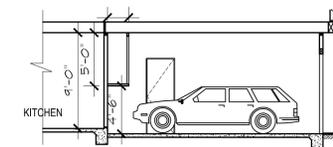


**UNIT - 3
ROOF FLOOR PLAN**
1/8" = 1'-0"



**UNIT - 3
FIRST FLOOR PLAN**
1/8" = 1'-0"

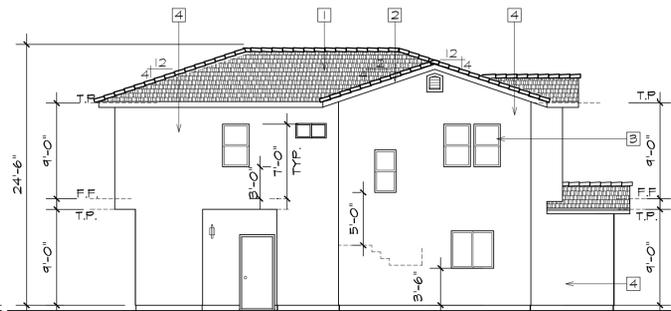
EXHIBIT "G"



**UNIT - 3
SECTION A-A**
1/8" = 1'-0"



UNIT # 2 WEST ELEVATION
1/8" = 1'-0"



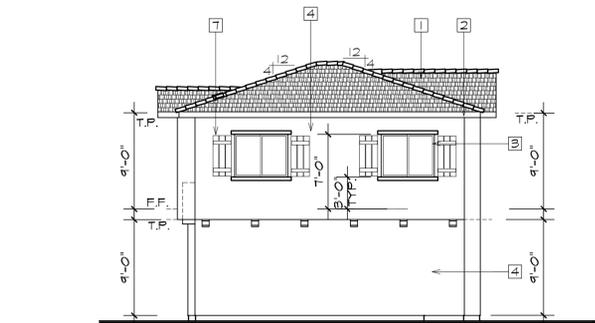
UNIT # 2 EAST ELEVATION
1/8" = 1'-0"



UNIT # 3 SOUTH ELEVATION
1/8" = 1'-0"



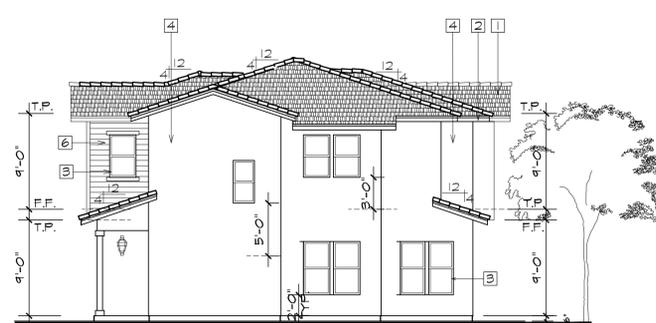
UNIT # 3 WEST ELEVATION
1/8" = 1'-0"



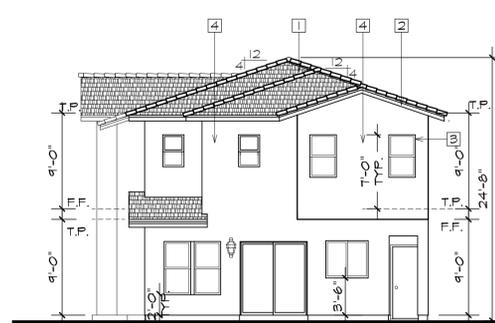
UNIT # 2 SOUTH ELEVATION
1/8" = 1'-0"



UNIT # 2 NORTH ELEVATION
1/8" = 1'-0"



UNIT # 3 EAST ELEVATION
1/8" = 1'-0"



UNIT # 3 NORTH ELEVATION
1/8" = 1'-0"

REVISIONS	DATE
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OWNER : COLONY DEVELOPERS LLC.
314 IRIS AVE.
CORONA DEL MAR, CA

PROJECT : 3 UNITS TOWN HOMES
11609 EAST 216 TH STREET
LAKEWOOD, CA 90715



GEORGE BEHNAM ARCHITECT
1150 E. ORANGETHORPE # 109
E. GLENVIEW, CA 92637
(714) 972-2384
E-mail: gbehnam@scgobal.net

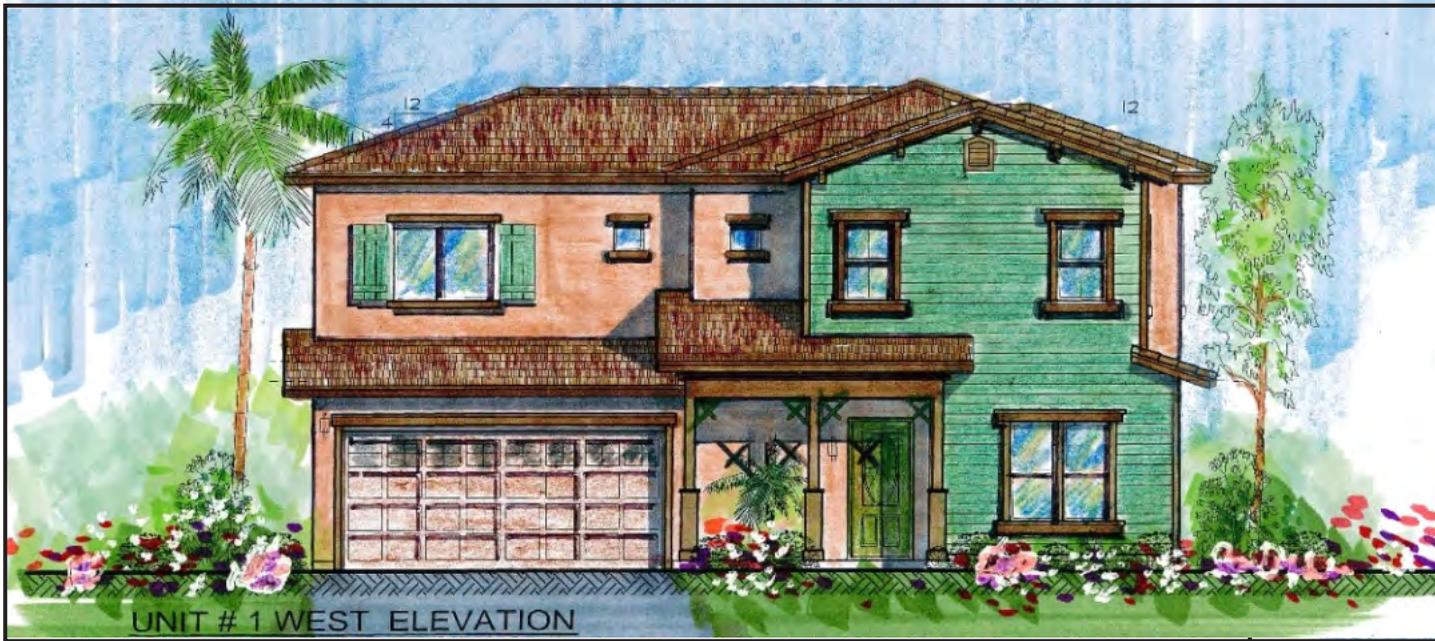
THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF GEORGE BEHNAM ARCHITECT. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT.

PROJECT NO: 131104
CAD DWG FILE: 6-1
DRAWN BY: M.M.
CHECKED BY: G.B.
SCALE: NOTED
DATE: 03-04-14

SHEET TITLE:
FLOOR PLANS & ELEVATIONS

SHEET
A-1
2 OF 2

EXHIBIT "H"



UNIT # 1 WEST ELEVATION



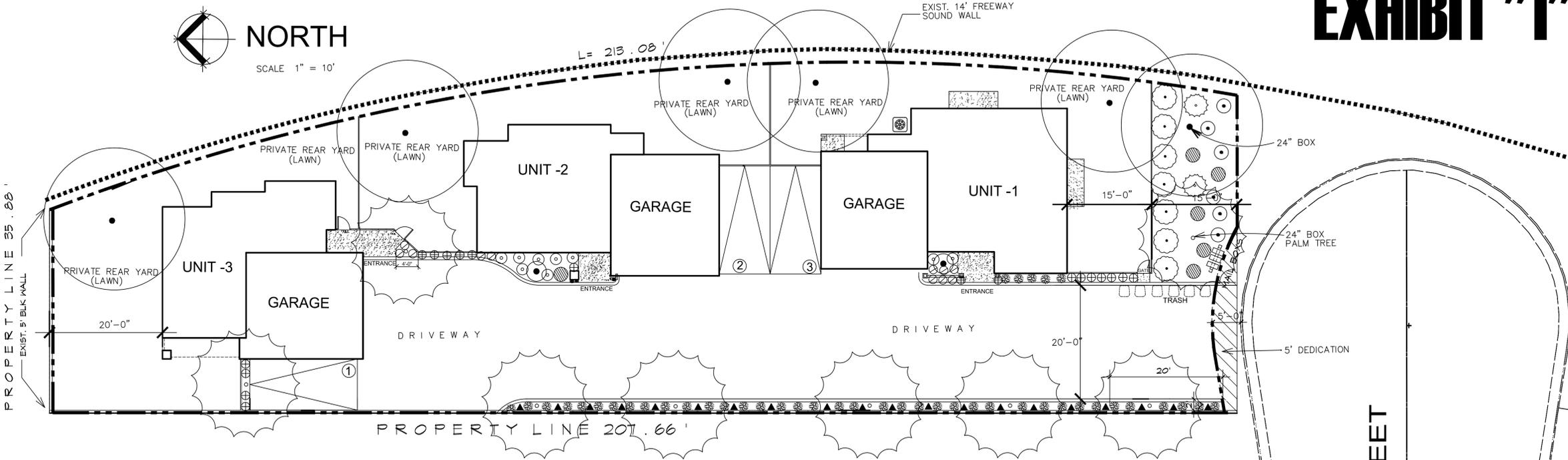
UNIT # 2 WEST ELEVATION



UNIT# 3 SOUTH ELEVATION

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

EXHIBIT "I"



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
TREES:				
	TABEBUIA IMPETIGNOSA	PINK TRUMPET TREE	1	24" BOX
			5	15 GAL.
	WODYETIA BIFURCATA	FOXTAIL PALM	1	24" BOX
			7	15 GAL.
SHRUBS:				
	SALVIA LUECANTHA 'MIDNIGHT BLUE'	MEXICAN SAGE	7	5 GAL.
	OSMANTHUS H. 'GOSHIKI'	FALSE HOLLY	2	5 GAL.
	PHORMIUM 'MAORI MAIDEN'	NEW ZEALAND FLAX	2	5 GAL.
	PITTIOSPORUM 'CREME DE MINT'	NO COMMON NAME	4	5 GAL.
	RHAPHIOLEPIS 'CLARA'	NO COMMON NAME	9	5 GAL.
	BUXUS 'GREEN BEAUTY'	JAPANESE BOXWOOD	43	5 GAL.
	NANDINA DOMESTICA'	HEAVENLY BAMBOO	19	5 GAL.
	LAVANDULA S. 'OTTO QUAST'	SPANISH LAVENDER	6	1 GAL.
	HEMEROCALLIS 'PEACHY KEEN'	DAYLILLY	11	1 GAL.
VINES:				
	PARTHENOCCISSUS TRICUSPIDATA 'STAKED'	BOSTON IVY	20	1 GAL.

PLANTING NOTES:

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

UNDERGROUND SERVICE ALERT:
CONTRACTOR SHALL CALL TWO (2) WORKING DAYS BEFORE DIGGING
CALL: TOLL FREE 811

REVISIONS	
DATE	△

OWNER:
COLONY DEVELOPERS LLC
314 IRIS AVENUE
CORONA DEL MAR, CA. 92625
CONTACT: JEFF LEEPER
949-922-1669

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



SHEET TITLE:
PLANTING PLAN

RICHARD . M . GARCIA
LANDSCAPE ARCHITECTURE
1918 KEMPER AVE. . SANTA ANA CA 92705
PHONE / FAX : 714-538-6000 EMAIL: rmglandarch@sbcglobal.net
CALIFORNIA LANDSCAPE ARCHITECT NO. 1873

DRAWN R. GARCIA
DATE 5-5-14
SCALE 1" = 10' - 0"
JOB NO.

SHEET
L-1



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

March 23, 2015

IN REPLY PLEASE

REFER TO FILE: **LD-4**

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

Dear Ms. Kolb:

PARCEL MAP NO. 72930 (REVISION 2)

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

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

Drainage

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

Geology/Soils

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

Grading

Requirements Prior to Grading Plan Approval:

1. Notarized covenants shall be prepared and recorded by the applicant for any off-site impacts as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement and that the off-site covenants referenced above do not constitute an off-site easement, license, title, or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition (off-site work is shown on the tentative map but not required for public improvements, and design changes during the improvement change may allow the off-site improvements or impacts to be omitted or mitigated, respectively).
 2. Provide approval of:
 - a. Public Works' drainage concept/hydrology study/water quality plan by Land Development Division's Storm Drain and Hydrology Section.
 - b. The grading plan by GMED.
 - c. Permits and/or letters of nonjurisdiction from all State and Federal agencies, as applicable. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Wildlife; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and the Army Corps of Engineers.
-
3. Per County Code Section 12.84.430 (C), comply with the United States Environmental Protection Agency guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008, EPA-833-F-009) to the maximum extent practicable.

Road

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

Sewer

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

Water

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

Water (cont.)

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

Subdivision

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

Subdivision (cont.)

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

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

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

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

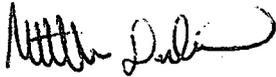
Please forward a copy of the conditions of final map approval to the County of Los Angeles Department of Public Works for our use.

Ms. Carolyn Kolb
March 23, 2015
Page 7

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

Very truly yours,

GAIL FARBER
Director of Public Works



For ANTHONY E. NYIVIH
Assistant Deputy Director
Land Development Division

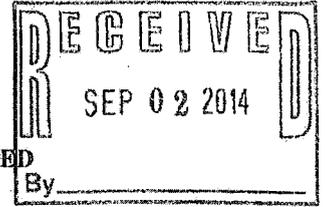
JS:tb

P:\ldpub\SUBPCHECK\Plan\Parcel Map\PM 072930\SUB 072930\2014-09-29 TPM 072930 submittal\pm72930L-rev2 - Revised Letter (Lakewood).doc



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040



CONDITIONS OF APPROVAL FOR SUBDIVISIONS - INCORPORATED

Subdivision No: PM 72930
11609 216th Street

Map Date May 5, 2014

C.U.P. City Lakewood

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

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

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

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

INSPECTOR Nancy Rodeheffer

DATE August 27, 2014

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



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS – INCORPORATED

Subdivision No: PM 72930
11609 216th Street

Map Date May 5, 2014

Revised _____ City Lakewood

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

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

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

By Inspector Nancy Rodeheffer

Date August 27, 2014

SEWER STUDY

PC 14-1ASLAKE

Parcel Map No. 72930

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

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

Date Prepared:
11/8/14

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I. Introduction

II. Site Description

III. Project Description

IV. Methodology

V. Conclusion

Appendix A- Maps

- Sewer Area Study Map
- CSMD Maps
- Zoning Maps

Appendix B- Sewer Area Study Table and Calculations

Appendix C-

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

Appendix D- Supporting Documents

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

I. INTRODUCTION

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

II. SITE DESCRIPTION

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

III. PROJECT DESCRIPTION

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

IV. METHODOLOGY

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

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

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

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

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

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

V. CONCLUSION

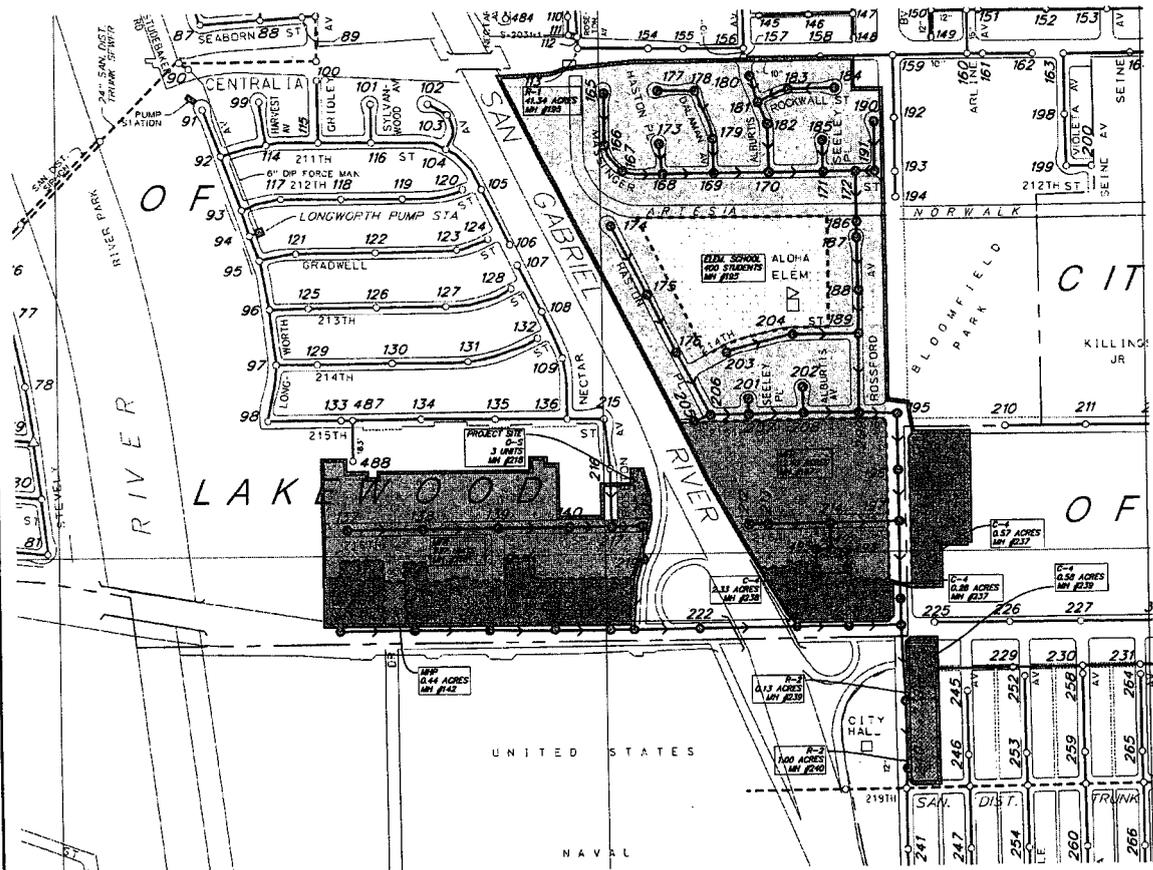
The existing sewer half-full capacity is 0.245CFS at the existing sewer manhole #218 where the project site discharges into the system; but the system has an existing cumulative flow of 0.237CFS which is less. The proposed project contributes 0.003CFS to the existing sewer system, bringing the cumulative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

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

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

APPENDIX A

SEWER AREA STUDY MAP



LEGEND

- 0-1 GOLF GREEN
- ELEMENTARY SCHOOL
- HIGH SCHOOL
- COMMERCIAL
- RESIDENTIAL
- INDUSTRIAL
- OFFICE
- PUBLIC USE
- UNDEVELOPED
- OPEN SPACE
- WATER
- RAILROAD
- HIGHWAY
- AIRPORT
- CANAL
- DRAINAGE
- FLOODPLAIN
- WETLAND
- OTHER

Scale 1" = 200'

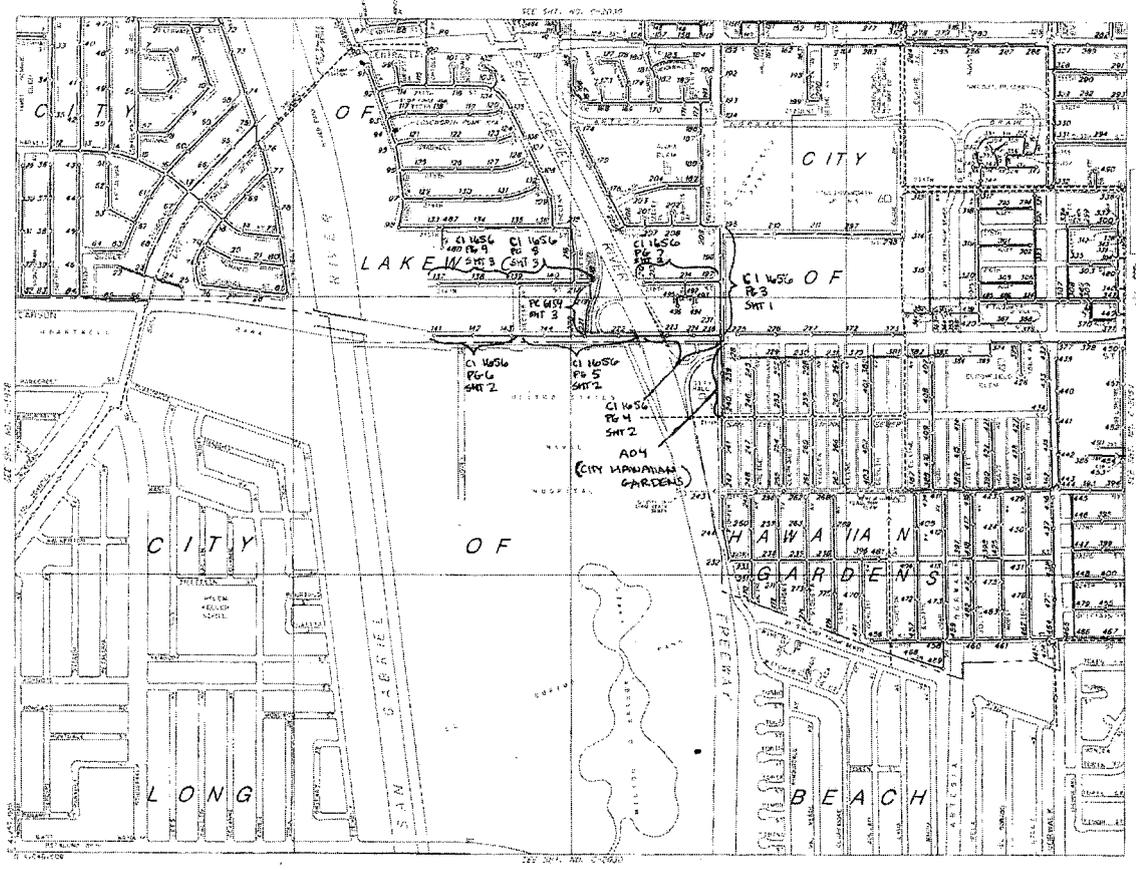
SEWER AREA STUDY MAP

PREPARED BY:
 LAND DEVELOPMENT DESIGN COMPANY, LLC
 1000 W. 10th Street, Suite 200, San Jose, CA 95128
 (408) 281-1111

DATE: 08/05
 SHEET: 1 OF 1
 SCALE: 1"=200'
 DESIGNED BY: J. L. SHEETS
 CHECKED BY: L. SHEETS

NO. 43714
 OF 43714

DATE: 08/05
 SHEET: 1 OF 1
 SCALE: 1"=200'
 DESIGNED BY: J. L. SHEETS
 CHECKED BY: L. SHEETS



THIS MAP IS PREPARED FOR THE CITY OF LONG BEACH, CALIFORNIA, AND IS SUBJECT TO THE CITY'S MAINTENANCE DEPARTMENT'S RECORDS AND FIELD SURVEYS. THE CITY'S MAINTENANCE DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE PRESENT IN THIS MAP.

PROJECT SITE

MAINLINE SEWER

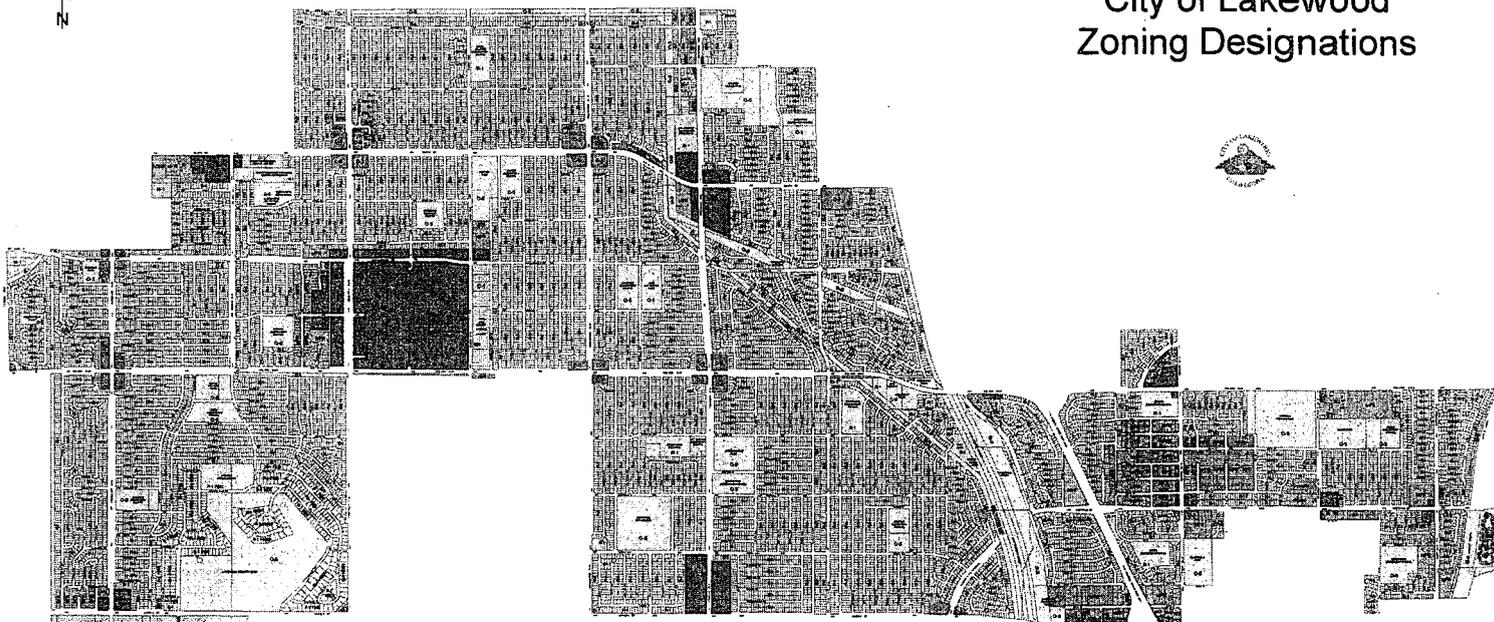


SCALE: 1" = 50' (AS SHOWN ON PLAN)

- LEGEND**
- ADJUSTED PROPERTY BOUNDARIES
 - ORIGINAL PROPERTY BOUNDARIES
 - ADJUSTED EASEMENTS
 - ORIGINAL EASEMENTS
 - ADJUSTED RIGHT-OF-WAY LINES
 - ORIGINAL RIGHT-OF-WAY LINES
 - ADJUSTED CITY BOUNDARIES
 - ORIGINAL CITY BOUNDARIES
 - ADJUSTED STREETS
 - ORIGINAL STREETS
 - ADJUSTED ALLEYS
 - ORIGINAL ALLEYS
 - ADJUSTED DRIVEWAYS
 - ORIGINAL DRIVEWAYS
 - ADJUSTED SIDEWALKS
 - ORIGINAL SIDEWALKS
 - ADJUSTED CURBS
 - ORIGINAL CURBS
 - ADJUSTED FENCES
 - ORIGINAL FENCES
 - ADJUSTED UTILITY LINES
 - ORIGINAL UTILITY LINES
 - ADJUSTED WATER MAINS
 - ORIGINAL WATER MAINS
 - ADJUSTED SEWER LINES
 - ORIGINAL SEWER LINES
 - ADJUSTED GAS LINES
 - ORIGINAL GAS LINES
 - ADJUSTED TELEPHONE LINES
 - ORIGINAL TELEPHONE LINES
 - ADJUSTED CABLE LINES
 - ORIGINAL CABLE LINES
 - ADJUSTED POWER LINES
 - ORIGINAL POWER LINES
 - ADJUSTED RAILROADS
 - ORIGINAL RAILROADS
 - ADJUSTED AIRWAYS
 - ORIGINAL AIRWAYS
 - ADJUSTED CANALS
 - ORIGINAL CANALS
 - ADJUSTED DITCHES
 - ORIGINAL DITCHES
 - ADJUSTED SWALES
 - ORIGINAL SWALES
 - ADJUSTED DRAINAGE CANALS
 - ORIGINAL DRAINAGE CANALS
 - ADJUSTED TRENCHES
 - ORIGINAL TRENCHES
 - ADJUSTED PAVEMENT
 - ORIGINAL PAVEMENT
 - ADJUSTED ASPHALT
 - ORIGINAL ASPHALT
 - ADJUSTED CONCRETE
 - ORIGINAL CONCRETE
 - ADJUSTED BRICK
 - ORIGINAL BRICK
 - ADJUSTED STONE
 - ORIGINAL STONE
 - ADJUSTED MASONRY
 - ORIGINAL MASONRY
 - ADJUSTED METAL
 - ORIGINAL METAL
 - ADJUSTED WOOD
 - ORIGINAL WOOD
 - ADJUSTED OTHER
 - ORIGINAL OTHER

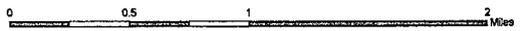
27

City of Lakewood Zoning Designations



Zoning Designations

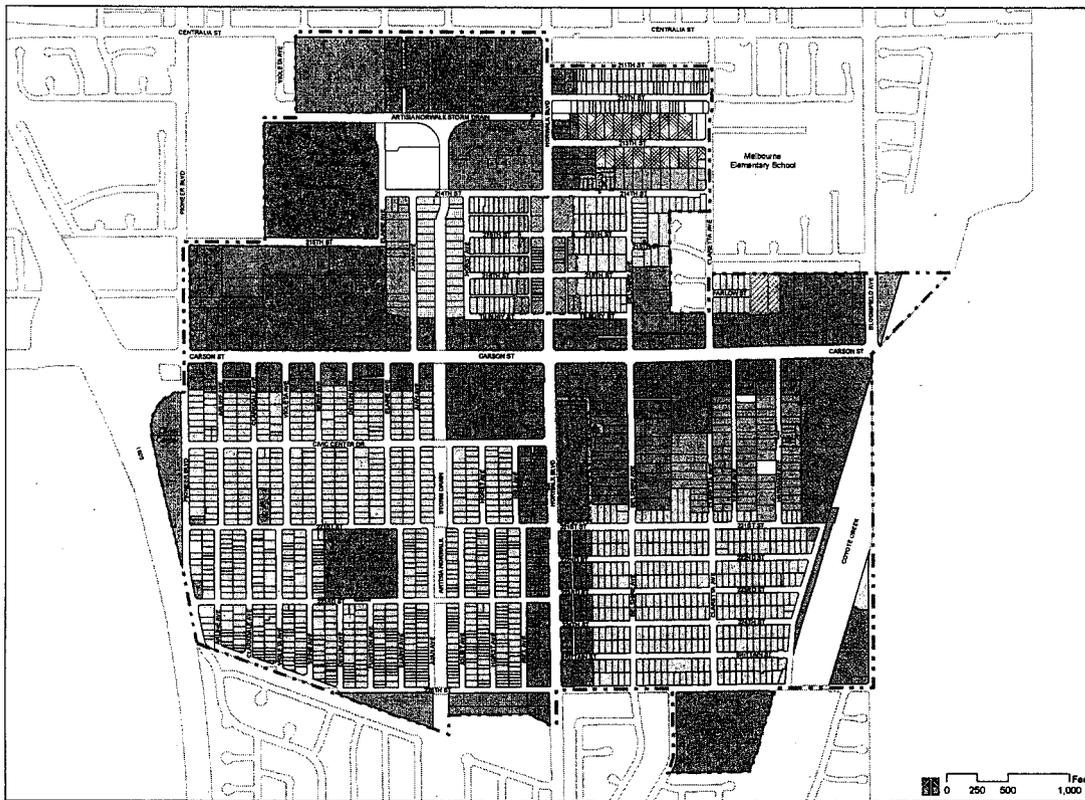
Single Family (R-1) or Planned Development Residential (PDSF)	Neighborhood Commercial (C-1)	Agriculture (A)
Single Family Residential Limited Agriculture (R-A)	Intermediate Commercial (C-3)	Open Space Land (O-S)
Multiple Family (MFR) or Planned Development Residential (PDMF)	General Commercial (C-4)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





HAWAIIAN GARDENS

Zoning Map



Legend

RESIDENTIAL

- R1 - (10,000) Single Family Estates
- R1 - Single Family Residential
- R2 - Medium Density Residential
- R3 - Intermediate Density Residential
- R4 - High Density Residential
- MHP - Mobile Home Park

COMMERCIAL

- C2 - Downtown Commercial
- C4 - General Commercial

INDUSTRIAL

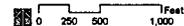
- M1 - Light Industrial

PUBLIC FACILITIES

- Civic
- Fire Station
- Park
- Hospital
- Elementary School
- Junior High School
- Church

OTHER

- City Boundary
- Bingo Overlay
- Casino Overlay
- Specific Plan Area
- Study Areas
- Downtown Policy Area



DATE ADOPTED:
July 12, 2011

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

APPENDIX B

Sewer Area Study Table ()

Street Name	Segment		Pipe		Capacity		Current Land Use	Sublots	Units	Area (Acres)	Zoning Coeff (cfs/unit or cfs/acre)	Calculated Flow (cfs)	Cumulative Calculated Flow (cfs)	Cumulative Depth (ft)	PO or CI Construction Plan #	Comment	Flow Depth (0.6 X Pipe Dia)	% Full			
	M.H. #	M.H. #	Size (in)	Slope (ft)	1/2 Full	3/4 Full															
Flows from North to MH #221																					
216TH Street	137	218	8	0.20	0.245		MFR		237		0.001	0.2370	0.2370	3.71	CI 1656	Flow by unit generates a greater flow.	92.8	96.7			
216TH Street		218	8	0.20	0.245		R-2		3		0.001	0.0030	0.2400	3.73	CI 1656	Project site discharges at MH #218	93.3	98.0			
n/a		218	221	8	0.16	0.22						0.0000	0.2400	3.98	PC 6154	No additional flow to this segment.	99.5	109.1			
Flows from West to MH #221																					
Carson Street	141	142	8	0.20	0.245		C-4			1.66	0.015	0.0249	0.0249	1.17	CI 1656		29.3	10.2			
Carson Street	141	142	8	0.20	0.245		MHP		13		0.001	0.0130	0.0379	1.43	CI 1656		35.8	15.5			
Carson Street	142	221	8	0.20	0.245		C-4			5.27	0.015	0.0791	0.1170	2.53	CI 1656		63.3	47.7			
Cumulative Flows at MH #221																					
Cumulative Flows at MH #221																0.3570					
Flows from West to MH #238																					
Carson Street	221	238	8	0.20	0.245		C-4			2.33	0.015	0.0350	0.3919	5.05	CI 1656		126.3	160.0			
Flows from North to MH #238																					
Pioneer Boulevard		195					Elem. School		400			0.0155	0.0155		unavailable	Calculated flow multiplied by 2.5 for peak.	n/a	n/a			
Pioneer Boulevard		195	10				R-1			41.34	0.004	0.1654	0.1808		unavailable		n/a	n/a			
Pioneer Boulevard	195	197	12	0.12	0.6		MFR			12.40	0.016	0.1984	0.3792	4.56	CI 1656	Flow by acreage generates a greater flow.	76.0	63.2			
Pioneer Boulevard	197	237	12	0.12	0.6		C-4			2.98	0.015	0.0447	0.4239	4.85	CI 1656	Under the jurisdiction of City of Hawaiian Gardens.	80.8	70.7			
Pioneer Boulevard	197	237	12	0.12	0.6		C-4			0.57	0.015	0.0086	0.4325	4.90	CI 1656	Under the jurisdiction of City of Hawaiian Gardens.	81.7	72.1			
Pioneer Boulevard	197	237	12	0.12	0.6		C-4			0.26	0.015	0.0039	0.4364	4.93	CI 1656		82.2	72.7			
Pioneer Boulevard	237	238	12	0.12	0.6							0.0000	0.4364	4.93	CI 1656	No additional flow to this segment.	82.2	72.7			
Cumulative Flows at MH #238																0.8283					
Flows from MH #238 to Trunk																					
Pioneer Boulevard	238	239	12	0.08	0.5		C-4			0.58	0.015	0.0087	0.8370	8.35	unavailable	Under the jurisdiction of City of Hawaiian Gardens.	139.2	167.4			
Pioneer Boulevard	238	239	12	0.08	0.5		R-2			0.13	0.008	0.0010	0.8380	8.36	unavailable	Under the jurisdiction of City of Hawaiian Gardens.	139.3	167.6			
Pioneer Boulevard	239	TRUNK	12	0.08	0.5		R-2			1.00	0.008	0.0080	0.8460	8.41	unavailable	Under the jurisdiction of City of Hawaiian Gardens.	140.2	169.2			
Cumulative Flows at TRUNK																0.8460					

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

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

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

MM # 137 TO MM # 218

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

$$\frac{D}{d} = 0.463$$

$$D = 3.71 \text{ IN}$$

MM # 219 (PROJECT SITE DISCHARGE)

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

$$\frac{D}{d} = 0.467$$

$$D = 3.73 \text{ IN}$$

MM # 218 TO MM # 221

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

$$\frac{D}{d} = 0.497$$

$$D = 3.98 \text{ IN}$$

MM # 141 TO MM # 142

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

$$\frac{D}{d} = 0.146$$

$$D = 1.17 \text{ IN}$$

MM # 141 TO MM # 142

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

$$\frac{D}{d} = 0.179$$

$$D = 1.43 \text{ IN}$$

MM # 142 TO MM # 221

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

$$\frac{D}{d} = 0.316$$

$$D = 2.53 \text{ IN}$$

MM # 221 TO MM # 238

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

$$\frac{D}{d} = 0.631$$

$$D = 5.05 \text{ IN}$$

**LAND
DEVELOPMENT
DESIGN
COMPANY, LLC**

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

PLANNING • CIVIL • SURVEYING

DATE: 11/8/14 SCALE: NTS SHEET: 1 OF 2 JOB NO: 5215 PIPE DEPTH: CALL'S

MM #195 TO MM #197

$$K' = \frac{(0.3792)(0.013)}{(1)^{8/13} (0.0012)^{1/2}} = 0.1423$$

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

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

MM #195 TO MM #197

$$K' = \frac{(0.4239)(0.013)}{(1)^{8/13} (0.0012)^{1/2}} = 0.1591$$

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

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

MM #197 TO MM #237

$$K' = \frac{(0.4325)(0.013)}{(1)^{8/13} (0.0012)^{1/2}} = 0.1623$$

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

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

MM #197 TO MM #237

$$K' = \frac{(0.4364)(0.013)}{(1)^{8/13} (0.0012)^{1/2}} = 0.1638$$

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

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

MM #237 TO MM #238

NO CHANGE TO FLOW, SLOPE, OR DIAMETER.

MM #238 TO MM #239

$$K' = \frac{(0.8370)(0.013)}{(1)^{8/13} (0.0008)^{1/2}} = 0.3847$$

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

$$D = 6.35 \text{ IN}$$

MM #238 TO MM #239

$$K' = \frac{(0.8380)(0.013)}{(1)^{8/13} (0.0008)^{1/2}} = 0.3852$$

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

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

MM #239 TO TRUNK

$$K' = \frac{(0.8460)(0.013)}{(1)^{8/13} (0.0008)^{1/2}} = 0.3889$$

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

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

**LAND
DEVELOPMENT
DESIGN
COMPANY, LLC**

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

PLANNING • CIVIL • SURVEYING

DATE: 11/8/14 SCALE: NTS SHEET: 2 OF 2 LOR NO: 5215

11/8/14

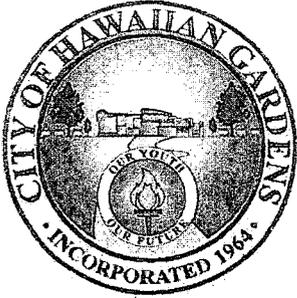
NTS

2 OF 2

5215

PIPE DEPTH
CALC'S

APPENDIX C



"Our Youth - Our Future"

CITY OF HAWAIIAN GARDENS

November 5, 2014

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

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

Dear Mr. Truong:

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

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

Sincerely yours,

Ismile H. Noorbaksh, P.E.
City Engineer

cc: Community Development Director
Jeff@colonydevelopers.net



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

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

GRACE ROBINSON HYDE
Chief Engineer and General Manager

August 5, 2014

Ref File No.: 3050637

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

Dear Ms. Quiroz:

11609 East 216th Street Residential Development

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

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

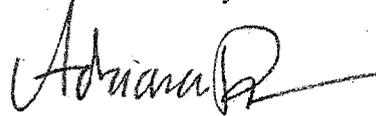
August 5, 2014

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

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

Very truly yours,

Grace Robinson Hyde

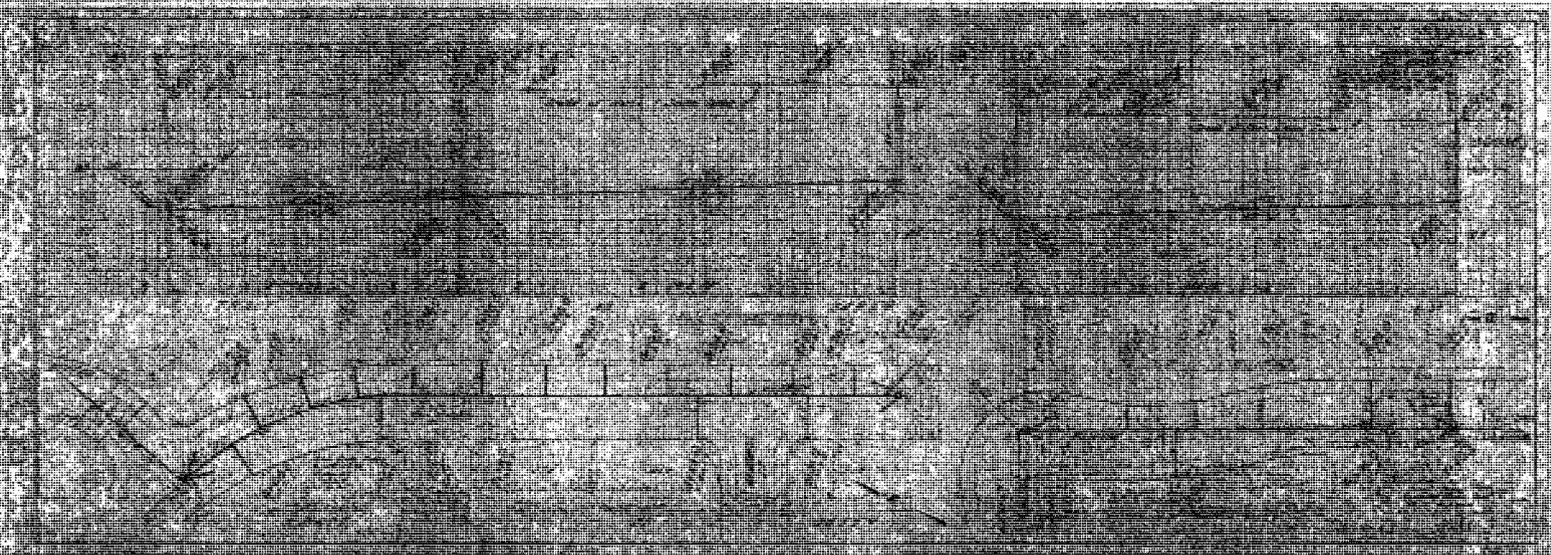


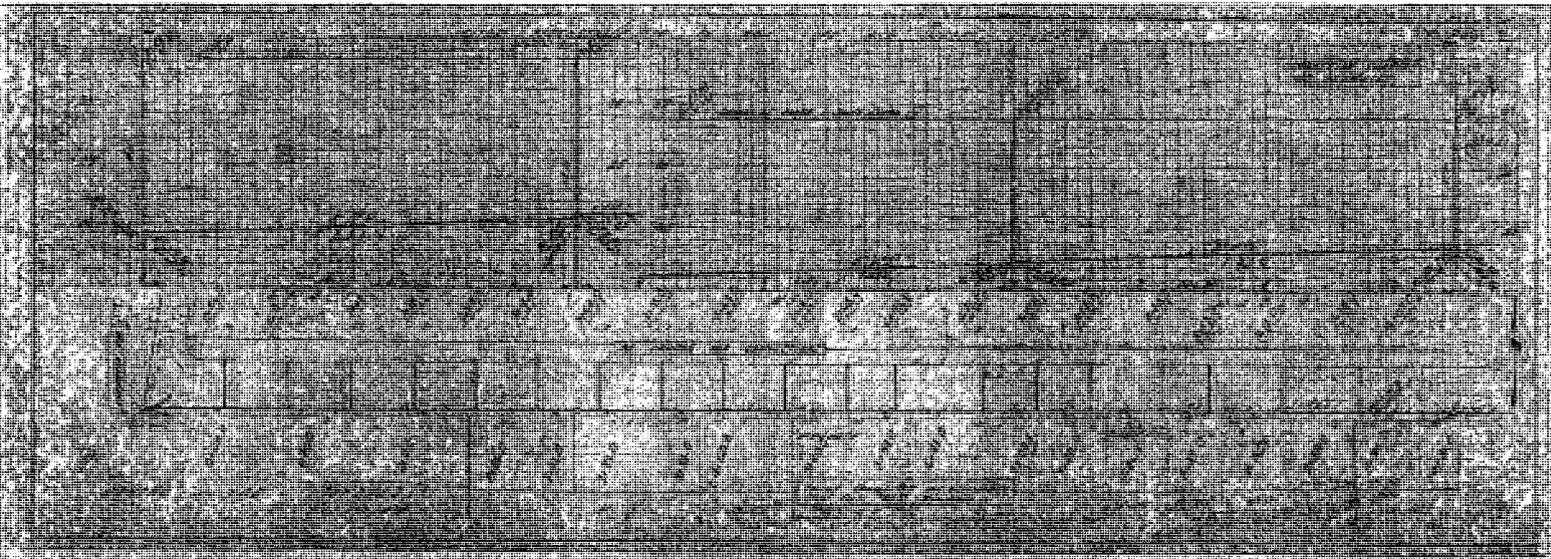
Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

c: M. Tremblay
J. Ganz

APPENDIX D





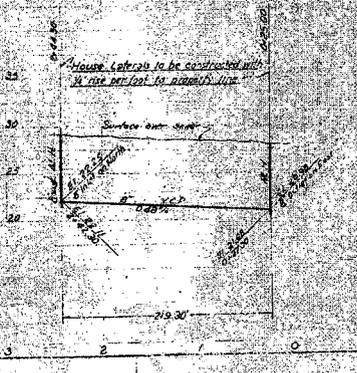
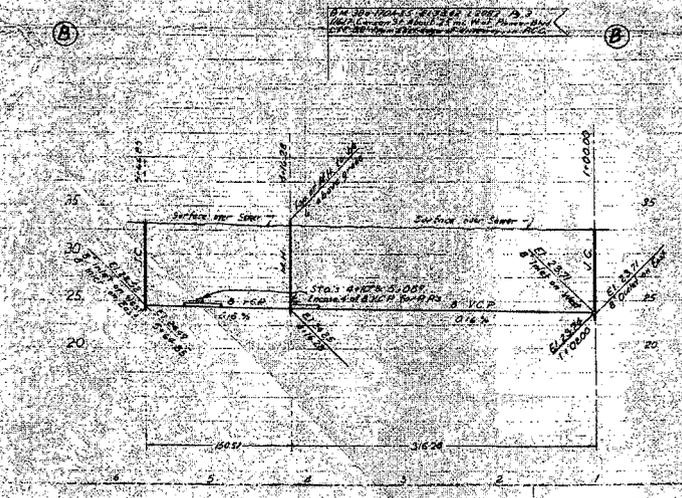
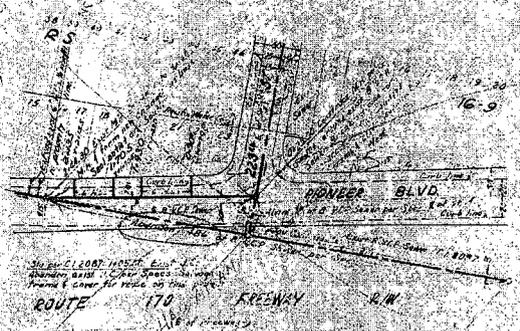
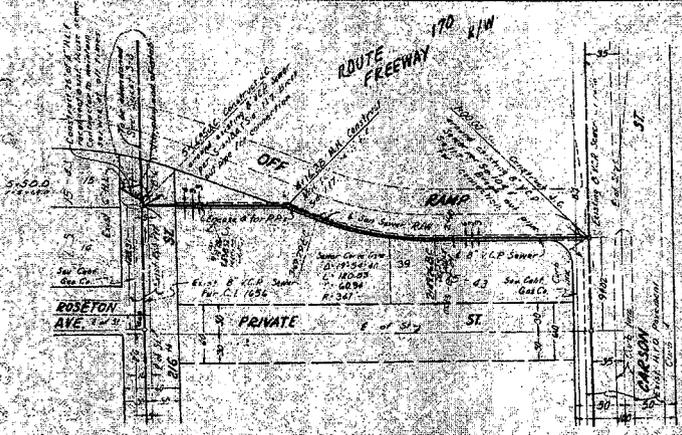
1/4" RISE PER FT.

32180

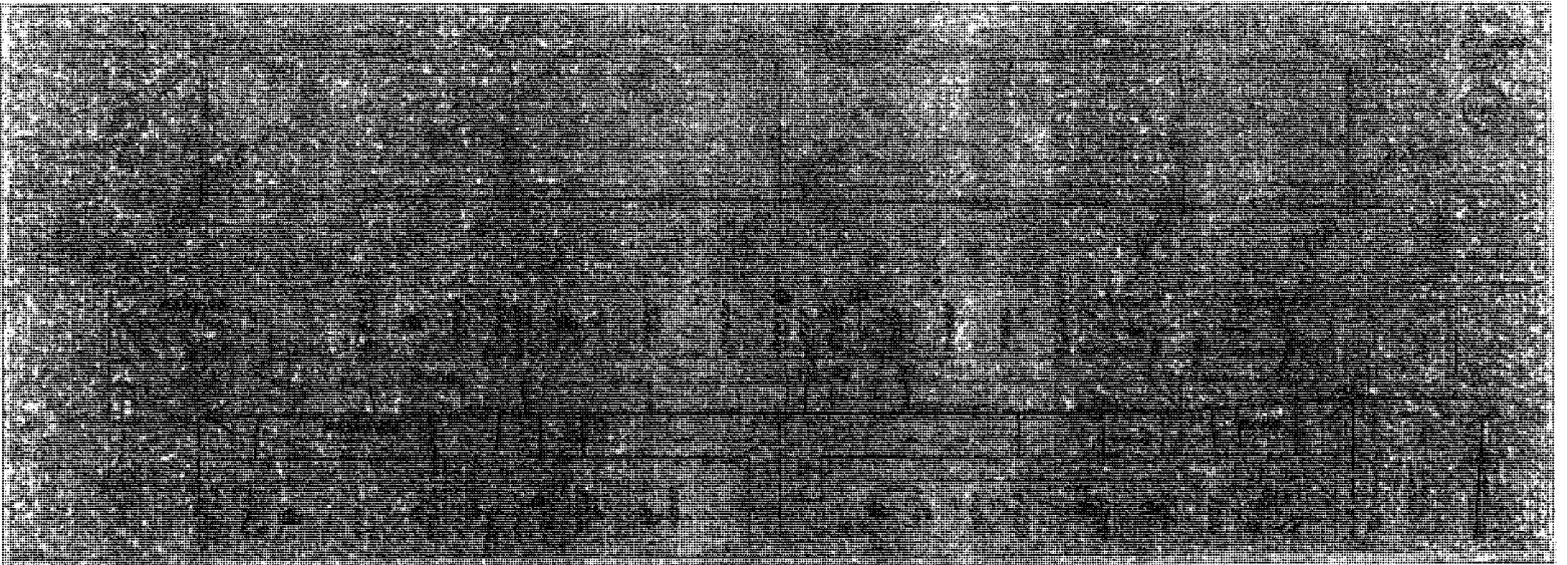
DATE	REVISION	BY	CHKD
12-17	Issue 1

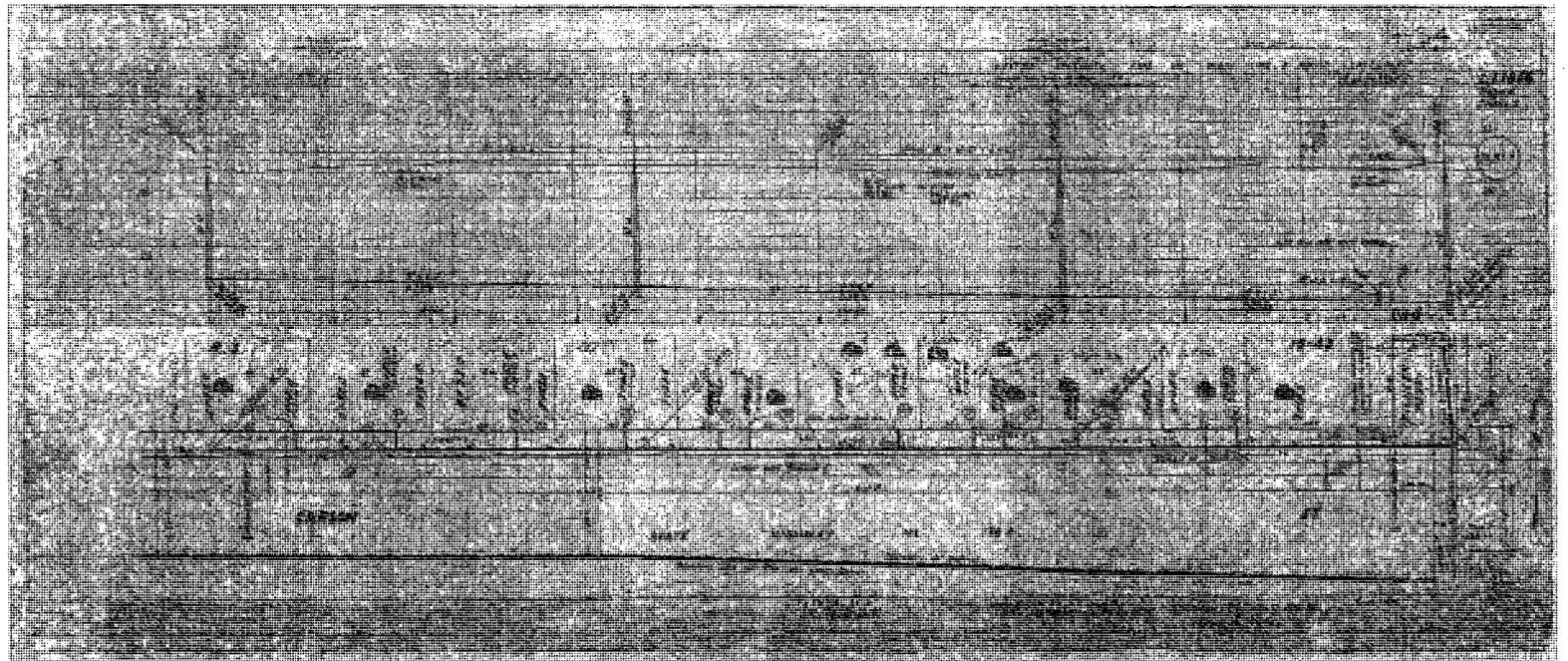
Designed by: [Signature]
Checked by: [Signature]

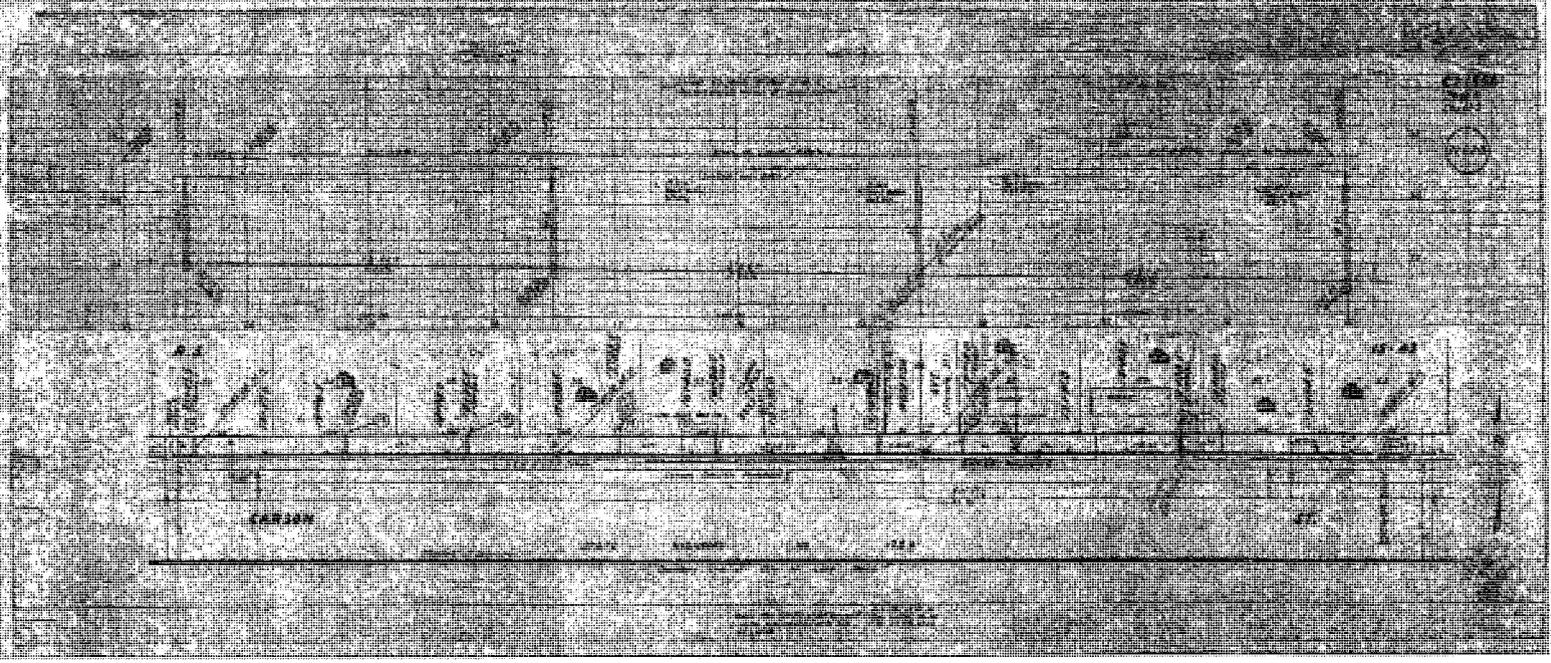
PLAN 37-1704-25-47 30 89-2 2082 1/2
 30' x 12' x 11'5" Foundations 30' x 12' x 11'5"
 Private address is 2724 Avenue D

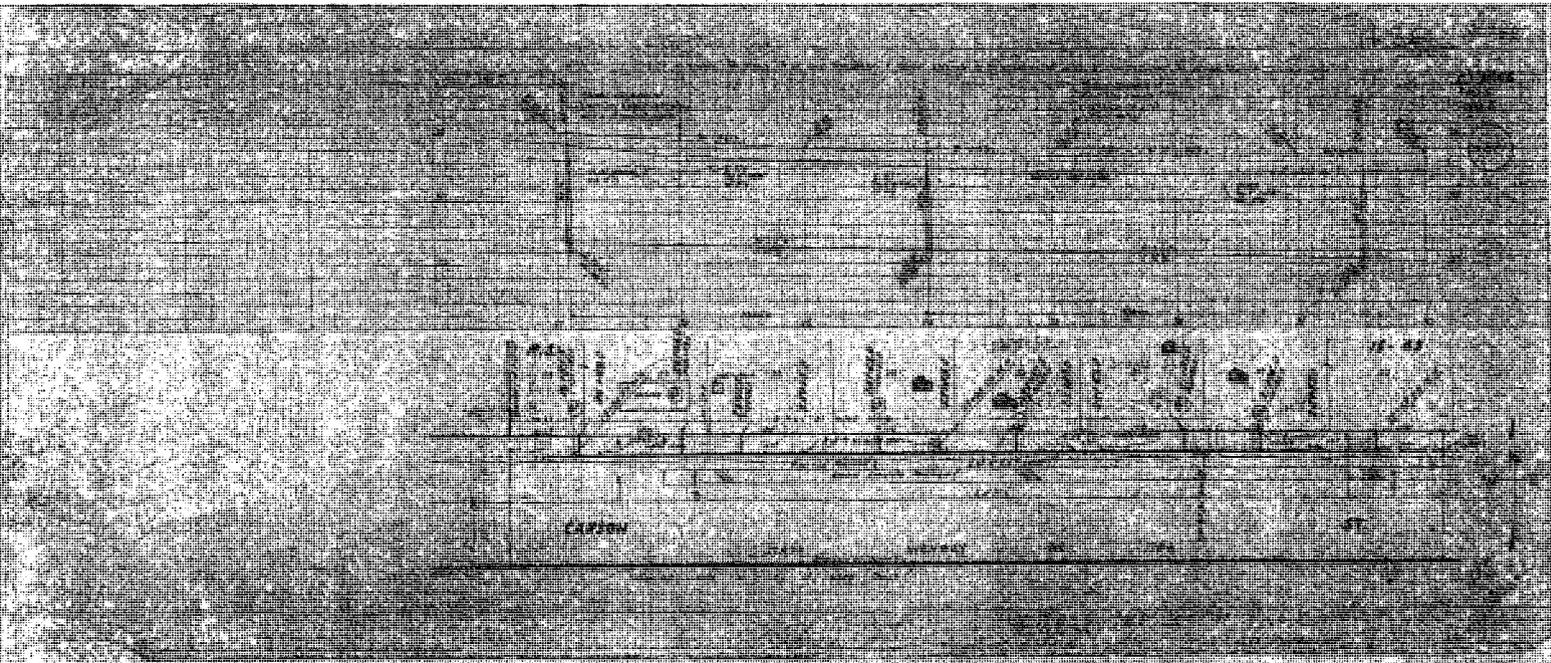


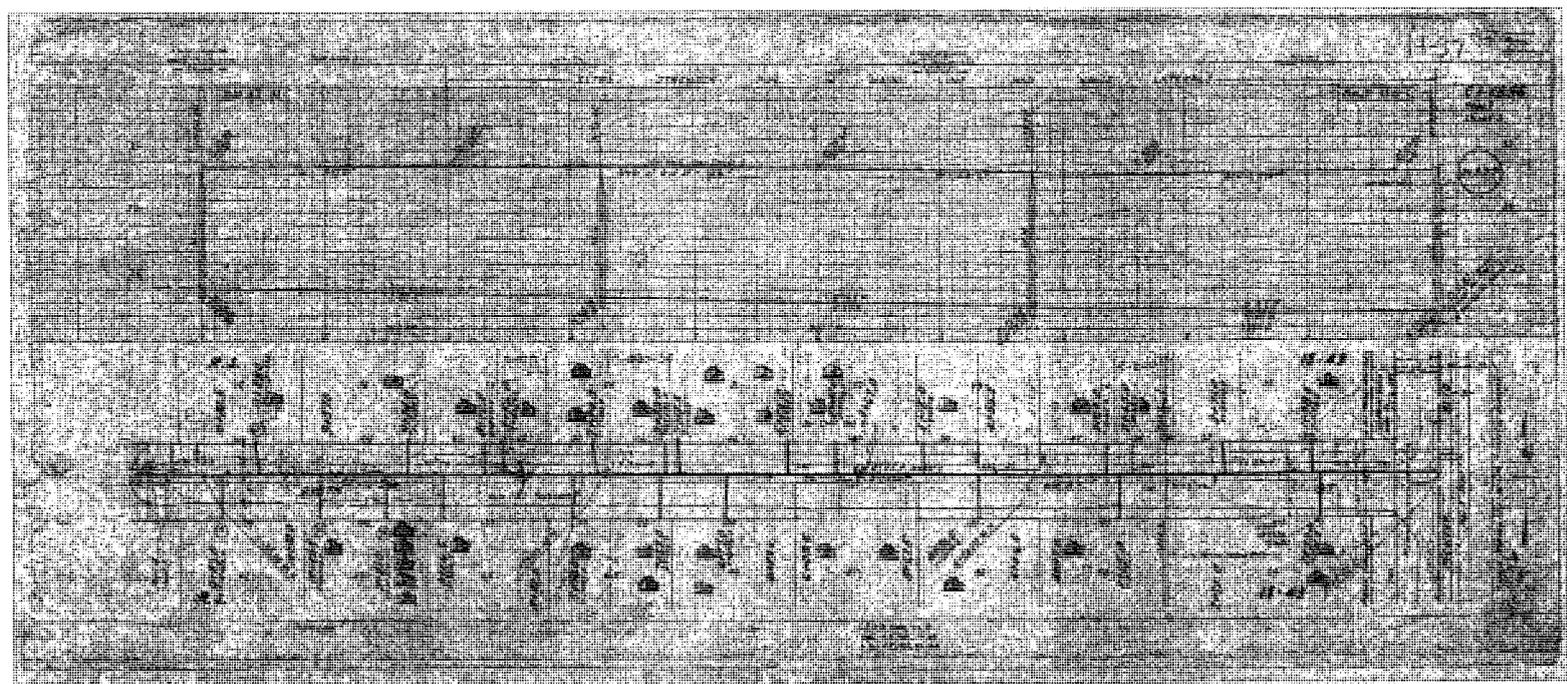
3576

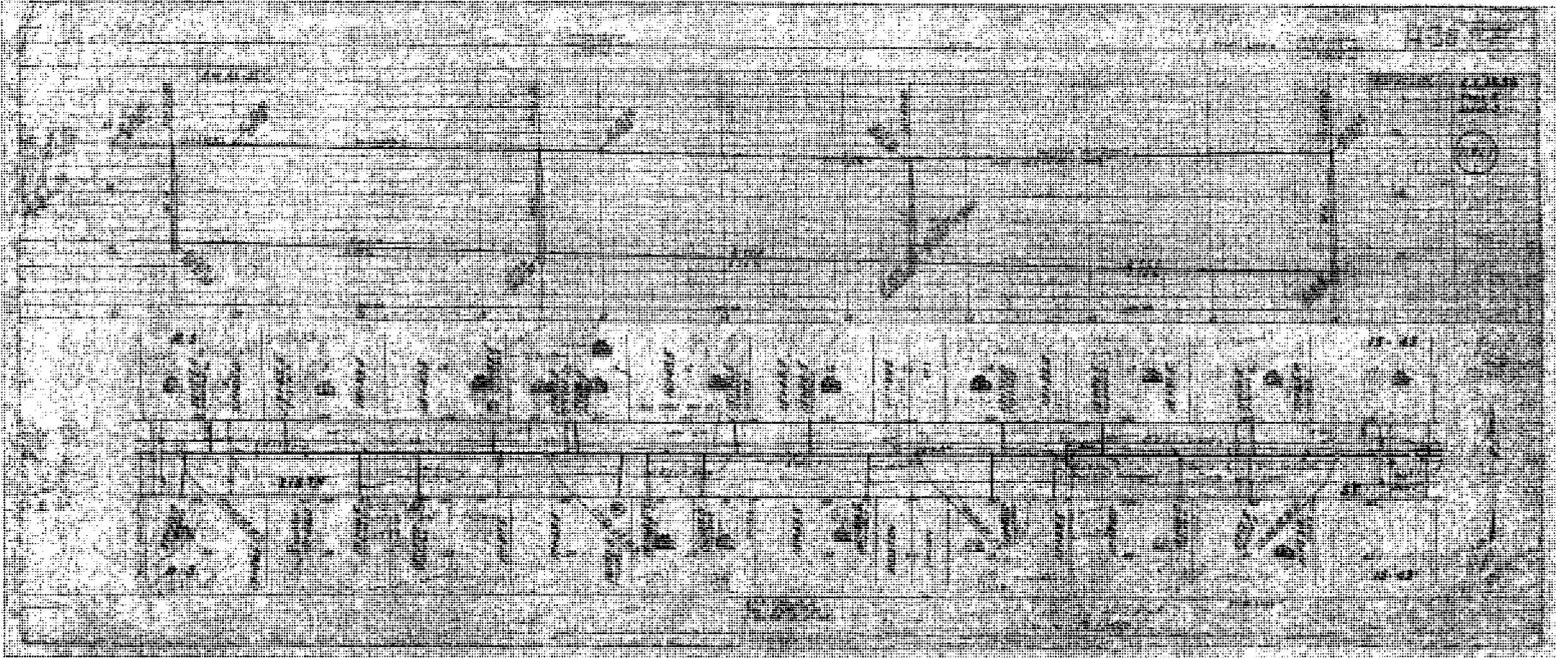


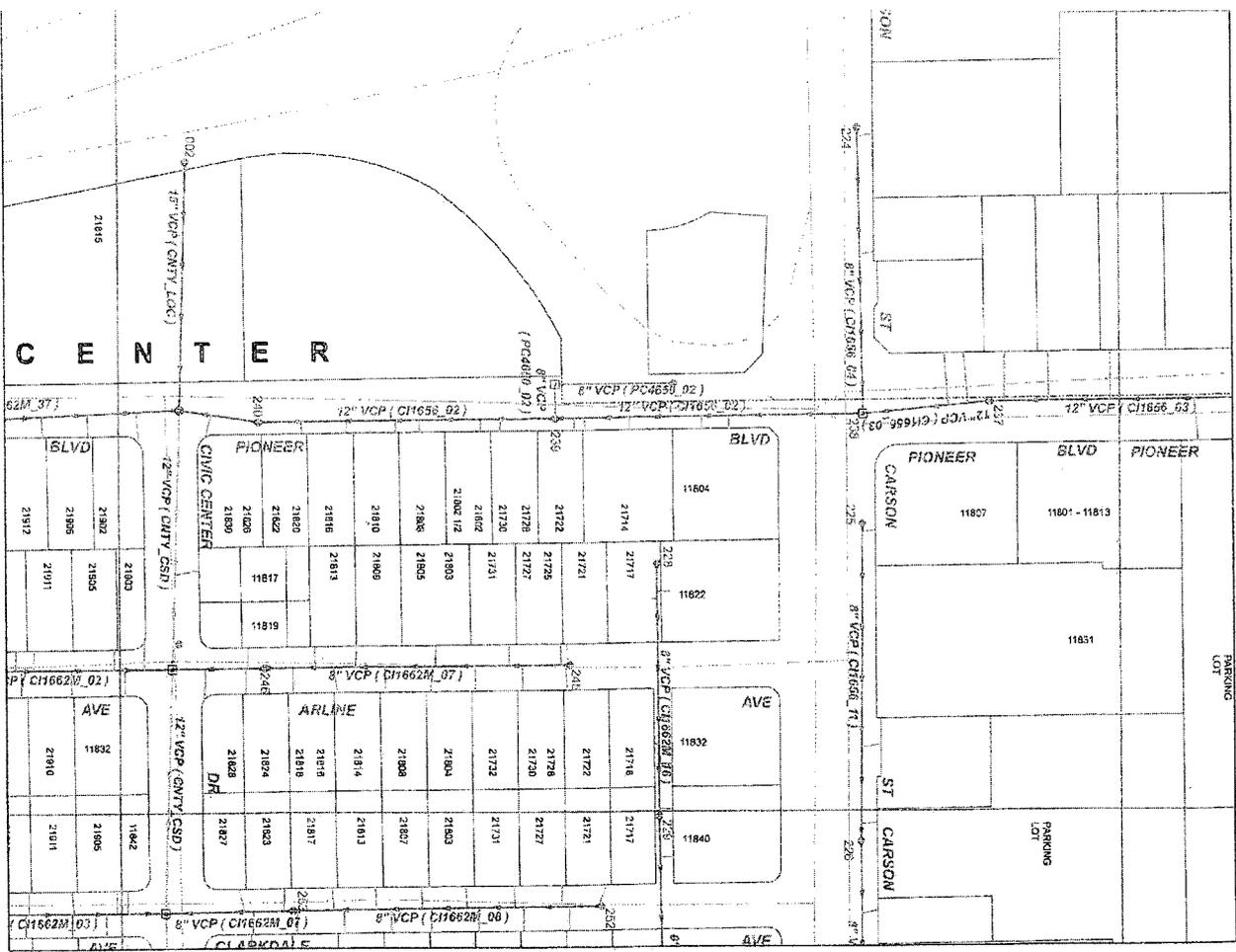










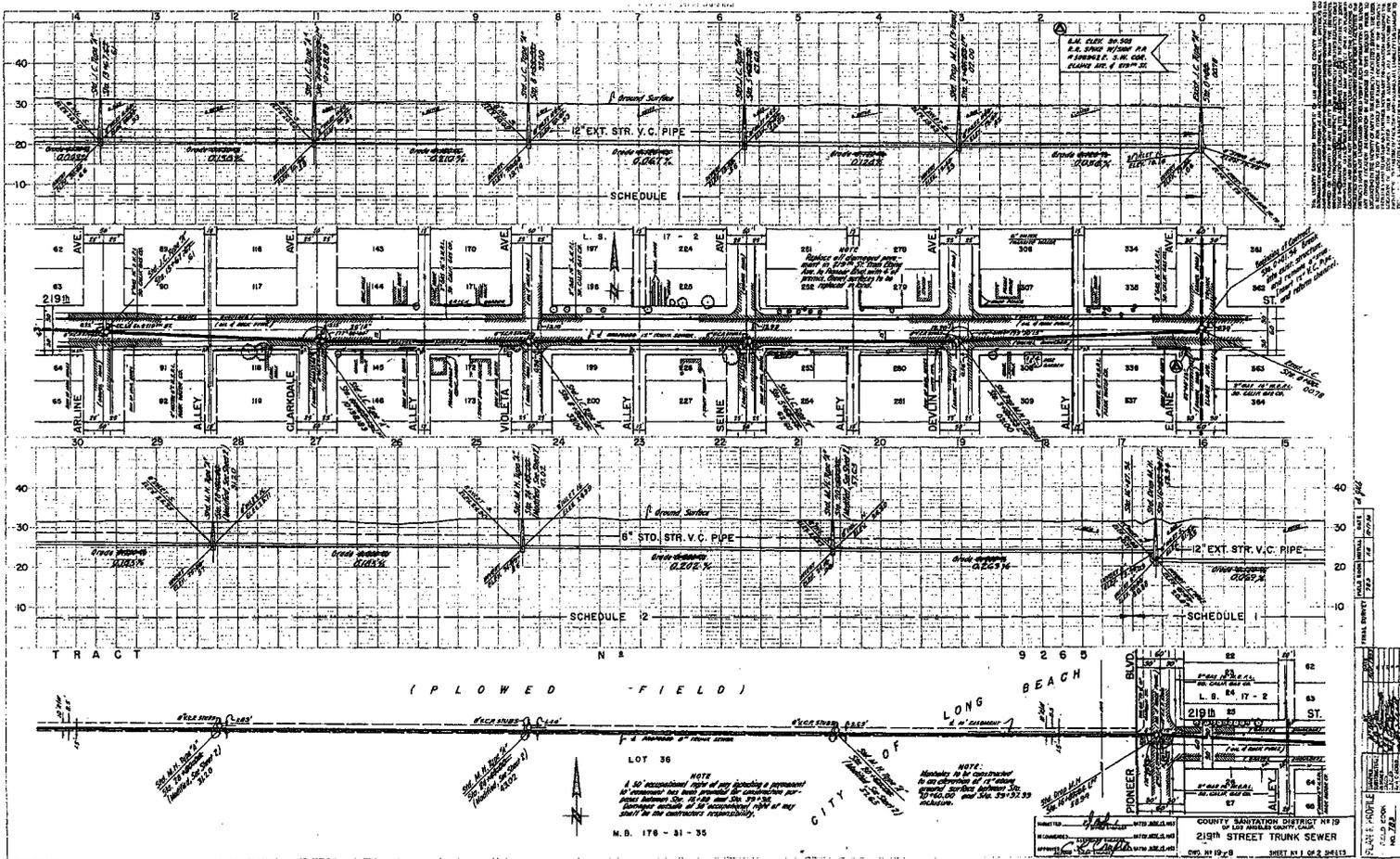


1" equals 100 Feet



A03	A04	A05
B03	B04	B05

on Chamber
Change
and Manhole
T. Manhole
LATERALS
CSD-Cedar
CSD-leairc
LONGBEACHARC
Sewer_Main



ALL WORK ON THIS
 PLAN SHALL BE DONE
 IN ACCORDANCE WITH
 THE SANITATION DISTRICT
 ORDINANCES AND THE
 CITY ORDINANCES.
 THE CONTRACTOR SHALL
 BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY
 PERMITS FROM THE
 CITY ENGINEER AND THE
 SANITATION DISTRICT
 ENGINEER. THE CITY
 ENGINEER'S OFFICE IS
 LOCATED AT 1000
 MARKET STREET, LONG
 BEACH, CALIFORNIA.

FINAL SHEET
 17 1/2" x 11"

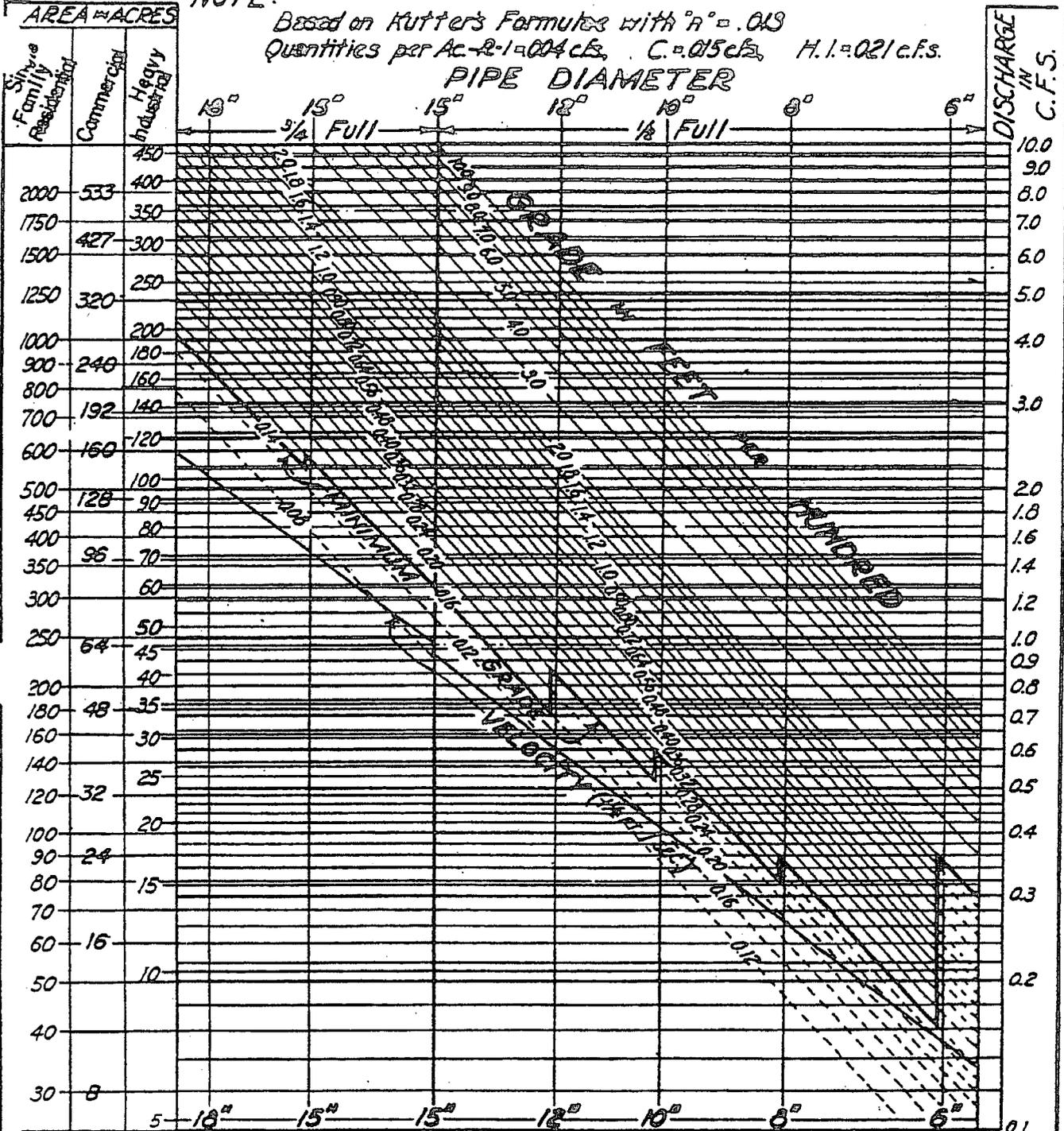
COUNTY SANITATION DISTRICT NO. 19
 OF LONG BEACH COUNTY, CALIF.
 219TH STREET TRUNK SEWER
 SHEET NO. 1 OF 2 SHEETS

NOTE:
 It is the responsibility of the contractor to see that all work is done in accordance with the specifications and the approved plans. The contractor shall be responsible for obtaining all necessary permits from the City Engineer and the Sanitation District Engineer. The City Engineer's Office is located at 1000 Market Street, Long Beach, California.

M.B. 178 - 31 - 35

NOTE:

Based on Kutter's Formulas with $n = .013$
 Quantities per Ac. $R = 1.004$ cfs, $C = .015$ cfs, $H.I. = .021$ c.f.s.



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

FLOW DIAGRAM FOR THE DESIGN OF CIRCULAR SANITARY SEWERS

COUNTY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS

COUNTY ENGINEER
 STANDARD

S-C4

DATE: 3/80

DESIGN

[Signature] RCE
 1010443

[Signature]
 ASSISTANT DEPUTY

[Signature]
 COUNTY ENGINEER

PUBLIC AND COMMERCIAL FACILITIES AVERAGE DAILY FLOW PROJECTIONS
TABLE F229

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

1000 GR.SQ.FT.
1000 GR.SQ.FT.
BED
1000 GR.SQ.FT.
BED
BED
UNIT
GPM PEAK
INMATE
1000 GR.SQ.FT.
1000 GR.SQ.FT.
GPM PEAK
WASHER
WASHER
50 GR.SQ.FT.
1000 GR.SQ.FT.
SEAT
1000 GR.SQ.FT.
1000 GR.SQ.FT.
1000 GR.SQ.FT.
1000 GR.SQ.FT.
1000 GR.SQ.FT.
1000 GR.SQ.FT.
7 GR.SQ.FT.
1000 GR.SQ.FT.
ROOM
1000 GR.SQ.FT.
1000 GR.SQ.FT.
1000 GR.SQ.FT.
1000 GR.SQ.FT.
GPM PEAK
1000 GR.SQ.FT.
1000 GR.SQ.FT.
STUDENT
DWELLING UNIT
DWELLING
DWELLING
DWELLING
DWELLING
BED
DWELLING
DWELLING
DWELLING
DWELLING UNIT
HOME SPACE
DWELLING UNIT
1000 GR.SQ.FT.
DWELLING
RES: ARTIST
RESDNCE.DWELLING UNIT
BED
SEAT DINING
PARKING STALL
SEAT
1000 GR.SQ.FT.
300/1000 GR.SQ.FT.
100/1000 GR.SQ.FT.
85/BED
300/1000 GR.SQ.FT.
85/BED
500/BED
150/UNIT
412/GPM
85/INMATE
100/1000 GR.SQ.FT.
300/1000 GR.SQ.FT.
412/GPM
220/WASHER
220/WASHER
50/50 GR.SQ.FT.
25/1000 GR.SQ.FT.
5/SEAT
100/1000 GR.SQ.FT.
100/1000 GR.SQ.FT.
300/1000 GR.SQ.FT.
300/1000 GR.SQ.FT.
200/1000 GR.SQ.FT.
5/7 GR.SQ.FT.
100/1000 GR.SQ.FT.
150/ROOM
25/1000 GR.SQ.FT.
200/1000 GR.SQ.FT.
100/1000 GR.SQ.FT.
200/1000 GR.SQ.FT.
412/GPM
100/1000 GR.SQ.FT.
120/1000 GR.SQ.FT.
85/STUDENT
330/DU
150/DU
200/DU
250/DU
100/DU
85/BED
150/DU
200/DU
250/DU
300/DU
200/SPACE
330/DU
300/1000 GR.SQ.FT.
100/DU
330/DU
85/BED
50/SEAT
100/STALL
50/SEAT
300/1000 GR.SQ.FT.

GYMNASIUM
HANGAR (AIRCRAFT)
HOSPITAL: CONVALESCENT
HOSPITAL: DOG AND CAT
HOSPITAL: NONPROFIT
HOSPITAL: SURGICAL
HOUSEKEEPING: LIGHT
INDUSTRIAL
JAIL
DOG KENNEL/OPEN
LAB: COMMERCIAL
LAUNDROMAT: INDUSTRIAL
LAUNDROMAT
LAUNDROMAT: AUTOMATIC
LIBRARY: PUBLIC AREA
LIBRARY: STACKS/STORAGE
LODGE HALL
MACHINE SHOP
MNFG/INDUSTRY
MASSAGE PARLOR
MEDICAL BLDG
MINI-MALL (SHELL)
MORTUARY: CHAPEL
MORTUARY: LIVING AREA
MOTEL
MUSEUM: ALL AREAS
OFFICE OVER 15%
MUSEUM: SALE AREA
OFFICE BUILDING
PLATING PLANT
POOL HALL (NO BEER/WINE)
POST OFFICE: FLOOR PLAN
DORM: COLLEGE OR RES.
RES: TOWNHS/SET GRD
RES: APT. - 1 BDR
RES: APT. - 2 BDR
RES: APT. - 3 BDR
RES: APT. - BACH/SNGLE
RES: BOARDING HOUSE
RES: CONDO-1 BDR
RES: CONDO-2 BDR
RES: CONDO-3 BDR
RES: DUPLEX
RES: MOBILE HOME
RES: SNGL FAM DWL.
RES: ARTIST (2/3 AREA)
RES: GUEST HOUSE W/KIT.
REST HOME
RESTAURANT: DRIVE-UP
RESTAURANT: DRIVE-UP
RESTAURANT: FIXED SEAT
RESTAURANT: TAKE-OUT

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

EXPLANATION FOOTNOTES

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

Estimated Average Daily Sewage Flows for Various Occupancies

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

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

Zoning Coefficients

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

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

+ Use 0.001 (cfs/unit) for condominiums only

90715

Aloha Elementary School ← Aloha Unified School District

School Overview

Address	Profile	Parent Reviews
11737 214th St Lakewood, CA 90715 (562) 924-8329 View map	Grades: K - 6 School Type: Public Student Enrollment: 400 Students Per Teacher: 27	☆☆☆☆ (2 reviews)

2 Parent Reviews for Aloha Elementary School

- ☆☆☆☆

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

Posted by a parent on 05/24/12
- ☆☆☆☆

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

Posted by a parent on 03/19/04

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

School Profile for Aloha Elementary School

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

AND WHEN RECORDED MAIL TO:
City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

APN: 7060-022-018

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

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

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

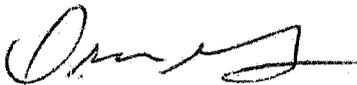
hereby GRANT(S) to

The CITY OF LAKEWOOD, CALIFORNIA, a Municipal Corporation,

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

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

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



Oscar Octavio Guerrero, Husband
Date: 01/27/2015



Maria Elena Arredondo, Wife
Date: 1/27/15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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

STATE OF California)SS
COUNTY OF Orange)

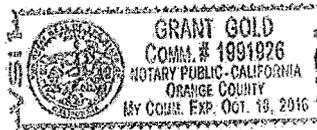
On 1/27/15 before me, Grant Gold, Notary Public, personally appeared Oscar Octavio Guerrero and Maria Elena Arredondo

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

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

WITNESS my hand and official seal.

Signature Grant Gold



This area for official notarial seal.

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

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

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

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

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

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Grant Deed

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

SIGNER(S) OTHER THAN NAMED ABOVE None

EXHIBIT "A"
LEGAL DESCRIPTION
SIDEWALK EASEMENT
FOR SIDEWALK PURPOSES

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

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

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

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

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

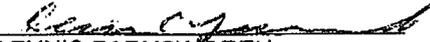
THENCE NORTH 00°27'13" WEST, 3.40 FEET ALONG SAID EASTERLY LINE;

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

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

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

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

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

11/19/15
DATE

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

We are okay with the proposed fencing. Thanks!

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

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

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

Hi Rick,

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

Please contact me if you have any questions.

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

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



City of Lakewood Memorandum

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

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

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

EXHIBIT A

(Approval)

RESOLUTION NO. 5-2015

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD APPROVING THE APPLICATION OF CONDITIONAL USE PERMIT NO. 921, 11609 216TH STREET, LAKEWOOD, CALIFORNIA, FOR THE DEVELOPMENT OF A THREE-UNIT CONDOMINIUM PROJECT AND FENCING IN EXCESS OF 42 INCHES WITHIN THE REQUIRED FRONT YARD.

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

SECTION 1. The Planning and Environment Commission of the City of Lakewood having has submitted to it the application of Colony Developers, 314 Iris Avenue, Corona Del Mar, California, 92625, owners of an interest in the following described real property, requesting approval of a Conditional Use Permit, pursuant to the provisions under Section 9331.D.5 of the Lakewood Municipal Code for the development of a three-unit condominium project and fencing in excess of 42 inches within the required front yard, on that certain real property within the City of Lakewood described as a portion of Parcel 15, in the City of Lakewood, State of California as shown on map filed in Book 15, Page 43 of record of surveys, in the Office of the Los Angeles County Recorder, and more particularly described as the parcel located at 11609 216th Street, Lakewood, California; all as shown in the attached minutes and report of the Planning and Environment Commission, attached hereto and made a part hereof as though set forth in full, the Planning and Environment Commission does hereby find and determine as provided in this Resolution.

SECTION 2. The Planning and Environment Commission does hereby find that an Initial Study has been prepared for the proposed project, Conditional Use Permit No. 921, pursuant to Section 15063 of the California Environmental Quality Act Guidelines, as amended. A Mitigated Negative Declaration has been prepared for the project, pursuant to Section 15070, et. seq., of the Guidelines.

SECTION 3. The Planning and Environment Commission of the City of Lakewood does hereby report that a public hearing was held before the Planning and Environment Commission in respect to said application on the 2nd day of April, 2015, and the Planning Environment Commission does hereby find and determine that said application hereinafter specified should be granted for the following reasons:

A. The request is for approval of a three unit residential condominium project and fencing in excess of 42 inches in the required front yard at 11609 216th Street, which will be zoned Multiple-Family Residential (M-F-R).

B. The proposed project meets the condominium development standards of Section 9330, et seq., of the Lakewood Municipal Code.

C. The proposed project was reviewed and approved with conditions by the Development Review Board (Case No. 8112) at their meeting of March 26, 2014.

D. The proposed condominium project will conform to the City's General Plan, which will allow for Medium/High-Density Residential use of the subject property.

E. The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features required by the Lakewood Municipal Code in order to integrate said use with the uses in the neighborhood.

F. Notification of a public hearing has been made, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State law.

G. The nature, condition and development of adjacent uses, buildings, and structures have been considered and it has been found that the project will not adversely affect or be materially detrimental to said adjacent uses, buildings, and structures.

H. 216th Street is adequate in design and width to carry the kind and quantity of traffic that the proposed project and future development in the area would generate.

I. This project will not result in a net reduction of housing density on this site, therefore the project will remain consistent with the City of Lakewood Comprehensive General Plan, including the Housing Element.

J. The City of Lakewood Housing Element will continue to accommodate the jurisdiction's share of the Regional Housing Need Assessment pursuant to Section 65584 of the California Government Code.

SECTION 4. The Planning and Environment Commission of the City of Lakewood, based upon the aforementioned findings and determinations, hereby grants the use as requested in Conditional Use Permit Case No. 921, provided, however, the following conditions are observed and complied with at all times:

A. Said conditions are complied with within three years from the date of the granting of this application and not thereafter violated or deviated from except where authorized by amendment to this Resolution adopted in accordance with the provisions of this Resolution and the Municipal Code. The granting of said Conditional Use Permit and this Resolution, and any modification or change thereof, shall not be effective for any purpose until a certified copy of this Resolution (exhibits excluded) has been recorded in the office of the Los Angeles County Recorder. The granting of said Conditional Use Permit, subject to the conditions herein set forth are binding on the heirs, assigns and successors in interest of the applicant and their heirs, assigns and successors in interest.

B. Approval of the proposed conditional use shall be based on Exhibits "F," "G," "H," and "I."

C. Approval of this Conditional Use Permit is subject to the applicant obtaining subdivision approval and this Conditional Use Permit shall become null and void in the event Parcel Map No. 72930 is not recorded, per the procedures of the Subdivision Ordinance of the City of Lakewood and the State Subdivision Map Act, General Plan Amendment, Zone Change, and Certification of the Mitigated Negative Declaration.

D. The Covenants, Conditions, and Restrictions (CC&Rs) prepared for this project shall include conditions that require each garage to be equipped with an automatic garage door opener, and that said automatic door openers shall be maintained in operating condition at all times.

E. The CC&Rs prepared for this project shall include conditions that require all garages to remain unobstructed so as to allow two vehicles to park in each garage. Said CC&Rs shall also require that all open parking spaces remain unobstructed so as to allow one vehicle to park in each open parking space.

F. The CC&Rs shall specify that no boats, inoperative vehicles, recreational vehicles, trailers or other such vehicles shall be stored in any garage, open parking space, or any other location on this subdivision, and that no non-emergency auto repairs shall be allowed in any open parking space or garage.

G. All vehicles located on the subject site shall be maintained in operating condition at all times, and shall have current registration from the California Department of Motor Vehicles.

H. Each condominium unit shall be served by a separate meter for each utility and all common areas shall be on separate meters in the name of the homeowner's association or other trustee.

I. Each condominium unit shall be served by separate sewer laterals to main line sewers.

J. The site shall be surrounded by a minimum six-foot tall masonry wall as measured from the highest grade when measured from top of curb in the public right-of-way and shall be built entirely on the subject site.

K. The applicant shall submit plans for review and approval to the Development Review Board for the proposed fencing or wall within the required front yard.

L. All conditions of Development Review Board Case No. 8112 shall be complied with.

M. All mitigation measures contained in the Mitigated Negative Declaration shall be complied with at all times.

N. The following accessory structures and uses are allowed: arbors, gazebos, barbeques, swimming pools, spas, and playground equipment. Such uses shall be required to comply with the development standards of the M-F-R zone. Such uses are subject to the review and approval of the homeowners association of this subdivision and, where applicable, by the Development Review Board prior to the issuance of any planning approvals or permits.

O. The applicant shall submit landscape plans for review and approval from the Community Development Department prior to obtaining building permits for the proposed three unit condominium project.

P. The driveway shall be constructed to support a minimum of 55,000 pounds.

Q. Proper permits shall be obtained from the Building and Safety Division for all work prior to commencement of such work.

R. This use permit may be modified or revoked by the City Council or Planning Commission should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

S. The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this permit, or arising out of the operation of the business, save and except that caused by City's active negligence.

T. The applicant shall comply with all federal, state and local laws. Material violation of any of those laws in connection with the use will be cause for revocation of this permit.

U. The applicant shall sign a written statement stating that he has read, understands, and agrees to the conditions of the granting of this Conditional Use Permit within twenty days of the adoption of the Resolution approving the same, or this approval shall become null and void.

V. By signing or orally accepting the terms and provisions of this permit entered into the minutes of these proceedings, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions with a full awareness that the violation of any of said conditions could subject permittee to further hearings before the Planning and Environment Commission on the issue of revocation or modification.

W. The CC&Rs shall include all conditions imposed in the approval of Tentative Parcel Map No. 72930.

SECTION 5. A certified copy of the excerpts of the minutes applicable to this case and this resolution shall be delivered to the applicant.

ADOPTED AND APPROVED this 2nd day of April 2015, by the Planning and Environment Commission of the City of Lakewood voting as follows:

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



Pete Samaniego, Chairperson

ATTEST:



Sonia Dias Southwell, AICP, Secretary

STATEMENT OF ACCEPTANCE

The foregoing Conditional Use Permit No. 921, and Resolution No. 5-2015 are hereby accepted and each and all conditions and provisions are accepted and each and all conditions and provisions are approved by and consented to by the undersigned Permittee, who expressly promises to perform and be bound by each of its items.



Signature

JEFFREY AUSTIN LEEPER
COLONY DEVELOPERS LLC

Office Use Only

Date received

Received by Sandra Kumar (Community Development Department)

RESOLUTION NO. 2015-10

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

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

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

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

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

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

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

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

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

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

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

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

ADOPTED AND APPROVED THIS 28TH DAY OF APRIL, 2015.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2015-11

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

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

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

SECTION 2. The City Council finds and determines that:

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

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

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

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

“none”

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

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

ADOPTED AND APPROVED THIS 28TH DAY OF APRIL, 2015.

Mayor

ATTEST:

City Clerk

ORDINANCE NO. 2015-3

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

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

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

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

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

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

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

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

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

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

Mayor

ATTEST:

City Clerk

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Legislation

RESOLUTION NO. 2015-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD APPOINTING MEMBERS OF THE VARIOUS
COMMISSIONS OF THE CITY OF LAKEWOOD

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

SECTION 1. The following residents of the City of Lakewood are hereby appointed members of the Community Safety Commission for a term of two years terminating with the second Council Meeting in April of 2017:

Bill Baca
Scott Bauman
Ben Maleki
Glen Patrick
Linda Quarto

SECTION 2. The following residents of the City of Lakewood are hereby appointed members of the Planning and Environment Commission for a term of two years terminating with the second Council Meeting in April of 2017:

Linda Manis
Jan McKinnon
Bob Quarto
Peter Samaniego
Vicki Stuckey

SECTION 3. The following residents of the City of Lakewood are hereby appointed members of the Recreation and Community Services Commission for a term of two years terminating with the second Council Meeting in April of 2017:

Dave Allen
Ben Delarosa
Winnie Heiss
Kirk Real
Ted Spaseff

SECTION 4. This Resolution shall be effective on the 28th day of April, 2015. No appointment herein shall be effective until said members take the Constitutional Oath of Office.

ADOPTED AND APPROVED THIS 28TH DAY OF APRIL, 2015.

Mayor

ATTEST:

City Clerk

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Reports

TO: The Honorable Mayor and City Council

SUBJECT: 2015 Pan American Fiesta

INTRODUCTION

The City will host the annual Pan American Fiesta at Mayfair Park beginning Thursday, May 7 and concluding on Sunday, May 10, 2015.

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, that gave birth to many Pan American Festival events. The Pan American Fiesta culminates the annual festival activities and represents 70 years of Pan American friendship. This year's fiesta will again feature amusement rides, food booths, live entertainment, a Mother's Day breakfast, children's cultural booth, and craft and community display booths.

AMUSEMENT RIDES

This year, amusement rides and carnival attractions will open on Thursday, May 7 with a "Family Fun Night" of carnival games and rides from 5:00 p.m. to 9:00 p.m. This new addition to the fiesta calendar features \$1 amusement rides and \$1 concession items for sale. The family-friendly celebration continues Friday, May 8 from 5:00 p.m. to 10:00 p.m. with another night of carnival attractions. Advanced purchase of discounted ride tickets and a promotional wristband will go on sale beginning Monday, April 27 at Lakewood City Hall and May 4 at Mayfair Park.

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 10 from 11:00 a.m. to 8:00 p.m.

FOOD BOOTHS

Food booths are sponsored by Lakewood community groups and offer an array of food options including kettle corn, pastrami sandwiches, hamburgers, and shaved ice. To augment the menu, three savory food trucks including "Taco Obsession," "Mister Coolee Ice Crème Truck" and "Kabob Express" will be on-site.

Council Agenda
2015 Pan American Fiesta
April 28, 2015
Page 2

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 these organizations supporting 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 cultural steel drum music and a performance by Polynesian dancers. Sunday's concert schedule is just as festive with mariachi and Latin jazz music throughout the afternoon and salsa music 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 10. 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. to 3:00 p.m. on Saturday and Sunday.

CRAFT AND COMMUNITY DISPLAY BOOTHS

On Saturday May 9 and Sunday, May 10 from 11:00 a.m. to 6:00 p.m., 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 by vendors. Fiesta participants can also learn more about the history and the traditions of the Pan American Festival by visiting the Pan American Festival History Display in the activity room at Mayfair Park. The display is coordinated by the Lakewood Pan American Association and features iconic photos, newspaper references and

Council Agenda
2015 Pan American Fiesta
April 28, 2015
Page 3

historical letters which collectively communicate Lakewood's long history in celebrating Pan American friendship.

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. to 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 four-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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Item 3.2 – Status Update on Del Valle Memorial Plaza
will be an oral presentation.

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*Successor
Agency*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - PROJECT AREAS
FUND SUMMARY 4/16/2015**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 57 through 57. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

2902	ENFORCEABLE OBLIGATIONS	125.00
		<hr/>
		125.00

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

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

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>VEND #</u>	<u>VENDOR NAME</u>	<u>GROSS</u>	<u>DISC.</u>	<u>CHECK AMOUNT</u>
57	04/16/2015	4659	CASE ANYWHERE LLC	125.00	0.00	125.00
			Totals:	<u>125.00</u>	<u>0.00</u>	<u>125.00</u>