



Tuesday, January 26, 2016

ROLL CALL:

David W. Armenta, Mayor
Bob J. Archuleta, Mayor Pro Tempore
Gustavo V. Camacho, Councilmember
Gregory Salcido, Councilmember
Brent A. Tercero, Councilmember

Regular Meeting 6:00 p.m.
Council Chamber
6615 Passons Blvd.
Next Resolution No. 6839
Next Ordinance No. 1097
Next Agreement No. 16-1654

COMMISSIONERS SCHEDULED TO BE PRESENT:

Fred Zermeno, Planning Commission
Linda Martinez, Sister City Commission

INVOCATION: Pastor Ignacio Chavez, Pico Rivera Bible Church

PLEDGE OF ALLEGIANCE:

SPECIAL PRESENTATIONS:

- City Mobile Application Presentation

PLEASE TURN OFF ALL PAGERS AND/OR PHONES WHILE MEETING IS IN SESSION AND PLEASE REFRAIN FROM TEXTING DURING THE MEETING

In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is committed to providing reasonable accommodations for a person with a disability. Please call the City Clerk's office at (562) 801-4389, if special accommodations are necessary and/or if information is needed in an alternative format. Special requests must be made in a reasonable amount of time in order that accommodations can be arranged (within 24 to 48 hours notice).

PUBLIC HEARING:

1. **Continued Public Hearing – Conditional Use Permit Modification No. 257.3 Zone Reclassification No. 321, and Zone Code Amendment No. 177, for the Property Located at 4525 Rosemead Boulevard (5272-029-011 and 5272-030-028).** (1300)
 - a. Open Hearing
 - b. Memo from City Manager
 - c. Written Communication(s)
 - d. Oral Communication(s)
 - e. Close Hearing
 - f. **Recommendation:**
 1. Adopt the resolution approving Conditional Use Permit Modification No. 257.3;
 2. Adopt resolutions approving Zone Code Amendment No. 177 and Zone Reclassification No. 321; and
 3. First reading and introduction of ordinances amending the Pico Rivera Municipal Code (Zone Code Amendment No. 177 and Zone Reclassification No. 321).

Resolution No. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION NO. 257.3 TO CONSTRUCT A 7,724 SQUARE FOOT AUTO REPAIR SHOP TO BE LOCATED AT 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONED DISTRICT

Resolution No. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ADOPTING AN AMENDMENT TO TABLE 18.04.040, LAND USE CHART TO THE PICO RIVERA ZONING ORDINANCE DESIGNATED HEREIN AS ZONE CODE AMENDMENT NO. 177

Resolution No. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ADOPTING AN ORDINANCE FOR A ZONE RECLASSIFICATION FOR THE PROPERTY LOCATED AT 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) HEREIN AS ZONE RECLASSIFICATION NO. 321

Ordinance No. _____ AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING TABLE 18.40.040, LAND USE CHART OF THE PICO RIVERA MUNICIPAL CODE HEREIN AS ZONE CODE AMENDMENT NO. 177 **(FIRST READING AND INTRODUCTION)**

Ordinance No. _____ AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING A ZONE RECLASSIFICATION TO 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) AS DESCRIBED IN ATTACHMENT "A" ATTACHED HERETO AND FURTHER DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 321
(FIRST READING AND INTRODUCTION)

PUBLIC COMMENTS - IF YOU WOULD LIKE TO SPEAK ON ANY LISTED AGENDA ITEMS OR NON-AGENDA ITEMS, PLEASE FILL OUT A GREEN PUBLIC COMMENT REQUEST FORM AND PROVIDE IT TO THE STAFF MEMBER AT THE BACK TABLE BEFORE THE MEETING STARTS.

When you are called to speak, please come forward and state your name and city of residency for the record. You have three (3) minutes to make your remarks. In accordance with Government Code Section 54954.2, members of the City Council may only: **1)** respond briefly to statements made or questions posed by the public; **2)** ask a question for clarification; **3)** provide a reference to staff or other resources for factual information; **4)** request staff to report to the City Council at a subsequent meeting concerning any matter raised by the public; and **5)** direct staff to place a matter of business on a future agenda. City Council members cannot comment on items that are not listed on a posted agenda.

CONSENT CALENDAR ITEMS:

All items listed on the Consent Calendar may be acted on by a single motion without separate discussion. Any motion relating to a Resolution or Ordinance shall also waive the reading of the titles in full and include its adoption as appropriate. If discussion or separate vote on any item is desired by a Councilmember or staff, that item may be pulled from the Consent Calendar for separate consideration.

2. Minutes:

- City Council regular meeting of January 12, 2016

Recommendation: Approve

- Sister City Commission regular meetings of July 29, 2015 and December 15, 2015

Recommendation: Receive and file

3. 11th Warrant Register of the 2015-2016 Fiscal Year. (700)

Check Numbers: 269905-270048

Special Check Numbers: None

Recommendation: Approve

4. Emergency Storm Drain Repair at Olympic Boulevard and Rosemead Boulevard (CIP No. 21313) – Notice of Completion. (500)

Recommendation:

1. Accept the Work as completed by Green Giant Landscape Inc.;
2. Authorize the City Clerk to file the Notice of Completion with the Los Angeles County Registrar-Recorder Office and, if no claims are filed within 35 days after recordation, to exonerate the payment/performance bonds

- and authorize the Director of Public Works to release the 5% retention payment in the amount of \$3,805 to Green Giant Landscape, Inc.; and
3. Approve the final Total Project Budget (Enclosure 1) for the project.

5. Smith Park Pool Renovation (CIP No. 21307) – Authorization to Advertise for Construction and Award Construction. (500)

Recommendation:

1. Approve Plans, Specifications and Estimate (PS&E) for the Smith Park Pool Renovation Project (CIP No. 21307) and authorize the City Clerk to publish the Notice Inviting Bids;
2. Authorize the City Manager to award the construction contract within the approved Total Project Budget;
3. Approve the Total Project Budget; and
4. Approve the Notice of Exemption (NOE) for the subject project and authorize the City Clerk to file the NOE with the County Recorder, in accordance with the California Environmental Quality Act.

CONSENT CALENDAR ITEMS PULLED FOR FURTHER DISCUSSION:

LEGISLATION: None.

MAYOR/COUNCILMEMBER REPORTS ON INTERGOVERNMENTAL AGENCY MEETINGS:

NEW BUSINESS:

OLD BUSINESS:

CLOSED SESSION:

a. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9 subdivision (d) paragraph (4)
Consideration of Initiation of Litigation – Two matters

ADJOURNMENT:

AFFIDAVIT OF POSTING

I, Anna M. Jerome, City Clerk, for the City of Pico Rivera, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Pico Rivera City Hall bulletin board, Pico Rivera website, Pico Rivera Post Office and Parks: Smith, Pico and Rivera which are available for the public to view on this 22nd, day of January 2016.

Dated this 22nd, day of January 2016

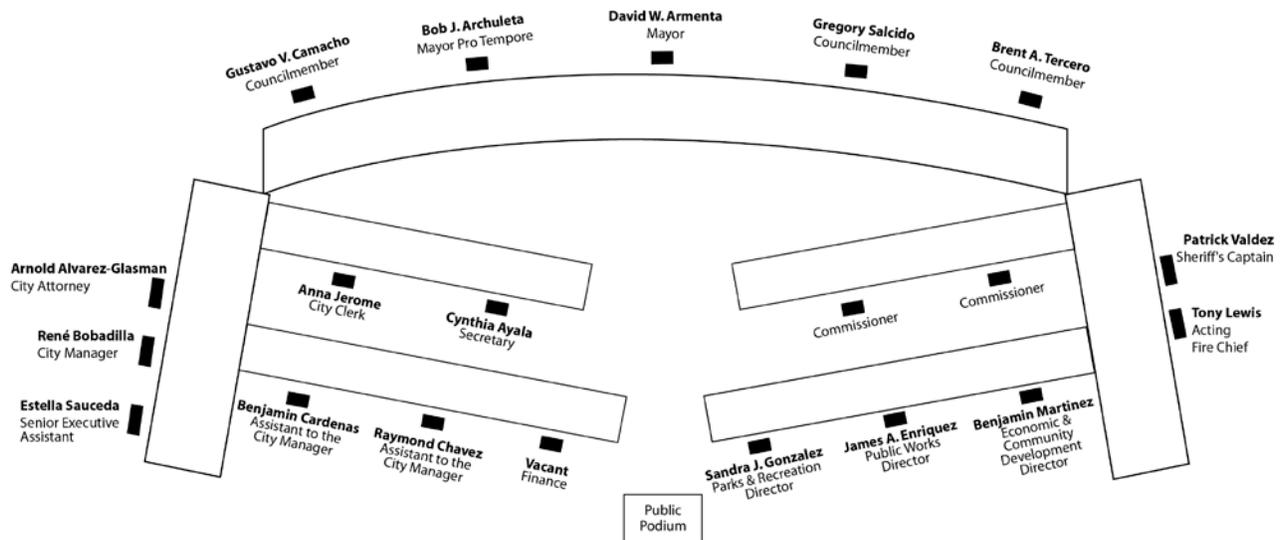

Anna M. Jerome

Anna M. Jerome, CMC
City Clerk

SB343 NOTICE

In compliance with and pursuant to the provisions of SB343 any public writing distributed by the City Clerk to at least a majority of the City Council Members regarding any item on this regular meeting agenda will be available on the back table at the entrance of the Council Chamber at the time of the City Council meeting and at the counter of City Hall at 6615 Passons Boulevard, Pico Rivera, California during normal business hours.

Council Meeting Seating Chart



STATEMENT REGARDING DECORUM AT CITY COUNCIL MEETINGS

If you wish to speak at the time set aside for public comments, the City Council has established the following standards and Rules of Decorum as allowed by State law.

- Public comment is limited to those portions of the meeting referred to as Public Comments. These portions are intended for members of the public to address the City Council, Successor Agency, Housing Assistance Agency or Water Authority on matters related to agendas or any other items under the subject matter jurisdiction of the City Council or Agencies.
- A yellow Public Hearing Comment Request card must be completed to speak during a Public Hearing.
- A green Public Comment Request – Agenda Items Only card is for those wishing to address the Council/Agency on agenda items only during the 1st Period of Public Comments.
- A blue Public Comment Request – All other City-Related Business card is for those wishing to address the Council/Agency on any other items under the subject matter jurisdiction of the Council/Agency during the 2nd Period of Public Comments.
- Citizens may address the Council, Successor Agency or Housing Assistance Agency once for a **maximum of three minutes**. After each speaker returns to his/her seat, the Mayor shall determine the time and manner of response, but typically if answers are available, they will be given after all speakers have had an opportunity to address the City Council.
- Members of the audience are asked to refrain from clapping or otherwise speaking from their seats. Those not meeting the standards for decorum may be escorted from the meeting.

RULES OF DECORUM CAN BE FOUND IN THE PICO RIVERA MUNICIPAL CODE SECTION 2.08.050 AS ESTABLISHED BY ORDINANCE 783 ADOPTED ON AUGUST 20, 1990 AND AMENDED BY ORDINANCES 822 (SEPTEMBER 21, 1992) AND 1020 (MARCH 21, 2006).



To: Mayor and City Council

From: City Manager

Meeting Date: January 26, 2016

Subject: CONTINUED PUBLIC HEARING - CONDITIONAL USE PERMIT MODIFICATION NO. 257.3, ZONE RECLASSIFICATION NO. 321, AND ZONE CODE AMENDMENT NO. 177 FOR THE PROPERTY LOCATED AT 4525 ROSEMEAD BOULEVARD (5272-029-011 AND 5272-030-028)

Recommendation:

1. Adopt the Resolution approving Conditional Use Permit Modification No. 257.3.
2. Adopt Resolutions approving Zone Code Amendment No. 177 and Zone Reclassification No. 321.
3. First Reading introducing Ordinances amending the Pico Rivera Municipal Code (Zone Code Amendment No. 177 and Zone Reclassification No. 321).

Fiscal Impact:

There is no fiscal impact to the general fund.

Background:

Staff received an application for a Conditional Use Permit Modification No. 257.3 for the development of a 7,724 square foot automotive repair business at 4525 Rosemead Boulevard (5272-029-011). In 1976, the Planning Commission approved Conditional Use Permit No. 257 which allowed the development of an auto repair business on Parcel No. (5272-030-028), now known as Green Auto Collision. In 2000, the Planning Commission approved Conditional Use Permit Modification No. 257.2 which allowed auto sales in conjunction with the existing repair shop. Parcel No. 5272-029-011 and 5272-030-028 are tied together in order to provide additional parking.

The subject parcel located to the north (5272-029-011) is oddly shaped and measures approximately 363 feet in length and 59 to 113 in width. In 2014, the General Plan land use designation was changed to Mixed Use in the area to provide property owners flexibility and encourage redevelopment. However, the zoning classification remained the same. The parcel is zoned Single Family (S-F) to the rear and General-Commercial (C-G) towards Rosemead Boulevard. Based on the review of permits, parcel no. 5272-029-011 has never been developed as the existing split zoning has made it difficult for

the property owner to develop on the site. Current and previous property owners have been burdened with the responsibility of paying property taxes and maintenance costs without the benefit of utilizing the property for any economic gain or purpose. The development of the project is anticipated to improve the local tax base and garner a minimum of 14 new employment opportunities.

In order to develop on the subject parcel with flexible development standards, the property needs to be rezoned to Commercial Planned Development (CPD). In the CPD zone development, standards are set through the Conditional Use Permit. The zoning ordinance also needs to be amended to allow auto repair shops in CPD zones with the approval of a conditional use permit.

Discussion:

The property owner is proposing to develop the vacant site with a one-story automotive repair shop with an office and seven service bays approximately 847 square foot in size. The automotive repair shop will also be developed with a 407 square foot show room and 35 parking spaces.

The front portion of the site is surrounded by commercial uses to the north, south and west. The rear portion of the site is surrounded by residential uses to the north, south, and west. The rear portion of the site has been vacant for several years due to the inconsistent zoning of the lot. The inconsistent zoning has prohibited the property owner from developing the site.

A noise study was conducted to evaluate noise impacts anticipated with the construction of an auto repair shop. The noise study concluded that even with typical noise generators from an auto repair shop, noise levels would be kept below the maximum allowed in a residential area with the construction of an 8 foot block wall. Noise generators studied included tire and rim changes using air guns, using drills and other deburring equipment, hammering and stereo installation, etc. With the construction of the 8 foot block wall, the noise levels within the backyards of the single family homes would be below the maximum allowed per the Pico Rivera Municipal Code.

To lessen any impacts to the single family neighborhood, the applicant has agreed to the following:

1. Construct an 8 foot block wall at the perimeter of the business for noise reduction and to preserve privacy.
2. Orient the parking spaces towards the rear of the parcel to lessen noise impacts.
3. Open at 8 a.m. and close at 6 p.m. Monday through Saturday.
4. Close on Sunday.

5. Will not perform any auto body work including painting of vehicles at the new facility.
6. Inclusion of landscaping throughout the proposed facility to further screen visibility to neighboring properties.
7. Inoperable vehicles would be stored within the enclosed facilities.
8. Any parking lot lighting would include light shields and a lighting study showing that there is no light spillage.

Staff believes that these eight measures would significantly reduce any negative impacts to the surrounding community. However, through the public hearing process, staff is open to hearing any other comments or suggestions from the public.

Environmental Review

Pursuant with the provisions contained in the California Environmental Quality Act (CEQA), the Community and Economic Development Department has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

Planning Commission Recommendation

On December 7, 2015, the Planning Commission held a public hearing and recommended approval to the City Council. Two persons spoke against the project citing possible odor, noise, aesthetic issues due to the 8 foot block wall, a possible protected species in the area, and use of the vacant land despite previous conditional use permit prohibition of use. One person spoke in favor of the project citing the need for additional business and improvement to the area due to the new development.

Conclusion:

Staff recommends that the City Council approve Conditional Use Permit No. 257.3, Zone Code Amendment No. 177 and Zone Reclassification No. 321.



René Bobadilla

RB:BM:JG:em

Enclosures (9): See list on pg. 4

COUNCIL AGENDA MEMO – MTG. OF JANUARY 26, 2016
CONTINUED PUBLIC HEARING – CONDITIONAL USE PERMIT MODIFICATION NO.
257.3, ZONE RECLASSIFICATION NO. 321, AND ZONE CODE AMENDMENT NO.
177 FOR PROPERTY LOCATED AT 4525 ROSEMEAD BOULEVARD
Page 4 of 4

- 1) City Council Resolution – CUP Modification No. 257.3
- 2) Planning Commission Resolution - CUP Modification No. 257.3
- 3) City Council Resolution – Zone Code Amendment No. 177
- 4) City Council Ordinance – Zone Code Amendment No. 177
- 5) Planning Commission Resolution – Zone Code Amendment No. 177
- 6) City Council Resolution – Zone Code Reclassification No. 321
- 7) City Council Ordinance - Zone Code Reclassification No. 321
- 8) Planning Commission Resolution - Zone Code Reclassification No. 321
- 9) Categorical Exemption

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION NO. 257.3 TO CONSTRUCT A 7,724 SQUARE FOOT AUTO REPAIR SHOP TO BE LOCATED AT 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONED DISTRICT

WHEREAS, on January 14, 1976 the Planning Commission approved Conditional Use Permit Modification No. 257, to construct an auto body and paint shop at 4525 Rosemead Boulevard (Assessor Parcel No. 5272-030-028); and

WHEREAS, on May 18, 2000 the Zoning Administrator approved Conditional Use Permit Modification No. 257.2 to allow the operation of a used automobile sales business in conjunction with the auto repair shop; and

WHEREAS, on October 9, 2000 the Planning Commission upheld the approval of Conditional Use Permit Modification No. 257.2 to allow the operation of a used automobile sales business in conjunction with the auto repair shop; and

WHEREAS, the applicant desires to develop an auto repair shop on parcel 5272-029-011; and

WHEREAS, public notices were published in the Whittier Daily News on November 18, 2015 and November 27, 2015 announcing the date of the Planning Commission public hearing; and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of December 7, 2015 and has recommended approval of the Conditional Use Permit Modification No. 257.3; and

WHEREAS, a public notice was published in the Whittier Daily News on December 29, 2015 announcing the date of the City Council public hearing; and

WHEREAS, the City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of January 12, 2016 and has approved Conditional Use Permit Modification No. 257.3;

NOW, THEREFORE, be it resolved by the City Council of the City of Pico Rivera that:

SECTION 1. The above recitals are true and correct and incorporated herein.

SECTION 2. Pursuant with the provisions contained in the California Environmental Quality Act (CEQA), the City Council has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment,

and therefore, recommends that the City Council find that this project is categorically exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of CEQA (public resources code §21080(b)(9); administrative code, title 14, chapter 3, §15332, class 32, infill projects.

SECTION 3. Pursuant to Section 18.56.090, *Mandatory Findings*, for issuance of a Conditional Use Permit of the Pico Rivera Municipal Code, the City Council approves Conditional Use Permit Modification No. 257.3, a request to construct an approximately 7,724 square foot auto repair shop located at 4525 Rosemead Boulevard (Assessor Parcel No. 5272-029-011) in the Commercial Planned Development (CPD) zoned district be approved for the following reasons:

- a) The granting of this Conditional Use Permit will be in the interest of the public welfare as the partially vacant property will be redeveloped to a new viable commercial use that is anticipated to improve property values and increase the local tax base. The proposed auto repair shop will be a new development and will be architecturally designed to improve the aesthetics of the surrounding commercial area.
- b) The proposed auto repair shop will not be detrimental in any way to other adjoining and neighboring properties in the general area as the property will be developed with an eight foot high block wall to lessen any potential noise impacts and the proposed office and parking lot will be developed towards the rear of the lot next to the single family homes to further lessen any potential noise impacts.
- c) The property is suitable for the auto repair shop as the existing site is partially located next to commercial uses and an existing auto body shop and the rear portion of the site will be developed with an office and parking lot to lessen the impacts to the surrounding single family neighborhood.
- d) That the traffic-generating capacity and operation of the proposed land use will not place a demand or burden upon other municipal improvements, services, or utilities. A traffic letter prepared by a VA Consulting, a traffic engineering consultant was included as part of the Categorical Exemption and determined that the project would not have any significant traffic impacts to the existing traffic on Rosemead Boulevard or the local circulation network in the project vicinity.
- e) That adequate consideration for the protection of the environment has been satisfactorily demonstrated. A Categorical Exemption was prepared by Phil Martin and Associates, which included a noise study and traffic letter which evaluated the potential impacts to the surrounding environment including the single family homes to the rear of the site and determined that the impacts were less than significant.

- f) That the proposed use of land is consistent with the provisions and objectives of the General Plan. A comprehensive update to the General Plan was completed in 2014 in which the subject property's land use designation was amended to Mixed Use to allow the property owner additional opportunities to develop, thereby encouraging redevelopment. The project is also consistent with General Plan policy 3.8-2, *Reuse and Intensification*, as the project promotes the reuse of vacant, underutilized and inefficient commercial uses for a more economically productive purpose.
- g) That adequate consideration has been given to ensure the conservation and stabilization of property values, the direction of development and land use planning of the area in which the use is proposed to be located and the peculiar suitability of such zone and area for the particular use is maintained and consistent with the community's overall planning goals. The 2014 comprehensive General Plan Update identified the Rosemead Boulevard corridor as an Opportunity Area which includes the subject property. The Opportunity Area was identified in the General Plan to provide planning guidance of the areas that are in need of revitalization. The new development of the vacant property will enhance the street frontage and reduce the visual prominence of parking areas.

SECTION 4. The City Council approves the Categorical Exemption and the application for Conditional Use Permit Modification No. 257.3 for an auto repair shop located at Assessor Parcel No. 5272-029-011, more specifically addressed 4525 Rosemead Boulevard and as described in Attachment "A" attached hereto, Conditional Use Permit Modification No. 257.3 to construct an auto repair shop, subject to the following conditions:

1. The subject property shall be developed in accordance with Exhibit "A", dated September 9, 2015, except as modified by the conditions contained herein, on file in the office of the Community & Economic Development Department – Planning Division.
2. The applicant shall comply with all requirements set forth by the City of Pico Rivera Community & Economic Development – Building & Safety Division identified as Exhibit "B" dated April 30, 2015.
3. The applicant shall comply with all requirements set forth by the City of Pico Rivera Public Works Department requirements identified as Exhibit "C" dated June 8, 2015.
4. The applicant shall comply with all requirements set forth by the Southern California Gas Company, as specified in Exhibit "D" dated May 5, 2015.
5. The applicant shall comply with the requirements of the Los Angeles County Fire Department.

6. Conditional Use Permit No. 257 and Conditional Use Permit Modification No. 257.2 shall be null and void and combined in this revised Conditional Use Permit Modification No. 257.3.
7. The applicant may operate auto retail sales business on parcel 5272-030-028 per Conditional Use Permit Modification No. 257.2 but may not operate auto sales on parcel 5272-029-011.
8. Applicant to provide a "Covenant Agreement to hold as One parcel" Assessor Parcel No. 5272-029-011 and 5272-030-028, per Conditional Use Permit Modification No. 257.2, as the auto sales use requires additional parking stalls.
9. If any auto retail sales are proposed on parcel 5272-030-028, the applicant shall submit a parking plan showing six (6) customer parking spaces immediately adjacent to the front entrance of the business office. The parking plan shall identify used automobile sales area to be limited to (10) stalls along the northern property line. Applicant shall label customer and sales area parking with eight inch high lettering prior to Certificate of Occupancy.
10. The applicant shall not operate before 8 a.m. and after 6 p.m. Monday through Saturday and shall be closed on Sunday.
11. Applicant shall maintain compliance with the Southern Coast Air Quality Management District and Los Angeles County Fire Department regulations at all times.
12. The applicant shall not perform any auto body work at the new proposed building located at parcel 5272-029-011.
13. The applicant may continue to operate an auto body repair shop at the existing location located at parcel 5272-030-028.
14. The applicant shall provide a landscape and irrigation plan to be approved by the Planning and Building Divisions.
15. The applicant shall not store any inoperable vehicles within the parking lot area.
16. The applicant shall comply with National Pollutant Discharge Elimination System (NPDES) in regards to the storage of hazardous materials including oil.
17. The applicant shall provide a lighting and photometric plan demonstrating that there shall not be any light spillage to the surrounding single family properties. All light poles shall be 25 feet or lower and shall be constructed with light shields.
18. The applicant shall construct an eight foot block wall throughout the perimeter of the property.

19. All unpaved demolition and construction areas shall be watered during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
20. The Applicant or General Contractor shall keep the construction area sufficiently damped to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
21. All materials transported off-site shall either be sufficiently wetted or securely covered to prevent excessive amounts of dust and spillage.
22. All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.
23. The Applicant shall ensure that trucks carrying demolition debris are hosed off before leaving the construction site pursuant to the approval of the Community and Economic Development Department.
24. The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.
25. The Applicant shall ensure that the grading and building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures.
26. In the event the SCAQMD determines that permits are required for the proposed project, the Applicant will be responsible for providing permit(s) and inspection reports to the City upon request.
27. During construction, disposal of refuse and other materials should occur in a specified and controlled temporary area on-site physically separated from potential storm water runoff, with ultimate disposal in accordance with local, State and Federal requirements.
28. Sediment from areas disturbed by construction shall be retained on-site using structural controls to the maximum extent practicable.
29. All construction activities must comply with Note 50 of Section 18.42.050 of the City of Pico Rivera Municipal Code, which limits construction activities to the hours between 7:00 AM and 7:00 PM.
30. Construction equipment staging and storage areas should be located as far from nearby residential uses as possible.

31. All construction equipment should be properly maintained and operating mufflers and air intake silencers as effective as those installed by the original manufacturer.
32. If the proposed auto repair business requires a separate address, a written address assignment request for the proposed development shall be required by the Planning Division prior to building plan check submittal.
33. Applicant to submit a sign plan to the Community and Economic Development Department – Planning Division for review and approval prior to permit issuance.
34. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
35. Idling equipment shall be turned off when not in use.
36. Exterior storage or any kind, including but not limited to, auto parts, dismantled vehicles, inoperable vehicles and tires is prohibited.
37. Noise generated by subject business shall not exceed 65 dBA from nearest residential property and not exceed 45 dBA from interior of adjacent residences; excluding bathrooms, kitchens, toilets, closets, and corridors, per Section III.(B), *Environmental Hazards Element*, of the Pico Rivera General Plan.
38. Applicant shall maintain the site free of trash, debris, and graffiti on a daily basis. Litter shall be removed daily from the premises, including adjacent public sidewalks and all parking lots under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.
39. The applicant shall defend, indemnify, and hold harmless the city, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the city, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the city, if any, and cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the applicant, the city and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the applicant's obligation to indemnify the city for all the city's costs, fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The city shall have the right to choose its own legal counsel to represent the city's interest in the proceedings.

40. The Applicant shall sign, notarize, and return to the Community Development Department an affidavit accepting all Conditions of Approval on Conditional Use Permit Modification No. 257.3 within 15 days from the date of the approval. The Applicant acknowledges and understand that all conditions set forth in this Resolution are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render this Conditional Use Permit non-binding as against the City and shall confer Applicant no legal rights under the law.

APPROVED AND ADOPTED this 26th day of January 2016 by members of the City Council of the City of Pico Rivera, voting as follows:

David W. Armenta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, City Clerk

Arnold M. Glasman, City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:



CONDITIONAL USE PERMIT MODIFICATION NO. 257.3

PLANNING COMMISSION ACTION:

RESOLUTION NO. 1233

Signed _____
Ben Martinez, Planning Commission Secretary

ADOPTED: December 7, 2015
(Date)

CITY COUNCIL ACTION:

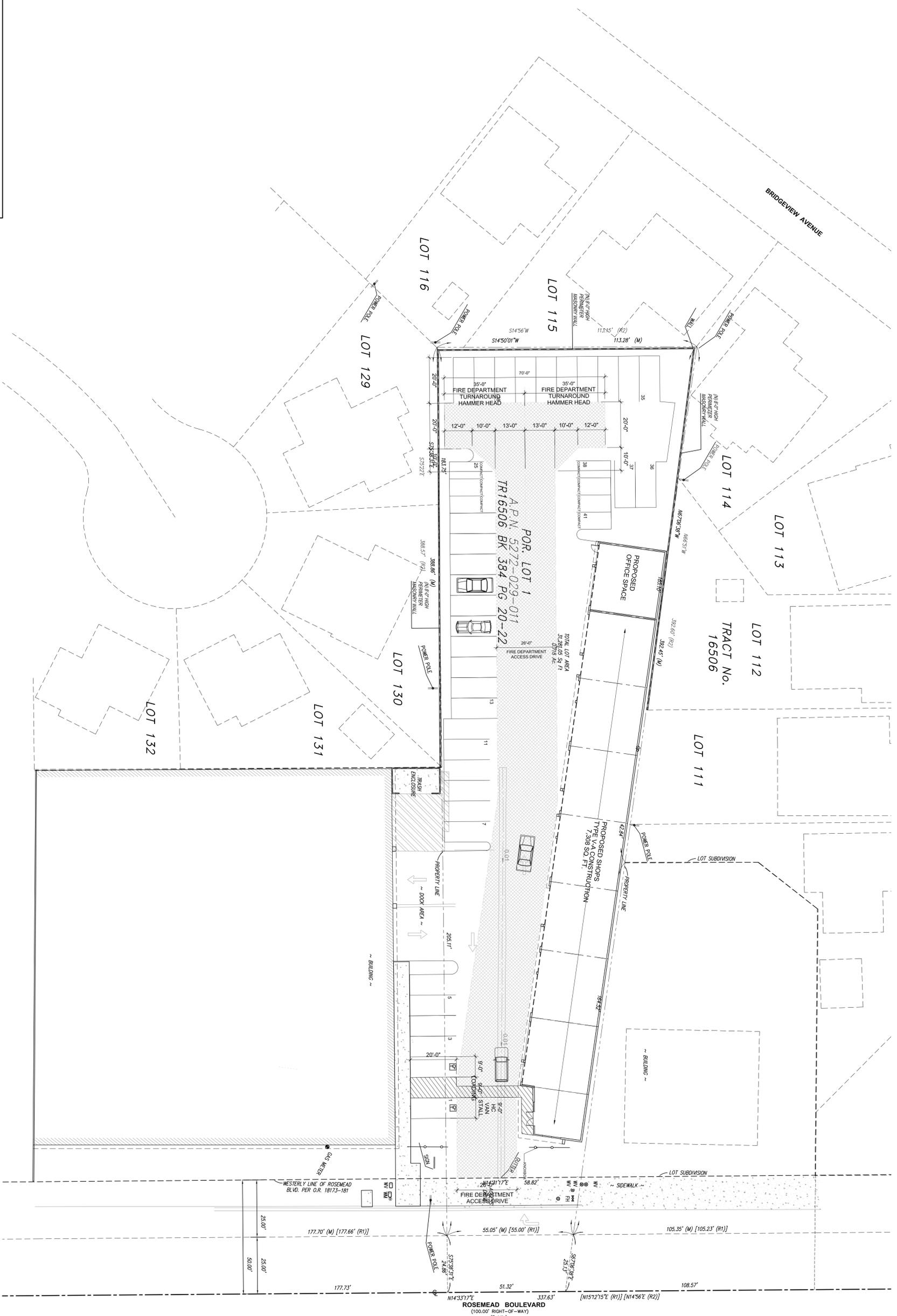
RESOLUTION NO. _____

Signed _____
Anna M. Jerome, City Clerk

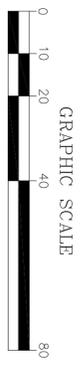
ADOPTED: _____
(Date)



TITLE:	CONCEPTUAL DESIGN
	4525 ROSEMEAD BLVD.



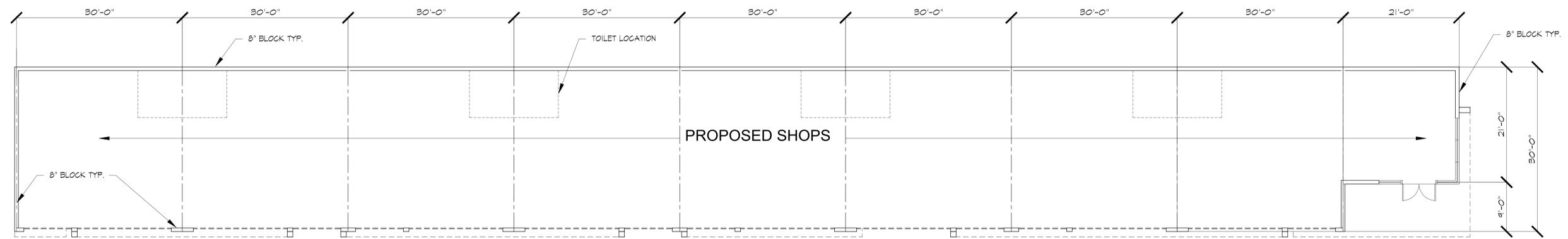
SCHEMATIC SITE PLAN
SCALE: 1" = 20'



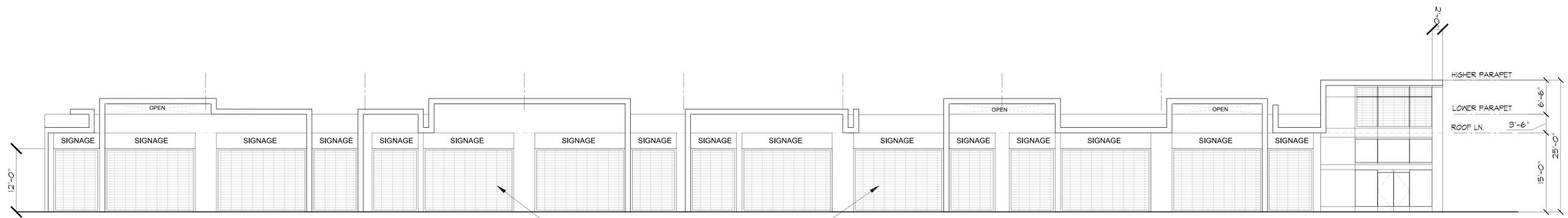
SHEET NO.
1

Exhibit A to Resolution
(2 of 3)

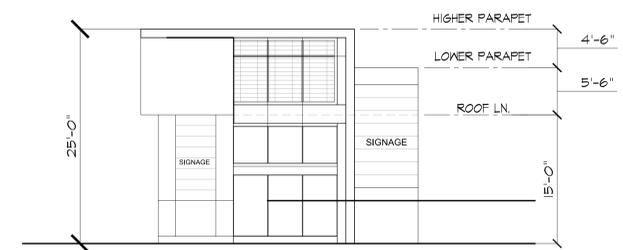




FLOOR PLAN
SCALE: 1/8" = 1'-0"



DRIVENWAY ELEVATION
SCALE: 1/8" = 1'-0"



STREET ELEVATION
SCALE: 1/8" = 1'-0"

TITLE:
CONCEPTUAL DESIGN
4525 ROSEMEAD BLVD.

SHEET NO.
2

**CITY OF PICO RIVERA
MEMORANDUM**

Date: April 30, 2015
To: Julia Gonzalez
From: Eric Dennis, Building Official
Subject: Conditional Use Permit #257.3 ROSEMEAD Blvd.

Some of the comments the Building Division would be;

1. Current Plan layouts and design do not appear to be consistent with one office and seven service bays.
2. Plans and Improvements would be based on the most current adopted Model Codes.
3. Show ADA requirements; Path of travel from a public way, path of travel from Accessible parking space, signage as coming into parking lot, signage and dimensions for van at parking stall, signage in and out of front doors, bathrooms, show bathrooms are accessible for each proposed building address/suite. (Access cannot be within Vehicular Traffic Pattern)
4. Show appropriate Type of Construction and construction details that are necessary due to proximity of Building to property line.
5. Show appropriate Ventilation Requirements are being met for Repair Facility.
6. Show Appropriate electrical requirements are being met for Repair Facility (Explosion proof etc)
7. Show Fire Department Sprinkler requirements being met.
8. Show One of each Utility Service to the Building Water, gas, electric, Sewer, telephone, Cable etc..
9. Provide equipment layouts
10. Provide Electrical plans including a one-line, load calcs and panel schedules.
11. Provide Plumbing plans that would include any new equipment gas and/or water supplies meeting minimum code requirements.
12. Show compliance with L A County Wastewater discharge requirements being met, (sand/oil grease interceptor, recovery tanks) etc.
13. Site does not appear to be in compliance with Item 18 of Resolution stating Westerly 185' is not to be used for Commercial Use.

In other words, they would need to be providing a complete set of plans for any Repair facility would that came into Pico Rivera.

Hope this information helps!

Sincerely,

Eric Dennis CBO
Building Official
City of Pico Rivera
Email: edennis@pico-rivera.org
Phone: 562-801-4360
Fax: 562-801-4359

DEPARTMENT OF PUBLIC WORKS

INTEROFFICE MEMORANDUM

DATE: June 8, 2015

TO: Julia Gonzalez, Planning Division

FROM:  James Enriquez, Director of Public Works/City Engineer

SUBJECT: ***PRELIMINARY CONDITIONS OF APPROVAL FOR PROPOSED DEVELOPMENT AT 4525 ROSEMEAD BOULEVARD***

The Public Works Department has reviewed the proposed development and provides the following (*preliminary*) conditions of approval pertaining to the subject project:

GENERAL

1. All public works improvements shall be constructed in accordance with the latest edition of the APWA Standard Specifications for Public Works Construction (“Green Book”) and Pico Rivera City Standards, and to the satisfaction of the Director of Public Works/City Engineer prior to the issuance of a Certificate of Occupancy.
2. Developer shall prepare street improvement plans showing all existing and proposed public works improvements.
3. Provide an engineer’s estimate for all public works improvements and pay all plan-check fees in accordance with the latest fee schedule prior to plan review.
4. Pay permit and inspection fees associated with this project in accordance with the latest fee schedule at the time of permit issuance and inspection.
5. Coordinate all public works improvements with the Public Works Department at least 48 hours in advance of work beginning. Contact Mr. John Gonzalez at (562) 755-4375 to arrange for a public works inspection.
6. Developer shall (deposit \$5,000, or amount TBD) with the City to cover the City’s costs incurred in reviewing the project plans, including the costs of traffic, civil, planning and environmental consultants.
7. To ensure completion of all public works improvements, the developer shall enter into a Development Agreement with the City prior to construction, and post the necessary security in the amount estimated by the City Engineer and form approved by the City Attorney.

8. Prior to the City's acceptance of the public works improvements, a refundable deposit in the amount of \$1,000 shall be submitted by the developer to the City, which will be refunded upon receipt of "as-built" street improvement plans on City-approved mylar(s).
9. Comply with the City's Community Development Ordinance pertaining to construction debris recycling. Contact the Building Division to obtain a Construction & Demolition Debris Waste Reduction Recycling Plan form(s).
10. Developer shall coordinate with NASA Services at (888) 888-0388 to provide proper construction waste disposal container(s), including facilities for recycling.
11. Developer must comply with all applicable South Coast Air Quality Management District (AQMD) regulations.

(THE FOLLOWING MAY BE APPLIED TO SUBDIVISION MAPS)

12. Details shown on the parcel map are not necessarily approved. Any details that are not consistent with the City's ordinances, general conditions of approval, or City Engineer's policies must be specifically approved during the final map or improvement plan review.
13. A parcel map prepared by, or under the direction of a Registered Civil Engineer authorized to practice land surveying, or a Licensed Land Surveyor, must be processed through the City Engineer's office prior to being filed with the County Recorder.
14. Monumentation of the parcel map boundaries, street centerline and lot boundaries is required for a map based on a field survey.
15. A parcel map shall be filed with the County Recorder and one (1) mylar copy of the filed map shall be submitted to the City Engineer's office. Prior to the release of the final map by the City, a refundable deposit in the amount of \$1,000 shall be submitted by the developer to the City, which will be refunded upon receipt of the mylar copy of the filed map.
16. The City reserves the right to impose any new plan check and/or permit fees approved by City Council subsequent to the Planning Commission's tentative approval of this map.
17. All public and private signage and markings for vehicular traffic shall conform to the provisions of the California Manual on Uniform Traffic Control Devices (CA-MUTCD).

GRADING AND DRAINAGE

18. Grading and drainage plans shall be prepared by a Registered Civil Engineer to the satisfaction of the Public Works Department and Building Division. The project shall drain to the street through a parkway drain(s) or storm drain system whenever possible. Show all existing and proposed driveways, curb & gutter, sidewalks, handicap ramps, street trees, tree wells, street lights, street signs, power poles, fire hydrants, bus stop furnishings, utility boxes, meters, traffic signal poles and cabinets, parkway drains, etc. on the plans.

19. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which establishes regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
20. Comply with the City's Storm Water Management Ordinance and SUSMP requirements. Implement all NPDES requirements and Best Management Practices during and after construction. Provide and obtain approval of a site-specific Erosion Control Plan and/or Storm Water Pollution Prevention Plan (SWPPP) from the City's plan-check consultants.
21. As this project falls under one of the SUSMP planning priority categories, a Standard Urban Stormwater Mitigation Plan must be prepared for this site. All runoff up to the first 0.75 inches of rainfall must be treated/infiltrated. The Los Angeles Regional Water Quality Control Board has instructed the City that infiltration BMPs will be a required component of the SUSMP..
22. All catch basins and on-site storm drain inlet facilities shall be stenciled with the appropriate "No Dumping" message.
23. Dust control operations shall be performed by the developer at the time, location and in the amount required and as often as necessary to prevent the excavation or fill work, demolition operation, or other activities from producing dust in amounts harmful to people or causing a nuisance to persons living nearby or occupying buildings in the vicinity of the work. The developer is responsible for compliance with Fugitive Dust Regulations issued by the Air Quality Management District (AQMD).
24. Control of dust shall be by sprinkling of water, use of approved dust preventatives, modifications of operations or any other means acceptable to the City Engineer, City of Pico Rivera, the Regional Water Quality Control Board (RWQCB), the AQMD, and any Health or Environmental Control Agency having jurisdiction over the area. The City Engineer shall have the authority to suspend all construction operations if, in his opinion, the developer fails to adequately provide for dust control.
25. Where redevelopment results in an alteration of less than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, and not the entire development.

(THE FOLLOWING MAY BE APPLIED TO SUBDIVISION MAPS)

26. Prior to recordation of the final **parcel** map, grading and drainage plans must provide for contributory drainage from adjoining properties as approved by the City Engineer, including dedication of the necessary easements.
27. Surface water generated from lot numbers 11 and 28 shall not drain over the sidewalk or driveway into the gutter on Rosemead Boulevard. A parkway drain with filtration system is required for the lot.

STREET IMPROVEMENTS

28. All deficient public improvements shall be upgraded to current City Standards and to the satisfaction of the City Engineer.
29. Existing curb, gutter and sidewalk damaged during the project construction shall be reconstructed as required by the City Engineer.
30. Asphalt paving that is damaged during the project construction shall be reconstructed as required by the City Engineer.
31. In accordance with California Building Code, Title 24 and the requirements of the Americans with Disabilities Act (ADA), handicap facilities shall be constructed and existing facilities shall be reconstructed within the project limits, as necessary, in locations specified by the Public Works Director/City Engineer.
32. Where utility cuts on concrete pavement are proposed, the entire concrete panel shall be removed and reconstructed.
33. All on-site parking and circulation areas shall be paved as required by a pavement engineering or geotechnical report prepared by a Registered Civil Engineer, subject to the review and approval of the Public Works and Community Development Departments.
34. Centerline ties and benchmark monuments shall be preserved. In the event that ties and benchmark monuments are disturbed, a licensed Land Surveyor shall be secured for their reestablishment. All documentation shall be submitted to the City for record keeping.
35. Preserve survey monuments (property corners, centerline ties, etc) in the public right-of-way. All disturbed and removed survey monuments in the public right-of-way shall be re-established and a record of survey shall be filed with the County Surveyor in accordance with applicable provisions of the state law.

UTILITIES

36. All utility companies (for non-City owned utilities) shall be contacted to establish appropriate easements to provide services to each parcel.
37. Developer is responsible for research on private utility lines (Gas, Edison, Telephone, Cable, Irrigation, etc.) to ensure there are no conflicts with the site.
38. All existing on-site utility lines and existing utility lines serving the proposed development, that conflict with this project, shall be relocated, removed, or sealed at the developer's expense to the satisfaction of the City Engineer.
39. Remove any encroachments or interfering facilities from the public right-of-way as directed

by the City Engineer.

40. The subject property shall be served by underground utilities (SCE, Telephone, and Cable TV).
41. All overhead utility services within the perimeter of the project shall be placed underground.
42. Relocation of any public water or sewer lines shall be subject to approval by the City Engineer.
43. All proposed on-site sewer, water, and drainage facilities shall be private system(s) maintained by the property owner unless otherwise approved by the City as public system(s).

SEWER

44. Install adequate sewer lateral(s) as necessary to serve the proposed development, and abandon any existing sewer laterals that will not be used, to the satisfaction of the Building Division.
45. Secure and provide copy of sewer connection permit from Los Angeles County Sanitation District at 1955 Workman Mill Road, Whittier, CA (562) 698-7411. Contractor License "A" and Public Works permit required.
46. Conduct a sewer capacity study and provide a copy to the Engineering Division subject to City Engineer's approval. In the event that proposed sewer discharge from the development exceeds the existing sewer system capacity, developer shall upgrade existing sewer system. The limits of the upgrade shall be to the downstream point of connection to where sufficient capacity exists.
47. Developer shall secure sewer system connection/industrial waste permit from County Sanitation District at 1955 Workman Mill Road, Whittier, CA, telephone no. (562) 698-7411 or (562) 685-5217.
48. Secure and provide copy of Industrial Waste Permit from County of Los Angeles Department of Public Works Environmental Programs Division at 13523 E. Telegraph Road, Whittier, CA 90605-3437 (562) 906-8426.

WATER

49. The water supply system serving the development shall be adequately sized to accommodate the total required domestic and fire flows, as required by the Pico Water District (PWD) and Los Angeles County Fire Department. Coordinate with the PWD to remove all existing water meters that will not be used by the development.
50. Conduct a water system capacity study and provide a copy of the report to the Engineering Division for review and approval. The water supply system serving the proposed

development shall be adequately sized to accommodate the total required domestic and fire flows, as required by the PWD. Coordinate with the PWD regarding removal of all existing water meters that will not be used by the development. The water mains shall be of sufficient size to accommodate the total domestic and fire flows required for the subdivision. The domestic flows required are to be determined by the PWD. Fire flows required are to be determined by the Los Angeles County Fire Department. Developer shall obtain Los Angeles County Fire Department's approval of fire flow adequacy prior to issuance of building permits.

51. Developer shall be responsible to meet all water requirements and guidelines of the PWD, the Los Angeles County Health Department and Los Angeles County Fire Department.
52. The provision of fire protection water systems, hydrants, and appropriate easements shall be in conformance with the Los Angeles County Fire Department.

TRAFFIC SAFETY

53. A traffic letter shall be prepared by a Registered Civil/Traffic Engineer and submitted to the Engineering Division for review and approval. The traffic letter shall focus on project location and description, off-site and on-site parking and circulation, trip generation forecast, traffic impacts to the neighborhood, summary of findings and recommendations.
54. Submit a complete set of plans prepared by a civil engineer to scale and all applicable studies. Final conditions and comments cannot be determined until plans and studies are submitted that are sufficiently complete.

1919 S. State College Blvd.
Anaheim, CA 92806-6114



May 5, 2015

**Dept. of Community & Economic Development
City of Pico Rivera P.O. Box 1016
6615 Passons Blvd. Pico Rivera, Ca. 90660**

Subject: APN 5272-029-011, 030-028
Our Plan File: Non Objection Letter
Conditional Use Permit Modification No. 257.3

We have received notice of the proposed Conditional Use Permit Modification No. 257.3 listed above. Pursuant to Government Code Section 66436 (a)(3)(A)(i) of the Subdivision Map Act, this is to inform you that the division and development of the property in the manner set forth in the proposed Final Map listed above will not unreasonably interfere with the free and complete exercise of Southern California Gas Company’s (“The Gas Company”) rights within the boundaries of said Map, **provided we are able to maintain our easement(s) as recorded**. The Gas Company has **no objection** to the recordation of said Map without our signature **provided the following conditions for construction over our easement(s) are met:**

1. No change of grade without prior written approval of The Gas Company.
2. No temporary or permanent structures within the easement(s): i.e. buildings, concrete pads, walls, vaults, etc. Should The Gas Company have to remove any temporary/permanent structures, the demolition would be at the property owners’ expense.
3. No planting of trees or deep rooted plants.
4. No poles, signs or fence posts to be installed without the written approval of The Gas Company.
5. Ingress and egress rights to and from the easement(s) must be maintained.

This letter should not be construed as a subordination of The Gas Company’s right, title and interest in and to said easement(s) nor should this letter be construed as a waiver or amendment of any of the provisions contained in said easement(s).

Should you have any questions or require additional information, please contact our Right of Way desk at **714-634-5065**.

Sincerely,

Ralph Dunn
Distribution Planning Department

RESOLUTION NO. 1233

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT MODIFICATION NO. 257.3 TO CONSTRUCT A 7,724 SQUARE FOOT AUTO REPAIR SHOP TO BE LOCATED AT 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONED DISTRICT

WHEREAS, On January 14, 1976 the Planning Commission approved Conditional Use Permit No. 257, to construct an auto body and paint shop at 4525 Rosemead Boulevard (Assessor Parcel No. 5272-030-028); and

WHEREAS, On May 18, 2000 the Zoning Administrator approved Conditional Use Permit Modification No. 257.2 to allow the operation of a used automobile sales business in conjunction with the auto repair shop; and

WHEREAS, On October 9, 2000 the Planning Commission upheld the approval of Conditional Use Permit Modification No. 257.2 to allow the operation of a used automobile sales business in conjunction with the auto repair shop; and

WHEREAS, the applicant desires to develop an auto repair shop on parcel 5272-029-011; and

WHEREAS, public notices were published in the Whittier Daily News on November 18, 2015 and November 27, 2015 announcing the date of the Planning Commission public hearing; and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of December 7, 2015;

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Pico Rivera recommends to the City Council that:

SECTION 1. The above recitals are true and correct and incorporated herein.

SECTION 2. Pursuant with the provisions contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, recommends that the City Council find that this project is categorically exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of the CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

SECTION 3. Pursuant to Section 18.56.090, *Mandatory Findings*, for issuance of a Conditional Use Permit of the Pico Rivera Municipal Code, the Planning Commission **RECOMMENDS** to the City Council that Conditional Use Permit Modification No. 257.3, a request to construct an approximately 7,724 square foot auto repair shop located at 4525 Rosemead Boulevard (Assessor Parcel No. 5272-029-011) in the Commercial Planned Development (CPD) zoned district be approved for the following reasons:

- a) The granting of this Conditional Use Permit Modification will be in the interest of the public welfare as the partially vacant property will be redeveloped to a new viable commercial use that is anticipated to improve property values and increase the local tax base. The proposed auto repair shop will be a new development and will be architecturally designed to improve the aesthetics of the surrounding commercial area.
- b) The proposed auto repair shop will not be detrimental in any way to other adjoining and neighboring properties in the general area as the property will be developed with an eight foot high block wall to lessen any potential noise impacts and the proposed office and parking lot will be developed towards the rear of the lot next to the single family homes to further lessen any potential noise impacts.
- c) The property is suitable for the auto repair shop as the existing site is partially located next to commercial uses and an existing auto body shop and the rear portion of the site will be developed with an office and parking lot to lessen the impacts to the surrounding single family neighborhood.
- d) That the traffic-generating capacity and operation of the proposed land use will not place a demand or burden upon other municipal improvements, services, or utilities. A traffic letter prepared by a VA Consulting, a traffic engineering consultant, was included as part of the Categorical Exemption and determined that the project would not have any significant traffic impacts to the existing traffic on Rosemead Boulevard or the local circulation network in the project vicinity.
- e) That adequate consideration for the protection of the environment has been satisfactorily demonstrated. A Categorical Exemption was prepared by Phil Martin and Associates, which included a noise study and traffic letter which evaluated the potential impacts to the surrounding environment including the single family homes to the rear of the site and determined that the impacts were less than significant.
- f) That the proposed use of land is consistent with the provisions and objectives of the General Plan. A comprehensive update to the General Plan was completed in 2014 in which the subject property's land use designation was amended to Mixed Use to allow the property owner additional opportunities to develop, thereby encouraging redevelopment. The project is also consistent

with General Plan policy 3.8-2, *Reuse and Intensification*, as the project promotes the reuse of vacant, underutilized and inefficient commercial uses for a more economically productive purpose.

- g) That adequate consideration has been given to ensure the conservation and stabilization of property values, the direction of development and land use planning of the area in which the use is proposed to be located, and the peculiar suitability of such zone and area for the particular use is maintained and consistent with the community's overall planning goals. The 2014 comprehensive General Plan Update identified the Rosemead Boulevard corridor as an Opportunity Area which includes the subject property. The Opportunity Area was identified in the General Plan to provide planning guidance of the areas that are in need of revitalization. The new development of the vacant property will enhance the street frontage and reduce the visual prominence of parking areas.

SECTION 4. The Planning Commission **RECOMMENDS** adoption to the City Council of the Categorical Exemption and an auto repair shop located Assessor Parcel No. 5272-029-011, more specifically addressed 4525 Rosemead Boulevard and as described in Attachment "A" attached hereto, Conditional Use Permit Modification No. 257.3 to construct an auto repair shop, subject to the following conditions:

1. The subject property shall be developed in accordance with Exhibit "A", dated September 9, 2015, except as modified by the conditions contained herein, on file in the office of the Community & Economic Development Department – Planning Division.
2. The applicant shall comply with all requirements set forth by the City of Pico Rivera Community & Economic Development – Building & Safety Division identified as Attachment "B" dated April 30, 2015.
3. The applicant shall comply with all requirements set forth by the City of Pico Rivera Public Works Department requirements identified as Attachment "C" dated June 8, 2015.
4. The applicant shall comply with all requirements set forth by the Southern California Gas Company, as specified in Attachment "D" dated May 5, 2015.
5. The applicant shall comply with the requirements of the Los Angeles County Fire Department.
6. Conditional Use Permit No. 257 and Conditional Use Permit Modification 257.2 shall be null and void and combined in this revised Conditional Use Permit Modification No. 257.3.
7. The applicant may operate auto retail sales business on parcel 5272-030-028 per CUP Mod. No. 257.2 but may not operate auto sales on parcel 5272-029-011.
8. Applicant to provide a "Covenant Agreement to hold as One parcel" Assessor Parcel Nos. 5272-030-028 and 5272-029-011, per CUP Mod. No. 257.2, as the auto sales use requires additional parking stalls.

9. If any auto retail sales are proposed on parcel 5272-030-028, the applicant shall submit a parking plan showing six (6) customer parking spaces immediately adjacent to the front entrance of the business office. The parking plan shall identify used automobile sales area to be limited to ten (10) stalls along the northern property line. Applicant shall label customer and sales area parking with eight inch high lettering prior to Certificate of Occupancy.
10. The applicant shall not operate before 8 a.m. and after 6 p.m. Monday through Saturday and shall be closed on Sunday.
11. Applicant shall maintain compliance with the Southern Coast Air Quality Management District and Los Angeles County Fire Department regulations at all times.
12. The applicant shall not perform any auto body work at the new proposed building located at parcel 5272-029-011.
13. The applicant may continue to operate an auto body repair shop at the existing location located at parcel 5272-030-028.
14. The applicant shall provide a landscape and irrigation plan to be approved by the Planning and Building Divisions.
15. The applicant shall not store any inoperable vehicles within the parking lot area.
16. The applicant shall comply with National Pollutant Discharge Elimination System (NPDES) in regards to the storage of hazardous materials including oil.
17. The applicant shall provide a lighting and photometric plan demonstrating that there shall not be any light spillage to the surrounding single family properties. All light poles shall be 25 feet or lower and shall be constructed with light shields.
18. The applicant shall construct an eight foot block wall throughout the perimeter of the property.
19. All unpaved demolition and construction areas shall be watered during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
20. The Applicant or General Contractor shall keep the construction area sufficiently damped to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
21. All materials transported off-site shall either be sufficiently wetted or securely covered to prevent excessive amounts of dust and spillage.
22. All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.

23. The Applicant shall ensure that trucks carrying demolition debris are hosed off before leaving the construction site pursuant to the approval of the Community and Economic Development Department.
24. The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.
25. The Applicant shall ensure that the grading and building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures.
26. In the event the SCAQMD determines that permits are required for the proposed project, the Applicant will be responsible for providing permit(s) and inspection reports to the City upon request.
27. During construction, disposal of refuse and other materials should occur in a specified and controlled temporary area on-site physically separated from potential storm water runoff, with ultimate disposal in accordance with local, State and Federal requirements.
28. Sediment from areas disturbed by construction shall be retained on-site using structural controls to the maximum extent practicable.
29. All construction activities must comply with Note 50 of Section 18.42.050 of the City of Pico Rivera Municipal Code, which limits construction activities to the hours between 7:00 AM and 7:00 PM.
30. Construction equipment staging and storage areas should be located as far from nearby residential uses as possible.
31. All construction equipment should be properly maintained and operating mufflers and air intake silencers as effective as those installed by the original manufacturer.
32. If the proposed auto repair business requires a separate address, a written address assignment request for the proposed development shall be required by the Planning Division prior to building plan check submittal.
33. Applicant to submit a sign plan to the Community and Economic Development Department – Planning Division for review and approval prior to permit issuance.
34. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
35. Idling equipment shall be turned off when not in use.
36. Exterior storage or any kind, including but not limited to, auto parts, dismantled vehicles, inoperable vehicles, and tires is prohibited.

37. Noise generated by subject business shall not exceed 65 dBA from nearest residential property and not exceed 45 dBA from interior of adjacent residences; excluding bathrooms, kitchens, toilets, closets, and corridors, per Section III.(B), *Environmental Hazards Element*, of the Pico Rivera General Plan.
38. Applicant shall maintain the site free of trash, debris, and graffiti on a daily basis. Litter shall be removed daily from the premises, including adjacent public sidewalks and all parking lots under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.

APPROVED AND ADOPTED this 7th day of December, 2015 by members of the Planning Commission of the City of Pico Rivera, voting as follows:



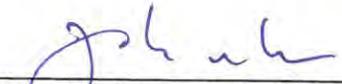
Fred Zermeno, Chairperson

ATTEST:

APPROVED AS TO FORM:



Benjamin A. Martinez, Secretary
Planning Commission
Community and Economic Development Department



John W. Lam, Assistant City Attorney

AYES:
NOES:
ABSENT:
ABSTAIN:

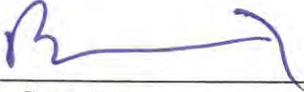


Attachment "A"

CONDITIONAL USE PERMIT NO. 257.3

PLANNING COMMISSION ACTION:

RESOLUTION NO. 1233

Signed 
Ben Martinez, Secretary
Planning Commission

ADOPTED December 7, 2015
(Date)

**CITY OF PICO RIVERA
MEMORANDUM**

Date: April 30, 2015
To: Julia Gonzalez
From: Eric Dennis, Building Official
Subject: **Conditional Use Permit #257.3 ROSEMEAD Blvd.**

Some of the comments the Building Division would be;

1. Current Plan layouts and design do not appear to be consistent with one office and seven service bays.
2. Plans and Improvements would be based on the most current adopted Model Codes.
3. Show ADA requirements; Path of travel from a public way, path of travel from Accessible parking space, signage as coming into parking lot, signage and dimensions for van at parking stall, signage in and out of front doors, bathrooms, show bathrooms are accessible for each proposed building address/suite. (Access cannot be within Vehicular Traffic Pattern)
4. Show appropriate Type of Construction and construction details that are necessary due to proximity of Building to property line.
5. Show appropriate Ventilation Requirements are being met for Repair Facility.
6. Show Appropriate electrical requirements are being met for Repair Facility (Explosion proof etc)
7. Show Fire Department Sprinkler requirements being met.
8. Show One of each Utility Service to the Building Water, gas, electric, Sewer, telephone, Cable etc..
9. Provide equipment layouts
10. Provide Electrical plans including a one-line, load calcs and panel schedules.
11. Provide Plumbing plans that would include any new equipment gas and/or water supplies meeting minimum code requirements.
12. Show compliance with L A County Wastewater discharge requirements being met, (sand/oil grease interceptor, recovery tanks) etc.
13. Site does not appear to be in compliance with Item 18 of Resolution stating Westerly 185' is not to be used for Commercial Use.

In other words, they would need to be providing a complete set of plans for any Repair facility would that came into Pico Rivera.

Hope this information helps!

Sincerely,

Eric Dennis CBO
Building Official
City of Pico Rivera
Email: edennis@pico-rivera.org
Phone: 562-801-4360
Fax: 562-801-4359

DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM

DATE: June 8, 2015
TO: Julia Gonzalez, Planning Division
FROM:  James Enriquez, Director of Public Works/City Engineer
SUBJECT: **PRELIMINARY CONDITIONS OF APPROVAL FOR PROPOSED DEVELOPMENT AT 4525 ROSEMEAD BOULEVARD**

The Public Works Department has reviewed the proposed development and provides the following (*preliminary*) conditions of approval pertaining to the subject project:

GENERAL

1. All public works improvements shall be constructed in accordance with the latest edition of the APWA Standard Specifications for Public Works Construction ("Green Book") and Pico Rivera City Standards, and to the satisfaction of the Director of Public Works/City Engineer prior to the issuance of a Certificate of Occupancy.
2. Developer shall prepare street improvement plans showing all existing and proposed public works improvements.
3. Provide an engineer's estimate for all public works improvements and pay all plan-check fees in accordance with the latest fee schedule prior to plan review.
4. Pay permit and inspection fees associated with this project in accordance with the latest fee schedule at the time of permit issuance and inspection.
5. Coordinate all public works improvements with the Public Works Department at least 48 hours in advance of work beginning. Contact Mr. John Gonzalez at (562) 755-4375 to arrange for a public works inspection.
6. Developer shall (deposit \$5,000, or amount TBD) with the City to cover the City's costs incurred in reviewing the project plans, including the costs of traffic, civil, planning and environmental consultants.
7. To ensure completion of all public works improvements, the developer shall enter into a Development Agreement with the City prior to construction, and post the necessary security in the amount estimated by the City Engineer and form approved by the City Attorney.

8. Prior to the City's acceptance of the public works improvements, a refundable deposit in the amount of \$1,000 shall be submitted by the developer to the City, which will be refunded upon receipt of "as-built" street improvement plans on City-approved mylar(s).
9. Comply with the City's Community Development Ordinance pertaining to construction debris recycling. Contact the Building Division to obtain a Construction & Demolition Debris Waste Reduction Recycling Plan form(s).
10. Developer shall coordinate with NASA Services at (888) 888-0388 to provide proper construction waste disposal container(s), including facilities for recycling.
11. Developer must comply with all applicable South Coast Air Quality Management District (AQMD) regulations.

(THE FOLLOWING MAY BE APPLIED TO SUBDIVISION MAPS)

12. Details shown on the parcel map are not necessarily approved. Any details that are not consistent with the City's ordinances, general conditions of approval, or City Engineer's policies must be specifically approved during the final map or improvement plan review.
13. A parcel map prepared by, or under the direction of a Registered Civil Engineer authorized to practice land surveying, or a Licensed Land Surveyor, must be processed through the City Engineer's office prior to being filed with the County Recorder.
14. Monumentation of the parcel map boundaries, street centerline and lot boundaries is required for a map based on a field survey.
15. A parcel map shall be filed with the County Recorder and one (1) mylar copy of the filed map shall be submitted to the City Engineer's office. Prior to the release of the final map by the City, a refundable deposit in the amount of \$1,000 shall be submitted by the developer to the City, which will be refunded upon receipt of the mylar copy of the filed map.
16. The City reserves the right to impose any new plan check and/or permit fees approved by City Council subsequent to the Planning Commission's tentative approval of this map.
17. All public and private signage and markings for vehicular traffic shall conform to the provisions of the California Manual on Uniform Traffic Control Devices (CA-MUTCD).

GRADING AND DRAINAGE

18. Grading and drainage plans shall be prepared by a Registered Civil Engineer to the satisfaction of the Public Works Department and Building Division. The project shall drain to the street through a parkway drain(s) or storm drain system whenever possible. Show all existing and proposed driveways, curb & gutter, sidewalks, handicap ramps, street trees, tree wells, street lights, street signs, power poles, fire hydrants, bus stop furnishings, utility boxes, meters, traffic signal poles and cabinets, parkway drains, etc. on the plans.

19. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which establishes regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
20. Comply with the City's Storm Water Management Ordinance and SUSMP requirements. Implement all NPDES requirements and Best Management Practices during and after construction. Provide and obtain approval of a site-specific Erosion Control Plan and/or Storm Water Pollution Prevention Plan (SWPPP) from the City's plan-check consultants.
21. As this project falls under one of the SUSMP planning priority categories, a Standard Urban Stormwater Mitigation Plan must be prepared for this site. All runoff up to the first 0.75 inches of rainfall must be treated/infiltrated. The Los Angeles Regional Water Quality Control Board has instructed the City that infiltration BMPs will be a required component of the SUSMP..
22. All catch basins and on-site storm drain inlet facilities shall be stenciled with the appropriate "No Dumping" message.
23. Dust control operations shall be performed by the developer at the time, location and in the amount required and as often as necessary to prevent the excavation or fill work, demolition operation, or other activities from producing dust in amounts harmful to people or causing a nuisance to persons living nearby or occupying buildings in the vicinity of the work. The developer is responsible for compliance with Fugitive Dust Regulations issued by the Air Quality Management District (AQMD).
24. Control of dust shall be by sprinkling of water, use of approved dust preventatives, modifications of operations or any other means acceptable to the City Engineer, City of Pico Rivera, the Regional Water Quality Control Board (RWQCB), the AQMD, and any Health or Environmental Control Agency having jurisdiction over the area. The City Engineer shall have the authority to suspend all construction operations if, in his opinion, the developer fails to adequately provide for dust control.
25. Where redevelopment results in an alteration of less than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, and not the entire development.

(THE FOLLOWING MAY BE APPLIED TO SUBDIVISION MAPS)

26. Prior to recordation of the final **parcel** map, grading and drainage plans must provide for contributory drainage from adjoining properties as approved by the City Engineer, including dedication of the necessary easements.
27. Surface water generated from lot numbers 11 and 28 shall not drain over the sidewalk or driveway into the gutter on Rosemead Boulevard. A parkway drain with filtration system is required for the lot.

STREET IMPROVEMENTS

28. All deficient public improvements shall be upgraded to current City Standards and to the satisfaction of the City Engineer.
29. Existing curb, gutter and sidewalk damaged during the project construction shall be reconstructed as required by the City Engineer.
30. Asphalt paving that is damaged during the project construction shall be reconstructed as required by the City Engineer.
31. In accordance with California Building Code, Title 24 and the requirements of the Americans with Disabilities Act (ADA), handicap facilities shall be constructed and existing facilities shall be reconstructed within the project limits, as necessary, in locations specified by the Public Works Director/City Engineer.
32. Where utility cuts on concrete pavement are proposed, the entire concrete panel shall be removed and reconstructed.
33. All on-site parking and circulation areas shall be paved as required by a pavement engineering or geotechnical report prepared by a Registered Civil Engineer, subject to the review and approval of the Public Works and Community Development Departments.
34. Centerline ties and benchmark monuments shall be preserved. In the event that ties and benchmark monuments are disturbed, a licensed Land Surveyor shall be secured for their reestablishment. All documentation shall be submitted to the City for record keeping.
35. Preserve survey monuments (property corners, centerline ties, etc) in the public right-of-way. All disturbed and removed survey monuments in the public right-of-way shall be re-established and a record of survey shall be filed with the County Surveyor in accordance with applicable provisions of the state law.

UTILITIES

36. All utility companies (for non-City owned utilities) shall be contacted to establish appropriate easements to provide services to each parcel.
37. Developer is responsible for research on private utility lines (Gas, Edison, Telephone, Cable, Irrigation, etc.) to ensure there are no conflicts with the site.
38. All existing on-site utility lines and existing utility lines serving the proposed development, that conflict with this project, shall be relocated, removed, or sealed at the developer's expense to the satisfaction of the City Engineer.
39. Remove any encroachments or interfering facilities from the public right-of-way as directed

by the City Engineer.

40. The subject property shall be served by underground utilities (SCE, Telephone, and Cable TV).
41. All overhead utility services within the perimeter of the project shall be placed underground.
42. Relocation of any public water or sewer lines shall be subject to approval by the City Engineer.
43. All proposed on-site sewer, water, and drainage facilities shall be private system(s) maintained by the property owner unless otherwise approved by the City as public system(s).

SEWER

44. Install adequate sewer lateral(s) as necessary to serve the proposed development, and abandon any existing sewer laterals that will not be used, to the satisfaction of the Building Division.
45. Secure and provide copy of sewer connection permit from Los Angeles County Sanitation District at 1955 Workman Mill Road, Whittier, CA (562) 698-7411. Contractor License "A" and Public Works permit required.
46. Conduct a sewer capacity study and provide a copy to the Engineering Division subject to City Engineer's approval. In the event that proposed sewer discharge from the development exceeds the existing sewer system capacity, developer shall upgrade existing sewer system. The limits of the upgrade shall be to the downstream point of connection to where sufficient capacity exists.
47. Developer shall secure sewer system connection/industrial waste permit from County Sanitation District at 1955 Workman Mill Road, Whittier, CA, telephone no. (562) 698-7411 or (562) 685-5217.
48. Secure and provide copy of Industrial Waste Permit from County of Los Angeles Department of Public Works Environmental Programs Division at 13523 E. Telegraph Road, Whittier, CA 90605-3437 (562) 906-8426.

WATER

49. The water supply system serving the development shall be adequately sized to accommodate the total required domestic and fire flows, as required by the Pico Water District (PWD) and Los Angeles County Fire Department. Coordinate with the PWD to remove all existing water meters that will not be used by the development.
50. Conduct a water system capacity study and provide a copy of the report to the Engineering Division for review and approval. The water supply system serving the proposed

development shall be adequately sized to accommodate the total required domestic and fire flows, as required by the PWD. Coordinate with the PWD regarding removal of all existing water meters that will not be used by the development. The water mains shall be of sufficient size to accommodate the total domestic and fire flows required for the subdivision. The domestic flows required are to be determined by the PWD. Fire flows required are to be determined by the Los Angeles County Fire Department. Developer shall obtain Los Angeles County Fire Department's approval of fire flow adequacy prior to issuance of building permits.

51. Developer shall be responsible to meet all water requirements and guidelines of the PWD, the Los Angeles County Health Department and Los Angeles County Fire Department.
52. The provision of fire protection water systems, hydrants, and appropriate easements shall be in conformance with the Los Angeles County Fire Department.

TRAFFIC SAFETY

53. A traffic letter shall be prepared by a Registered Civil/Traffic Engineer and submitted to the Engineering Division for review and approval. The traffic letter shall focus on project location and description, off-site and on-site parking and circulation, trip generation forecast, traffic impacts to the neighborhood, summary of findings and recommendations.
54. Submit a complete set of plans prepared by a civil engineer to scale and all applicable studies. Final conditions and comments cannot be determined until plans and studies are submitted that are sufficiently complete.



 Southern California Gas Company

May 5, 2015

**Dept. of Community & Economic Development
City of Pico Rivera P.O. Box 1016
6615 Passons Blvd. Pico Rivera, Ca. 90660**

Subject: APN 5272-029-011, 030-028
Our Plan File: Non Objection Letter
Conditional Use Permit Modification No. 257.3

We have received notice of the proposed Conditional Use Permit Modification No. 257.3 listed above. Pursuant to Government Code Section 66436 (a)(3)(A)(i) of the Subdivision Map Act, this is to inform you that the division and development of the property in the manner set forth in the proposed Final Map listed above will not unreasonably interfere with the free and complete exercise of Southern California Gas Company's ("The Gas Company") rights within the boundaries of said Map, **provided we are able to maintain our easement(s) as recorded**. The Gas Company has **no objection** to the recordation of said Map without our signature **provided the following conditions for construction over our easement(s) are met:**

1. No change of grade without prior written approval of The Gas Company.
2. No temporary or permanent structures within the easement(s): i.e. buildings, concrete pads, walls, vaults, etc. Should The Gas Company have to remove any temporary/permanent structures, the demolition would be at the property owners' expense.
3. No planting of trees or deep rooted plants.
4. No poles, signs or fence posts to be installed without the written approval of The Gas Company.
5. Ingress and egress rights to and from the easement(s) must be maintained.

This letter should not be construed as a subordination of The Gas Company's right, title and interest in and to said easement(s) nor should this letter be construed as a waiver or amendment of any of the provisions contained in said easement(s).

Should you have any questions or require additional information, please contact our Right of Way desk at 714-634-5065.

Sincerely,

A handwritten signature in black ink, appearing to read "Ralph Dunn", written over a horizontal line.

Ralph Dunn
Distribution Planning Department

Page 1 of 1

Non-Objection Letter

Reviewed by Legal Dept. Andrew Cheung 12/31/2009

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ADOPTING AN AMENDMENT TO TABLE 18.04.040, LAND USE CHART TO THE PICO RIVERA ZONING ORDINANCE DESIGNATED HEREIN AS ZONE CODE AMENDMENT NO. 177

WHEREAS, in order to encourage redevelopment of property, zone code amendments are necessary to revise the development standards to facilitate development; and

WHEREAS, the Planning Commission of the City of Pico Rivera conducted a public hearing on the matter of the amendment to the Pico Rivera Municipal Code at a legally noticed public hearing held on December 7, 2015 and recommended approval to the City Council;

WHEREAS, the City Council of the City of Pico Rivera conducted a public hearing on the matter of the amendment to Title 18, Zoning, of the Pico Rivera Municipal Code at a legally noticed public hearing held on January 12, 2016;

NOW, THEREFORE, be it resolved by the City Council of the City of Pico Rivera that:

SECTION 1. The City Council finds that the above recitals are true and correct.

SECTION 2: The City Council adopts the Categorical Exemption Pursuant with the provisions contained in the California Environmental Quality Act (CEQA). The Community and Economic Development Department has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

SECTION 3. Pursuant to Chapter 18.62, Article II, *Zoning Code Amendments*, of the Pico Rivera Municipal Code, the City Council of the City of Pico Rivera hereby adopts Ordinance No. ____ amending the Pico Rivera Municipal Code including Title 18, *Zoning*.

SECTION 4. Further, this Resolution with reports, findings and recommendations herein contained, and the recommended Ordinance No. ____ attached hereto in this matter shall constitute a report of the City Council.

SECTION 5. The City Council finds that the amendment of Table 18.04.040, Land Use Chart of the Pico Rivera Municipal Code, should be approved for the following reasons and findings:

- a) The proposed amendment is consistent with the spirit and integrity of the General Plan.
- b) That the amendment to the zoning ordinance is required in order to allow for the redevelopment of parcels throughout the City.
- c) That the amendment is being prepared in the spirit of the goals and policies of the General Plan to encourage the improvement of the City.

SECTION 6. The City Council hereby transmits and approves Ordinance No. _____ adopting Zoning Code Amendment No. 177.

SECTION 7. The City Clerk shall certify to the adoption of this resolution and hereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 26th day of January 2016 by members of the City Council of the City of Pico Rivera, voting as follows:

David W. Armenta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, Clerk

Arnold Alvarez-Glassman, City Attorney

AYES:
NOES:
ABSENT:
ABSTAIN:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING TABLE 18.40.040, LAND USE CHART OF THE PICO RIVERA MUNICIPAL CODE HEREIN AS ZONE CODE AMENDMENT NO. 177

WHEREAS, pursuant to its police power, the City may enact and enforce laws within its boundaries which promote the public health, morals, safety, or general welfare of the community, and are not in conflict with general laws;

WHEREAS, comprehensive zoning regulations lie within the police power of the City;

WHEREAS, the Planning Commission of the City of Pico Rivera conducted a public hearing on the matter of amending Table 18.40.040 at a legally noticed public hearing held on December 7, 2015; and

WHEREAS, the City Council of the City of Pico Rivera desires to amend the Pico Rivera Municipal Code as set forth herein.

THE CITY COUNCIL OF THE CITY OF PICO RIVERA DOES ORDAIN AS FOLLOWS:

SECTION 1. Pursuant with the provisions contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

SECTION 2. The City Council finds that the proposed amendment is consistent with the spirit and integrity of the General Plan as the purpose of the code is to protect the public health, safety and general welfare of the public.

SECTION 3. Table 18.04.040, *Land Use Chart*, of Title 18 of the Zoning Ordinance of the Pico Rivera Municipal Code is hereby amended to read as follows:

Land Use		Zone						
D.	Commercial Uses* (Every permitted use of land shall be conducted within an entirely enclosed building except as otherwise designated below.)	P-A	C-M	C-N	C-C	C-G	CPD	M-U Overlay
10.	Automobile repair shops		1, 28, 36		1, 28, 36	1, 28, 36	<u>1, 28</u>	

ORDINANCE NO. _____
ZONE CODE AMENDMENT NO. 177
Page 2 of 2

SECTION 4. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this article, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this article or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this article irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end, the provisions of this article are declared to be severable.

SECTION 5. The City Clerk shall certify to the passage and adoption of this Ordinance and it shall take effect thirty (30) days after its passage.

APPROVED AND ADOPTED this _____ day of _____, 2016
by members of the City Council of the City of Pico Rivera, voting as follows:

David W. Armenta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

AYES:
NOES:
ABSENT:
ABSTAIN:

RESOLUTION NO. 1235

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AMENDMENT TO TABLE 18.04.040, LAND USE CHART TO THE PICO RIVERA ZONING ORDINANCE DESIGNATED HEREIN AS ZONE CODE AMENDMENT NO. 177

WHEREAS, in order to encourage redevelopment of property, zone code amendments are necessary to revise the development standards to facilitate development; and

WHEREAS, the Planning Commission of the City of Pico Rivera conducted a public hearing on the matter of the amendment to the Pico Rivera Municipal Code at a legally noticed public hearing held on December 7, 2015; and

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Pico Rivera that:

SECTION 1. The Planning Commission finds that the above recitals are true and correct.

SECTION 2. The Planning Commission recommends to the City Council adoption of the Categorical Exemption Pursuant with the provisions contained in the California Environmental Quality Act (CEQA). The Community and Economic Development Department has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

SECTION 3. Pursuant to Chapter 18.62, Article II, *Zoning Code Amendments*, of the Pico Rivera Municipal Code, the Planning Commission of the City of Pico Rivera hereby recommends to the City Council of the City of Pico Rivera the approval of Ordinance No. ____ amending the Pico Rivera Municipal Code including Title 18, *Zoning*.

SECTION 4. Further, this Resolution with reports, findings and recommendations herein contained and the recommended Ordinance No. ____ attached hereto in this matter shall constitute a report of the Planning Commission to the City Council.

SECTION 5. The Planning Commission finds that the amendment of Table 18.04.040, Land Use Chart of the Pico Rivera Municipal Code should be approved by the City Council for the following reasons and findings:

- a) The proposed amendment is consistent with the spirit and integrity of the General Plan.
- b) That the amendment to the zoning ordinance is required in order to allow for the redevelopment of the subject parcel.
- c) That the amendment is being prepared in the spirit of the goals and policies of the General Plan to encourage the improvement of the City.

SECTION 6. The Planning Commission hereby transmits and recommends approval of Ordinance No. ____ adopting Zoning Code Amendment No. 177 to the City Council of the City of Pico Rivera.

APPROVED AND ADOPTED this 7th day of December, 2015 by members of the Planning Commission of the City of Pico Rivera, voting as follows:



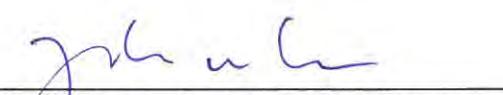
Fred Zermeno, Chairperson

ATTEST:

APPROVED AS TO FORM:



Benjamin A. Martinez, Secretary
Planning Commission
Community and Economic Development Director



John W. Lam, Assistant City Attorney

AYES:
NOES:
ABSENT:
ABSTAIN:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ADOPTING AN ORDINANCE FOR A ZONE RECLASSIFICATION FOR THE PROPERTY LOCATED AT 4525 ROSEMEAD BOUELVARD (ASSESSOR PARCEL NO. 5272-029-011) HEREIN AS ZONE RECLASSIFICATION NO. 321

WHEREAS, existing Zoning Code, Ordinance No. 534, was adopted on April 1, 1975; and

WHEREAS, the City wishes to amend the classification to the subject parcel as described on Attachment "A" of the proposed Ordinance No. ____; and

WHEREAS, the Planning Commission of the City of Pico Rivera conducted a public hearing on the matter of the amendment to Title 18, *Zoning*, of the Pico Rivera Municipal Code at a legally noticed public hearing held on December 7, 2015 and recommended approval to the City Council; and

WHEREAS, the City Council of the City of Pico Rivera conducted a public hearing on the matter of the amendment to Title 18, *Zoning*, of the Pico Rivera Municipal Code at a legally noticed public hearing held on January 12, 2016;

NOW, THEREFORE, be it resolved by the City Council of the City of Pico Rivera that:

SECTION 1. The City Council finds that the above recitals are true and correct.

SECTION 2. The City Council adopts the Categorical Exemption, pursuant with the provisions contained in the California Environmental Quality Act (CEQA). The Community and Economic Development Department has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

SECTION 3. Pursuant to Chapter 18.62, Article II, *Zoning Code Amendments*, of the Pico Rivera Municipal Code, the City Council of the City of Pico Rivera adopts Ordinance No. ____ amending Title 18, *Zoning*, of the Pico Rivera Municipal Code amending the zoning classifications to properties as described on Attachment "A" to Ordinance No.____.

SECTION 4. Further, this Resolution with reports, findings and recommendations herein contained and the recommended Ordinance No. ____ attached hereto in this matter shall constitute a report of the City Council.

SECTION 5. The City Council finds that the amendment of Title 18, *Zoning*, of the Pico Rivera Municipal Code shall be approved for the following reasons and findings:

- a) The proposed zone reclassification is consistent with the spirit and integrity of the General Plan.
- b) That the zone reclassification proposed is intended to provide flexibility for development thereby encouraging the revitalization of the partially vacant property.
- c) That the revitalization of the property is anticipated to improve the local economic tax base and increase the number of employment opportunity for the surrounding community.

SECTION 6. The City Council hereby transmits and recommends approval of draft Ordinance No. ___ adopting Zoning Reclassification No. 321.

SECTION 7. The City Clerk shall certify to the adoption of this resolution and hereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 26th day of January 2016 by members of the City Council of the City of Pico Rivera, voting as follows:

David W. Armenta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, City Clerk

Arnold Alvarez-Glasman, City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING A ZONE RECLASSIFICATION TO 4525 ROSEMEAD BOULEVARD (ASSESSOR PARCEL NO. 5272-029-011) AS DESCRIBED IN ATTACHMENT "A" ATTACHED HERETO AND FURTHER DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 321

WHEREAS, Section 18.62.230 of the Pico Rivera Municipal Code authorizes the City Council of City of Pico Rivera, upon receipt of Resolution from the Planning Commission of the City of Pico Rivera, upon holding of public hearing, upon hearing all testimony, upon examination and review of the investigative staff report, and upon conclusion of the public hearing, to make determinations and findings of fact as deemed necessary in the best interest of all parties involved and approve the Planning Commission recommendation to adopt the zoning reclassifications; and

WHEREAS, the City Council of the City of Pico Rivera conducted a public hearing to consider a Zone Reclassification to amend the zoning to the property located at 4525 Rosemead Boulevard (5272-029-011) ; and

WHEREAS, the Planning Commission of the City of Pico Rivera conducted a public hearing on the matter of the zone reclassification of the Municipal Code at a legally noticed public hearing held on December 7, 2015; and

WHEREAS, the City Council of the City of Pico Rivera has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing; and

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Pico Rivera as follows:

SECTION 1. In accordance with Section 18.66.040, *Zone Classifications* of the Pico Rivera Municipal Code, the Zone Classification to amend real property described in Attachment "A", are hereby amended and further designated herein as Zone Reclassification No. 321.

SECTION 2. The Zone Reclassification shall be in accordance with the provisions of the Zoning Ordinance adopted by the City Council of the City of Pico Rivera by Ordinance No. 534, adopted April 7, 1975.

SECTION 3. In accordance with Section 18.08.060, *Official Zone Map* and 18.66.090, *Statutory and City Council Authority*, the Zoning Ordinance is hereby amended which is comprised of the real property described on Attachment "A" attached hereto.

SECTION 4. This Zone Reclassification is adopted by Ordinance pursuant to public hearings held before the City Planning Commission and City Council.

SECTION 5. Pursuant with the provisions contained in the California Environmental Quality Act (CEQA), the Community and Economic Development Department has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

SECTION 6. The City Council finds that the Zone Reclassification is consistent with the General Plan which is required by the State of California.

SECTION 7. If any part of this Ordinance, or its application to any person or circumstance, is held to be invalid, the remainder of the ordinance, including the application or provision to other persons or circumstances, shall not be affected and shall continue in full force and effect. To this end, the provisions of this ordinance are severable.

SECTION 8. The City Clerk shall certify to the passage and adoption of this Ordinance, causing it to be posted as required by law, and it shall be effective thirty (30) days after its adoption.

[SIGNATURES ON THE NEXT PAGE]

APPROVED AND ADOPTED this _____ day of _____,
2016 by members of the City Council of the City of Pico Rivera, voting as follows:

David W. Armenta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, City Clerk

Arnold M. Alvarez-Glasman
City Attorney

AYES:
NOES:
ABSENT:
ABSTAIN:

RESOLUTION NO. 1234

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A ZONE RECLASSIFICATION FOR THE PROPERTY LOCATED AT 4525 ROSEMEAD BOUELVARD (ASSESSOR PARCEL NO. 5272-029-011) HEREIN AS ZONE RECLASSIFICATION NO. 321

WHEREAS, existing Zoning Code, Ordinance No. 534, was adopted on April 1, 1975; and

WHEREAS, the City wishes to amend the classification to the subject parcel as described on Attachment "A" of the proposed Ordinance No. ____; and

WHEREAS, the Planning Commission of the City of Pico Rivera conducted a public hearing on the matter of the amendment to Title 18, *Zoning*, of the Pico Rivera Municipal Code at a legally noticed public hearing held on December 7, 2015; and

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Pico Rivera that:

SECTION 1. The Planning Commission finds that the above recitals are true and correct.

SECTION 2 The Planning Commission recommends to the City Council adoption of the Categorical Exemption, pursuant with the provisions contained in the California Environmental Quality Act (CEQA). The Community and Economic Development Department has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

SECTION 3. Pursuant to Chapter 18.62, Article II, *Zoning Code Amendments*, of the Pico Rivera Municipal Code, the Planning Commission of the City of Pico Rivera hereby recommends to the City Council of the City of Pico Rivera the approval of Ordinance No. ____ amending Title 18, *Zoning*, of the Pico Rivera Municipal Code amending the zoning classifications to properties as described on Attachment A to Ordinance No ____.

SECTION 4. Further, this Resolution with reports, findings, and recommendations herein contained and the recommended Ordinance No. ____ attached hereto in this matter shall constitute a report of the Planning Commission to the City Council.

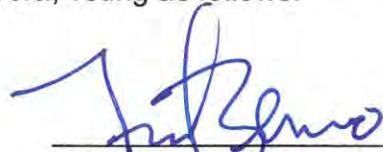
SECTION 5. The Planning Commission finds that the amendment of Title 18, *Zoning*, of the Pico Rivera Municipal Code shall be approved for the following reasons and findings:

RESOLUTION NO. 1234
ZONE RECLASSIFICATION NO. 321
Page 2 of 2

- a) The proposed zone reclassification is consistent with the spirit and integrity of the General Plan.
- b) That the zone reclassification proposed is intended to provide flexibility for development thereby encouraging the revitalization of the partially vacant property.
- c) That the revitalization of the property is anticipated to improve the local economic tax base and increase the number of employment opportunity for the surrounding community.

SECTION 6. The Planning Commission hereby transmits and recommends approval of draft Ordinance No. __ adopting Zoning Reclassification No. 321 to the City Council of the City of Pico Rivera.

APPROVED AND ADOPTED this 7th day of December 2015 by members of the Planning Commission of the City of Pico Rivera, voting as follows:



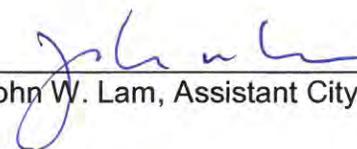
Fred Zermeno, Chairperson

ATTEST:

APPROVED AS TO FORM:



Benjamin A. Martinez, Secretary
Planning Commission
Community and Economic Development Department



John W. Lam, Assistant City Attorney

AYES:
NOES:
ABSENT:
ABSTAIN:

Notice of Exemption

To: **X** County Clerk From: Community & Economic Development Department
 County of Los Angeles City of Pico Rivera
 12400 Imperial Highway 6615 Passons Boulevard
 Norwalk, CA 90650 Pico Rivera, CA 90660

Project Title: Green Collision Auto Repair

Project Location-Specific: 4525 Rosemead Boulevard, Pico Rivera, CA (West side of Rosemead Boulevard between Beverly Road on the south and Beverly Boulevard on the north.

Project Location-City: Pico Rivera **Project Location-County:** Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The project applicant is requesting a zone reclassification (No. 321), Conditional Use Permit and a zone code amendment (No. 177) to rezone a 1.45 acre site (APN 5272-030-028 and 5272-029-011) from S-F (Single Family Residential) and C-G (General Commercial) to CPD (Commercial Planned Development) to allow the construction of a one-story 7,724 square foot building with automotive repair businesses on the northerly 31,360 square foot parcel, APN 5272-029-011. The zone code amendment consist of allowing auto repair shops in the CPD zone with the approval of a Conditional Use Permit. The building is approximately 261 feet long and 30 feet wide and proposed to be divided into seven individual shops approximately 847 square feet in size for use by various types of automotive repair businesses. A show room totaling approximately 407 square feet is proposed at the east end of the building, adjacent to Rosemead Boulevard. The project proposes 35 parking spaces, including two handicap spaces. An 8 foot tall block wall is proposed along the south, west and north project boundary.

Name of Public Agency Approving the Project: City of Pico Rivera

Person/Agency Carrying out the Project: Julia Gonzalez, Deputy Director

Exempt Status: (Check One)

- Ministerial (Sec. 21080 (b) (1); 15268);
- Declared Emergency (Sec. 21080 (b) (3); 15269 (a));
- Emergency Project (Sec. 21080(b) (4); 15269(b) (c));
- Categorical Exemption. State type and section number: CEQA Guidelines Section 15332 In-Fill Development Projects, Class 32 (a-e)
- Statutory Exemptions. State code number:

Reasons why project is exempt: The project is consistent with Section 15332 for the following reasons:

- (a) The project is consistent the Pico Rivera General Plan Commercial land use designation for the site. The site is zoned C-G (Commercial General) on the east half and S-F (Single Family) on the west half. As part of the project, the City proposes to rezone the site to Commercial Planned Development (CPD) and amend the CPD zone to allow automotive repair with a conditional use permit (CUP). The reason the City proposes to rezone the site to CPD is the CPD zone provides for a more efficient, appropriate and desirable commercial

use of land which integrates environmental land planning, design and physical characteristics sufficiently unique, creative, innovative and imaginative in nature and scope, and to provide for the unified control of architectural design features and a method by which existing deteriorating commercial activity can be revitalized through both private and public interests.¹ Along with the CPD rezone and zone amendment, the project will require a CUP to allow the proposed automotive repair use in the CPD zone.

- (b) The project site is located within the Pico Rivera city limits and is less than five acres (0.99 acres). The site is surrounded by urban uses, including commercial and single-family detached residential to the south, single-family detached residential to the west, single-family detached residential and commercial to the north. Rosemead Boulevard, a public road, is adjacent to and east of the site.
- (c) There is very little on-site vegetation and the vegetation that does exist includes two non-native trees and grasses on the west half of the site. The existing vegetation does not provide any value as habitat for endangered, rare or threatened animal species.
- (d) The project will not have any significant effects relating to traffic, noise, or air quality. Based on a traffic letter², the project is estimated to generate approximately 154 daily trips during the week and 183 trips on Saturday. The daily vehicle trips by the project will not impact the existing volume of traffic on Rosemead Boulevard adjacent to the site. The closest recently studied intersection to the project is at Rosemead Boulevard and East Beverly Boulevard that is one-half mile north of the site. A traffic study was prepared for the Norms Restaurant and retail center project that is located adjacent to and southeast of the intersection. Based on that traffic study, which included four additional cumulative projects, the Level of Service (LOS) at that intersection with the operation of the Norms Restaurant and retail project would not exceed LOS A and D in the AM and PM, respectively. The traffic generated by the proposed auto repair shops would not generate sufficient traffic during either the AM or PM peak hours to significantly impact the existing level of service at the Rosemead Boulevard and Beverly Boulevard intersection or any other area intersection. A noise report³ was prepared to determine if noise associated with the automotive businesses that are anticipated to be located at the site would impact the residences that are adjacent to and south, west and north of the site. An 8 foot tall block wall is proposed to be constructed by the project along the project boundary adjacent to the existing residences south, west and north of the site. Based on the existing noise levels that were measured at the property line adjacent to the existing residences, the proposed 8 foot block wall will attenuate and reduce the noise levels that are estimated to be generated by the project and meet the City's exterior noise level standard for residential development, which is 65 dBA. As a result, the project will not generate noise that will exceed City adopted noise level standards or significantly impact adjacent residents. An air quality analysis⁴ was prepared to determine if project emissions could impact air quality. The analysis concludes that based on the South Coast Air Quality Management District (SCAQMD) CALEEMod air quality model, the short- and long term project air emissions will not exceed any air emission thresholds established by SCAQMD. Therefore, the project will not have any significant air quality impacts. Surface water from the site will sheet flow to the east to the existing curb and gutter system along the west side of Rosemead Boulevard adjacent to the site. Once in the curb and gutter system in Rosemead Boulevard the storm water will flow south to an existing catch basin in Rosemead Boulevard north of Beverly

¹ Pico Rivera Municipal Code, Chapter 18.30, Section 18.30.020.

² VA Consulting, July 17, 2015 – See Appendix A.

³ Giroux & Associates, 4825 Rosemead Boulevard – See Appendix B.

⁴ Giroux & Associates, CALEEMOD model, July 9, 2015 – See Appendix C.

Road. The existing storm water collection system has capacity to serve the project without any local or regional on- or off-site flooding.

- (e) The project can be served by all required utilities including power, natural gas, sewer, water and storm drains that either exists on-site or within Rosemead Boulevard adjacent to and east of the site. Public services, including police and fire protection and trash collection can serve the project without any significant impacts to those public services.

CEAG Guidelines Section 15300.2 Exceptions, list six exceptions for the use of a categorical exemption. As discussed below, none of the exceptions of CEQA Guidelines Section 15300.2 are applicable to the proposed project.

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project is located in an urban area that is surrounded by existing residential and commercial development. Because the project is in a highly urbanized area it is considered an infill project. The infill exemption analysis already concludes that the project site and the immediate area do not have any sensitive habitat or hazardous conditions and there is no other evidence that indicates that due to its location there is any sensitive habitat or hazardous conditions either on or adjacent to the site that would be impacted by or impact the project.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The City's list of current projects was reviewed to determine if there are any projects that along with the proposed project would have significant cumulative impacts. Other than the Norm's Restaurant north of the project at the southeast corner of Rosemead Boulevard and E. Beverly Boulevard that is under construction, there are no other projects in Pico Rivera that would have cumulative impacts. The infill exemption analysis above considers the Norm's project's traffic and the traffic generated by the proposed project and concludes that there would not be any significant cumulative traffic impacts.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The infill exemption analysis concludes that the project would not have any significant aesthetic, biology, hydrology, soils/geotechnical, land use, traffic, air quality, noise, water quality, utilities and public services impacts due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR. Rosemead Boulevard is not a designated State of California scenic highway.⁵ The project would not impact a scenic highway.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The infill exemption analysis concludes the project site is not a listed hazardous waste site pursuant to Section 65962.5 of the Government Code.

⁵ <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The project site is vacant and there are no known historical resources on the property. The project would not impact any historical resources.

Based on the above analysis, the project meets and complies with the conditions in CEQA Guidelines Section 15332 and will not have any significant environmental impacts.

Lead Agency

Contact Person: Julia Gonzalez, Deputy Director **Phone:** (562) 801-4332

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?

Signature

Title

Date

- Signed by Lead Agency
 Signed by Applicant

Date received for filing by OPR:

APPENDIX A

VA Consulting Traffic Letter



July 17, 2015

Mr. Phil Martin
Phil Martin & Associates
4860 Irvine Boulevard, Suite 203
Irvine, CA 92620

RE: Auto Repair Shops - 4525 Rosemead Boulevard

Dear Mr. Martin:

VA Consulting, Inc. (VA) has completed the following review of project trip generation and potential traffic impacts associated with the proposed development of a 7,724 square foot auto repair building on a 0.99 acre site located at 4525 Rosemead Boulevard in Pico Rivera, Los Angeles County, California. The proposed project would be constructed on a vacant area of a site that is developed with an existing auto body/repair business.

Site Background

The existing developed portion of the site is an auto body/repair business. The project is proposed for a vacant area near the northern project boundary. Site access is from Rosemead Boulevard on the east. Other major roadways surrounding the project site include Beverly Road to the south and East Beverly Boulevard to the north. The I-605 Freeway is located approximately 1 mile to the east. Existing land uses in vicinity of the site include residential and commercial to the south, residential to the west, residential and commercial to the north and Rosemead Boulevard to the east with commercial use east of Rosemead Boulevard.

Access to the existing site is provided by an existing driveway that serves the existing auto body/repair business from Rosemead Boulevard which is a north-south five-lane divided roadway and is designated as a Major Roadway and truck route on the Pico Rivera Circulation Plan. The traffic volume on Rosemead Boulevard adjacent to the site is approximately 29,284 vehicles per weekday.¹

Proposed Project and Traffic Generation

The project is estimated to generate approximately 154 weekday vehicle trips² and 183 on a Saturday³. The estimated 154 weekday vehicle trips that will be generated by the project are approximately one-half of one percent of the current traffic volume on Rosemead Boulevard adjacent to the site.

¹ City of Pico Rivera, traffic counts taken on Tuesday, April 22, 2014 on Rosemead Boulevard between Whittier Boulevard on the south and Gallatin Road on the north.

² Based on the trip generation rate identified in San Diego Association of Governments (SANDAG) Traffic Generation Rates for the San Diego Region – Auto Repair Center.

³ Based on the trip generation rate identified in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition - ITE land use 942 – Automobile Care Center.

VA Consulting, Inc.
Corporate Office
Orange County Division
46 Discovery, Suite 250
Irvine, CA 92618

Phone 949.474.1400
Fax 949.261.8482

The project would share the existing access driveway at Rosemead Boulevard with the auto body/repair business on the site. The driveway at Rosemead Boulevard will provide right- turns only into and out of the site. A raised median in Rosemead Boulevard opposite the site prevents left-turns in/out of the site to/from northbound Rosemead Boulevard.

The projects approximately 154 vehicle trips per weekday is less than the daily volume threshold identified in the Los Angeles County Department of Public Works Traffic Impact Analysis Report Guidelines for requiring preparation of a traffic impact report, which is 500 trips per day. Therefore, the project does not require a traffic impact study.

Cumulative Project Impact

The closest cumulative project to the proposed project is the Norm's Restaurant and retail center located at the southeast corner of Rosemead Boulevard and East Beverly Boulevard, which is approximately 500 to the north, and currently under construction. The traffic study that was prepared for the Norms Restaurant and retail center project³ determined that the Level of Service (LOS) at the Rosemead Boulevard and East Beverly Boulevard intersection with the Norms Restaurant and retail project along with four other cumulative projects would not exceed the existing LOS A and D in the AM and PM, respectively. The traffic generated by the proposed auto repair shops would not generate sufficient traffic during either the AM or PM peak hours to significantly impact the existing level of service at the Rosemead Boulevard and Beverly Boulevard intersection.

On-Site Circulation

The project provides adequate area on-site for vehicle circulation. The project will not have any significant on-site circulation impacts.

Conclusion

Our review concludes that the project would not have any significant traffic impacts to the existing traffic on Rosemead Boulevard adjacent to the site or the local circulation network in the project vicinity. In addition, the estimated project traffic does not meet thresholds to warrant preparation of a formal traffic impact analysis per County of Los Angeles Department of Public Works criteria.

We appreciate the opportunity to provide traffic consulting to you for this project. Should you have questions or require additional assistance, please contact me at (949) 474-1401, ext. 227.

Sincerely,



Keith R. Rutherford, I E
Vice President of Traffic Engineering



³ Norms Restaurant and Retail Center-SEC Rosemead Boulevard at Beverly Boulevard – Traffic Impact Study, City of Pico Rivera, July 19, 2013.

APPENDIX B

Giroux & Associates Noise Report

Date: June 23, 2015

To: Phil Martin & Associates
 Attn: Phil Martin
 4860 Irvine Boulevard, Suite 203
 Irvine, CA 92620

From: Hans Giroux, Giroux & Associates

Subject: 4525 Rosemead Auto Service Center
 Our Reference No. P15-X08

As per your request, we evaluated the potential noise impacts of constructing an automotive service center at the above Pico Rivera address. A total of eight specialty service shops are proposed to be built abutting the northern property line. The roll-up doors would face south toward the existing body shop and/or toward two back yards at the end of the Maris Avenue cul-de-sac.

Noise impacts are typically evaluated relative to municipal noise ordinance standards. However, some jurisdictions also have a general prohibition against creating excessive noise without specifying numerical decibel limits. A noise impact analysis must often be both quantitative and qualitative.

For those communities with numerical noise standards, they are commonly expressed in terms of a 50th percentile level (half louder, half quieter) with some allowable upward deviations. The larger the deviation from the geometric mean, the shorter the allowable period (up to a specified maximum). The most common property line daytime noise standard in Southern California is 55 dB (mean) and 75 dB maximum for stationary sources. That standard is usually relaxed if the existing ambient level already exceeds the thresholds.

A 24-hour noise measurement was conducted at the project site at four perimeter locations around the “back” parcel to establish baseline noise level conditions. Except for some barking dogs and street noise, the site is relatively quiet. Noise monitoring using digital sound level meters (TES 1350A) and Stow Away data loggers (0-2.5 VDC) was conducted on June 10-11, 2015, at four locations as shown in Figure 1. The measured noise levels at the top of the existing masonry perimeter wall (chain link fence at Site 4) during the hours of 7 a.m. to 7 p.m. when shops might be in operation as shown in Table 1.

Table 1
Measured Noise Levels

Site No	12-Hour Average (dB)	Range of Maxima (dB)
1	51	64-73
2	54*	64-77
3	51	63-73
4	50	61-77

*dog barking nearby

The existing average noise level was less than the recommended 55 dB hourly level and during many of the hours the measured peak noise levels were less than 75 dB. One would conclude that daytime existing baseline noise levels are sufficiently quiet as to hold the proposed project to the most stringent standard at the surrounding homes.

Automotive services can have a wide variety of noise sources. As a result, it is difficult to assign one noise level to a wide variety of potential automotive activities at the site. In October 2013, Giroux & Associates conducted a noise test to relocate the Saddleback College (Mission Viejo) automotive service shop to another location on the campus. A 20-student class was instructed to perform a wide spectrum of automotive service activities that might be representative of the type of automotive uses at the proposed Pico Rivera project site. The activities at Saddleback College included tire and rim changes on several lifts using air guns, running a dynamometer in the tune-up area, using drills, buffers and other deburring equipment in the motor rebuilding shop, hammering and stereo installation.

A worst-case noise level of 63 dB (50th percentile) was measured at the same distance as the noise levels taken at Saddleback College for the proposed project. In this case, the closest shop door of the proposed project to the closest neighbor south of the automotive building was calculated. The noise level from any single activity that would be generated from any single shop activity at the proposed project site was less than 60 dB. The site plan shows the construction of an 8-foot high perimeter wall along all backyards not shielded by the shop building. The calculated noise attenuation of an 8-foot wall is -8 dB. Therefore, the noise levels within the back yards of the residential units with the 8-foot block wall will be below 55 dB, or comparable to the measured background noise levels during June 10-11. The construction of the 8-foot wall and the linear array of proposed shops that precludes substantial superposition of more than one activity will maintain noise exposures at the closest rear yards at less-than-significant levels.

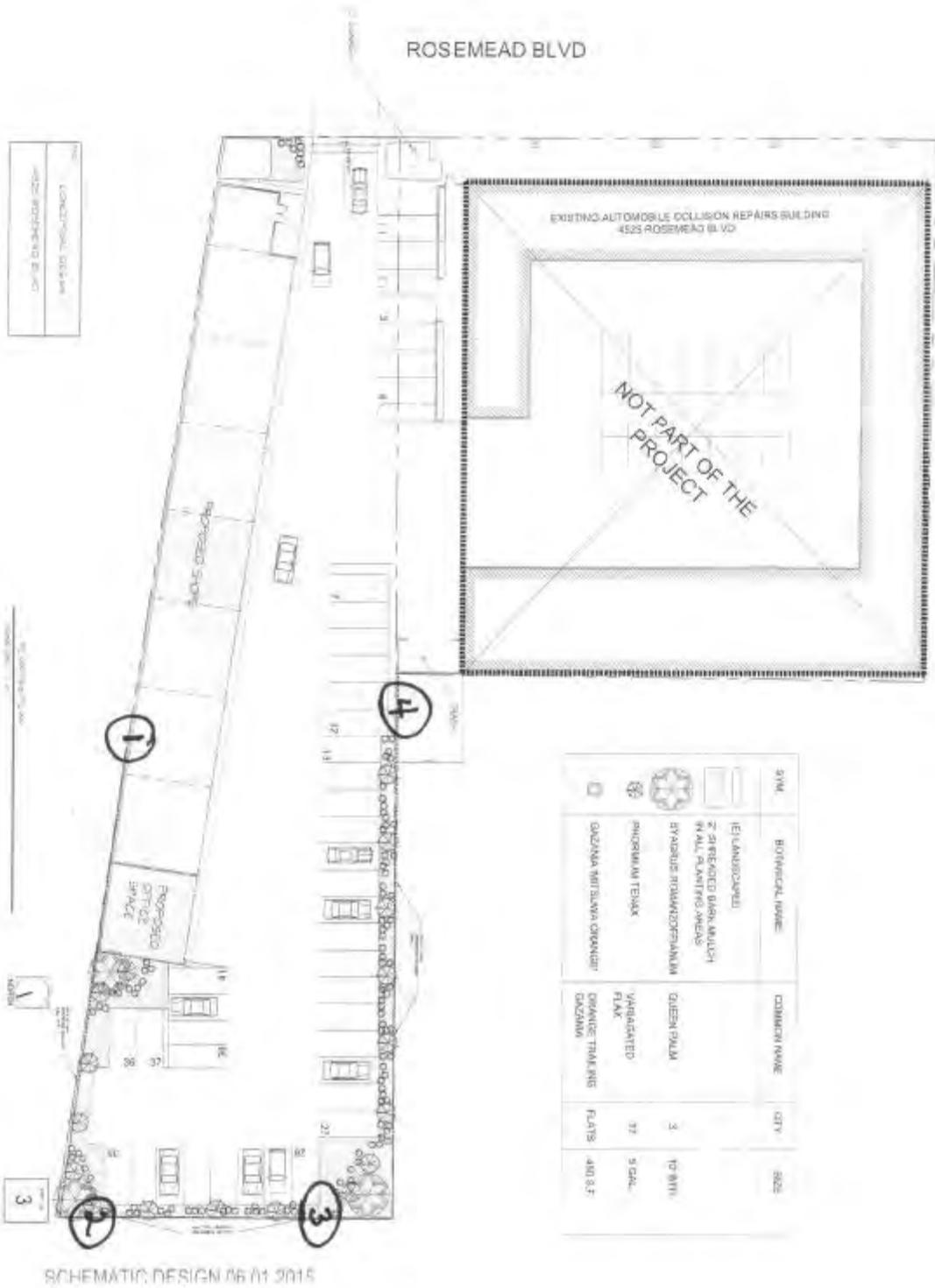
Please call me with any questions.

Sincerely,



Hans Giroux
Senior Analyst
Giroux & Associates

Noise Meter Locations



APPENDIX C

Giroux & Associates Air Quality Analysis

Construction Activity Equipment Fleet

Phase Name and Duration	Equipment
Grading (2 days)	1 Dozer
	1 Concrete Saw
	2 Loader/Backhoes
Construction (100 days)	1 Crane
	2 Forklifts
	2 Loader/Backhoes
Paving (5 days)	4 Mixers
	1 Paver
	1 Roller
	1 Loader/Backhoe

**Construction Activity Emissions
Maximum Daily Emissions (pounds/day)**

Maximal Construction Emissions	ROG	NO_x	CO	SO₂	PM-10	PM-2.5
2016	25.8	13.8	9.4	0.0	1.7	1.2
SCAQMD Thresholds	75	100	550	150	150	55

Daily Operational Impacts

Source	Operational Emissions (lbs/day)					
	ROG	NO_x	CO	SO₂	PM-10	PM-2.5
Area	0.2	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	0.3	0.6	2.6	0.0	0.3	0.1
Total	0.5	0.6	2.6	0.0	0.3	0.1
AQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Construction Emissions (Metric Tons CO₂(e))

Year 2016	60.6
30 Year Annual Amortized Rate	2.0

GHG Operational Emissions

Consumption Source	MT CO₂(e) tons/year
Area Sources	0.0
Energy Utilization	24.6
Mobile Source	67.4
Solid Waste Generation	9.6
Water Consumption	3.6
Annualized Construction	2.0
Total	107.2
Significance Threshold	3,000

**Pico Rivera Automotive
South Coast Air Basin, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Automobile Care Center	5.50	1000sqft	0.13	5,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2016
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	630.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase -

Vehicle Trips - 110 daily trips

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2014	2016
tblVehicleTrips	ST_TR	62.00	20.00
tblVehicleTrips	SU_TR	62.00	20.00
tblVehicleTrips	WD_TR	62.00	20.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2016	0.1389	0.7345	0.4576	6.5000e-004	2.7600e-003	0.0500	0.0528	9.5000e-004	0.0461	0.0471	0.0000	60.2165	60.2165	0.0172	0.0000	60.5773
Total	0.1389	0.7345	0.4576	6.5000e-004	2.7600e-003	0.0500	0.0528	9.5000e-004	0.0461	0.0471	0.0000	60.2165	60.2165	0.0172	0.0000	60.5773

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2016	0.1389	0.7345	0.4576	6.5000e-004	2.7600e-003	0.0500	0.0528	9.5000e-004	0.0461	0.0471	0.0000	60.2164	60.2164	0.0172	0.0000	60.5773
Total	0.1389	0.7345	0.4576	6.5000e-004	2.7600e-003	0.0500	0.0528	9.5000e-004	0.0461	0.0471	0.0000	60.2164	60.2164	0.0172	0.0000	60.5773

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0263	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-004	1.4000e-004	0.0000	0.0000	1.4000e-004
Energy	5.6000e-004	5.0700e-003	4.2600e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	24.4865	24.4865	9.8000e-004	2.8000e-004	24.5943
Mobile	0.0589	0.1113	0.4929	8.5000e-004	0.0558	1.3500e-003	0.0572	0.0149	1.2400e-003	0.0162	0.0000	67.3800	67.3800	3.0000e-003	0.0000	67.4430
Waste						0.0000	0.0000		0.0000	0.0000	4.2648	0.0000	4.2648	0.2520	0.0000	9.5578
Water						0.0000	0.0000		0.0000	0.0000	0.1642	2.9364	3.1006	0.0170	4.3000e-004	3.5896
Total	0.0857	0.1164	0.4973	8.8000e-004	0.0558	1.7400e-003	0.0576	0.0149	1.6300e-003	0.0166	4.4290	94.8030	99.2320	0.2730	7.1000e-004	105.1848

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0263	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-004	1.4000e-004	0.0000	0.0000	1.4000e-004
Energy	5.6000e-004	5.0700e-003	4.2600e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	24.4865	24.4865	9.8000e-004	2.8000e-004	24.5943
Mobile	0.0589	0.1113	0.4929	8.5000e-004	0.0558	1.3500e-003	0.0572	0.0149	1.2400e-003	0.0162	0.0000	67.3800	67.3800	3.0000e-003	0.0000	67.4430
Waste						0.0000	0.0000		0.0000	0.0000	4.2648	0.0000	4.2648	0.2520	0.0000	9.5578
Water						0.0000	0.0000		0.0000	0.0000	0.1642	2.9364	3.1006	0.0170	4.3000e-004	3.5893
Total	0.0857	0.1164	0.4973	8.8000e-004	0.0558	1.7400e-003	0.0576	0.0149	1.6300e-003	0.0166	4.4290	94.8030	99.2320	0.2730	7.1000e-004	105.1845

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	1/16/2016	1/19/2016	5	2	
2	Building Construction	Building Construction	1/20/2016	6/7/2016	5	100	
3	Paving	Paving	6/8/2016	6/14/2016	5	5	
4	Architectural Coating	Architectural Coating	6/15/2016	6/21/2016	5	5	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 8,250; Non-Residential Outdoor: 2,750 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	2.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Grading - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3100e-003	0.0112	8.7000e-003	1.0000e-005		8.0000e-004	8.0000e-004		7.7000e-004	7.7000e-004	0.0000	1.0828	1.0828	2.2000e-004	0.0000	1.0874
Total	1.3100e-003	0.0112	8.7000e-003	1.0000e-005	7.5000e-004	8.0000e-004	1.5500e-003	4.1000e-004	7.7000e-004	1.1800e-003	0.0000	1.0828	1.0828	2.2000e-004	0.0000	1.0874

3.2 Grading - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	6.0000e-005	6.1000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1028	0.1028	1.0000e-005	0.0000	0.1029
Total	4.0000e-005	6.0000e-005	6.1000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1028	0.1028	1.0000e-005	0.0000	0.1029

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3100e-003	0.0112	8.7000e-003	1.0000e-005		8.0000e-004	8.0000e-004		7.7000e-004	7.7000e-004	0.0000	1.0828	1.0828	2.2000e-004	0.0000	1.0874
Total	1.3100e-003	0.0112	8.7000e-003	1.0000e-005	7.5000e-004	8.0000e-004	1.5500e-003	4.1000e-004	7.7000e-004	1.1800e-003	0.0000	1.0828	1.0828	2.2000e-004	0.0000	1.0874

3.2 Grading - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	6.0000e-005	6.1000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1028	0.1028	1.0000e-005	0.0000	0.1029
Total	4.0000e-005	6.0000e-005	6.1000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1028	0.1028	1.0000e-005	0.0000	0.1029

3.3 Building Construction - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0691	0.6853	0.4106	5.7000e-004		0.0470	0.0470		0.0432	0.0432	0.0000	53.4584	53.4584	0.0161	0.0000	53.7970
Total	0.0691	0.6853	0.4106	5.7000e-004		0.0470	0.0470		0.0432	0.0432	0.0000	53.4584	53.4584	0.0161	0.0000	53.7970

3.3 Building Construction - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4000e-004	4.5400e-003	5.8300e-003	1.0000e-005	3.1000e-004	7.0000e-005	3.8000e-004	9.0000e-005	7.0000e-005	1.5000e-004	0.0000	0.9863	0.9863	1.0000e-005	0.0000	0.9864	
Worker	4.0000e-004	5.9000e-004	6.1200e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	1.0279	1.0279	6.0000e-005	0.0000	1.0291	
Total	8.4000e-004	5.1300e-003	0.0120	2.0000e-005	1.4100e-003	8.0000e-005	1.4900e-003	3.8000e-004	8.0000e-005	4.5000e-004	0.0000	2.0142	2.0142	7.0000e-005	0.0000	2.0155	

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0691	0.6853	0.4106	5.7000e-004		0.0470	0.0470		0.0432	0.0432	0.0000	53.4583	53.4583	0.0161	0.0000	53.7969
Total	0.0691	0.6853	0.4106	5.7000e-004		0.0470	0.0470		0.0432	0.0432	0.0000	53.4583	53.4583	0.0161	0.0000	53.7969

3.3 Building Construction - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4000e-004	4.5400e-003	5.8300e-003	1.0000e-005	3.1000e-004	7.0000e-005	3.8000e-004	9.0000e-005	7.0000e-005	1.5000e-004	0.0000	0.9863	0.9863	1.0000e-005	0.0000	0.9864
Worker	4.0000e-004	5.9000e-004	6.1200e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	1.0279	1.0279	6.0000e-005	0.0000	1.0291
Total	8.4000e-004	5.1300e-003	0.0120	2.0000e-005	1.4100e-003	8.0000e-005	1.4900e-003	3.8000e-004	8.0000e-005	4.5000e-004	0.0000	2.0142	2.0142	7.0000e-005	0.0000	2.0155

3.4 Paving - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.8000e-003	0.0266	0.0182	3.0000e-005		1.6500e-003	1.6500e-003		1.5300e-003	1.5300e-003	0.0000	2.4575	2.4575	6.7000e-004	0.0000	2.4717
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.8000e-003	0.0266	0.0182	3.0000e-005		1.6500e-003	1.6500e-003		1.5300e-003	1.5300e-003	0.0000	2.4575	2.4575	6.7000e-004	0.0000	2.4717

3.4 Paving - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	2.6000e-004	2.7600e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4626	0.4626	2.0000e-005	0.0000	0.4631
Total	1.8000e-004	2.6000e-004	2.7600e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4626	0.4626	2.0000e-005	0.0000	0.4631

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.8000e-003	0.0266	0.0182	3.0000e-005		1.6500e-003	1.6500e-003		1.5300e-003	1.5300e-003	0.0000	2.4575	2.4575	6.7000e-004	0.0000	2.4717
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.8000e-003	0.0266	0.0182	3.0000e-005		1.6500e-003	1.6500e-003		1.5300e-003	1.5300e-003	0.0000	2.4575	2.4575	6.7000e-004	0.0000	2.4717

3.4 Paving - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	2.6000e-004	2.7600e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4626	0.4626	2.0000e-005	0.0000	0.4631
Total	1.8000e-004	2.6000e-004	2.7600e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4626	0.4626	2.0000e-005	0.0000	0.4631

3.5 Architectural Coating - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0637					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.2000e-004	5.9300e-003	4.7100e-003	1.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004	0.0000	0.6383	0.6383	8.0000e-005	0.0000	0.6399
Total	0.0647	5.9300e-003	4.7100e-003	1.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004	0.0000	0.6383	0.6383	8.0000e-005	0.0000	0.6399

3.5 Architectural Coating - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0637					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.2000e-004	5.9300e-003	4.7100e-003	1.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004	0.0000	0.6383	0.6383	8.0000e-005	0.0000	0.6399
Total	0.0647	5.9300e-003	4.7100e-003	1.0000e-005		4.9000e-004	4.9000e-004		4.9000e-004	4.9000e-004	0.0000	0.6383	0.6383	8.0000e-005	0.0000	0.6399

3.5 Architectural Coating - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0589	0.1113	0.4929	8.5000e-004	0.0558	1.3500e-003	0.0572	0.0149	1.2400e-003	0.0162	0.0000	67.3800	67.3800	3.0000e-003	0.0000	67.4430
Unmitigated	0.0589	0.1113	0.4929	8.5000e-004	0.0558	1.3500e-003	0.0572	0.0149	1.2400e-003	0.0162	0.0000	67.3800	67.3800	3.0000e-003	0.0000	67.4430

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	110.00	110.00	110.00	147,351	147,351
Total	110.00	110.00	110.00	147,351	147,351

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	16.60	8.40	6.90	33.00	48.00	19.00	21	51	28

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.514315	0.060290	0.180146	0.139458	0.042007	0.006636	0.015782	0.029894	0.001929	0.002512	0.004343	0.000595	0.002093

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	18.9657	18.9657	8.7000e-004	1.8000e-004	19.0399
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	18.9657	18.9657	8.7000e-004	1.8000e-004	19.0399
NaturalGas Mitigated	5.6000e-004	5.0700e-003	4.2600e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5208	5.5208	1.1000e-004	1.0000e-004	5.5544
NaturalGas Unmitigated	5.6000e-004	5.0700e-003	4.2600e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5208	5.5208	1.1000e-004	1.0000e-004	5.5544

5.2 Energy by Land Use - NaturalGas
Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Automobile Care Center	103455	5.6000e-004	5.0700e-003	4.2600e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5208	5.5208	1.1000e-004	1.0000e-004	5.5544
Total		5.6000e-004	5.0700e-003	4.2600e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5208	5.5208	1.1000e-004	1.0000e-004	5.5544

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Automobile Care Center	103455	5.6000e-004	5.0700e-003	4.2600e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5208	5.5208	1.1000e-004	1.0000e-004	5.5544
Total		5.6000e-004	5.0700e-003	4.2600e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5208	5.5208	1.1000e-004	1.0000e-004	5.5544

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	66275	18.9657	8.7000e-004	1.8000e-004	19.0399
Total		18.9657	8.7000e-004	1.8000e-004	19.0399

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	66275	18.9657	8.7000e-004	1.8000e-004	19.0399
Total		18.9657	8.7000e-004	1.8000e-004	19.0399

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0263	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-004	1.4000e-004	0.0000	0.0000	1.4000e-004
Unmitigated	0.0263	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-004	1.4000e-004	0.0000	0.0000	1.4000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	tons/yr										MT/yr						
Architectural Coating	6.3700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0199					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-004	1.4000e-004	0.0000	0.0000	1.4000e-004	
Total	0.0263	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-004	1.4000e-004	0.0000	0.0000	1.4000e-004	

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	tons/yr										MT/yr						
Architectural Coating	6.3700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0199					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-004	1.4000e-004	0.0000	0.0000	1.4000e-004	
Total	0.0263	0.0000	7.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.4000e-004	1.4000e-004	0.0000	0.0000	1.4000e-004	

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.1006	0.0170	4.3000e-004	3.5893
Unmitigated	3.1006	0.0170	4.3000e-004	3.5896

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.517446 / 0.317144	3.1006	0.0170	4.3000e-004	3.5896
Total		3.1006	0.0170	4.3000e-004	3.5896

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.517446 / 0.317144	3.1006	0.0170	4.3000e-004	3.5893
Total		3.1006	0.0170	4.3000e-004	3.5893

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	4.2648	0.2520	0.0000	9.5578
Unmitigated	4.2648	0.2520	0.0000	9.5578

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	21.01	4.2648	0.2520	0.0000	9.5578
Total		4.2648	0.2520	0.0000	9.5578

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	21.01	4.2648	0.2520	0.0000	9.5578
Total		4.2648	0.2520	0.0000	9.5578

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Vegetation

**Pico Rivera Automotive
South Coast Air Basin, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Automobile Care Center	5.50	1000sqft	0.13	5,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2016
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase -

Vehicle Trips - 110 daily trips

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2014	2016
tblVehicleTrips	ST_TR	62.00	20.00
tblVehicleTrips	SU_TR	62.00	20.00
tblVehicleTrips	WD_TR	62.00	20.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2016	25.8610	13.8031	9.3534	0.0137	0.8645	0.9414	1.6694	0.4434	0.8661	1.2116	0.0000	1,312.5689	1,312.5689	0.3569	0.0000	1,320.0631
Total	25.8610	13.8031	9.3534	0.0137	0.8645	0.9414	1.6694	0.4434	0.8661	1.2116	0.0000	1,312.5689	1,312.5689	0.3569	0.0000	1,320.0631

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2016	25.8610	13.8031	9.3534	0.0137	0.8645	0.9414	1.6694	0.4434	0.8661	1.2116	0.0000	1,312.5689	1,312.5689	0.3569	0.0000	1,320.0631
Total	25.8610	13.8031	9.3534	0.0137	0.8645	0.9414	1.6694	0.4434	0.8661	1.2116	0.0000	1,312.5689	1,312.5689	0.3569	0.0000	1,320.0631

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1439	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.2000e-003	1.2000e-003	0.0000		1.2800e-003
Energy	3.0600e-003	0.0278	0.0233	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3457	33.3457	6.4000e-004	6.1000e-004	33.5486
Mobile	0.3286	0.5747	2.5801	4.8300e-003	0.3124	7.4000e-003	0.3198	0.0835	6.8000e-003	0.0903		423.9144	423.9144	0.0182		424.2965
Total	0.4756	0.6025	2.6040	5.0000e-003	0.3124	9.5100e-003	0.3219	0.0835	8.9100e-003	0.0924		457.2613	457.2613	0.0188	6.1000e-004	457.8464

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1439	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.2000e-003	1.2000e-003	0.0000		1.2800e-003
Energy	3.0600e-003	0.0278	0.0233	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3457	33.3457	6.4000e-004	6.1000e-004	33.5486
Mobile	0.3286	0.5747	2.5801	4.8300e-003	0.3124	7.4000e-003	0.3198	0.0835	6.8000e-003	0.0903		423.9144	423.9144	0.0182		424.2965
Total	0.4756	0.6025	2.6040	5.0000e-003	0.3124	9.5100e-003	0.3219	0.0835	8.9100e-003	0.0924		457.2613	457.2613	0.0188	6.1000e-004	457.8464

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	1/16/2016	1/19/2016	5	2	
2	Building Construction	Building Construction	1/20/2016	6/7/2016	5	100	
3	Paving	Paving	6/8/2016	6/14/2016	5	5	
4	Architectural Coating	Architectural Coating	6/15/2016	6/21/2016	5	5	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 8,250; Non-Residential Outdoor: 2,750 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	2.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Grading - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674		1,193.6106	1,193.6106	0.2386		1,198.6217
Total	1.3122	11.2385	8.7048	0.0120	0.7528	0.8039	1.5566	0.4138	0.7674	1.1811		1,193.6106	1,193.6106	0.2386		1,198.6217

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0416	0.0521	0.6486	1.4200e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		118.9583	118.9583	6.1000e-003		119.0863
Total	0.0416	0.0521	0.6486	1.4200e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		118.9583	118.9583	6.1000e-003		119.0863

3.2 Grading - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674	0.0000	1,193.6106	1,193.6106	0.2386		1,198.6217
Total	1.3122	11.2385	8.7048	0.0120	0.7528	0.8039	1.5566	0.4138	0.7674	1.1811	0.0000	1,193.6106	1,193.6106	0.2386		1,198.6217

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0416	0.0521	0.6486	1.4200e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		118.9583	118.9583	6.1000e-003		119.0863
Total	0.0416	0.0521	0.6486	1.4200e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		118.9583	118.9583	6.1000e-003		119.0863

3.3 Building Construction - 2016**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3816	13.7058	8.2122	0.0113		0.9398	0.9398		0.8646	0.8646		1,178.5549	1,178.5549	0.3555		1,186.0202
Total	1.3816	13.7058	8.2122	0.0113		0.9398	0.9398		0.8646	0.8646		1,178.5549	1,178.5549	0.3555		1,186.0202

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.3500e-003	0.0869	0.0998	2.2000e-004	6.2500e-003	1.4100e-003	7.6600e-003	1.7800e-003	1.3000e-003	3.0800e-003		21.8198	21.8198	1.6000e-004		21.8231
Worker	8.3300e-003	0.0104	0.1297	2.8000e-004	0.0224	1.9000e-004	0.0225	5.9300e-003	1.7000e-004	6.1000e-003		23.7917	23.7917	1.2200e-003		23.8173
Total	0.0167	0.0973	0.2295	5.0000e-004	0.0286	1.6000e-003	0.0302	7.7100e-003	1.4700e-003	9.1800e-003		45.6114	45.6114	1.3800e-003		45.6403

3.3 Building Construction - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3816	13.7058	8.2122	0.0113		0.9398	0.9398		0.8646	0.8646	0.0000	1,178.5549	1,178.5549	0.3555		1,186.0202
Total	1.3816	13.7058	8.2122	0.0113		0.9398	0.9398		0.8646	0.8646	0.0000	1,178.5549	1,178.5549	0.3555		1,186.0202

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.3500e-003	0.0869	0.0998	2.2000e-004	6.2500e-003	1.4100e-003	7.6600e-003	1.7800e-003	1.3000e-003	3.0800e-003		21.8198	21.8198	1.6000e-004		21.8231
Worker	8.3300e-003	0.0104	0.1297	2.8000e-004	0.0224	1.9000e-004	0.0225	5.9300e-003	1.7000e-004	6.1000e-003		23.7917	23.7917	1.2200e-003		23.8173
Total	0.0167	0.0973	0.2295	5.0000e-004	0.0286	1.6000e-003	0.0302	7.7100e-003	1.4700e-003	9.1800e-003		45.6114	45.6114	1.3800e-003		45.6403

3.4 Paving - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1203	10.6282	7.2935	0.0111		0.6606	0.6606		0.6113	0.6113		1,083.583 2	1,083.583 2	0.2969		1,089.817 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.1203	10.6282	7.2935	0.0111		0.6606	0.6606		0.6113	0.6113		1,083.583 2	1,083.583 2	0.2969		1,089.817 5

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0749	0.0937	1.1675	2.5500e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		214.1249	214.1249	0.0110		214.3554
Total	0.0749	0.0937	1.1675	2.5500e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		214.1249	214.1249	0.0110		214.3554

3.4 Paving - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1203	10.6282	7.2935	0.0111		0.6606	0.6606		0.6113	0.6113	0.0000	1,083.583 2	1,083.583 2	0.2969		1,089.817 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.1203	10.6282	7.2935	0.0111		0.6606	0.6606		0.6113	0.6113	0.0000	1,083.583 2	1,083.583 2	0.2969		1,089.817 5

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0749	0.0937	1.1675	2.5500e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		214.1249	214.1249	0.0110		214.3554
Total	0.0749	0.0937	1.1675	2.5500e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		214.1249	214.1249	0.0110		214.3554

3.5 Architectural Coating - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	25.4925					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	25.8610	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000							

3.5 Architectural Coating - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	25.4925					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449
Total	25.8610	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000							

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3286	0.5747	2.5801	4.8300e-003	0.3124	7.4000e-003	0.3198	0.0835	6.8000e-003	0.0903		423.9144	423.9144	0.0182		424.2965
Unmitigated	0.3286	0.5747	2.5801	4.8300e-003	0.3124	7.4000e-003	0.3198	0.0835	6.8000e-003	0.0903		423.9144	423.9144	0.0182		424.2965

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	110.00	110.00	110.00	147,351	147,351
Total	110.00	110.00	110.00	147,351	147,351

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	16.60	8.40	6.90	33.00	48.00	19.00	21	51	28

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.514315	0.060290	0.180146	0.139458	0.042007	0.006636	0.015782	0.029894	0.001929	0.002512	0.004343	0.000595	0.002093

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	3.0600e-003	0.0278	0.0233	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3457	33.3457	6.4000e-004	6.1000e-004	33.5486
NaturalGas Unmitigated	3.0600e-003	0.0278	0.0233	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3457	33.3457	6.4000e-004	6.1000e-004	33.5486

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	283.438	3.0600e-003	0.0278	0.0233	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3457	33.3457	6.4000e-004	6.1000e-004	33.5486
Total		3.0600e-003	0.0278	0.0233	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3457	33.3457	6.4000e-004	6.1000e-004	33.5486

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	0.283438	3.0600e-003	0.0278	0.0233	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3457	33.3457	6.4000e-004	6.1000e-004	33.5486
Total		3.0600e-003	0.0278	0.0233	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3457	33.3457	6.4000e-004	6.1000e-004	33.5486

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1439	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.2000e-003	1.2000e-003	0.0000		1.2800e-003
Unmitigated	0.1439	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.2000e-003	1.2000e-003	0.0000		1.2800e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0349					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1089					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.0000e-005	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.2000e-003	1.2000e-003	0.0000		1.2800e-003
Total	0.1439	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.2000e-003	1.2000e-003	0.0000		1.2800e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0349					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1089					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.0000e-005	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.2000e-003	1.2000e-003	0.0000		1.2800e-003
Total	0.1439	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.2000e-003	1.2000e-003	0.0000		1.2800e-003

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Vegetation



Tuesday, January 12, 2016

A Regular Meeting of the City Council was held in the Council Chamber, Pico Rivera City Hall, 6615 Passons Boulevard, Pico Rivera, California.

Mayor Armenta called the meeting to order at 6:00 p.m. on behalf of the City Council.

PRESENT: Archuleta, Salcido, Tercero, Armenta

ABSENT: Camacho (excused)

COMMISSIONERS PRESENT:

Esther Celiz, Planning Commission

Pat Saucedo, Parks & Recreation Commission

INVOCATION: Nicholas Camaano, Twin Cities Wolverine

PLEDGE OF ALLEGIANCE: Aidan Sanchez, Twin Cities Wolverine

SPECIAL PRESENTATIONS:

- Certification of Recognition presented to Twin Cities Wolverines Midget Pop Warner Wescon Region Champions for the San Gabriel Valley
- Presentation – Pavement Management System (Received & filed)

PUBLIC HEARING:

1. **Public Hearing – Rush Truck Centers of California, Inc. (Rush California, Inc.) – Agreement Regarding Operating Covenant and Restrictive Covenants.** (500)

Mayor Armenta opened the public hearing and noted that there was no written communications or public comment cards to provide public testimony.

City Manager Bobadilla stated that the item is to approve an Economic Development Agreement with Rush California, Inc. He stated that the company is looking to expand their facility and purchase the land.

Mayor Armenta closed the public hearing.

Councilmember Tercero asked if staff could provide the average employee salary range for this facility. City Manager Bobadilla stated that the employee range consist of drivers, mechanics, sales, accountants and management.

Mr. Jerry Conrad, General Manager of Rush California, Inc. stated that there are approximately 110 employees with an average salary range of about \$60,000 and that 15-20 employees are residents of Pico Rivera.

Councilmember Salcido asked what other options were available to Rush California, Inc. if they did not stay in Pico Rivera.

Mr. Hal Meriwether, Regional Manager of Rush California, Inc. stated that the company would have needed to seek property in another city which would have been difficult to find with the size of property needed in the Los Angeles Area. He stated that the company brings to the City \$1 million dollars in sales tax revenue.

In regard to keeping businesses in the City, Councilmember Salcido stated that with the departure of Ralphs Market, he would like to see staff bring in and retain an All American grocery store in the City. Mayor Pro Tem Archuleta added that the City is on the right track in obtaining businesses.

Councilmember Tercero asked, for the record, if the transaction with Rush California, Inc. does not go through is the City obligated to make any payments to which City Manager Bobadilla stated that the agreement becomes null and void.

Motion by Mayor Pro Tem Archuleta, seconded by Councilmember Tercero to approve Economic Development Subsidy Agreement between City and Rush California, Inc. in an amount not to exceed \$3,280,000 contingent upon adherence to Operating and Restrictive Covenant Requirements. Motion carries by the following roll call vote:

Agreement No. 16-1651

AYES: Archuleta, Salcido, Tercero, Armenta
NOES: None
ABSENT: Camacho

- 2. Public Hearing – Conditional Use Permit Modification No. 257.3 Zone Reclassification No. 321 Amending the Zone from Single Family Residential (S-F) and General Commercial (G-C) to Commercial Planned Development (CPD), and Zone Code Amendment No. 177, Amending the Zoning Ordinance to Allow an Auto Repair Shop in a Commercial Planned Development (CPD) Zone for the Property Located at 4525 Rosemead Boulevard (5272-029-011 and 5272-030-028). (1300)**

Mayor Armenta opened the public hearing.

City Attorney Alvarez-Glasman stated that the applicant requested that the item be continued to January 26, 2016.

Motion by Mayor Pro Tem Archuleta, seconded by Councilmember Salcido to continue the Public Hearing to the meeting of January 26, 2016. Motion carries by the following roll call vote:

AYES: Archuleta, Salcido, Tercero, Armenta
NOES: None
ABSENT: Camacho

PUBLIC COMMENT:

Lupe Diaz:

- Addressed the City Council to inquire about the City's preparation for El Niño.

Public Works Director Enriquez stated that in planning for El Niño, staff has attended maintenance and service workshops with the county and on the maintenance side the annual cleanup of the catch basins has been done and repairs to storm drains have been made at various locations in preparation for flooding.

Mayor Pro Tem Archuleta asked if city crews are ready and prepared for street light outages and street flooding to which Public Works Director Enriquez responded in the affirmative.

Captain Valdez stated that Sheriff Personnel are ready to assist by contacting the Public Works Department when they become aware of public safety issues.

City Council and staff advised the residents on how to obtain sand bags from the Fire Department and sand from the Public Works yard.

Zita Rodriguez:

- Addressed the City Council regarding an employee dispute.

CONSENT CALENDAR:

3. Minutes:

- Approved City Council regular meeting of December 8, 2015

Received and filed:

- Sister City regular meeting of November 17, 2015; Parks & Recreation regular meetings of February 12, 2015, March 12, 2015, April 9, 2015, May 14, 2015, June 11, 2015, July 9, 2015, August 13, 2015, September 10, 2015, October 8, 2015 and November 12, 2015

4. Approved 10th Warrant Register of the 2015-2016 Fiscal Year. (700)

Check Numbers: 269371-269688; 269673-269763; 269766-269805; 269808-269904

Special Check Numbers: 269669-269672; 269764-269765; 269806-269807

5. Second Reading – Amend Chapter 9.40 (Medical Marijuana Dispensaries) to the Pico Rivera Municipal Code Prohibiting All Commercial Medical Marijuana Uses in the City and Prohibiting Cultivation. (300)

1. Adopted and waived second reading of Ordinance No. 1096 amending Chapter 9.40 (Medical Marijuana Dispensaries) of the Pico Rivera Municipal Code pertaining to the prohibition of all commercial medical marijuana uses in the City and prohibiting cultivation.

Ordinance No. 1096 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING CHAPTER 9.40 OF THE PICO RIVERA MUNICIPAL CODE PROHIBITING ALL COMMERCIAL MEDICAL MARIJUANA USES IN THE CITY AND PROHIBITING CULTIVATION **(SECOND READING AND ADOPTION)**

6. Planning, Sister City, Parks and Recreation Commission Appointments. (300)

1. Adopted Resolution No. 6835, Resolution No. 6836, and Resolution No. 6837 approving City Council appointments to the Planning Commission; Sister City Commission; and Parks and Recreation Commission.

Resolution No. 6835 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPOINTING THE FOLLOWING CITY ELECTORS: RUBEN L. GARCIA, ESTHER CELIZ, FRED ZERMENO, TOMMY ELISALDEZ, AND WILLIAM PAUL GOMEZ TO THE PLANNING COMMISSION FOR A TWO YEAR TERM SAID TO EXPIRE DECEMBER 2017

Resolution No. 6836 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPOINTING THE FOLLOWING CITY ELECTORS: CHRISTINA HERNANDEZ, DAVID ANGELO, GUSTAVO CONTRERAS, LINDA MARTINEZ TO THE SISTER CITY COMMISSION FOR A TWO YEAR TERM SAID TO EXPIRE DECEMBER 2017

Resolution No. 6837 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPOINTING THE FOLLOWING CITY ELECTORS: JOHN R. GARCIA, JOSEPH A PALOMBI, MONICA SANCHEZ, ANTHONY CORONA, AND PATRICIA SAUCEDO TO THE PARKS AND RECREATION COMMISSION FOR A ONE YEAR TERM SAID TO EXPIRE DECEMBER 2016

7. Mayoral Appointments. (100)

1. Confirmed the Mayor's appointments to various Boards, Agencies and Committees.

8. Approval of City Manager to Extend Urban Futures Contract for Interim Finance Director. (500)

1. Authorized the City Manager to pursue and execute an extension of the existing contract with Urban Futures for the position of Interim Finance Director.

Agreement No. 15-1644-1

9. California Gang Reduction and Prevention (CALGRIP) Grant Program – Year Two: Memorandum of Understanding (MOU) Between the City of Pico Rivera and El Rancho Unified School District (ERUSD) for Implementation; A Professional Services Agreement with Strategic Partnership Schools Group (SPSG) for Management; Resolution to Accept Funds from the Board of State and Community Corrections (BSCC). (500)

1. Approved Memorandum of Understanding between the City of Pico Rivera and ERUSD for the implementation of the CalGRIP Grant from January 12, 2016 through December 31, 2016. Total amount to be reimbursed ERUSD should not exceed \$276,130;
2. Approved Professional Services Agreement with Strategic Partnership Schools Group (SPSG) for services from January 12, 2016 through December 31, 2016. SPSG will assist in the evaluation, processing, and progress compliance reporting of the CalGRIP program for a fee not to exceed \$33,000; and
3. Approved Resolution No. 6838 authorizing City Council to accept funds from BSCC and CalGRIP Grant program.

Resolution No. 6838 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AUTHORIZING THE CITY COUNCIL TO ACCEPT FUNDS FROM THE CALIFORNIA BOARD OF STATE AND COMMUNITY CORRECTIONS THROUGH THE CALIFORNIA GANG REDUCTION INTERVENTION AND PREVENTION (CALGRIP) GRANT PROGRAM

Agreement No. 16-1652

10. Telegraph Road Traffic Throughput and Safety Enhancement Project – Phase II (CIP No. 21331) – Cooperative Agreement with the City of Downey. (500)

1. Authorized the Mayor to execute a cooperative agreement with the City of Downey for the design and construction of the Telegraph Road Traffic Throughput and Safety Enhancement Project – Phase II (CIP No. 21331); and
2. Appropriated \$10,000 in Prop C Funds to CIP No. 21331 for staff time (job costing).

Agreement No. 16-1653

11. Pico Park Enhancements (CIP No. 21279) – Demolition Phase – Notice of Completion. (500)

1. Accepted the work as completed by American Wrecking Inc.;
2. Approved the revised Total Project Budget (Enclosure 2) for the project, including an appropriation of \$200,000 of Public Image Enhancement (PIE) Funds (Fund 017) to replace the Economic Development Funds (Fund 634) previously appropriated for this project; and
3. Authorized the City Clerk to file the Notice of Completion with the Los Angeles County Registrar-Recorder and, if no claims are filed within 35 days after recordation, to exonerate the payment/performance bonds and authorized the City Manager to release the 5% retention payment to American Wrecking Inc.

12. On-Call List of Qualified Engineering Consultants – Pico Rivera Sports Arena Renovation Project. (500)

This item was pulled from the Consent Calendar for further discussion and clarification.

Motion by Councilmember Salcido, seconded by Councilmember Tercero to approve Consent Calendar Items No. 3 through 11. Motion carries by the following roll call vote:

AYES: Archuleta, Salcido, Tercero, Armenta
NOES: None
ABSENT: Camacho

CONSENT CALENDAR ITEMS PULLED FOR FURTHER DISCUSSION:

12. On-Call List of Qualified Engineering Consultants – Pico Rivera Sports Arena Renovation Project. (500)

After some discussion amongst City Council members and City Staff regarding receipt of a letter or email from The Army Corps of Engineers to the City, this item was continued to a future date.

LEGISLATION: None.

Recessed to Successor Agency at 7:19 p.m.

ALL FOUR MEMBERS WERE PRESENT

Reconvened from Successor Agency at 7:20 p.m.

ALL FOUR MEMBERS WERE PRESENT

Recessed to Water Authority at 7:20 p.m.

ALL FOUR MEMBERS WERE PRESENT

Reconvened from Water Authority at 7:21 p.m.

ALL FOUR MEMBERS WERE PRESENT

MAYOR/COUNCILMEMBER REPORTS ON INTERGOVERNMENTAL AGENCY MEETINGS:

Councilmember Tercero, representing the Gateway Cities, stated that there are two positions open for seats at the table for: 1) The Los Angeles River and Basin Working Group and the Metro Gateway Service Council. He stated that a letter for approval needs to be sent to the Secretary of Agriculture to secure a nomination seat for the City of Pico Rivera on the Los Angeles River and Basin and a self-nomination of a City Council member for the Metro Gateway Service Council. Mayor Armenta stated that he and City Manager Bobadilla would look into the process and procedures for these nominations.

City Manager Bobadilla introduced Finance Director Michael Solorza to the City Council and executive team.

NEW BUSINESS:

Mayor Pro Tempore Archuleta asked for an update on the rush of water that unexpectedly came down from Azusa upper dam.

Captain Valdez stated that he spoke with representatives from both Hilda Solis' Office and the Army Corps of Engineers and confirmed with them that the community will be given a 24-hour notification when the Army Corps of Engineers releases a large amount of water from the upper dams to the lower dams.

OLD BUSINESS:

Mayor Armenta thanked the El Rancho High School Unified School District, the Cisneros, Mr. Cardenas and all who were involved for bringing Astronaut Jose Hernandez to El Rancho High School to share his story with the students.

Councilmember Tercero asked for an update on the Ralphs', El Rodeo and Fresh and Easy properties.

Community and Economic Development Director Martinez stated that El Super will be moving into the Ralphs' property and that he will report back on whether the property

was sold or is being leased. He also stated that staff has made an outreach to the property owner of the Fresh & Easy site and that they are working on bringing in some potential tenants.

In regard to the El Rodeo property, City Attorney Alvarez-Glasman stated the he will provide City Council with an update in a Closed Session.

Councilmember Salcido asked for an update on the progress of the banners with El Rancho High School. City Manager Bobadilla stated that this issue will be discussed in a newly formed Ad Hoc Committee. Councilmember Salcido noted that this discussion already took place in an Ad Hoc Committee that he was a part of.

ADJOURNMENT:

Mayor Armenta adjourned the City Council meeting at 7:36 p.m. in memory of Chris Arriola, Michael Galindo, Eugenio Rios, Chip Schaefer, and Ron Manzanarea. There being no objection it was so ordered.

AYES: Archuleta, Salcido, Tercero, Armenta
NOES: None
ABSENT: Camacho

David W. Armenta, Mayor

ATTEST:

Anna M. Jerome, City Clerk

I hereby certify that the foregoing is a true and correct report of the proceedings of the City Council regular meeting dated January 12, 2016 and approved by the City Council on January 26, 2016.

Anna M. Jerome, City Clerk



Tuesday, December 15, 2015

The regular meeting of the Sister City Commission was called to order by Chairman Martinez at 6:26 p.m., at Pico Rivera City Hall, 6615 Passons Boulevard, Pico Rivera, CA.

STAFF PRESENT: Raymond Chavez, Staff Liaison
Alma Rodriguez, Secretary

FLAG SALUTE: None

ROLL CALL: Linda Martinez, Chairman

PRESENT: Commissioners Martinez, Angelo, and Hernandez

PUBLIC COMMENTS – AGENDA ITEMS ONLY: None

LEGISLATION:

1. Approval of Minutes

Commissioner Angelo motions to approve minutes from November 17, 2015 meeting. Commissioner Hernandez 2nds the motion, vote is unanimous the minutes are approved.

2. Oral Communication

None.

Sister City Program

Chairman Martinez started meeting at 6:26 p.m. and noted absence of Commissioner Contreras.

Chairman Martinez discussed the events for the tree lighting ceremony that was held on December 6, 2015. Next year she would like to see someone from the military light the Christmas tree.

Mayor Armenta and Commissioner Hernandez discussed the possibility of joining the delegation to Mexico during the Carnival week. Mayor Armenta would like to experience the ambiance of all the festivities that take place during the Carnival. The committee discussed the high cost of airfare, hotels, etc. It was suggested Mayor Armenta attend with a very small delegation to experience the carnival events.

Staff Liaison Chavez announced the December visit of Rocio Cardenas of the City of San Luis Potosi, Department of Tourism. She will arrive on December 20, 2015. Rosario will bring San Luis Potosi brochures with her. A small reception will be coordinated for Sister City Commissioners, City Council, and City staff members to meet Mrs. Cardenas. Topic of conversations to speak to her about: the relationship between our cities, future delegation, a new visit, her experience with new government.

Due to the absence of Commissioner Contreras at today's meeting, he will report at our next meeting regarding Mazatlan delegation.

Staff Liaison Chavez reported the outcome of the Lucha Libre Event and fundraiser. Many toys were collected. Children in attendance took pictures with the wrestlers and the wrestling matches were very entertaining. It was a great success. We also need to coordinate a major fundraiser to generate more money. A possible Tardeda fundraiser, that is going to be good for our Community and Sister City Program and will promote our Committee's culture/mission statement. There is a possibility to have a booth at our Concerts in the Park series to sell items.

Commissioner Angelo informed the Commission and members of the City Council of the 3rd United States Mexico Sister Cities Association Festival on February 19, and 20, 2016 at the Embassy Suites in Downey. Commissioner Angelo will obtain applications and information.

Commissioners discussed the following topics and concerns:

- Sister City International.
- Promoting scholarships.
- Meetings from So Cal are informal.
- Tourism.
- Will Guadalajara send a delegation?
- Chapala.
- Workshop on security and how to stay safe when traveling Mexico.
- A possible Wine Country tour in Ensenada.
- Talks on partnership with Mazatlan delegation.

Staff Liaison Chavez states these are all great points and would like to begin the New Year with a productive "Planning Retreat" at our next meeting in the City Hall main conference room from 5- 7pm. We will provide dinner.

ORAL COMMUNICATION: None.

There being no further business Chairman Martinez adjourned meeting at 7:03 p.m.

Linda Martinez, Chairperson

ATTEST:

Raymond Chavez
Secretary to the Commission



The regular meeting of the Sister City Commission was called to order by Chairperson Martinez at 6:10 p.m., in the City Hall, 6615 Passons Boulevard, Pico Rivera, CA.

STAFF PRESENT: Raymond Chavez, Staff Liaison

FLAG SALUTE: None

ROLL CALL: Raymond Chavez, Staff Liaison

PRESENT: Commissioners Angelo, Contreras, Martinez, Hernandez

LEGISLATION:

Staff Liaison Chavez informed the Commission of the recently approved City budget and the reinstatement of the Commission stipend.

Commissioner Angelo inquired as to whether the Commissioners could forfeit their stipend and have the City direct all funds directly into the Sister City budget.

Staff Liaison Chavez informed that each commissioner can accept their stipend and individually return and donate to the Sister City Commission account. However, to collectively direct all funds would require a City Council action. Such action would be best to occur at next year's budget preparation.

Councilmember Camacho suggested that commissioners interested in donating their stipend can do so individually.

Staff Liaison Chavez informed Commissioners that he had been in communication with Yathzirry Vitales, of San Luis Potosi to discuss their "Puro Potosina" program. The idea would be to obtain products from San Luis Potosi for sale at local festivals to raise funds.

Discussion was presented on the possibility of inviting the San Luis Potosi Rebozo models for the Fiestas Patrias at the Pico Rivera Sports Arena.

Commissioner Contreras asked if the last visit from the San Luis Potosi Rebozo Models was profitable as a fundraiser.

Commissioner Angelo explained that the last Rebozo Model visit was not a fundraiser. The City of San Luis Potosi sponsored the models. He volunteered to look into the possibility of another visit, but cautioned that it may be too late.

SISTER CITY COMMISSION MINUTES

Page 2 of 3

Commissioner Angelo expressed a need to recruit volunteers for the San Luis Potosi Volunteer Committee.

Councilmember Camacho reminded the Commission that the volunteer committee's primary focus is for San Luis Potosi and that the Commission's vision should be for more than just one City.

Commissioner Angelo inquired as to whether the City Council could recognize the volunteer committee.

Councilmember Camacho commented that the volunteer committee should formalize and become a certified nonprofit organization. Upon doing so, the City Council could formally recognize the group. He suggested partnership with Downey.

Commissioner Contreras presented an invitation from the City of Mazatlan, Sinaloa, Mexico to become a Sister City.

Councilmember Camacho explained that the interest in Mazatlan becoming a Sister City had been developing over the years and the formal action had finally arrived. The interest of Mazatlan would be for the purpose of: Business Development and Cultural/educational exchange. He explained that although Glendale, CA is a current Sister City with Mazatlan, their activity has been minimal.

Commissioner Contreras motioned to request support from the City Council to seek a formal partnership with the City of Mazatlan.

Commissioner Cristina offered a second motion.

Commissioner Angelo asked what are the next steps?

Staff Liaison Chavez explained that the recommendation of the Sister City Commission would be presented to the City Council recommending the acceptance of becoming a second Sister City to Pico Rivera.

Councilmember Camacho recognized the strong and historical relationship Pico Rivera has with San Luis Potosi and committed to continue to work with that City.

Commissioner Angelo informed the Commission that the Mayor of Chapala, Jalisco, Mexico would soon be visiting the area.

Staff Liaison Chavez informed the committee of the upcoming Festival Nayarit and invited the commission.

Commissioner Martinez recommends submitting article regarding Colima festival in the profile.

SISTER CITY COMMISSION MINUTES

Page 3 of 3

Commissioner Angelo informed the commission of a Sister Cities International Southern California Region board meeting in San Diego (8/15/15) and a possible trip to Cuba in March 2016

ORAL COMMUNICATION:

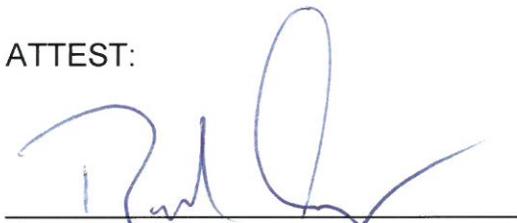
None.

There being no further business the meeting was adjourned at 7:30 p.m.



Linda Martinez, Chairperson

ATTEST:



Raymond Chavez
Secretary to the Commission

11th WARRANT REGISTER OF THE 2015-2016 FISCAL YEAR

MEETING DATE: 01/26/16

TOTAL REGISTER AMOUNT: \$1,781,199.39

CHECK NUMBERS: 269905-270048

SPECIAL CHECK NUMBERS:

REGULAR CHECK TOTAL: \$1,781,199.39

SPECIAL CHECK TOTAL:

TOTAL REGISTER AMOUNT: \$1,781,199.39

PAYROLL REGISTER P/P 12/25/15 - 01/08/16

Pay Date: 01/14/16

VOID ACH CKS

-

VOID CKS

-

Scrap:

400966

401001

SPECIAL CKS

-

CKS

400967 - 401000 32,689.95

32,689.95

ACH

401002 - 401174 238,491.66

238,491.66

TOTAL 271,181.61

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 17917 2013-1 IH BORROWER L.P. WAP 269906 01/07/16 72.83

Claim# General Description
 350859 DEPOSIT REFUND Reinstated from claim# 345802 (REPLACE CK #267039)

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5196	05/15/15	72.83		0.00	72.83
GL Distribution				Gross Amount Description				
550-0000-12100-00000000					72.83			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 12479 A & D TRANSPORTATION WAP 269907 01/07/16 295.00

Claim# General Description
 350820 TRANSPORTATION FOR EXCURSION ON 12/16/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1216159254	12/22/15	295.00		0.00	295.00
GL Distribution				Gross Amount Description				
090-0410-44500-00009105					295.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18265 ALEX BILLIARDS, INC. WAP 269908 01/07/16 2,980.00

Claim# General Description
 350822 REFELTING OF 4 POOL TABLES AT SENIOR CENTER

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			33438 C 12015	12/21/15	2,980.00		0.00	2,980.00
GL Distribution				Gross Amount Description				
010-8220-44100-00000000					2,980.00			
PO Liquidation				Amount				
010-8220-44100-00000000					2,980.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 4009 ALVAREZ-GLASMAN & COLVIN WAP 269909 01/07/16 8,900.00

Claim# General Description
 350860 CITY ATTY RETAINER FEE FOR JANUARY 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			33348 O 010116	01/01/16	8,900.00		0.00	8,900.00
GL Distribution				Gross Amount Description				
010-0700-44500-00000000					8,900.00			
PO Liquidation				Amount				
010-0700-44500-00000000					8,900.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 4009 ALVAREZ-GLASMAN & COLVIN WAP 269910 01/07/16 1,429.62 Y

Claim# General Description
 350823 LEGAL FEES FOR SEPTEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33348	0		2015-09-14666A	10/22/15	1,429.62		0.00	1,429.62
GL Distribution			Gross Amount Description					
010-0700-46910-00000000			1,429.62					
PO Liquidation			Amount					
010-0700-46910-00000000			1,429.62					

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 292 AUTO-CHLOR SYSTEM WAP 269911 01/07/16 194.65

Claim# General Description
 350821 DISHWASHER MAINTENANCE FOR DECEMBER 2015 AT SENIOR CENTER

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			154100303608	12/28/15	194.65		0.00	194.65
GL Distribution			Gross Amount Description					
010-8220-44500-00000000			194.65					

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 8168 BOB MURRAY & ASSOCIATES 1 BOB MURRAY & ASSOCIATES WAP 269912 01/07/16 4,229.01

Claim# General Description
 350825 FINANCE DIRECTOR RECRUITMENT

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			6542	12/18/15	4,229.01		0.00	4,229.01
GL Distribution			Gross Amount Description					
010-0350-44500-00000000			4,229.01					

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 15956 CPACINC.COM WAP 269913 01/07/16 2,658.00

Claim# General Description
 350826 MICROSOFT SYSTEM CENTER DATACENTER SOFTWARE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33430	0		SI-1278080	12/11/15	2,658.00		0.00	2,658.00
GL Distribution			Gross Amount Description					
010-0820-42800-00000000			2,658.00					
PO Liquidation			Amount					
010-0820-42800-00000000			2,658.00					

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 17701 CSMFO 1 CSMFO WAP 269914 01/07/16 110.00

Claim# General Description
 350863 2016 MEMBERSHIP DUES FOR H.DE GUZMAN

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 17346 01/06/16 110.00 0.00 110.00
 GL Distribution Gross Amount Description
 010-0800-42600-00000000 110.00

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 8972 CYPRESS LOCK & KEY 1 CYPRESS LOCK AND SAFE WAP 269915 01/07/16 256.53

Claim# General Description
 350827 KEYS & LOCKS FOR SMITH PARK AND CITY HALL WEST

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 18772 09/16/15 256.53 0.00 256.53
 GL Distribution Gross Amount Description
 010-4340-43400-00000000 256.53

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 17068 DATA TICKET INC 1 DATA TICKET INC WAP 269916 01/07/16 200.00

Claim# General Description
 350828 TICKET PROCESSING FOR NOVEMBER 2015

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 33363 O 66882 12/23/15 200.00 0.00 200.00
 GL Distribution Gross Amount Description
 010-3200-44500-00000000 200.00
 PO Liquidation Amount
 010-3200-44500-00000000 200.00

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 2515 DERIAN/PARTY WAREHOUSE 1 DERIAN/PARTY WAREHOUSE WAP 269917 01/07/16 87.67

Claim# General Description
 350829 VOLUNTEER BREAKFAST SUPPLIES

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 122815 12/28/15 87.67 0.00 87.67
 GL Distribution Gross Amount Description
 010-8220-45280-00000000 87.67

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 16664 DIVISION OF THE STATE ARCHITECT AT WAP 269918 01/07/16 168.00

Claim# General Description
 350830 SB 1186 STATE FEE FOR QTR BEGINNING 07/01/15 THROUGH 09/30/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			123015	12/30/15	168.00		0.00	168.00
GL Distribution				Gross Amount Description				
990-0000-29996-00000000				168.00				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 118 ECONOMY MAIL SERVICE WAP 269919 01/07/16 178.47

Claim# General Description
 350831 MAIL SERVICE FOR DECEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			122215	12/22/15	178.47		0.00	178.47
GL Distribution				Gross Amount Description				
010-3100-42100-00000000				178.47				
PO Liquidation				Amount				
010-3100-42100-00000000				178.47				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 163 HEALTHFIRST-NORTH MEDICAL GROUP WAP 269920 01/07/16 48.00

Claim# General Description
 350832 DRUG TESTING/PHYSICALS FOR CITY PERSONNEL

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1456-19565	12/14/15	48.00		0.00	48.00
GL Distribution				Gross Amount Description				
010-0350-44400-00000000				48.00				
PO Liquidation				Amount				
010-0350-44400-00000000				48.00				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
18131	I COPY, INC. DBA IBE DIGITAL			WAP	269921	01/07/16		39.24	

Claim# General Description
350833 TONER

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			36839A1	12/22/15	13.08		0.00	13.08
GL Distribution					Gross Amount Description			
010-0900-42400-00000000					13.08			

Claim# General Description
350834 TONER

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			36848A1	12/28/15	13.08		0.00	13.08
GL Distribution					Gross Amount Description			
010-0900-42400-00000000					13.08			

Claim# General Description
350835 TONER

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			36867A1	12/28/15	13.08		0.00	13.08
GL Distribution					Gross Amount Description			
010-0900-42400-00000000					13.08			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
903386	INTERNATIONAL INSTITUTE OF MUNICIP			WAP	269922	01/07/16		95.00	

Claim# General Description
350836 2016 MEMBERSHIP RENEWAL FOR C.AYALA

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			30128-16	12/11/15	95.00		0.00	95.00
GL Distribution					Gross Amount Description			
010-0300-42600-00000000					95.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
903386	INTERNATIONAL INSTITUTE OF MUNICIP			WAP	269923	01/07/16		195.00	Y

Claim# General Description
350837 2016 MEMBERSHIP RENEWAL FOR A.JEROME

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			13753-16	12/11/15	195.00		0.00	195.00
GL Distribution					Gross Amount Description			
010-0300-42600-00000000					195.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15844	YOLANDA KARRAA			WAP	269924	01/07/16	11,540.00	

Claim# General Description
 350838 PROFESSIONAL SERVICES RENDERED FOR NOVEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33305	0		113015	11/30/15	6,540.00		0.00	6,540.00
GL Distribution			Gross Amount Description					
010-0800-44500-00000000					3,980.00			
010-0800-44500-00000000					1,600.00			
090-0800-44500-00000000					480.00			
095-0800-44500-00000000					480.00			
PO Liquidation			Amount					
010-0800-44500-00000000					5,580.00			

Claim# General Description
 350839 PROFESSIONAL SERVICES RENDERED FOR DECEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33305	0		123115	12/31/15	5,000.00		0.00	5,000.00
GL Distribution			Gross Amount Description					
010-0800-44500-00000000					3,240.00			
010-0800-44500-00000000					800.00			
090-0800-44500-00000000					480.00			
095-0800-44500-00000000					480.00			
PO Liquidation			Amount					
010-0800-44500-00000000					4,040.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15534	NAN MCKAY & ASSOCIATES INC	1	NAN MCKAY & ASSOCIATES	WAP	269925	01/07/16	448.00	

Claim# General Description
 350857 HOUSING CHOICE VOUCHER MB REV. SERVICE ON CD

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			INV208355	12/22/15	224.00		0.00	224.00
GL Distribution			Gross Amount Description					
010-5310-42700-00000000					224.00			

Claim# General Description
 350858 HCV HQS MASTER BOOK REVISION SERVICE ON CD

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			INV208474	12/22/15	224.00		0.00	224.00
GL Distribution			Gross Amount Description					
010-5310-42700-00000000					224.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
13927	JAROTH, INC. DBA PACIFIC TELEMANAG	2	PACIFIC TELEMAGEMENT SERVICES	WAP	269926	01/07/16		110.00	Y

Claim# General Description
 350871 PAYPHONE SERVICES - VARIOUS LOCATIONS 01/01/16-01/31/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			804586	12/24/15	110.00		0.00	110.00
GL Distribution			Gross Amount Description					
010-0900-44300-00000000			110.00					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
6102	SANDRA PENA			WAP	269927	01/07/16		103.09	

Claim# General Description
 350862 REIMBURSEMENT FOR BASKET SUPPLIES FOR USMC AND PASTRIES FOR MAYOR'S MEETING

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010516	01/05/16	103.09		0.00	103.09
GL Distribution			Gross Amount Description					
010-0100-44100-00000000			103.09					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
2339	CITY OF PICO RIVERA GOLF COURSE			WAP	269928	01/07/16		712.28	

Claim# General Description
 350847 GOOD CORPORATE CITY AWARDS EVENT ON 10/22/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			20001	10/22/15	712.28		0.00	712.28
GL Distribution			Gross Amount Description					
634-0550-44100-00000000			712.28					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
1175	ROBERT KLEIN PRINTERS			WAP	269929	01/07/16		287.40	

Claim# General Description
 350848 BUSINESS CARDS FOR B.ANDRADE AND S.GLASMAN

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			8014728	12/07/15	79.20		0.00	79.20
GL Distribution			Gross Amount Description					
010-0350-44100-00000000			79.20					

Claim# General Description
 350849 BUSINESS CARDS FOR D.ARMENTA

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			8014741	12/21/15	208.20		0.00	208.20
GL Distribution			Gross Amount Description					
010-0100-44100-00000000			208.20					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
4664	S & S WORLDWIDE ACCOUNTS RECEIVABL	2	S & S WORLDWIDE, INC. ACCOUNTS RE	WAP	269930	01/07/16		614.41	

Claim# General Description
350850 SENIOR CENTER ACTIVITY SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33429	0		8878870	12/15/15	614.41		0.00	614.41
GL Distribution				Gross Amount Description				
010-8220-44100-00000000				614.41				
PO Liquidation				Amount				
010-8220-44100-00000000				614.41				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
912450	SCCCA SHARIE APODACA, CITY CLERK	4	SCCCA	WAP	269931	01/07/16		40.00	

Claim# General Description
350851 REGISTRATION FOR GENERAL MEMBERSHIP MEETING ATTENDANCE FOR C.AYALA

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			123015	12/30/15	40.00		0.00	40.00
GL Distribution				Gross Amount Description				
010-0300-44800-00000000				40.00				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
912450	SCCCA SHARIE APODACA, CITY CLERK	4	SCCCA	WAP	269932	01/07/16		40.00	Y

Claim# General Description
350853 REGISTRATION FOR GENERAL MEMBERSHIP MEETING ATTENDANCE FOR A.JEROME

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			123015A	12/30/15	40.00		0.00	40.00
GL Distribution				Gross Amount Description				
010-0300-44800-00000000				40.00				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
357	SMART & FINAL IRIS COMPANY	1	SMART & FINAL	WAP	269933	01/07/16		378.18	

Claim# General Description
350852 SUPPLIES FOR MEETINGS AND SNACKS FOR WINTER CAMP

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			153597	12/29/15	81.92		0.00	81.92
			141407	12/17/15	273.17		0.00	273.17
GL Distribution				Gross Amount Description				
010-0200-44100-00000000				81.92				
010-8101-44100-00000000				273.17				

Claim# General Description
350861 SUPPLIES FOR WALKING CLUB

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			159312	01/04/16	23.09		0.00	23.09

GL Distribution Gross Amount Description
 010-8220-44100-00000000 23.09

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
5056	TECHNO FIT			WAP	269934	01/07/16	150.00	

Claim# General Description
 350855 SERVICE CALL FOR FITNESS EQUIPMENT AT SENIOR CENTER ON 12/16/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			33869	12/22/15	150.00		0.00	150.00
GL Distribution			Gross Amount Description					
010-8220-43300-00000000			150.00					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
11027	TIME WARNER CABLE	1	TIME WARNER CABLE	WAP	269935	01/07/16	1,873.78	

Claim# General Description
 350866 FIBER INTERNET SERVICES FOR CITY HALL - 12/28/15-01/27/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			121815	12/18/15	1,335.00		0.00	1,335.00
GL Distribution			Gross Amount Description					
010-0900-44300-00000000			1,335.00					

Claim# General Description
 350873 CABLE INTERNET CONNECTION FOR EOC 01/03/16-02/02/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			122515	12/25/15	11.00		0.00	11.00
GL Distribution			Gross Amount Description					
010-3230-43500-00000000			11.00					

Claim# General Description
 350874 CABLE INTERNET CONNECTION AT RIO HONDO PARK 01/05/16-02/04/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			122615	12/26/15	145.26		0.00	145.26
GL Distribution			Gross Amount Description					
010-0820-44300-00000000			145.26					

Claim# General Description
 350880 SENIOR CENTER INTERNET CONNECTION 01/01/16-01/31/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			122015	12/20/15	382.52		0.00	382.52
GL Distribution			Gross Amount Description					
010-0900-44300-00000000			382.52					

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 151 VERIZON CALIFORNIA 2 VERIZON CALIFORNIA WAP 269936 01/07/16 326.98

Claim# General Description
 350870 PHONE SVC - MODEMS & FAX MACHINE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			121615	12/16/15	326.98		0.00	326.98
GL Distribution								
			Gross Amount Description					
			010-0900-44300-00000000 269.85					
			010-0100-44300-00000000 57.13					

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 150 VERIZON CALIFORNIA 2 VERIZON CALIFORNIA WAP 269937 01/07/16 1,884.12

Claim# General Description
 350872 PHONE SVC - TELEMETER LINES 12/25/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			122515	12/25/15	1,884.12		0.00	1,884.12
GL Distribution								
			Gross Amount Description					
			010-0900-44300-00000000 1,884.12					

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 152 VERIZON CALIFORNIA 3 VERIZON CALIFORNIA WAP 269938 01/07/16 1,205.69

Claim# General Description
 350865 PHONE SVC - RIVERA AND SMITH PARKS 12/13/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			121315	12/13/15	220.32		0.00	220.32
GL Distribution								
			Gross Amount Description					
			010-0820-44300-00000000 220.32					

Claim# General Description
 350867 INTERNET SERVICES AT CITY YARD

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			121315	12/13/15	528.32		0.00	528.32
GL Distribution								
			Gross Amount Description					
			550-4920-44200-00000000 528.32					

Claim# General Description
 350868 ISDN / DSL LINES - VARIOUS LOCATIONS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			122215	12/22/15	225.14		0.00	225.14
GL Distribution								
			Gross Amount Description					
			010-0820-44300-00000000 225.14					

Claim# General Description
 350869 SENIOR CENTER METRO TAP LINE - BILL DATED 12/01/15

Payment History. Bank WAP Payment Dates 01/07/2016 to 99/99/9999 Check/ACH#'s 0 to 999999 Payment Type ALL

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			120115	12/01/15	55.72		0.00	55.72
GL Distribution			Gross Amount Description					
090-0410-44500-00009105			55.72					

Claim# General Description
350881 ISDN / DSL LINES - VARIOUS LOCATIONS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			120415	12/04/15	176.19		0.00	176.19
GL Distribution			Gross Amount Description					
010-0820-44300-00000000			176.19					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
9655	VERIZON WIRELESS	1	VERIZON WIRELESS	WAP	269939	01/07/16	1,889.35	

Claim# General Description
350875 WIRELESS ACCESS FOR 11/24/15-12/23/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9757818238	12/12/15	930.77		0.00	930.77
GL Distribution			Gross Amount Description					
010-0100-44300-00000000			83.05					
010-0820-44300-00000000			675.68					
010-0200-44300-00000000			76.02					
010-3400-44300-00000000			58.01					
550-4920-44200-00000000			38.01					

Claim# General Description
350876 WIRELESS ACCESS FOR 11/24/15-12/23/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9757758226	12/23/15	72.57		0.00	72.57
GL Distribution			Gross Amount Description					
010-0350-44300-00000000			72.57					

Claim# General Description
350877 CELL PHONE SERVICES FOR 11/13/15- 12/12/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9757146109	12/12/15	117.26		0.00	117.26
GL Distribution			Gross Amount Description					
010-0820-44300-00000000			117.26					

Claim# General Description
350878 WIRELESS ACCESS FOR 11/13/15-12/12/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9757181583	12/12/15	152.04		0.00	152.04
GL Distribution			Gross Amount Description					
010-3400-44100-00000000			152.04					

Claim# General Description
350879 WIRELESS ACCESS FOR 11/13/15-12/12/15
CCS.AP Accounts Payable Release 8.2.1 N*APR700

By Gloria Candelaria (gcandelaria)

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9757181584	12/12/15	510.18		0.00	510.18
GL Distribution					Gross Amount Description			
010-0900-44300-00000000					510.18			

Claim# General Description
 350882 WIRELESS ACCESS FOR 11/24/15-12/23/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9757804827	12/23/15	72.57		0.00	72.57
GL Distribution					Gross Amount Description			
550-4920-44200-00000000					72.57			

Claim# General Description
 350883 WIRELESS ACCESS FOR 11/24/15-12/23/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			9757789086	12/23/15	33.96		0.00	33.96
GL Distribution					Gross Amount Description			
010-0900-44300-00000000					33.96			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
16522	WILLDAN FINANCIAL SERVICES			WAP	269940	01/07/16	5,985.78	

Claim# General Description
 350856 FOR PERCENT COMPLETED THROUGH OCTOBER 2015 FISCAL YEAR 2015-16 ANNUAL DISTRICT ADMINISTRATION

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010-29196	10/31/15	5,985.78		0.00	5,985.78
GL Distribution					Gross Amount Description			
545-2000-44500-00000000					5,439.13			
546-2010-44500-00000000					546.65			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
3960	PALP, INC. DBA EXCEL PAVING COMPAN			WAP	269941	01/07/16	122,076.03	

Claim# General Description
 350864 PROFESSIONAL SERVICES RENDERED FOR OCTOBER 2015 CIP #21260

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33204	0		3-23650	09/25/15	122,076.03		0.00	122,076.03
GL Distribution					Gross Amount Description			
210-7300-44500-00021260					122,076.03			
PO Liquidation					Amount			
210-7300-44500-00021260					122,076.03			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 207 L A COUNTY SHERIFFS DEPARTMENT WAP 269942 01/07/16 860,711.90

Claim# General Description
 350840 GENERAL LAW ENFORCEMENT FOR NOVEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33376	O		161780NH	12/08/15	842,445.51		0.00	842,445.51
GL Distribution				Gross Amount Description				
010-3400-44500-00000000					827,153.68			
010-3400-43900-00000000					15,291.83			
PO Liquidation				Amount				
010-3400-43900-00000000					15,291.83			
010-3400-44500-00000000					827,153.68			

Claim# General Description
 350841 HELICOPTER SERVICE FOR OCTOBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33376	O		161861NH	12/03/15	1,247.30		0.00	1,247.30
GL Distribution				Gross Amount Description				
010-3400-44500-00000000					1,247.30			
PO Liquidation				Amount				
010-3400-44500-00000000					1,247.30			

Claim# General Description
 350842 PRISONER MAINTENANCE FOR OCTOBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33376	O		161804WM	11/24/15	1,843.92		0.00	1,843.92
GL Distribution				Gross Amount Description				
010-3400-44500-00000000					1,843.92			
PO Liquidation				Amount				
010-3400-44500-00000000					1,843.92			

Claim# General Description
 350843 ENTERTAINMENT AND RETAIL SECURITY SERVICE FOR OCTOBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33376	O		161687NH	11/24/15	5,959.57		0.00	5,959.57
GL Distribution				Gross Amount Description				
010-3400-44500-00000000					5,959.57			
PO Liquidation				Amount				
010-3400-44500-00000000					5,959.57			

Claim# General Description
 350844 NEIGHBORHOOD OUTREACH DEDICATED CAR FOR OCTOBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33376	O		161686NH	11/24/15	3,934.85		0.00	3,934.85
GL Distribution				Gross Amount Description				
010-3400-44500-00000000					3,934.85			
PO Liquidation				Amount				

010-3400-44500-00000000 3,934.85

Claim# General Description

350845 PSP SPECIAL INVESTIGATION/BIKE PATROL FOR OCTOBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33376	O		161685NH	11/24/15	4,464.67		0.00	4,464.67
GL Distribution				Gross Amount Description				
010-3400-44500-00000000					4,464.67			
PO Liquidation				Amount				
010-3400-44500-00000000					4,464.67			

Claim# General Description

350846 PRV-SRTS-IN PROGRAM FROM 11/05/15-11/30/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			162019NH	12/16/15	816.08		0.00	816.08
GL Distribution				Gross Amount Description				
210-7300-44500-00021262					816.08			

Vend# Vendor Name

Remit# Payee

Bank Check# Chk Date Check Amount Sep
WAP 269943 01/07/16 142,017.34

16248 NASA SERVICES INC.

Claim# General Description

350824 RUBBISH ASSESSMENT FOR DECEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			120115	01/01/16	142,017.34		0.00	142,017.34
GL Distribution				Gross Amount Description				
010-0000-21200-00000000					142,017.34			

Vend# Vendor Name

Remit# Payee

Bank Check# Chk Date Check Amount Sep
WAP 269944 01/07/16 27,478.80

393 SOUTHLAND TRANSIT, INC

Claim# General Description

350854 DIAL-A-RIDE SERVICE FOR OCTOBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33369	O		#PR OCTOBER-15	11/05/15	27,478.80		0.00	27,478.80
GL Distribution				Gross Amount Description				
090-0410-44500-00009123					27,478.80			
PO Liquidation				Amount				
090-0410-44500-00009123					27,478.80			

Paid Checks:
Check Count 39
Check Total 1,202,010.15
PO Liquidation Total 1,036,079.15
Backup Withholding Total 0.00

Paid by ACH:
ACH Count 0
ACH Total 0.00
PO Liquidation Total 0.00
Backup Withholding Total 0.00

Total Payments:
Payment Count 39
Payment Total 1,202,010.15
PO Liquidation Total 1,036,079.15
Backup Withholding Total 0.00

Void Checks:
Check Count 0
Check Total 0.00
PO Liquidation Total 0.00
Backup Withholding Total 0.00

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
18278	*VALTRA, INC			WAP	269946	01/14/16		12.35	

Claim# General Description
350894 DEPOSIT REFUND

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5340	01/07/16	12.35		0.00	12.35
GL Distribution				Gross Amount Description				
550-0000-12100-00000000					12.35			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
11993	1ST JON INC	1	1ST JON INC.	WAP	269947	01/14/16		91.00	

Claim# General Description
350896 MONTHLY RESTROOM RENTAL FOR COMMUNITY GARDENS FROM 12/01/15-12/28/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			A-36619	12/01/15	91.00		0.00	91.00
GL Distribution				Gross Amount Description				
010-4360-44500-00000000					91.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
18277	2014-2 IH BORROWER L.P.			WAP	269948	01/14/16		72.87	

Claim# General Description
350893 DEPOSIT REFUND

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5339	01/07/16	72.87		0.00	72.87
GL Distribution				Gross Amount Description				
550-0000-12100-00000000					72.87			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 17982 ANA MARIA DOMINGUEZ DBA A.M. PLUMB WAP 269949 01/14/16 1,672.70

Claim# General Description
 350901 STOCK PLUMBING SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			806	11/23/15	159.90		0.00	159.90
GL Distribution				Gross Amount Description				
010-4340-43440-00000000					159.90			

Claim# General Description
 350902 RESTROOM PLUMBING SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			834	12/04/15	401.03		0.00	401.03
GL Distribution				Gross Amount Description				
010-4340-43440-00000000					401.03			

Claim# General Description
 350903 RIVERA PARK PLUMBING SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			838	12/07/15	446.65		0.00	446.65
GL Distribution				Gross Amount Description				
010-4340-43440-00000000					446.65			

Claim# General Description
 350904 STOCK PLUMBING SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			839	12/07/15	45.76		0.00	45.76
GL Distribution				Gross Amount Description				
010-4340-43440-00000000					45.76			

Claim# General Description
 350905 SENIOR CENTER RESTROOM DOOR

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			837	12/07/15	185.29		0.00	185.29
GL Distribution				Gross Amount Description				
010-4340-43440-00000000					185.29			

Claim# General Description
 350906 STREAMLAND PARK PLUMBING SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			857	12/11/15	296.96		0.00	296.96
GL Distribution				Gross Amount Description				
010-4340-43440-00000000					296.96			

Claim# General Description
 350907 STOCK PLUMBING SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			875	12/18/15	137.11		0.00	137.11
GL Distribution					Gross Amount Description			
010-4340-43440-00000000					137.11			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
4888	AAA ELECTRICAL SUPPLY, INC			WAP	269950	01/14/16	399.11	

Claim# General Description
 350897 ELECTRICAL PARTS FOR GOLF COURSE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			109379-00	12/10/15	275.00		0.00	275.00
GL Distribution					Gross Amount Description			
010-4340-43410-00000000					275.00			

Claim# General Description
 350898 ELECTRICAL PARTS FOR PICO PARK

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			109380-00	12/10/15	124.11		0.00	124.11
GL Distribution					Gross Amount Description			
010-4340-43410-00000000					124.11			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
16448	ABM BUILDING SOLUTIONS, LLC	1	ABM BUILDING SOLUTIONS, LLC	WAP	269951	01/14/16	8,504.00	

Claim# General Description
 350899 HVAC MAINTENANCE SERVICES FOR DECEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			33317 O 041881	12/15/15	8,504.00		0.00	8,504.00
GL Distribution					Gross Amount Description			
010-4340-44500-00000000					8,504.00			
PO Liquidation					Amount			
010-4340-44500-00000000					8,504.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
17668	ADVANCED OFFICE SERVICES & IMAGING			WAP	269952	01/14/16	74.00	

Claim# General Description
 351031 PLOTTER MAINTENANCE FROM 11/25/15-12/24/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			AR594911	12/30/15	74.00		0.00	74.00
GL Distribution					Gross Amount Description			
010-4010-44100-00000000					74.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 433 ADVANCED PRINTING CO WAP 269953 01/14/16 82.50

Claim# General Description
 350900 PRINTING OF PUMPING PLANT RECORD SHEETS

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 16444 12/02/15 82.50 0.00 82.50
 GL Distribution Gross Amount Description
 550-4900-42400-00000000 82.50

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18269 CARMELINA ALVAREZ ROBERT ALVAREZ WAP 269954 01/14/16 35.66

Claim# General Description
 350885 DEPOSIT REFUND

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 5331 01/07/16 35.66 0.00 35.66
 GL Distribution Gross Amount Description
 550-0000-12100-00000000 35.66

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 15981 AMERICAN SECURITY FORCE INC WAP 269955 01/14/16 665.00

Claim# General Description
 350908 FINGERPRINTING SERVICE FOR DECEMBER 2015

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 33296 O 7208 12/31/15 665.00 0.00 665.00
 GL Distribution Gross Amount Description
 010-0350-44500-00000000 665.00
 PO Liquidation Amount
 010-0350-44500-00000000 665.00

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18281 APACHE PRODUCTIONS WAP 269956 01/14/16 5,700.00

Claim# General Description
 351032 WASTE MANAGEMENT REFUND FOR 9532 FRIENDSHIP

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 1057456 08/11/15 5,700.00 0.00 5,700.00
 GL Distribution Gross Amount Description
 990-0000-29848-00000000 5,700.00

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
5489	ARAMARK	2	ARAMARK UNIFORM SERVICES	WAP	269957	01/14/16	695.78	

Claim# General Description
350909 UNIFORM RENTALS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			531173665	12/17/15	337.01		0.00	337.01
GL Distribution				Gross Amount Description				
010-4200-44500-00000000				269.61				
550-4920-44500-00000000				67.40				

Claim# General Description
350910 UNIFORM RENTALS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			531191062	12/24/15	358.77		0.00	358.77
GL Distribution				Gross Amount Description				
010-4200-44500-00000000				287.02				
550-4920-44500-00000000				71.75				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
18287	PATRICIA ARRIETA			WAP	269958	01/14/16	55.00	

Claim# General Description
351158 REFUND FOR COURSE #7216

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			2003087.002	04/07/14	55.00		0.00	55.00
GL Distribution				Gross Amount Description				
010-0000-20101-00000000				55.00				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
18280	ART CORRAL CONSTRUCTION			WAP	269959	01/14/16	10,000.00	

Claim# General Description
351033 WASTE MANAGEMENT REFUND FOR 8620 WHITTIER BLVD

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1071429	10/22/15	10,000.00		0.00	10,000.00
GL Distribution				Gross Amount Description				
990-0000-29848-00000000				10,000.00				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
6145	AUTO ZONE	1	AUTOZONE INC	WAP	269960	01/14/16	186.88	

Claim# General Description
350911 SUPPLIES FOR CITY VEHICLES AND CREDIT FOR RETURNED MERCHANDISE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5219763420	11/16/15	16.74		0.00	16.74
			5219763592	11/16/15	-16.74		0.00	-16.74
			5219764659	11/17/15	153.99		0.00	153.99

Payment History. Bank WAP Payment Dates 01/14/2016 to 99/99/9999 Check/ACH#'s 0 to 999999 Payment Type ALL

5219767257	11/18/15	106.95	0.00	106.95
5219768860	11/19/15	-106.95	0.00	-106.95
5219779221	11/25/15	32.89	0.00	32.89
GL Distribution	Gross Amount Description			
010-4370-43100-00000000		32.89		
550-4920-43100-00000000		153.99		

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
18158	SANI GROUP INC DBA BMC LANDSCAPE M			WAP	269961	01/14/16	8,270.07	

Claim# General Description
350912 PARK MOWING & PARAMOUNT/MINES LANDSCAPE SERVICE FOR NOVEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			10144	11/30/15	8,270.07		0.00	8,270.07
GL Distribution	Gross Amount Description							
010-4350-44500-00000000					8,270.07			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
18275	BORIC & SALAZAR			WAP	269962	01/14/16	141.45	

Claim# General Description
350891 DEPOSIT REFUND

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5337	01/07/16	141.45		0.00	141.45
GL Distribution	Gross Amount Description							
550-0000-12100-00000000					141.45			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
17697	CARPET BARGAINS, INC. CARPET ONE F			WAP	269963	01/14/16	2,965.71	

Claim# General Description
350913 EXTRA CARPET TILES CIP #21192

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33435	0		10646	12/29/15	486.71		0.00	486.71
GL Distribution	Gross Amount Description							
210-7320-44500-00021192					486.71			
PO Liquidation	Amount							
210-7320-44500-00021192					486.71			

Claim# General Description
350914 FINANCE DEPARTMENT CARPET INSTALLATION

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33435	0		10647	12/31/15	2,479.00		0.00	2,479.00
GL Distribution	Gross Amount Description							
210-7320-44500-00021192					2,479.00			
PO Liquidation	Amount							
210-7320-44500-00021192					2,479.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18268 KEN CASTRO LOURDES D CASTRO WAP 269964 01/14/16 24.34

Claim# General Description
 350884 DEPOSIT REFUND

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 5330 01/07/16 24.34 0.00 24.34
 GL Distribution Gross Amount Description
 550-0000-12100-00000000 24.34

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18161 ALLAN J. CENDEJAS WAP 269965 01/14/16 9.60

Claim# General Description
 351034 CONTRACT INSTRUCTOR FOR COURSES IN DECEMBER 2015

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 12/2015 12/30/15 9.60 0.00 9.60
 GL Distribution Gross Amount Description
 010-8107-44510-00000000 9.60

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 12829 ENDICOTT COMM., INC DBA CENTRAL VO 2 CENTRAL VOICE A DIVISION OF ENDIC WAP 269966 01/14/16 115.20

Claim# General Description
 350915 PUBLIC WORKS AFTER HOURS ANSWERING SERVICE FOR DECEMBER 2015

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 151200536 12/20/15 49.00 0.00 49.00
 GL Distribution Gross Amount Description
 010-4200-44500-00000000 49.00

Claim# General Description
 350916 WATER DIVISION AFTER HOURS ANSWERING SERVICE FOR DECEMBER 2015

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 151200577 12/20/15 66.20 0.00 66.20
 GL Distribution Gross Amount Description
 550-4920-44100-00000000 66.20

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
17652	CHARLES ABBOTT ASSOCIATES INC			WAP	269967	01/14/16	1,311.00	

Claim# General Description
 350917 PROFESSIONAL SERVICES RENDERED FOR AUGUST 2015 CIP #21246

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			54957	08/31/15	690.00		0.00	690.00
GL Distribution				Gross Amount	Description			
			210-7300-44500-00021246		690.00			

Claim# General Description
 350918 PROFESSIONAL SERVICES RENDERED FOR AUGUST 2015 CIP #29235

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			55040	08/31/15	345.00		0.00	345.00
GL Distribution				Gross Amount	Description			
			010-4010-37610-00029235		345.00			

Claim# General Description
 350919 PROFESSIONAL SERVICES RENDERED FOR SEPTEMBER 2015 CIP #29235

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			55196	09/30/15	138.00		0.00	138.00
GL Distribution				Gross Amount	Description			
			010-4010-37610-00029235		138.00			

Claim# General Description
 350920 PROFESSIONAL SERVICES RENDERED FOR OCTOBER 2015 CIP #29235

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			55231	10/30/15	138.00		0.00	138.00
GL Distribution				Gross Amount	Description			
			010-4010-37610-00029235		138.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
1068	CLINICAL LABORATORY OF SAN BERNARD			WAP	269968	01/14/16	580.00	

Claim# General Description
 350921 WATER SAMPLE TESTING FOR NOVEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			947251	12/11/15	580.00		0.00	580.00
GL Distribution				Gross Amount	Description			
			550-4920-44500-00000000		580.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15924	COMPLETE PRINTING SOLUTIONS, INC.			WAP	269969	01/14/16	455.62	

Claim# General Description
350922 MAINTENANCE CARTRIDGE FOR PLOTTER

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			27147	12/29/15	147.15		0.00	147.15
GL Distribution				Gross Amount Description				
010-4010-44100-00000000				147.15				

Claim# General Description
351035 SPEC BOOKS,CITYWIDE PLANS AND CD CIP #21333

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			27144	12/28/15	308.47		0.00	308.47
GL Distribution				Gross Amount Description				
210-7300-44500-00021333				308.47				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
1235	COUNTY OF LOS ANGELES DEPT OF PUBL			WAP	269970	01/14/16	6,494.44	

Claim# General Description
350924 INDUSTRIAL WASTE FEES FOR 07/06/15-09/11/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33355	O		RE-PW-15102905114	10/29/15	3,445.00		0.00	3,445.00
GL Distribution				Gross Amount Description				
010-6300-44500-00000000				3,445.00				
PO Liquidation				Amount				
010-6300-44500-00000000				3,445.00				

Claim# General Description
350925 INDUSTRIAL WASTE FEES FOR 09/21/15-10/15/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33355	O		RE-PW-15110506039	11/05/15	3,049.44		0.00	3,049.44
GL Distribution				Gross Amount Description				
010-6300-44500-00000000				3,049.44				
PO Liquidation				Amount				
010-6300-44500-00000000				3,049.44				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
1235	COUNTY OF LOS ANGELES DEPT OF PUBL	2	COUNTY OF LOS ANGELES DEPARTMENT	WAP	269971	01/14/16	2,652.95	

Claim# General Description
350926 CITY'S SHARE FOR REPAIR OF TRAFFIC SIGNAL THROUGH 10/31/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			IN160000456	11/25/15	2,652.95		0.00	2,652.95
GL Distribution				Gross Amount Description				
010-4200-44655-00000000				2,652.95				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
15580	COUNTY OF LOS ANGELES AGRIC COMM/R			WAP	269972	01/14/16		208.85	

Claim# General Description
 350923 EXTERMINATION SERVICES AT STREAMLAND PARK FOR OCTOBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33287	0		902M	12/08/15	208.85		0.00	208.85
GL Distribution			Gross Amount Description					
010-4350-44500-00000000			208.85					
PO Liquidation			Amount					
010-4350-44500-00000000			208.85					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
15956	CPACINC.COM			WAP	269973	01/14/16		635.80	

Claim# General Description
 350927 REPLACEMENT BATTERY

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			SI-1278201	12/29/15	635.80		0.00	635.80
GL Distribution			Gross Amount Description					
010-0820-42200-00000000			635.80					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
13574	CRAFICO, INC.	2	CRAFICO, INC. DEPT #2279	WAP	269974	01/14/16		906.20	

Claim# General Description
 350931 COLD PATCH ASPHALT

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			00428568	12/03/15	906.20		0.00	906.20
GL Distribution			Gross Amount Description					
010-4200-44605-00000000			906.20					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
499	CROCKER SIGNS & SCREEN PRINTING			WAP	269975	01/14/16		477.33	

Claim# General Description
 350935 CUSTOM SIGNS FOR HISTORY MUSEUM

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			50663	12/16/15	477.33		0.00	477.33
GL Distribution			Gross Amount Description					
010-4340-43400-00000000			477.33					

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 17701 CSMFO 1 CSMFO WAP 269976 01/14/16 110.00

Claim# General Description
 350936 2016 MEMBERSHIP FOR R.HAYES

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 17350 01/06/16 110.00 0.00 110.00
 GL Distribution Gross Amount Description
 010-0800-42600-00000000 110.00

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 17564 GUZ F MELITON DIEGOS AUTO REPAIR 1 DIEGOS AUTO REPAIR WAP 269977 01/14/16 2,967.58

Claim# General Description
 350937 TOWING OF UNIT #296

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 33336 O 17131 12/16/15 80.00 0.00 80.00
 GL Distribution Gross Amount Description
 550-4920-43100-00000000 80.00
 PO Liquidation Amount
 550-4920-43100-00000000 80.00

Claim# General Description
 350938 VARIOUS REPAIRS FOR UNIT #200

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 33336 O 17149 12/23/15 2,887.58 0.00 2,887.58
 GL Distribution Gross Amount Description
 010-4370-43100-00000000 2,887.58
 PO Liquidation Amount
 010-4370-43100-00000000 2,887.58

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18282 DM COLOR EXPRESS 18282 DM COLOR EXPRESS WAP 269978 01/14/16 95.04

Claim# General Description
 351036 PLANTS FOR AL NATIVIDAD CENTER

PO# Stat Contract# Invoice# Invc Dt Gross Amount Discount Amt Discount Used Net Amount
 0198929 09/24/15 95.04 0.00 95.04
 GL Distribution Gross Amount Description
 010-4350-43400-00000000 95.04

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 16525 DARIN ELISALDEZ WAP 269979 01/14/16 100.00

Claim# General Description
 351149 YOUTH BASKETBALL CONTRACT OFFICIAL FOR GAMES ON 01/09/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010916	01/09/16	100.00		0.00	100.00
GL Distribution			Gross Amount Description					
010-8103-44500-00000000			100.00					

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 912633 KEN ELISALDEZ 1 KEN ELISALDEZ WAP 269980 01/14/16 75.00

Claim# General Description
 351148 YOUTH BASKETBALL CONTRACT OFFICIAL FOR GAMES ON 01/08/16 & 01/09/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010816	01/08/16	50.00		0.00	50.00
			010916	01/09/16	25.00		0.00	25.00
GL Distribution			Gross Amount Description					
010-8103-44500-00000000			75.00					

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 15323 KERTD ELISALDEZ WAP 269981 01/14/16 75.00

Claim# General Description
 351147 YOUTH BASKETBALL CONTRACT OFFICIAL FOR GAMES ON 01/09/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010916	01/09/16	75.00		0.00	75.00
GL Distribution			Gross Amount Description					
010-8103-44500-00000000			75.00					

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 14666 LOUIE ELISALDEZ WAP 269982 01/14/16 125.00

Claim# General Description
 351150 YOUTH BASKETBALL CONTRACT OFFICIAL FOR GAMES ON 01/08/16 & 01/09/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010816	01/08/16	50.00		0.00	50.00
			010916	01/09/16	75.00		0.00	75.00
GL Distribution			Gross Amount Description					
010-8103-44500-00000000			125.00					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
17635	ENVIRO COMMUNICATION, INC.			WAP	269983	01/14/16	2,000.00	

Claim# General Description
351028 MONTHLY SERVICE RETAINER FOR FEBRUARY 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33370	O		PR-02-16	01/07/16	2,000.00		0.00	2,000.00
GL Distribution				Gross Amount Description				
590-7320-44500-00021303					2,000.00			
PO Liquidation				Amount				
590-7320-44500-00021303					2,000.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
3871	EVANS-HYDRO			WAP	269984	01/14/16	2,392.51	

Claim# General Description
351037 RIVERA PARK IRRIGATION BOOSTER PUMP REPAIR

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33419	C		65975	11/18/15	2,392.51		0.00	2,392.51
GL Distribution				Gross Amount Description				
010-4350-44100-00000000					2,392.51			
PO Liquidation				Amount				
010-4350-44100-00000000					2,175.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15578	EWING IRRIGATION PRODUCTS			WAP	269985	01/14/16	1,262.09	

Claim# General Description
350939 STOCK IRRIGATION SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			674534	11/19/15	982.87		0.00	982.87
GL Distribution				Gross Amount Description				
010-4350-43400-00000000					982.87			

Claim# General Description
350940 CREDIT FOR RETURNED MERCHANDISE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			8383968	07/17/14	-81.14		0.00	-81.14
GL Distribution				Gross Amount Description				
010-4350-43400-00000000					-81.14			

Claim# General Description
350941 STOCK IRRIGATION SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			674535	11/19/15	174.03		0.00	174.03
GL Distribution				Gross Amount Description				
010-4350-43400-00000000					174.03			

Claim# General Description
350942 STOCK IRRIGATION SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			680153	11/20/15	106.54		0.00	106.54
GL Distribution			Gross Amount Description					
010-4350-43400-00000000			106.54					

Claim# General Description
350944 STREAMLAND PARK IRRIGATION SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			693462	11/24/15	79.79		0.00	79.79
GL Distribution			Gross Amount Description					
010-4350-43400-00000000			79.79					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
17712	FAST 5 PICO RIVERA 5, LLC			WAP	269986	01/14/16	134.40	

Claim# General Description
350946 CITY VEHICLE CAR WASHES FOR SEPTEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			437	10/09/15	134.40		0.00	134.40
GL Distribution			Gross Amount Description					
010-4370-43100-00000000			134.40					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
18213	FIRST CAPITOL CONSULTING, INC.			WAP	269987	01/14/16	1,440.00	

Claim# General Description
350948 DECEMBER 2015 ACA MONTHLY REPORTING

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			33412 O 010516	01/05/16	1,440.00		0.00	1,440.00
GL Distribution			Gross Amount Description					
010-0350-44500-00000000			1,440.00					
PO Liquidation			Amount					
010-0350-44500-00000000			1,440.00					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
17404	GENERAL BUILDING MANAGEMENT COMPAN			WAP	269988	01/14/16	4,782.00	

Claim# General Description
350950 JANITORIAL SERVICES FOR NOVEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			33315 O 15511	11/30/15	4,782.00		0.00	4,782.00
GL Distribution			Gross Amount Description					
010-4340-44500-00000000			4,782.00					
PO Liquidation			Amount					
010-4340-44500-00000000			4,782.00					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
2405	GENERAL PUMP CO			WAP	269989	01/14/16	16,974.20	

Claim# General Description
350951 VIDEO LOG OF GOLF COURSE WELL

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			24644	11/30/15	990.00		0.00	990.00
GL Distribution				Gross Amount	Description			
550-4920-44100-00000000				990.00				

Claim# General Description
350954 GOLF COURSE WELL PUMP & MOTOR REPLACEMENT

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33418	O		24656	12/10/15	15,984.20		0.00	15,984.20
GL Distribution				Gross Amount	Description			
550-4920-44100-00000000				15,984.20				
PO Liquidation				Amount				
550-4920-44100-00000000				15,984.20				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
43	GLASS DOCTOR			WAP	269990	01/14/16	621.00	

Claim# General Description
350956 SENIOR CENTER WINDOW TINT FOR COMPUTER ROOM

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			10870	11/24/15	621.00		0.00	621.00
GL Distribution				Gross Amount	Description			
010-4340-43400-00000000				621.00				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
17790	GOLDEN BELL PRODUCTS, INC.			WAP	269991	01/14/16	1,508.00	

Claim# General Description
351038 LATEX-INSECTICIDAL COATING FOR SEWER ROACH CONTROL FOR VARIOUS EASEMENT MANHOLES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			15410	12/15/15	1,508.00		0.00	1,508.00
GL Distribution				Gross Amount	Description			
019-6310-44500-00000000				1,508.00				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 8354 GOLDEN STATE OVERNIGHT 1 GOLDEN STATE OVERNIGHT WAP 269992 01/14/16 208.47

Claim# General Description
 350957 OVERNIGHT DELIVERY SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			2951837A	11/30/15	6.18		0.00	6.18
GL Distribution				Gross Amount	Description			
010-0200-44100-00000000				6.18				

Claim# General Description
 350969 OVERNIGHT DELIVERY SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			2951837	11/30/15	6.18		0.00	6.18
GL Distribution				Gross Amount	Description			
210-7310-44500-00021219				6.18				

Claim# General Description
 350970 OVERNIGHT DELIVERY SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			2951837PW	11/30/15	46.31		0.00	46.31
GL Distribution				Gross Amount	Description			
210-7300-44500-00021317				23.15				
210-7300-44500-00021313				23.16				

Claim# General Description
 351039 OVERNIGHT DELIVERY SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			2966801	12/15/15	143.62		0.00	143.62
GL Distribution				Gross Amount	Description			
010-4010-42100-00000000				6.18				
550-7340-44500-00021301				111.98				
210-7300-44500-00021272				6.18				
210-7300-44500-00021317				19.28				

Claim# General Description
 351040 OVERNIGHT DELIVERY SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			2976757	12/31/15	6.18		0.00	6.18
GL Distribution				Gross Amount	Description			
010-4000-42100-00000000				6.18				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
18271	MARIA GUTIERREZ			WAP	269993	01/14/16		10.84	

Claim# General Description
350887 DEPOSIT REFUND

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5333	01/07/16	10.84		0.00	10.84
GL Distribution	Gross Amount Description							
550-0000-12100-00000000	10.84							

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
908040	HELPLINE YOUTH COUNSELING, INC	1	HELPLINE YOUTH COUNSELING, INC.	WAP	269994	01/14/16		250.00	

Claim# General Description
351029 SOCIAL SERVICES FROM OCTOBER-DECEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33398	O		010716	01/07/16	250.00		0.00	250.00
GL Distribution	Gross Amount Description							
010-0270-46600-00000000	250.00							
PO Liquidation	Amount							
010-0270-46600-00000000	250.00							

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
18131	I COPY, INC. DBA IBE DIGITAL			WAP	269995	01/14/16		942.78	

Claim# General Description
351026 ADDITIONAL USERS FOR EXISTING LICENSE AND PRORATED SUPPORT UNTIL 09/17/20

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			36937A1	01/06/16	942.78		0.00	942.78
GL Distribution	Gross Amount Description							
010-0900-42400-00000000	942.78							

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
889	INLAND EMPIRE TOURS AND TRANSPORTA			WAP	269996	01/14/16		2,660.25	

Claim# General Description
351041 TRANSPORTATION FOR EXCURSION ON 12/19/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			46201	12/21/15	1,826.00		0.00	1,826.00
GL Distribution	Gross Amount Description							
090-0410-44500-00009105	1,826.00							

Claim# General Description
351042 TRANSPORTATION FOR EXCURSION ON 12/18/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			46197	12/21/15	834.25		0.00	834.25
GL Distribution	Gross Amount Description							
090-0410-44500-00009105	834.25							

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15567	JOHN L. HUNTER & ASSOCIATES INC	1	JOHN L. HUNTER & ASSOCIATES	WAP	269997	01/14/16	1,012.50	

Claim# General Description
 350972 PROFESSIONAL SERVICES RENDERED FOR OCTOBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33335	0		PRNP1015	11/23/15	1,012.50		0.00	1,012.50
GL Distribution			Gross Amount Description					
010-6300-44500-00000000			1,012.50					
PO Liquidation			Amount					
010-6300-44500-00000000			1,012.50					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
191	JOHNSTONE SUPPLY			WAP	269998	01/14/16	830.64	

Claim# General Description
 350973 FAN MOTOR FOR PAINT SHED

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			502136	11/19/15	87.68		0.00	87.68
GL Distribution			Gross Amount Description					
010-4340-43400-00000000			87.68					

Claim# General Description
 350974 VENT COVER FOR CITY YARD PAINT SHOP

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			502590	12/01/15	11.88		0.00	11.88
GL Distribution			Gross Amount Description					
010-4340-43400-00000000			11.88					

Claim# General Description
 350975 STOCK MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			503133	12/10/15	65.77		0.00	65.77
GL Distribution			Gross Amount Description					
010-4340-43400-00000000			65.77					

Claim# General Description
 350976 WATER FILTERS FOR CITY HALL AND TOOLS FOR UNIT #259

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			503639	12/21/15	383.11		0.00	383.11
GL Distribution			Gross Amount Description					
010-4340-43440-00000000			383.11					

Claim# General Description
 350977 WATER FILTERS FOR CITY HALL

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			503696	12/22/15	282.20		0.00	282.20

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15547	MCNEILL SOUND & SECURITY SYSTEMS	2	SSD SYSTEMS	WAP	270002	01/14/16	2,415.00	

Claim# General Description
 350978 SECURITY SERVICES FOR AL NATIVIDAD CENTER FOR JANUARY 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1155182	12/14/15	150.00		0.00	150.00
GL Distribution				Gross Amount Description				
010-4340-44500-00000000				150.00				

Claim# General Description
 350979 SECURITY SERVICES FOR CITY YARD FOR JANUARY-MARCH 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1155103	12/14/15	1,125.00		0.00	1,125.00
GL Distribution				Gross Amount Description				
010-4340-44500-00000000				1,125.00				

Claim# General Description
 350980 SECURITY SERVICES FOR RECORDS RETENTION FOR JANUARY-MARCH 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1155132	12/14/15	90.00		0.00	90.00
GL Distribution				Gross Amount Description				
010-4340-44500-00000000				90.00				

Claim# General Description
 350981 SECURITY SERVICES FOR ALL PARK FACILITIES FOR JANUARY 2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1155154	12/14/15	1,050.00		0.00	1,050.00
GL Distribution				Gross Amount Description				
010-4340-44500-00000000				1,050.00				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
18283	ENRIQUE MEZA			WAP	270003	01/14/16	98.00	

Claim# General Description
 351044 REFUND FOR PARKING CITE #333130221

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			333130221	07/13/15	98.00		0.00	98.00
GL Distribution				Gross Amount Description				
010-0000-36000-00000000				98.00				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 725 MIRACLE RECREATION 3 MIRACLE RECREATIOIN EQUIPMENT CO. WAP 270004 01/14/16 626.34

Claim# General Description
 350982 REPLACEMENT PARTS FOR PARK PLAYGROUNDS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			769801	11/13/15	626.34		0.00	626.34
GL Distribution				Gross Amount Description				
010-4340-44100-00000000				626.34				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 18270 ROY NARVAEZ WAP 270005 01/14/16 7.55

Claim# General Description
 350886 DEPOSIT REFUND

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5332	01/07/16	7.55		0.00	7.55
GL Distribution				Gross Amount Description				
550-0000-12100-00000000				7.55				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 10030 OCEAN BLUE ENVIRONMENT WAP 270006 01/14/16 321.00

Claim# General Description
 350983 DELIVERY OF HAZARDOUS WASTE DRUMS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33325	O		26627	12/17/15	321.00		0.00	321.00
GL Distribution				Gross Amount Description				
010-4200-44500-00000000				224.70				
550-4920-44500-00000000				96.30				
PO Liquidation				Amount				
010-4200-44500-00000000				224.70				
550-4920-44500-00000000				96.30				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 1380 OFFICE DEPOT WAP 270007 01/14/16 3,224.01

Claim# General Description
 350928 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			808903826001	11/30/15	408.56		0.00	408.56
GL Distribution				Gross Amount	Description			
010-0300-42200-00000000				408.56				

Claim# General Description
 350929 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			808905236001	11/30/15	271.88		0.00	271.88
GL Distribution				Gross Amount	Description			
010-0300-42200-00000000				271.88				

Claim# General Description
 350930 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			806352405001	11/16/15	95.60		0.00	95.60
GL Distribution				Gross Amount	Description			
010-0200-42200-00000000				95.60				

Claim# General Description
 350932 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			806772531001	11/18/15	35.97		0.00	35.97
GL Distribution				Gross Amount	Description			
010-0200-42200-00000000				35.97				

Claim# General Description
 350933 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			806772599001	11/18/15	52.67		0.00	52.67
GL Distribution				Gross Amount	Description			
010-0200-42200-00000000				52.67				

Claim# General Description
 350934 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			799111312001	11/11/15	79.73		0.00	79.73
GL Distribution				Gross Amount	Description			
010-3100-42200-00000000				79.73				

Claim# General Description
 350943 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			806415286001	11/17/15	128.81		0.00	128.81
GL Distribution					Gross Amount Description			
010-3100-42200-00000000					128.81			

Claim# General Description
350945 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			803884677001	11/04/15	283.83		0.00	283.83
GL Distribution					Gross Amount Description			
010-5310-42200-00000000					283.83			

Claim# General Description
350952 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			804310663001	11/06/15	120.91		0.00	120.91
GL Distribution					Gross Amount Description			
010-4000-42200-00000000					120.91			

Claim# General Description
350953 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			804310792001	11/06/15	184.71		0.00	184.71
GL Distribution					Gross Amount Description			
010-4000-42200-00000000					184.71			

Claim# General Description
350955 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			804045091001	11/05/15	401.49		0.00	401.49
GL Distribution					Gross Amount Description			
010-0800-42200-00000000					401.49			

Claim# General Description
350959 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			804561128001	11/07/15	3.94		0.00	3.94
GL Distribution					Gross Amount Description			
010-0800-42200-00000000					3.94			

Claim# General Description
350960 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			804561187001	11/09/15	318.05		0.00	318.05
GL Distribution					Gross Amount Description			
010-0800-42200-00000000					318.05			

Claim# General Description
350961 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			808807041001	11/25/15	172.69		0.00	172.69
GL Distribution					Gross Amount Description			
010-0800-42200-00000000					172.69			

Claim# General Description
350962 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			808807139001	11/25/15	36.40		0.00	36.40
GL Distribution					Gross Amount Description			
010-0800-42200-00000000					36.40			

Claim# General Description
350963 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			808807140001	11/25/15	59.75		0.00	59.75
GL Distribution					Gross Amount Description			
010-0800-42200-00000000					59.75			

Claim# General Description
350964 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			807571424001	11/17/15	47.10		0.00	47.10
GL Distribution					Gross Amount Description			
010-0400-42200-00000000					47.10			

Claim# General Description
350965 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			807571604001	11/17/15	63.65		0.00	63.65
GL Distribution					Gross Amount Description			
010-0400-42200-00000000					63.65			

Claim# General Description
350966 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			804009692001	11/05/15	194.01		0.00	194.01
GL Distribution					Gross Amount Description			
010-8101-44100-00000000					194.01			

Claim# General Description
350967 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			804009854001	11/04/15	46.53		0.00	46.53
GL Distribution					Gross Amount Description			

Payment History. Bank WAP Payment Dates 01/14/2016 to 99/99/9999 Check/ACH#'s 0 to 999999 Payment Type ALL

010-8101-44100-00000000 46.53

Claim# General Description
350968 OFFICE SUPPLIES

PO#	Stat	Contract#	Invoice#	Inv Date	Gross Amount	Discount Amt	Discount Used	Net Amount
			804009855001	11/04/15	217.73		0.00	217.73
GL Distribution			Gross Amount Description					
010-8101-44100-00000000				217.73				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
17443	ORIGINAL WATERMEN INC			WAP	270009*	01/14/16		55.20	

Claim# General Description
350984 AQUATIC UNIFORMS INVOICE UNPAID SALES TAX

PO#	Stat	Contract#	Invoice#	Inv Date	Gross Amount	Discount Amt	Discount Used	Net Amount
			35685	12/18/15	55.20		0.00	55.20
GL Distribution			Gross Amount Description					
010-8104-44100-00000000				55.20				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
15542	OROMILL LUMBER, INC			WAP	270010	01/14/16		145.82	

Claim# General Description
350985 PICO PARK MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Inv Date	Gross Amount	Discount Amt	Discount Used	Net Amount
			193852	12/11/15	49.30		0.00	49.30
GL Distribution			Gross Amount Description					
010-4340-43400-00000000				49.30				

Claim# General Description
350986 REPLACEMENT TOOLS AND SUPPLIES FOR RIO HONDO PARK FOOD DRIVE

PO#	Stat	Contract#	Invoice#	Inv Date	Gross Amount	Discount Amt	Discount Used	Net Amount
			193963	12/17/15	96.52		0.00	96.52
GL Distribution			Gross Amount Description					
010-4340-43400-00000000				96.52				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
907320	PDQ EQUIPMENT RENTAL CENTER			WAP	270011	01/14/16		1,204.68	

Claim# General Description
350989 EQUIPMENT RENTALS FOR HOLIDAY FESTIVAL ON 12/06/15

PO#	Stat	Contract#	Invoice#	Inv Date	Gross Amount	Discount Amt	Discount Used	Net Amount
			486204	12/30/15	550.68		0.00	550.68
GL Distribution			Gross Amount Description					
010-8102-44500-00000000				550.68				

Claim# General Description
350990 GENERATOR RENTAL FOR HOLIDAY FESTIVAL ON 12/06/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			491619	12/15/15	654.00		0.00	654.00
GL Distribution				Gross Amount Description				
010-8102-44500-00000000				654.00				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
17250	PGI - PACIFIC GRAPHICS, INC			WAP	270012	01/14/16	1,012.00	

Claim# General Description
350987 SUMMER CAMPAIGN BROCHURE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			34050	07/01/15	607.20		0.00	607.20
GL Distribution				Gross Amount Description				
010-8230-42400-00000000				607.20				

Claim# General Description
350988 SUMMER CAMPAIGN BROCHURE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			34053	07/01/15	404.80		0.00	404.80
GL Distribution				Gross Amount Description				
010-8230-42400-00000000				404.80				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
7564	PHOENIX GROUP INFORMATION SERVICES			WAP	270013	01/14/16	6,923.12	

Claim# General Description
351045 TICKET PROCESSING SERVICES FOR OCTOBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33332	O		102015155	11/30/15	4,075.66		0.00	4,075.66
GL Distribution				Gross Amount Description				
010-3235-44500-00000000				4,075.66				
PO Liquidation				Amount				
010-3235-44500-00000000				4,075.66				

Claim# General Description
351046 TICKET PROCESSING SERVICES FOR NOVEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33332	O		112015155	12/29/15	2,847.46		0.00	2,847.46
GL Distribution				Gross Amount Description				
010-3235-44500-00000000				2,847.46				
PO Liquidation				Amount				
010-3235-44500-00000000				2,847.46				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 283 PICO WATER DISTRICT 2 PICO WATER DISTRICT WAP 270014 01/14/16 11,052.00

Claim# General Description
 351070 WATER SVCS - VARIOUS PARKS SERVICE 11/17/15-12/15/15

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010116	01/01/16	8,716.28		0.00	8,716.28
GL Distribution				Gross Amount Description				
010-4350-44200-00000000					8,439.10			
010-4350-44200-00001694					130.25			
010-4000-44200-00000000					146.93			

Claim# General Description
 351071 WATER SVC - VARIOUS ISLAND AND CITY PROPERTY 11/17/15-12/15/15

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010116	01/01/16	2,306.53		0.00	2,306.53
GL Distribution				Gross Amount Description				
010-4200-44200-00000000					2,303.40			
550-4920-44200-00000000					3.13			

Claim# General Description
 351072 WATER SVC - REDEVELOPMENT PROPERTY 11/17/15-12/16/15

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010116	01/01/16	29.19		0.00	29.19
GL Distribution				Gross Amount Description				
010-4200-44200-00000000					29.19			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 12763 PLAZA DE LA RAZA HEADSTART, INC. 1 PLAZA DE LA RAZA CHILD DEVELOPMEN WAP 270015 01/14/16 300.00

Claim# General Description
 350991 DEPOSIT REFUND FOR TUP #16-01 7650 PASSONS BLVD

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1085192	01/04/16	300.00		0.00	300.00
GL Distribution				Gross Amount Description				
990-0000-29119-00000000					300.00			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 10784 POSTMASTER - WHITTIER POST OFFICE WAP 270016 01/14/16 2,916.67

Claim# General Description
 351050 POSTAGE FOR WATER BILLS-PERMIT #259 FOR JANUARY 2016

PO#	Stat	Contract#	Invoice#	Inv Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			011116	01/11/16	2,916.67		0.00	2,916.67
GL Distribution				Gross Amount Description				
550-4930-42100-00000000					2,916.67			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
13400	PROJECT PARTNERS INC			WAP	270017	01/14/16	22,261.93	

Claim# General Description
 350992 PROFESSIONAL SERVICES RENDERED FOR 11/28/15-12/25/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33349	0		7223	12/25/15	9,744.00		0.00	9,744.00
GL Distribution			Gross Amount Description					
550-4920-44500-00000000			9,744.00					
PO Liquidation			Amount					
550-4920-44500-00000000			9,744.00					

Claim# General Description
 350993 PROFESSIONAL SERVICES RENDERED FOR 11/28/15-12/25/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33349	0		7222	12/25/15	12,517.93		0.00	12,517.93
GL Distribution			Gross Amount Description					
550-4920-44500-00000000			10,518.54					
019-6310-44500-00000000			1,999.39					
PO Liquidation			Amount					
019-6310-44500-00000000			1,999.39					
550-4920-44500-00000000			10,518.54					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
14171	R-DOORS, INC.			WAP	270018	01/14/16	184.00	

Claim# General Description
 350994 SENIOR CENTER ENTRANCE DOOR REPAIR

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			92815	11/10/15	184.00		0.00	184.00
GL Distribution			Gross Amount Description					
010-4340-43400-00000000			184.00					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
2027	ROSEMEAD ELECTRIC WHOLESALE			WAP	270019	01/14/16	621.30	

Claim# General Description
 350995 CITY HALL ELECTRICAL SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			34613	12/15/15	621.30	12.43	0.00	621.30
GL Distribution			Gross Amount Description					
010-4340-43410-00000000			621.30					

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 2120 ROUSSELLE COMPANY, INC WAP 270020 01/14/16 115.00

Claim# General Description
 350996 EXTERMINATION SERVICE AT PICO PARK FOR DECEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33337	0		2015-002598	12/17/15	115.00		0.00	115.00
GL Distribution				Gross Amount Description				
010-4340-44500-00000000				115.00				
PO Liquidation				Amount				
010-4340-44500-00000000				115.00				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 15726 RUSH TRUCK CENTERS OF CALIFORNIA, 2 INTERSTATE BILLING SERVICE INC. WAP 270021 01/14/16 331.87

Claim# General Description
 350997 PARTS FOR UNITS #127 & #125

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			3001101611	12/23/15	331.87		0.00	331.87
GL Distribution				Gross Amount Description				
010-4370-43100-00000000				331.87				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 2757 S & J SUPPLY CO, INC WAP 270022 01/14/16 2,069.86

Claim# General Description
 350998 PARTS FOR FIRE HYDRANT MAINTENANCE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			S100059826.001	10/26/15	985.58		0.00	985.58
GL Distribution				Gross Amount Description				
550-4920-44100-00000000				985.58				

Claim# General Description
 350999 METER SHUT-OFF TOOL

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			S100059823.001	10/26/15	339.07		0.00	339.07
GL Distribution				Gross Amount Description				
550-4920-43500-00000000				339.07				

Claim# General Description
 351000 METER ADAPTERS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			S100058908.002	10/26/15	101.70		0.00	101.70
GL Distribution				Gross Amount Description				
550-4920-44100-00000000				101.70				

Claim# General Description
 351001 WATER PIPE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			S100060212.001	10/29/15	643.51		0.00	643.51
GL Distribution					Gross Amount Description			
550-4920-44100-00000000					643.51			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
4239	SALGADO TIRE SERVICE			WAP	270023	01/14/16	325.00	

Claim# General Description
351002 TIRE REPLACEMENT AND REPAIRS FOR UNIT #127

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			7166	12/21/15	68.00		0.00	68.00
GL Distribution					Gross Amount Description			
010-4370-43100-00000000					68.00			

Claim# General Description
351003 TIRE REPAIR FOR UNIT #274

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			7179	12/22/15	10.00		0.00	10.00
GL Distribution					Gross Amount Description			
010-4370-43100-00000000					10.00			

Claim# General Description
351004 TIRE REPAIR FOR UNIT #267

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			7188	12/22/15	10.00		0.00	10.00
GL Distribution					Gross Amount Description			
010-4370-43100-00000000					10.00			

Claim# General Description
351005 REPLACEMENT TIRES FOR UNITS #259 & #240

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			6072	12/15/15	237.00		0.00	237.00
GL Distribution					Gross Amount Description			
010-4370-43100-00000000					237.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
12745	SAMBA HOLDING INC			WAP	270024	01/14/16	250.00	

Claim# General Description
351006 DRIVER RECORD MONITORING FOR DECEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33297	0		5403-201512	12/31/15	250.00		0.00	250.00
GL Distribution					Gross Amount Description			
010-0350-44400-00000000					250.00			
PO Liquidation					Amount			
010-0350-44400-00000000					250.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
344	SAN GABRIEL VALLEY WATER COMPANY			WAP	270025	01/14/16		516.77	Y

Claim# General Description
 351077 WATER SERVICE FOR SAN GABRIEL PKWY MEDIAN 11/30/15-12/29/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010416	01/04/16	516.77		0.00	516.77
GL Distribution	Gross Amount Description							
010-4200-44200-00000000	516.77							

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
555	SOUTHEAST AREA SOCIAL SERVICES FUN			WAP	270026	01/14/16		8,583.75	

Claim# General Description
 351030 SOCIAL SERVICES FROM OCTOBER-DECEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33401	O		011116	01/11/16	8,583.75		0.00	8,583.75
GL Distribution	Gross Amount Description							
630-5400-44500-00006330	8,583.75							
PO Liquidation	Amount							
630-5400-44500-00006330	8,583.75							

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
5349	L & M FOOTWEAR DBA SHOETERIA			WAP	270027	01/14/16		597.15	

Claim# General Description
 351007 SAFETY SHOES FOR VARIOUS CITY PERSONNEL

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			94137	12/11/15	597.15		0.00	597.15
GL Distribution	Gross Amount Description							
010-4200-44930-00000000	449.05							
550-4920-44930-00000000	148.10							

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check	Amount	Sep
357	SMART & FINAL IRIS COMPANY	1	SMART & FINAL	WAP	270028	01/14/16		113.21	

Claim# General Description
 351048 COOKING SUPPLIES FOR WINTER CAMP

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			152960	12/28/15	113.21		0.00	113.21
GL Distribution	Gross Amount Description							
010-8101-44100-00000000	113.21							

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 369 SO CALIF GAS COMPANY WAP 270029 01/14/16 3,907.50

Claim# General Description
 351052 GAS SVC-4632 ORANGE (MEX AMER SR CTZ) 12/01/15-12/31/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			09240701004-010516	01/05/16	265.22		0.00	265.22
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					265.22			

Claim# General Description
 351054 GAS SVC - ORANGE ST/RIO HONDO PARK 12/02/15-12/31/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			0861698294-010516	01/05/16	120.06		0.00	120.06
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					120.06			

Claim# General Description
 351055 GAS SVC - 5016 PASSONS BLVD 11/30/15-12/30/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			14907817648-010416	01/04/16	84.33		0.00	84.33
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					84.33			

Claim# General Description
 351056 GAS SVC - 6016 ROSEMEAD SMITH PK POOL 12/01/15-12/31/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1155067600-010516	01/05/16	500.89		0.00	500.89
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					500.89			

Claim# General Description
 351057 GAS SVC-6016 ROSEMEAD SMITH PARK 12/01/15-12/31/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1134067649-010516	01/05/16	115.08		0.00	115.08
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					115.08			

Claim# General Description
 351058 GAS SVC - 6615 PASSONS CITY HALL 11/30/15-12/30/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			0252067200-010416	01/04/16	516.15		0.00	516.15
GL Distribution					Gross Amount Description			
010-4200-44200-00000000					516.15			

Claim# General Description
 351059 GAS SVC - 6767 PASSONS REC CNTR 11/30/15-12/30/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			06930672008-010416	01/04/16	387.21		0.00	387.21
GL Distribution					Gross Amount Description			
010-4200-44200-00000000					387.21			

Claim# General Description
 351060 GAS SVC - 8751 COFFMAN RIO VISTA PK 12/01/15-12/31/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			01890678004-010516	01/05/16	29.34		0.00	29.34
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					29.34			

Claim# General Description
 351061 GAS SVC - VETERANS MEMORIAL FLAME FOR 12/01/15-12/31/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			10295430853-010516	01/05/16	594.41		0.00	594.41
GL Distribution					Gross Amount Description			
010-4200-44200-00000000					594.41			

Claim# General Description
 351062 GAS SVC - 9122 WASHINGTON BLVD (HISTORICAL SOCIETY) 12/01/15-12/30/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1323066950-010516	01/05/16	52.01		0.00	52.01
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					52.01			

Claim# General Description
 351064 GAS SVC - 9200 MINES SR CTR 12/01/15-12/31/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			17220675007-010516	01/05/16	245.41		0.00	245.41
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					245.41			

Claim# General Description
 351065 GAS SVC - 9528 BEVERLY BLVD 11/30/15-12/30/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			15320716739-010416	01/04/16	696.69		0.00	696.69
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					696.69			

Claim# General Description
 351066 GAS SVC - 9530 SHADE LANE RIVERA PK 12/01/15-12/31/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			15120631005-010516	01/05/16	283.93		0.00	283.93
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					283.93			

Claim# General Description
 351067 GAS SVC - 9633 BEVERLY RD CITY YARD 10/27/15-11/30/15

PO#	Stat	Contract#	Invoice#	Inv Date	Gross Amount	Discount Amt	Discount Used	Net Amount
			03560718003-122915	12/29/15	16.77		0.00	16.77
GL Distribution			Gross Amount Description					
010-4200-44200-00000000			16.77					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15593	SOUTH COAST AIR QUALITY MGMT DIST			WAP	270030	01/14/16	121.44	

Claim# General Description
 351008 ANNUAL EMISSIONS FEE FOR CITY HALL GENERATOR FY 15-16

PO#	Stat	Contract#	Invoice#	Inv Date	Gross Amount	Discount Amt	Discount Used	Net Amount
			2897665	12/01/15	121.44		0.00	121.44
GL Distribution			Gross Amount Description					
010-4340-44100-00000000			121.44					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15593	SOUTH COAST AIR QUALITY MGMT DIST			WAP	270031	01/14/16	346.54	Y

Claim# General Description
 351152 ANNUAL OPERATING FEE FOR CITY HALL GENERATOR

PO#	Stat	Contract#	Invoice#	Inv Date	Gross Amount	Discount Amt	Discount Used	Net Amount
			2896650	12/01/15	346.54		0.00	346.54
GL Distribution			Gross Amount Description					
010-4340-44100-00000000			346.54					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
11027	TIME WARNER CABLE	1	TIME WARNER CABLE	WAP	270032	01/14/16	226.76	

Claim# General Description
 351068 CABLE INTERNET CONNECTION AT CITY HALL (PUBLIC INFO) - 01/16/16-02/15/16

PO#	Stat	Contract#	Invoice#	Inv Date	Gross Amount	Discount Amt	Discount Used	Net Amount
			010416	01/04/16	99.41		0.00	99.41
GL Distribution			Gross Amount Description					
010-0820-44300-00000000			99.41					

Claim# General Description
 351078 CABLE INTERNET CONNECTION FOR EOC 01/08/16-02/07/16 & 01/16/16-02/15/16

PO#	Stat	Contract#	Invoice#	Inv Date	Gross Amount	Discount Amt	Discount Used	Net Amount
			010116	01/01/16	126.26		0.00	126.26
			010416	01/04/16	1.09		0.00	1.09
GL Distribution			Gross Amount Description					
010-3230-44920-00000000			127.35					

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
17558	TRIMMING LAND CO., INC.			WAP	270033	01/14/16	6,635.00	

Claim# General Description
351009 RIVERA LIBRARY TREE TRIMMING SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33331	0		2993	11/23/15	955.00		0.00	955.00
GL Distribution				Gross Amount	Description			
010-4200-44500-00000000				955.00				
PO Liquidation				Amount				
010-4200-44500-00000000				955.00				

Claim# General Description
351010 CIVIC CENTER TREE TRIMMING SERVICE

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33331	0		2996	11/23/15	5,680.00		0.00	5,680.00
GL Distribution				Gross Amount	Description			
010-4200-44500-00000000				5,680.00				
PO Liquidation				Amount				
010-4200-44500-00000000				5,680.00				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
398	UNDERGROUND SERVICE ALERT			WAP	270034	01/14/16	106.50	

Claim# General Description
351011 NEW TICKETS FOR NOVEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1120150508	12/01/15	106.50		0.00	106.50
GL Distribution				Gross Amount	Description			
550-4920-44500-00000000				106.50				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
18279	VALTRA, INC			WAP	270035	01/14/16	33.66	

Claim# General Description
350895 DEPOSIT REFUND

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			5341	01/07/16	33.66		0.00	33.66
GL Distribution				Gross Amount	Description			
550-0000-12100-00000000				33.66				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 150 VERIZON CALIFORNIA 2 VERIZON CALIFORNIA WAP 270036 01/14/16 257.65

Claim# General Description
 351087 PHONE SVC - TELEMETER LINES 01/04/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010416	01/04/16	257.65		0.00	257.65
GL Distribution				Gross Amount Description				
010-0900-44300-00000000					257.65			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 152 VERIZON CALIFORNIA 3 VERIZON CALIFORNIA WAP 270037 01/14/16 8,756.61

Claim# General Description
 351051 TELEPHONE BILL FOR STATEMENT ENDING 12/04/2016

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			120415	12/04/15	8,142.75		0.00	8,142.75
GL Distribution				Gross Amount Description				
010-0900-44300-00000000					8,142.75			

Claim# General Description
 351081 INTERNET SERVICES AT CITY YARD

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010416	01/04/16	369.57		0.00	369.57
GL Distribution				Gross Amount Description				
550-4920-44200-00000000					369.57			

Claim# General Description
 351083 SENIOR CENTER METRO TAP LINE - BILL DATED 01/01/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010116	01/01/16	56.01		0.00	56.01
GL Distribution				Gross Amount Description				
090-0410-44500-00009105					56.01			

Claim# General Description
 351088 INTERNET SERVICES AT CITY YARD

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010416	01/04/16	188.28		0.00	188.28
GL Distribution				Gross Amount Description				
010-0820-44300-00000000					188.28			

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 152 VERIZON CALIFORNIA 5 VERIZON BUSINESS WAP 270038 01/14/16 111.72

Claim# General Description
 351049 LONG DISTANCE BILLING FOR STATEMENT ENDING 01/10/2016

PO#	Stat	Contract#	Invoice#	Inv	Dt	Gross	Amount	Discount	Amt	Discount	Used	Net	Amount
			63364675		01/10/16		111.72				0.00		111.72
GL Distribution				Gross Amount Description									
010-0900-44300-00000000				111.72									

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 10727 VERNOLA'S TOW SERVICE WAP 270039 01/14/16 185.00

Claim# General Description
 351012 TOWING SERVICE FOR UNIT #261

PO#	Stat	Contract#	Invoice#	Inv	Dt	Gross	Amount	Discount	Amt	Discount	Used	Net	Amount
			55591		12/16/15		185.00				0.00		185.00
GL Distribution				Gross Amount Description									
010-4370-44100-00000000				185.00									

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 900290 WE TIP WAP 270040 01/14/16 250.00

Claim# General Description
 351013 SOCIAL SERVICES FOR OCTOBER-DECEMBER 2015

PO#	Stat	Contract#	Invoice#	Inv	Dt	Gross	Amount	Discount	Amt	Discount	Used	Net	Amount
33390	O		3582		01/01/16		250.00				0.00		250.00
GL Distribution				Gross Amount Description									
010-0270-46600-00000000				250.00									
PO Liquidation				Amount									
010-0270-46600-00000000				250.00									

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 421 WHITTIER FERTILIZER COMPANY 1 WHITTIER FERTILIZER 9441 KRUSE RO WAP 270041 01/14/16 425.92

Claim# General Description
 351014 GROUND MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			298144	10/26/15	11.88		0.00	11.88
GL Distribution				Gross Amount Description				
010-4350-43400-00000000					11.88			

Claim# General Description
 351015 GROUND MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			298706	11/09/15	129.80		0.00	129.80
GL Distribution				Gross Amount Description				
010-4350-43400-00000000					129.80			

Claim# General Description
 351016 GROUND MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			298709	11/09/15	64.90		0.00	64.90
GL Distribution				Gross Amount Description				
010-4350-43400-00000000					64.90			

Claim# General Description
 351017 GROUND MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			298714	11/10/15	129.80		0.00	129.80
GL Distribution				Gross Amount Description				
010-4350-43400-00000000					129.80			

Claim# General Description
 351018 GROUND MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			298719	11/10/15	49.50		0.00	49.50
GL Distribution				Gross Amount Description				
010-4350-43400-00000000					49.50			

Claim# General Description
 351019 GROUND MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			298730	11/12/15	8.14		0.00	8.14
GL Distribution				Gross Amount Description				
010-4350-43400-00000000					8.14			

Claim# General Description
 351020 GROUND MAINTENANCE SUPPLIES

Payment History. Bank WAP Payment Dates 01/14/2016 to 99/99/9999 Check/ACH#'s 0 to 999999 Payment Type ALL

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			299568	11/23/15	11.55		0.00	11.55
GL Distribution					Gross Amount	Description		
010-4350-43400-00000000					11.55			

Claim# General Description
351021 GROUND MAINTENANCE SUPPLIES

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			299593	11/25/15	20.35		0.00	20.35
GL Distribution					Gross Amount	Description		
010-4350-43400-00000000					20.35			

Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
2385 WILLDAN ASSOCIATES 2 WILLDAN WAP 270042 01/14/16 1,913.00

Claim# General Description
351022 PROFESSIONAL SERVICES RENDERED THROUGH 08/28/15 CIP #21262

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33168	O		00320108	09/14/15	756.25		0.00	756.25
GL Distribution					Gross Amount	Description		
210-7300-44500-00021262					756.25			
PO Liquidation					Amount			
210-7300-44500-00021262					756.25			

Claim# General Description
351023 PROFESSIONAL SERVICES RENDERED THROUGH 10/30/15 CIP #21272

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33245	O		00320527	11/25/15	1,156.75		0.00	1,156.75
GL Distribution					Gross Amount	Description		
210-7300-44500-00021272					1,156.75			
PO Liquidation					Amount			
210-7300-44500-00021272					1,156.75			

Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
16842 MICHAEL WILLIS 270043 01/14/16 175.00

Claim# General Description
351151 YOUTH BASKETBALL CONTRACT OFFICIAL FOR GAMES ON 01/08/16 & 01/09/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010816	01/08/16	100.00		0.00	100.00
			010916	01/09/16	75.00		0.00	75.00
GL Distribution					Gross Amount	Description		
010-8103-44500-00000000					175.00			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
429	ZUMAR INDUSTRIES	2	ZUMAR INDUSTRIES INC	WAP	270044	01/14/16	1,055.56	

Claim# General Description
351024 TRAFFIC CONTROL SIGNS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			0162516	12/22/15	516.01		0.00	516.01
GL Distribution				Gross Amount	Description			
010-4200-44650-00000000				516.01				

Claim# General Description
351025 STREET NAME SIGNS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			0162515	12/22/15	539.55		0.00	539.55
GL Distribution				Gross Amount	Description			
010-4200-44650-00000000				539.55				

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
15712	GOLFLINKS CONSULTING	1	GOLFLINKS CONSULTING	WAP	270045	01/14/16	110,807.57	

Claim# General Description
350971 REIMBURSABLE EXPENSES FOR DECEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			1215A	01/11/16	110,807.57		0.00	110,807.57
GL Distribution				Gross Amount	Description			
570-0000-13307-00000000				110,807.57				

 Vend# Vendor Name Remit# Payee Bank Check# Chk Date Check Amount Sep
 360 SO CALIF EDISON COMPANY ATTN: MILL 5 SOUTHERN CALIFORNIA EDISON WAP 270046 01/14/16 186,987.98

Claim# General Description
 351053 ELEC. SVC. - VARIOUS LOCATIONS BILL DATED 12/22/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			3003442085/122215	12/22/15	256.37		0.00	256.37
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					256.37			

Claim# General Description
 351063 ELECTRIC SVC-HISTORICAL SOCIETY BILL DATED 12/17/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			121715	12/17/15	60.99		0.00	60.99
GL Distribution					Gross Amount Description			
010-4350-44200-00000000					60.99			

Claim# General Description
 351069 ELEC SVC - STREET LIGHT ASSESSMENT DISTRICT 12/09/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			120915	12/09/15	56,200.18		0.00	56,200.18
GL Distribution					Gross Amount Description			
545-2000-44200-00000000					56,200.18			

Claim# General Description
 351073 8640 COFFMAN PICO HM ELECTRIC SERVICE 12/17/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			121715	12/17/15	25.53		0.00	25.53
GL Distribution					Gross Amount Description			
010-4200-44200-00001237					25.53			

Claim# General Description
 351074 ELECTRIC SVC BILL DATED 12/17/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			121715	12/17/15	1,327.90		0.00	1,327.90
GL Distribution					Gross Amount Description			
010-4200-44200-00000000					1,327.90			

Claim# General Description
 351075 ELECTRIC SVC - VARIOUS LOCATIONS BILLING DATED 12/24/15

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			122415	12/24/15	44,704.81		0.00	44,704.81
GL Distribution					Gross Amount Description			
010-4200-44200-00000000					4,800.36			
550-4920-44200-00000000					31,878.20			
010-4000-44200-00000000					7,478.98			
590-8430-44200-00000000					158.52			

019-6310-44200-00000000 388.75

Claim# General Description
351076 ELECTRIC SERVICE FOR PARKS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			121215	12/12/15	16,922.99		0.00	16,922.99
GL Distribution			Gross Amount Description					
010-4350-44200-00000000					16,922.99			

Claim# General Description
351079 ELECTRIC SVC - AL NATIVIDAD CENTER BILL DATED 01/05/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			3014476922-010516	01/05/16	340.55		0.00	340.55
GL Distribution			Gross Amount Description					
010-4350-44200-00000000					340.55			

Claim# General Description
351080 ELEC SVC - 9530 SHADE LN RIVERA PARK 01/05/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			3008697259-010516	01/05/16	1,650.48		0.00	1,650.48
GL Distribution			Gross Amount Description					
010-4350-44200-00000000					1,650.48			

Claim# General Description
351082 ELEC SVC - STREET LIGHT ASSESSMENT DISTRICT 01/08/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010816	01/08/16	55,852.25		0.00	55,852.25
GL Distribution			Gross Amount Description					
545-2000-44200-00000000					55,852.25			

Claim# General Description
351084 ELECTRIC SVC BILL DATED 01/08/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010816	01/08/16	1,381.67		0.00	1,381.67
GL Distribution			Gross Amount Description					
010-4200-44200-00000000					1,381.67			

Claim# General Description
351085 ELECTRIC SVC - VARIOUS LOCATIONS BILLING DATED 01/08/16

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
			010816	01/08/16	2,279.30		0.00	2,279.30
GL Distribution			Gross Amount Description					
010-4200-44200-00000000					2,279.30			

Claim# General Description
351086 ELECTRIC SERVICE FOR PARKS

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
CCS.AP								

Accounts Payable Release 8.2.1 N*APR700 By Gloria Candelaria (gcandelaria)

Payment History. Bank WAP Payment Dates 01/14/2016 to 99/99/9999 Check/ACH#'s 0 to 999999 Payment Type ALL

	010516	01/05/16	5,984.96	0.00	5,984.96
GL Distribution		Gross Amount	Description		
010-4350-44200-00000000		5,984.96			

Vend#	Vendor Name	Remit#	Payee	Bank	Check#	Chk Date	Check Amount	Sep
68	WATER REPLENISHMENT DISTRICT OF SO			WAP	270048*	01/14/16	96,231.32	

Claim# General Description
351047 GROUNDWATER PRODUCTION AND ASSESSMENT FOR NOVEMBER 2015

PO#	Stat	Contract#	Invoice#	Invc Dt	Gross Amount	Discount Amt	Discount Used	Net Amount
33344	0		3853-1115	11/30/15	96,231.32		0.00	96,231.32
GL Distribution				Gross Amount	Description			
550-4920-44100-00000000				96,231.32				
PO Liquidation				Amount				
550-4920-44100-00000000				96,231.32				

Paid Checks:

Check Count	101
Check Total	579,189.24
PO Liquidation Total	192,933.40
Backup Withholding Total	0.00

Paid by ACH:

ACH Count	0
ACH Total	0.00
PO Liquidation Total	0.00
Backup Withholding Total	0.00

Total Payments:

Payment Count	101
Payment Total	579,189.24
PO Liquidation Total	192,933.40
Backup Withholding Total	0.00

Void Checks:

Check Count	0
Check Total	0.00
PO Liquidation Total	0.00
Backup Withholding Total	0.00

Void Checks

Bank Code	Check#	Check Dt	Stmt Dt	Check Amount	Vendor	Void Amount	Void Date
WAP	269905	01/07/16	VOID	0.00		0.00	01/07/16
				-----		-----	
** Grand Total				0.00		0.00	
1 record listed							



To: Mayor and City Council
From: City Manager
Meeting Date: January 26, 2016
Subject: EMERGENCY STORM DRAIN REPAIR AT OLYMPIC BOULEVARD AND ROSEMEAD BOULEVARD (CIP NO. 21313) - NOTICE OF COMPLETION

Recommendations:

- 1) Accept the Work as completed by Green Giant Landscape, Inc.; and
- 2) Authorize the City Clerk to file the Notice of Completion with the Los Angeles County Registrar-Recorder Office and, if no claims are filed within 35 days after recordation, to exonerate the payment/performance bonds and authorize the Director of Public Works to release the 5% retention payment in the amount of \$3,805 to Green Giant landscape, Inc.; and
- 3) Approve the final Total Project Budget (Enclosure 1) for the project.

Fiscal Impact:

Funding for this project, in the amount of \$250,000, was previously appropriated as shown in the Total Project Budget (Enclosure 1). No additional funding is required at this time.

Discussion:

On October 13, 2015 City Council adopted Resolution No. 6828 approving an emergency contract with Green Giant Landscape, inc. in an amount not-to-exceed \$71,302 for the storm drain repair at Olympic Boulevard and Rosemead Boulevard (Phase 1 of CIP No. 21313)

During several recent rainstorms, significant localized street flooding occurred on Olympic Boulevard just west of Rosemead Boulevard and adjacent to North Ranchito Elementary School (See Location Map, Enclosure 2). The flooding disrupted vehicles and pedestrians accessing the school as well as the adjacent apartment and residential properties. The local sump at this location was serviced by an existing 18-inch Oval Corrugated Metal Pipe (CMP) culvert that originates at Olympic Boulevard and runs in the southerly direction within the western sidewalk of Rosemead Boulevard discharging

to the street gutter in Creland Street. This CMP culvert was found to be collapsed at several mid sections due to corrosion, blocking the flow of storm water causing the street flooding on Olympic Boulevard. The street would remain flooded for a relatively long period of time after rain events due to the collapsed pipe.

The contractor Green Giant Inc., replaced of collapsed storm drain section with long-lasting reinforced concrete and PVC piping. The work was completed on December 21, 2015. Although the configuration of the drain remains limited in capacity during intense downpours, the ponded water is contained within the street and now drains within a short time after the rain stops.

The final contract amount is \$76,102, inclusive of Change Order No. 1 in an additive amount of \$4,800. Change Order No. 1 is for extra work involved in piping and storm drain inlet modification to clear an adjacent Pico Water District fire hydrant, and realignment of the existing sidewalk. The change order was approved administratively.



René Bobadilla

RB:JE:lg

Enc.

- 1) Total Project Budget
- 2) Location Map

**FISCAL YEAR 2015-2016 STORM DRAIN REHABILITATION PROJECT
CIP NO. 21313**

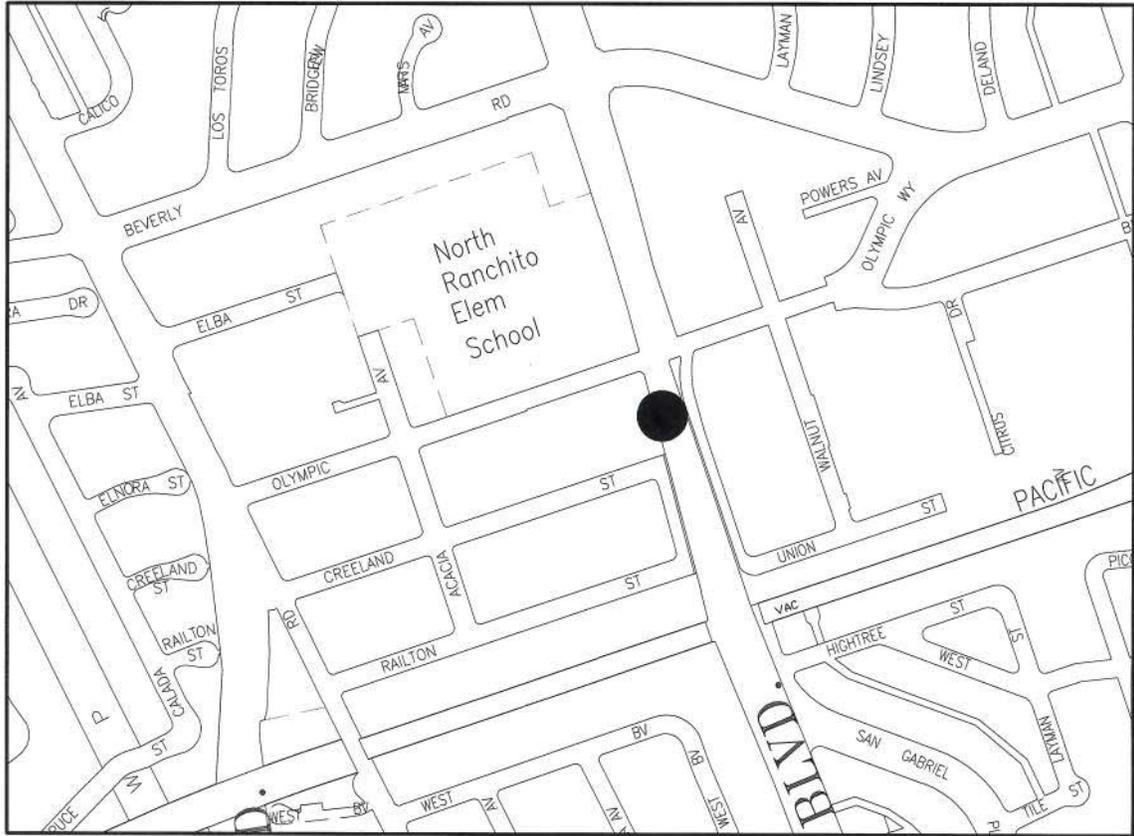
**TOTAL PROJECT BUDGET
As of January 26, 2016**

Project Activity	Estimated Cost
Engineering Design and Construction Support	\$66,500
Job Costing (Pico Rivera staff time)	\$8,000
Construction (Green Giant Landscape, Inc.)	\$71,302
Change Order No. 1 (Green Giant Landscape, Inc.) - Recommended	\$4,800
Future Storm Drain Repair Projects	\$99,398
TOTAL PROJECT COST:	\$250,000

Funding Category	Estimated Budget
General Fund (Appropriated in Fiscal Year 15-16 Budget)	\$250,000
TOTAL:	\$ 250,000

CITY OF PICO RIVERA RECONSTRUCTION STORM DRAIN LOCATION MAP

ENCLOSURE 2



● LOCATION OF STORM DRAIN
ROSEMEAD BOULEVARD (FROM 4707 ROASEMEAD BLVD TO 8861 CREELAND ST)



NOT TO SCALE



To: Mayor and City Council
From: City Manager
Meeting Date: January 26, 2015
Subject: SMITH PARK POOL RENOVATION (CIP NO. 21307) –
AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION
AND AWARD CONSTRUCTION

Recommendation:

- 1) Approve Plans, Specifications and Estimate (PS&E) for the Smith Park Pool Renovation Project (CIP No. 21307) and authorize the City Clerk to publish the Notice Inviting Bids; and
- 2) Authorize the City Manager to award the construction contract within the approved Total Project Budget; and
- 3) Approve the Total Project Budget (Enclosure 2); and
- 4) Approve the Notice of Exemption (NOE) for the subject project and authorize the City Clerk to file the NOE with the County Recorder, in accordance with the California Environmental Quality Act.

Fiscal Impact:

Funding for this project totaling \$200,000 was previously appropriated as shown in the Total Project Budget (Enclosure 2). No additional funding is required at this time.

Discussion:

This project consists of the replacement of outdated and inefficient filtration and chemical equipment for the Smith Park Swimming Pool. The swimming pool will remain filled with the proper water chemistry throughout construction.

On August 28, 2014, Parks and Recreation retained the services of Jones & Madhavan Architecture Engineering to design a replacement chemical and filter system that would require less maintenance by city staff. Final plans and specifications were reviewed and approved by Parks & Recreation and Building & Safety on January 8, 2016.

This project needs to be completed by the middle of May 2016 in order for the Aquatic Center Summer Programming to remain on schedule. Public Works is currently requesting quotes for the new filtration system which will have to be purchased by the City and installed by the contractor. The specified filtration system has a two (2) month

COUNCIL AGENDA REPORT – MTG. OF 01/26/16
SMITH PARK POOL RENOVATION PROJECT (CIP NO. 21307) – AUTHORIZATION
TO ADVERTISE FOR CONSTRUCTION AND AWARD CONSTRUCTION CONTRACT
Page 2 of 2

procurement period. A request to purchase the filtration system will be presented to the council at the February 9th Council Meeting.

The anticipated schedule is as follows:

- Authorization to Bid and Award January 2016
- Bid Opening Date and Award February 2016
- Start Construction March 2016
- Complete Construction May 2016

Construction management will be provided by the Public Works Department and inspection services will be provided by the Building & Safety Division and the Los Angeles County Health Department.

Pursuant to the guidelines of the California Environmental Quality Act, the Project is categorically exempt under Class 1(d) for restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment.

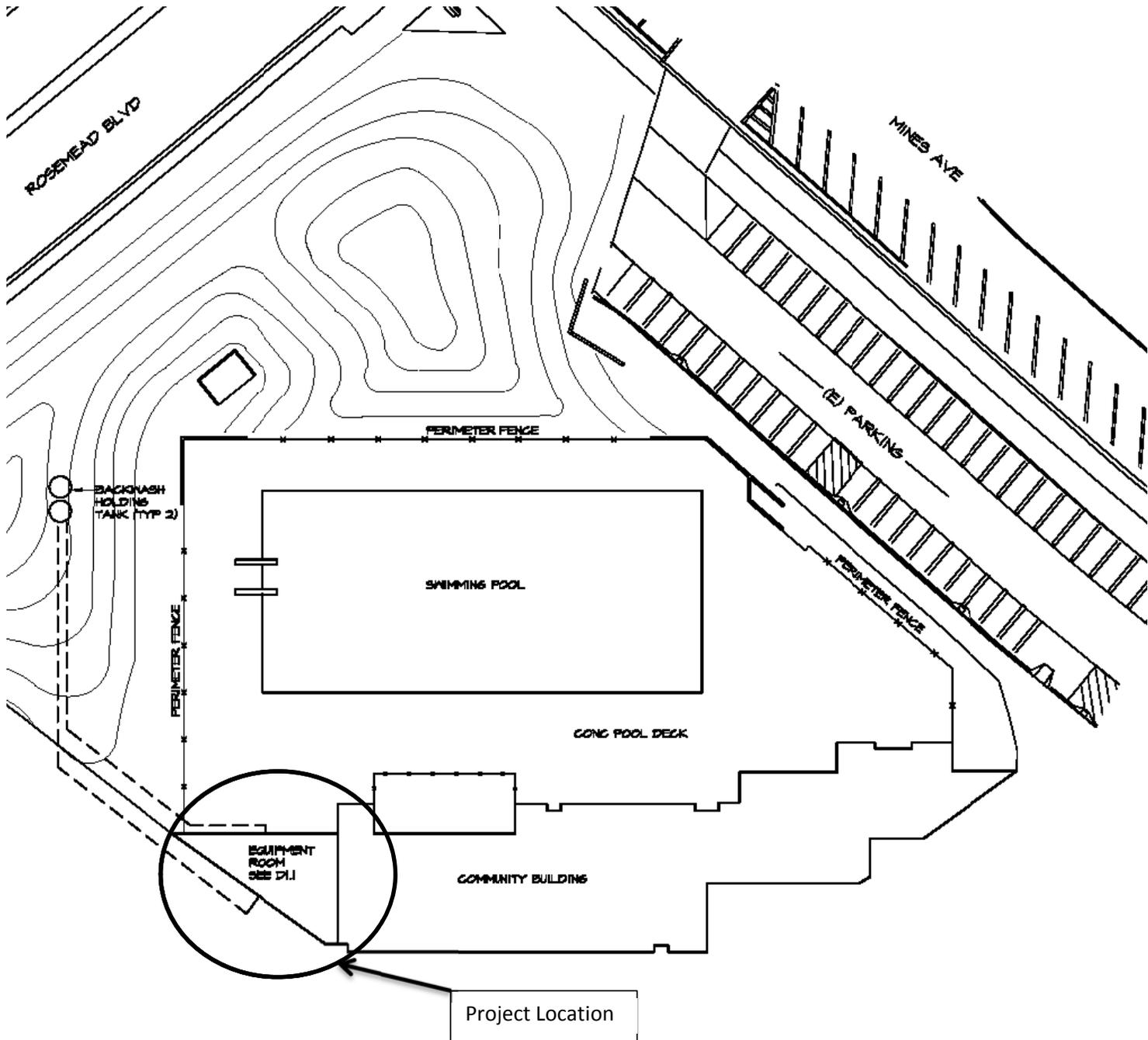


René Bobadilla

RB:JE:RD:lg

Enc.

- 1) Vicinity Map
- 2) Total Project Budget
- 3) Notice of Exemption



VICINITY MAP – N.T.S.

**SMITH PARK POOL RENOVATION PROJECT FY 2015/2016
CIP NO. 21307**

**TOTAL PROJECT BUDGET
As of January 26, 2016**

Project Activity	Estimated Cost
Design (Jones & Madhavan)	\$19,500
Construction (Estimate)	\$120,500
Filtration Purchase (Estimate)	\$60,000
Contingency	\$0
TOTAL PROJECT COST:	\$200,000

Funding Category	Estimated Budget
General Fund (Appropriated FY15-16 Budget)	\$200,000
TOTAL:	\$ 200,000

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: (Public Agency): City of Pico Rivera
6615 Passons Blvd.
Pico Rivera, CA 90660

(Address)

Project Title: Smith Park Pool Renovation - CIP 21307

Project Applicant: City of Pico Rivera

Project Location - Specific:
Smith Park - 6016 Rosemead Blvd, Pico Rivera, CA 90660

Project Location - City: City of Pico Rivera Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
This project consists of replacement of the swimming pool filters and chemical equipment.

Name of Public Agency Approving Project: City of Pico Rivera

Name of Person or Agency Carrying Out Project: James Enriquez, Director of Public Works/City Engineer

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Section 15301, Class 1(d)
Statutory Exemptions. State code number:

Reasons why project is exempt:
The project consists of restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment

Lead Agency Contact Person: James Enriquez Area Code/Telephone/Extension: (562) 801-4425

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [] Yes [] No

Signature: [Signature] Date: 01/12/2016 Title: Director of Public Works/ City Engineer

[X] Signed by Lead Agency [] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:



David W. Armenta, Chairman
Bob J. Archuleta, Vice Chairman
Gustavo V. Camacho, Director
Gregory Salcido, Director
Brent A. Tercero, Director

Tuesday, January 26, 2016
Regular Meeting 6:00 p.m.
Council Chamber
6615 Passons Blvd.
Next Resolution No. SA-16-05
Next Ordinance No. SA-01
Next Agreement No. S16-001

PUBLIC COMMENTS - IF YOU WOULD LIKE TO SPEAK ON ANY LISTED AGENDA ITEMS, PLEASE FILL OUT A GREEN PUBLIC COMMENT REQUEST FORM AND PROVIDE IT TO THE STAFF MEMBER AT THE BACK TABLE BEFORE THE MEETING STARTS.

When you are called to speak, please come forward and state your name and city of residency for the record. You have three (3) minutes to make your remarks.

CONSENT CALENDAR ITEMS:

All items listed on the Consent Calendar may be acted on by a single motion without separate discussion. Any motion relating to a Resolution or Ordinance shall also waive the reading of the titles in full and include its adoption as appropriate. If discussion or separate vote on any item is desired by a Councilmember or staff, that item may be pulled from the Consent Calendar for separate consideration.

PLEASE TURN OFF ALL PAGERS AND/OR PHONES WHILE MEETING IS IN SESSION AND PLEASE REFRAIN FROM TEXTING DURING THE MEETING

In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is committed to providing reasonable accommodations for a person with a disability. Please call the City Clerk's office at (562) 801-4389, if special accommodations are necessary and/or if information is needed in an alternative format. Special requests must be made in a reasonable amount of time in order that accommodations can be arranged (within 24 to 48 hour notice).

CONSENT CALENDAR:

1. Minutes:

- Successor Agency Minutes dated January 12, 2016

Recommendation: Approve

2. Consideration of Resolution Approving an Exclusive Negotiating Agreement Between the Successor Agency to the Pico Rivera Redevelopment Agency and Baldwin Park Homes, LLC for the Purchase and Development of the Burke Street Property. (500)

Recommendation:

1. Staff is recommending that the Successor Agency approve a resolution approving a 90-day exclusive negotiating agreement (“ENA”) with Baldwin Park Homes, LLC for purposes of preparing a proposed purchase and sale agreement (“PSA”) for the Successor Agency’s Burke Street Property, Property No. 4 from the Long Range Property Management Plan.

Resolution No. _____ A RESOLUTION OF THE SUCCESSOR AGENCY TO THE PICO RIVERA REDEVELOPMENT AGENCY, APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE PICO RIVERA REDEVELOPMENT AGENCY AND BALDWIN PARK HOMES, LLC FOR THE PURCHASE AND DEVELOPMENT OF THE BURKE STREET PROPERTY

Agreement No. _____

LEGISLATION: None.

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT:

AFFIDAVIT OF POSTING

I, Anna M. Jerome, City Clerk, for the City of Pico Rivera, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Pico Rivera City Hall bulletin board, Pico Rivera Post Office and Parks: Smith, Pico and Rivera which are available for the public to view on this the 22nd day of January, 2016.

Dated this 22nd, day of January, 2016

A handwritten signature in black ink that reads "Anna M. Jerome". The signature is written in a cursive style and is positioned above a horizontal line.

Anna M. Jerome, CMC
City Clerk

SB343 NOTICE

In compliance with and pursuant to the provisions of SB343 any public writing distributed by the City Clerk to at least a majority of the City Council Members regarding any item on this regular meeting agenda will be available on the back table at the entrance of the Council Chamber at the time of the City Council meeting and at the counter of City Hall at 6615 Passons Boulevard, Pico Rivera, California during normal business hours.



Tuesday, January 12, 2016

A Regular Meeting of the Successor Agency to the Pico Rivera Redevelopment Agency was held in the Council Chamber, Pico Rivera City Hall, 6615 Passons Boulevard, Pico Rivera, California.

Chairman Armenta called the meeting to order at 6:00 p.m. on behalf of the City Council.

PRESENT: Archuleta, Salcido, Tercero, Armenta

ABSENT: Camacho (excused)

PUBLIC COMMENTS – AGENDA ITEMS ONLY: None.

CONSENT CALENDAR:

1. Minutes:

- Approved Successor Agency Minutes dated September 11, 2012

2. Consideration of Resolution Approving an Exclusive Negotiating Agreement Between the Successor Agency to the Pico Rivera Redevelopment Agency and Baldwin Park Homes, LLC for the Purchase and Development of the Burke Street Property. (500)

This item was continued to the meeting of January 26, 2016.

3. Consideration of Resolution Establishing the Recognized Obligation Payment Schedule (ROPS) and Approving an Administrative Budget for FY 2016-17, Approving the Expenditure of Reserve Funds from the January through June 2016 Period in the July through December 2016 Period, and Reserving Funds from the January through June 2017 Period to be Spend in the July through December 2017 Period. (700)

1. Adopted Resolution No. SA-16-04 of the Successor Agency to the Pico Rivera Redevelopment Agency establishing the Recognized Obligation Payment Schedule (“ROPS”) for the July 1, 2016 to June 30, 2017 period (“16-17”), approving the expenditure of reserve funds from the January through December 2016 ROPS period on payment of an enforceable obligation in the July to December 2016 ROPS period, approving the reserve of funds from the January through June 2017 period to be spent on payment of an enforceable obligation in the July to December 2017 ROPS period, and approving the administrative budget for fiscal year 2016-17.

Resolution No. SA-16-04 A RESOLUTION OF THE SUCCESSOR AGENCY TO THE PICO RIVERA REDEVELOPMENT AGENCY, ESTABLISHING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 16-17 FOR JULY 1, 2016 THROUGH JUNE 30, 2017, APPROVING THE EXPENDITURE OF RESERVE FUNDS FROM THE JANUARY THROUGH DECEMBER 2016 ROPS PERIOD ON PAYMENT OF AN ENFORCEABLE OBLIGATION IN THE JULY TO DECEMBER 2016 ROPS PERIOD, APPROVING THE RESERVE OF FUNDS FROM THE JANUARY THROUGH JUNE 2017 PERIOD TO BE SPEND ON PAYMENT OF AN ENFORCEABLE OBLIGATION IN THE JULY TO DECEMBER 2017 ROPS PERIOD, AND APPROVING THE ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2016-17

Motion by Director Tercero, seconded by Director Salcido to approve Consent Calendar Item No. 3. Motion carries by the following roll call vote:

AYES: Archuleta, Salcido, Tercero, Armenta
NOES: None
ABSENT: Camacho

LEGISLATION: None.

NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT:

Chairman Armenta adjourned the City Council meeting at 7:20 p.m. There being no objection it was so ordered.

AYES: Archuleta, Salcido, Tercero, Armenta
NOES: None
ABSENT: Camacho

David W. Armenta, Chairman

ATTEST:

Anna M. Jerome, Agency Secretary

I hereby certify that the foregoing is a true and correct report of the proceedings of the City Council regular meeting dated January 12, 2016 and approved by the City Council on January 26, 2016.

Anna M. Jerome, Agency Secretary



To: Chairman and Directors

From: Executive Director

Meeting Date: January 26, 2016

Subject: CONSIDERATION OF RESOLUTION APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE PICO RIVERA REDEVELOPMENT AGENCY AND BALDWIN PARK HOMES, LLC FOR THE PURCHASE AND DEVELOPMENT OF THE BURKE STREET PROPERTY

Recommendation:

Staff is recommending that the Successor Agency approve a resolution approving a 90-day exclusive negotiating agreement (“ENA”) with Baldwin Park Homes LLC for purposes of preparing a proposed purchase and sale agreement (“PSA”) for the Successor Agency’s Burke Street Property, Property No. 4 from the Long Range Property Management Plan.

Fiscal Impact:

The Successor Agency would receive a deposit of \$10,000 to cover costs associated with preparing the PSA, which may be increased to \$15,000 under the terms of the ENA.

Background:

On December 23, 2014, the Successor Agency received the California Department of Finance (“DOF”) approval of the Long Range Property Management Plan (“PMP”), which outlined the plans for disposing of six real properties held by the Successor Agency. The Burke Street property (Property No. 4 in the PMP), was one of three properties designated for sale, while three other properties were deeded over to the City of Pico Rivera as governmental use parcels in April 2015. The 2.63-acre Burke Street Property is presently a vacant site located at the east end of the existing terminus of Burke Street and is designated PUD (Planned Unit Development) in the City’s Zoning Ordinance.

As the largest and most economically viable of the three properties to be sold, the Burke Street Property was the subject of various unsolicited inquiries received by City staff over the past several years. At one time, the former Redevelopment Agency solicited proposals for affordable housing development to redevelop the property that had been used as a landfill and still requires approval and execution of a remedial action plan to

SUCCESSOR AGENCY TO PRRA AGENDA MEMO – MTG. OF JANUARY 26, 2016
CONSIDERATION OF RESOLUTION APPROVING AN EXCLUSIVE NEGOTIATING
AGREEMENT BETWEEN THE SUCCESSORY AGENCY TO THE PICO RIVERA
REDEVELOPMENT AGENCY AND BALDWIN PARK HOMES, LLC FOR THE
PURCHASE AND DEVELOPMENT OF THE BURKE STREET PROPERTY

Page 2 of 3

clean-up the soil for reuse. Since that time, dissolution has made it impossible for the City to pursue affordable housing due to a lack of local funding, as well as the more recent desire to focus market rate housing in this neighborhood.

In June 2015, Successor Agency staff, with the assistance of the City's redevelopment and real estate consultant RSG, prepared an offering memorandum and distributed the offer to sell, remediate, and develop the Burke Street Property. The offering memorandum provided a summary of the site and sales process as outlined in the Dissolution Act, and posted on the City's website, Loopnet (a leading third-party commercial real estate listing service), RSG's website, and emailed directly to over 45 parties that had either expressed interest in the site previously or were actively seeking for-sale residential development sites to the knowledge of staff and RSG.

Proposals were due in August 2015; the Successor Agency received a total of six proposals, each of which were reviewed and screened by staff and RSG. Based on qualifications and each proposal's similarity to the type of development sought by the City as outlined in the offering memorandum, the three top developers were invited for an interview with the staff and the City Council Economic Development Subcommittee. Following the interviews in October 2015 and subsequent further due diligence by RSG and staff, the interview panel unanimously agreed that Baldwin Park Homes LLC, a local developer based in West Covina should have the first opportunity to negotiate the terms and conditions of a PSA.

Baldwin Park Homes is proposing to acquire the property for \$1.8 million, less the costs for remediation to be determined, and develop 18 single family homes for sale on the Burke Street Property. Staff felt this density would be most compatible with the adjacent neighborhood and result in a quality project that integrates well in the community. Baldwin Park Homes indicated in their proposal that the two homes to be built on easterly extension of Burke Street in their conceptual site plan would be single story to further mirror the scale of the existing housing stock, while the balance of the project would be two story housing. Concurrent with the ENA period, Baldwin Park indicated they may explore the potential acquisition of portions of what may be surplus railroad right of way property immediately south of the Burke Street Site in order to construct a few more units of housing. However, this separate acquisition not a condition of the PSA or ENA.

Baldwin Park Homes LLC and its leading principal David Cook, demonstrated significant experience entitling and developing market rate and mixed-income single family projects in Baldwin Park, South El Monte, El Monte, West Covina and Pomona, as well as other communities. During the interview, Baldwin Park Homes demonstrated a hands-on approach with neighborhoods in the design and conceptual planning stage that the Subcommittee felt was especially important given the infill location of the

SUCCESSOR AGENCY TO PRRA AGENDA MEMO – MTG. OF JANUARY 26, 2016
CONSIDERATION OF RESOLUTION APPROVING AN EXCLUSIVE NEGOTIATING
AGREEMENT BETWEEN THE SUCCESSORY AGENCY TO THE PICO RIVERA
REDEVELOPMENT AGENCY AND BALDWIN PARK HOMES, LLC FOR THE
PURCHASE AND DEVELOPMENT OF THE BURKE STREET PROPERTY

Page 3 of 3

subject property. Additionally, the Subcommittee felt the conceptual plan for the Burke Street Property was both suitable given the City's land use goals and consistent with many of the types of developments completed by Baldwin Park Homes.

Because the sale and development of the site is tied to first understanding the scope of the environmental cleanup needed for the site, a fair amount of work on reviewing past environmental documentation and initiating discussions with the County of Los Angeles Fire Department, who would approve and oversee the remedial action plan for the Burke Street Property. The most recent environmental study for the property was the October 2, 2008 Phase I Environmental Site Assessment completed by AEI Consultants, who also prepared a Draft Preliminary Remedial Action Report at that time. However, staff is of the understanding that these studies were never submitted for review to the County Fire Department, so the scope of cleanup and remediation, which is typically funded by the seller from sales proceeds, is unknown at this time.

As such, the ENA would allow the Successor Agency and the prospective buyer/developer the time to better evaluate the environmental issues and considerations, while at the same time further develop the conceptual plans for the site so that the PSA may be negotiated and brought forward to the Successor Agency and Oversight Board for their approval. The ENA delineates a 90-day period for these activities, which may be extended once by the Executive Director for an additional 90 days.

Conclusion:

Staff recommends that the Successor Agency adopt the resolution approving an ENA with Baldwin Park Homes LLC for the purchase and sale of the Burke Street Property.



Renè Bobadilla

RM:BM:em

Enclosure:

- 1) Resolution
- 2) Exclusive Negotiating Agreement

RESOLUTION NO. _____

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE PICO RIVERA REDEVELOPMENT AGENCY, APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE PICO RIVERA REDEVELOPMENT AGENCY AND BALDWIN PARK HOMES, LLC FOR THE PURCHASE AND DEVELOPMENT OF THE BURKE STREET PROPERTY

WHEREAS, pursuant to the dissolution of redevelopment agencies per Assembly Bill (“AB”) ABX1 26 (Chapter 5, Statutes of 2011) and ABX1 27 (Chapter 6, Statutes of 2011), and subsequent legislation, AB 1484 (Chapter 26, Statutes of 2012) (altogether, “Dissolution Act”), the City of Pico Rivera (“City”) adopted Resolution No. 6652 on January 10, 2012, electing to serve as Successor Agency to the Pico Rivera Redevelopment Agency (“Successor Agency”); and

WHEREAS, the property located at Burke Street Property (“Site”) was included in the Successor Agency’s Long-Range Property Management Plan (“LRPMP”), which was prepared pursuant to the Dissolution Act and described the proposed plans for disposition of all six properties owned by the Pico Rivera Redevelopment Agency at the time of redevelopment dissolution; and

WHEREAS, the LRPMP indicated that the Successor Agency would sell the Site; and

WHEREAS, on December 23, 2014, the City received notification from the California Department of Finance (“DOF”) approving the Successor Agency’s LRPMP; and

WHEREAS, on July 13, 2015, the Successor Agency’s real estate advisor Rosenow Spevacek Group (“RSG”) began marketing properties available for sale as outlined in the LRPMP and informed all parties who communicated interest in the sale of the properties that “best and final offers” were to be submitted by August 24, 2015; and

WHEREAS, RSG received six (6) separate purchase offers for the Site; and

WHEREAS, RSG considers the strongest of the five offers to be Baldwin Park Homes LLC’s (“Developer”) offer to purchase the Site for \$1,800,000 and develop a for sale, single family residential development; and

WHEREAS, RSG and the Successor Agency’s attorney prepared an Exclusive Negotiation Agreement (“ENA”), attached hereto as Exhibit “A”, between the Developer and the Successor Agency in order to commence a period of ninety (90) days during which actions required by the Developer and the Successor Agency may be delineated as conditions precedent to consideration of a Purchase and Sale Agreement, which would be presented to the Successor Agency for approval prior to execution; and

WHEREAS, the ENA establishes that the 90-day ENA period may be extended by the written mutual consent of the Successor Agency and the Developer up to ninety (90) additional days only for the purpose of completing the Development Agreement for Site development entitlements, and the Executive Director of Successor Agency shall be authorized to grant such extension for and on behalf of Successor Agency in his sole and absolute discretion; and

WHEREAS, the ENA establishes that the intent is for the Developer to purchase the Site from the Successor Agency at the proposed price of \$1,800,000 and develop a single family development project that is approved by the City and Successor Agency; and

WHEREAS, the ENA requires the Developer to provide an initial \$10,000 deposit to the Successor Agency to cover the legal and other consultation costs that will be incurred during the negotiation period leading up to the potential transfer of the Site

NOW THEREFORE, the Successor Agency to the Pico Rivera Redevelopment Agency does hereby resolve as follows:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Successor Agency hereby approves the Exclusive Negotiation Agreement with Baldwin Park Homes LLC for the acquisition and development of the Burke Street Property, authorizes the Executive Director to execute same, in a form approved by Successor Agency Counsel.

SECTION 3. The City Clerk shall certify to the adoption of this resolution and hereafter the same shall be in full force and effect.

[SIGNATURES ON NEXT PAGE]

RESOLUTION NO. _____

Page 3 of 3

APPROVED AND ADOPTED this 26th day of January 2016 by members of the Successor Agency to the Pico Rivera Redevelopment Agency, voting as follows:

David W. Armenta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, City Clerk

Arnold M. Alvarez-Glasman
City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:

EXCLUSIVE NEGOTIATING AGREEMENT

This EXCLUSIVE NEGOTIATING AGREEMENT ("Agreement"), dated as of this 6th day of January 2016 ("Effective Date"), is made by and between the Pico Rivera Successor Agency to the City of Pico Rivera Redevelopment Agency ("Successor Agency"), the City of Pico Rivera, a California Municipal Corporation ("City"), and Baldwin Park Homes, LLC, a California Limited Liability Corporation ("Developer"). For and in consideration of the mutual covenants and promises set forth herein, the Parties agree as set forth below, with reference to the following facts:

RECITALS

A. In furtherance of the objectives of the California Community Redevelopment Law, the former City of Pico Rivera Redevelopment Agency ("RDA") owned approximately 2.63 acres commonly known as the Burke Street Property (APN 6384-004-900) in the City of Pico Rivera ("Site"). The Site, as described in Exhibit 1, was acquired pursuant to and in furtherance of the Redevelopment Plan for the former Pico Rivera Redevelopment Project Area No. 1.

B. In December, 2011, a California State Supreme Court ruling on the constitutional validity of two 2011 legislative budget trailer bills, Assembly Bill ("AB") X1 26 (Chapter 5, Statutes of 2011) and ABX1 27 (Chapter 6, Statutes of 2011), resulted in the outright elimination of all 425 redevelopment agencies in the State of California. The dissolution procedures under ABX1 26 include a process for the disposition and/or transfer of assets, including property holdings of former redevelopment agencies. Subsequent legislation, AB 1484 (Chapter 26, Statutes of 2012), which was passed, signed, and enacted on June 28, 2012, made significant changes to the provisions of ABX1 26, including the process for asset management/disposition/transfers.

C. Under AB 1484, the Site is subject to the disposition process requiring the State Department of Finance ("DOF") to approve a Long-Range Property Management Plan ("PMP") prepared by the Successor Agency describing the proposed sale of properties owned by the Successor Agency, including the Site. The DOF has approved the PMP, which compels the Successor Agency to dispose of the Site for development consistent with the Redevelopment Plan for the former Pico Rivera Redevelopment Project Area No. 1.

D. To effectuate the Redevelopment Plan for redevelopment of the former Pico Rivera Redevelopment Project Area No. 1 by providing for the future development of the Site, the Successor Agency issued a Request for Qualifications on July 31, 2015 ("RFQ"). Developer, by way of its August 24, 2015 response to the RFQ, proposed to develop the site with approximately 18 single-family detached homes, as further described in Exhibit 2 and depicted in the Site Plan at Exhibit 2-1 attached thereto and incorporated herein, as such proposed development may be modified by mutual agreement of the parties ("Project").

E. The Successor Agency wishes to plan for the disposition of the Site, in a manner that furthers the original redevelopment goals of the RDA and in accordance with the approved PMP.

F. The development of the Project shall be processed in accordance with the California Environmental Quality Act, at California Public Resources Code Section 21000 *et seq.* and regulations

promulgated pursuant thereto ("CEQA"), and must be reviewed by Successor Agency and/or City for its potential environmental impacts ("CEQA Review") at such time.

G. The parties wish to enter into this Agreement to delineate the key deal points the parties wish to implement in their negotiations of a purchase/sale agreement and development agreement (collectively "PSA") to accomplish the sale and future development of the Site by Developer consistent with the City's Zoning Code and General Plan, as may be amended. Additionally, the parties wish to provide for the reimbursement of the Successor Agency and City by Developer for certain expenses to be incurred by the Successor Agency and City in undertaking the CEQA Review and preparation of the Development Agreement or similar entitlement (collectively, "Development Agreement") to undertake the Project.

NOW, THEREFORE, in consideration of performance by the parties of the promises, covenants, and conditions herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Obligations of Successor Agency and City.

(a) Negotiations. During the Exclusive Negotiating Period as described in Article 4 of this Agreement, neither Successor Agency nor City shall negotiate, discuss or otherwise communicate with any person or entity, other than Developer regarding a PSA or any other agreement for the development of the Project and/or the acquisition of the Site or any portion thereof. Throughout the Exclusive Negotiating Period, Successor Agency and City staff shall be available to meet with Developer to discuss the Project, the Site Plan and architectural renderings, and any other issues pertinent to the preparation of a PSA pertaining to the development of the Project.

2. Obligations of Developer.

(a) Financial Information. Within the time periods set forth in the negotiated PSA and provided financing is to be obtained by Developer from an institutional lender(s) approved by the Successor Agency in its reasonable discretion for the acquisition of the Site and/or development of the Project, Developer shall provide Successor Agency with a letter evidencing a commitment ("Commitment Letter") from such lender(s) (in form and substance reasonably acceptable to Successor Agency), indicating that such lender(s) has a definitive interest in financing the acquisition, construction and/or development of the Project by Developer, as the case may be. The Commitment Letter shall also outline the financial terms pursuant to any proposed financing for the Project as well as specifically identify the sources of all equity financing ("Equity Commitment") to be used by Developer in the development of the Project. In the event the Project is to be financed exclusively by equity financing, the Equity Commitment shall evidence an amount sufficient to provide for the net acquisition costs of the Site and development of the Project by Developer, as the case may be. The Equity Commitment may be in the form of letters of intent from credit worthy investors.

(b) Site Plan and Architectural Renderings. The PSA shall require Developer to provide a Site Plan and basic architectural renderings of the Project. The Site Plan and basic architectural renderings shall include a well-defined architectural concept for the Project showing vehicular circulation and access points, amounts and location of parking, location and size of all buildings (including height and perimeter dimensions) pedestrian circulation, landscaping and architectural character of the Project.

Notwithstanding the foregoing, no such Site Plan or architectural renderings shall be deemed final until approved by the City, pursuant to the PSA.

(c) Project. The Project to be developed per the terms of the PSA is anticipated to include the components and layout as described in Exhibit 2 and depicted in the Site Plan at Exhibit 2-1.

(d) Purchase and Sale of Site. The PSA shall provide for the sale of the Site for One Million Eight Hundred Thousand and 00/100 Dollars (\$1,800,000) ("Purchase Price"), which the Successor Agency and the Developer agree to be a reasonable estimate of the fair market value of the Site. Notwithstanding the foregoing, in no event shall the Successor Agency be required to sell the Site for less than the Purchase Price nor shall the Developer be obligated to buy the Site for an amount in excess of the Purchase Price.

3. Exclusive Negotiation Period/Effectiveness of Agreement. The "Exclusive Negotiating Period" shall commence as of the Effective Date and shall terminate on the date that is ninety (90) days after the Effective Date, notwithstanding holidays unless the date that is ninety (90) days after the Effective Date shall fall on a weekend or holiday, in which case the Exclusive Negotiating Period shall be extended to the next business day. The Exclusive Negotiating Period may be extended by the written mutual consent of the Successor Agency, City, and the Developer up to ninety (90) additional days. The Executive Director of Successor Agency shall be authorized to grant such extension for and on behalf of Successor Agency in his sole and absolute discretion, and the City Manager shall be authorized to grant such extension for and on behalf of the City in his sole and absolute discretion. Any officer of Developer shall be authorized to grant such extension for and on behalf of Developer. If the Parties have mutually consented to an extension of the term of this Agreement as provided hereinabove, then the Parties shall, within such extended term, continue to negotiate in good faith a PSA with respect to the proposed development of the Project.

4. Purchase/Sale Agreement and Development Agreement.

(a) Negotiations of PSA. The parties hereby acknowledge and agree that, during the term of this Agreement, (as such term may be extended pursuant to Section 3 above), the Parties shall use their respective good faith efforts to negotiate and enter into a PSA which shall include (but not be limited to) agreement on and implementation of the following: (i) the design of the Project by Developer; (ii) the construction of the Project by Developer in accordance with final plans and specifications to be provided by Developer and approved by the Successor Agency or the City, pursuant to a detailed schedule of performance by Developer; (iii) the operation and management of the Project by Developer in a good and professional manner, and subject to the covenants required by law; (iv) the maintenance of landscaping, buildings and improvements in good condition and satisfactory state of repair so as to be attractive to local residents and to the community; (v) the operation of the Project by Developer in compliance with all equal opportunity standards established by Federal, State and local law; (vi) the right of Successor Agency and City to inspect the Project from time to time to assure compliance with the foregoing provisions; (vii) certain provisions made by Developer to the Successor Agency and City as required by the Successor Agency and City with respect to concepts, schematics, the final plans and working drawings for the Project and participation in presentations with respect thereto; (viii) certain provisions required by individual contractors and/or subcontractors performing work on the Project with respect to performance, labor and materials payment bonds required to be obtained by such contractors or subcontractors assuring completion of the Project free of mechanics' liens; (ix) that the Project shall be of the highest quality and

standard; (x) the terms and conditions upon which Developer shall acquire the Site; (xi) the terms and conditions upon which the Successor Agency or the Developer may terminate the PSA (e.g., the discovery of environmental issues/hazardous substances on the Site, unexpected development or construction costs, inability to acquire the Site or any portion thereof); and (xii) the exclusion and/or non-applicability of prevailing wage and/or labor agreements to the Project.

(b) Oversight Board and DOF Approvals. Developer acknowledges that the duty of Developer to negotiate and enter into the PSA shall be expressly contingent upon and subject to the approval by the Oversight Board and DOF of the sale of the Site as contemplated in this Agreement.

(c) Failure of Developer to Negotiate in Good Faith. In the event Developer has not continued to negotiate diligently and in good faith, Successor Agency or City shall give written notice thereof to Developer, who shall then have ten (10) business days to commence negotiating in good faith. Following the receipt of such notice and the failure of Developer to thereafter commence negotiating in good faith within such ten (10) business days, this Agreement may be terminated by Successor Agency's Executive Director / City's City Manager.

(d) Failure of Successor Agency to Negotiate in Good Faith. In the event Successor Agency has not continued to negotiate diligently and in good faith Developer shall give written notice thereof to Successor Agency which shall then have ten (10) business days to commence negotiating in good faith. Following the receipt of such notice and the failure of Successor Agency to thereafter commence negotiating in good faith within such ten (10) business days, this Agreement may be terminated by Developer.

(e) Termination of this Agreement. Subject to Section (e) above, upon termination of this Agreement at the expiration of the Exclusive Negotiating Period (or such extension thereof) and provided a PSA has not been executed by the Successor Agency and Developer, no party shall have any further duty or obligation to any other party. If a PSA has been executed by the Successor Agency and the Developer, the PSA shall supersede this Agreement and thereafter govern the rights and obligations of the parties with respect to the development of the Project.

5. Deposit. Concurrent with the execution of this Agreement by Successor Agency, Developer shall submit to Successor Agency a good faith deposit ("Deposit") in the amount of Ten Thousand Dollars (\$10,000) to cover the Successor Agency's and City's actual legal and other expenses to negotiate and prepare the PSA and conduct studies related to the project for the CEQA analysis ("Expenses"). The Deposit shall be in the form of cash. Successor Agency shall deposit the Deposit in an interest-bearing account and such interest, when received by Successor Agency, shall become part of the Deposit. If Successor Agency and Developer subsequently determine that the Deposit is insufficient, which determination shall be based on the reasonable Expenses incurred by Successor Agency hereunder, then upon receipt of twenty (20) days written notice from Successor Agency, Developer shall deposit with the Successor Agency a lump sum deposit in the amount reasonably estimated by Successor Agency and Developer to be sufficient to cover the excess (each a "Supplemental Deposit"). Notwithstanding the foregoing, in no event shall Developer be obligated to make Supplemental Deposit(s) that exceed the cumulative amount of Five Thousand Dollars (\$5,000). If Developer defaults in the payment of any Supplemental Deposit to Successor Agency under this Section 5 beyond any applicable cure period, work by Successor Agency, City or their consultants on the Project may be suspended in the discretion of the Successor Agency / City until the applicable Supplemental Deposit is made. If the parties do not proceed

with a PSA, the Successor Agency shall refund any unused amount of the Deposit, or if applicable, Supplemental Deposit, within forty-five (45) days after expiration or termination of this Agreement; provided that if the failure to enter into an PSA is (i) due to Successor Agency disapproving any potential use of the Site consistent with the description of the Project herein, or (ii) due to an Successor Agency default under this Agreement, the entire Deposit, and if applicable, Supplemental Deposit(s), shall be refunded to Developer. Successor Agency shall provide Developer with an accounting of the Successor Agency's use of the Deposit to pay the Expenses within a reasonable time after Developer's request therefor.

6. Schedule of Performance. It is the intention of Successor Agency and Developer that the redevelopment of the Site be completed in a timely and an expeditious manner. Accordingly, the PSA shall provide in reasonable detail the tasks to be completed by the Successor Agency and the Developer during the development process and the projected date of completion for each such task.

7. Environmental. Execution of a PSA by Successor Agency shall be subject to compliance by the City with the California Environmental Quality Act (California Public Resources Code § 2100 *et seq.* as amended: "CEQA"), and nothing herein shall be construed as limiting the City's discretion to approve and/or disprove the Project or any iteration thereof. Developer hereby agrees to provide all reasonable assistance to Successor Agency and City necessary to carry out their obligations under CEQA but shall be under no obligation to incur any costs or expenses outside the scope of Developer's proposed Project under this Agreement. Any and all costs outside the scope of the obligations under this Agreement will be identified as costs to each party under an executed PSA between Successor Agency and Developer.

8. Governing Law. This Agreement and the legal relations between the parties hereto shall be governed by and construed and enforced in accordance with the laws of the State of California. Hence, for any action by either party shall be in Los Angeles County.

9. No Other Agreement. This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter hereof and supersedes any and all prior agreements and understandings between the parties. There are no agreements or understandings between the parties and no representations by either party to the other as an inducement to enter into this Agreement, except as expressly set forth herein. Notwithstanding anything provided herein to the contrary, whether expressed or implied, the Successor Agency and the Developer shall have no obligation to enter into a PSA with the other and neither the Successor Agency / City or the Developer (nor its officers, members, staff or agents) have made any promises to the other than to exclusively negotiate a PSA for the Site in good faith during the Exclusive Negotiating Period, and no statements of Successor Agency / City or Developer (or its officers, members, staff or agents) as to future obligations shall be binding upon either party unless and until a PSA has been approved and executed by the Successor Agency and the Developer.

10. Assignment. This Agreement shall not be assigned by any party hereto to any person or entity without the express written consent of Successor Agency and City; provided, however, that Developer may assign the Agreement to a California business entity that is formed for the purpose of carrying out the Project and for which Developer is a member and the manager thereof. Any assignment does not release Developer from any of its obligation hereunder.

11. Notices. Any notice which is required or which may be given hereunder may be delivered or mailed to the party to be notified, as follows:

If to Developer: Baldwin Park Homes, LLC
1773 West San Bernardino Road, Suite B-42
West Covina, Ca 91790
Attention: Craig Cook

If to Successor Agency/City:
City of Pico Rivera
6615 Passons Blvd.
Pico Rivera, Ca 90660
Attention: City Manager

With a copy to:
Alvarez-Glasman & Colvin
13181 Crossroads Pkwy. North, Suite 400 - West Tower
City of Industry, CA 91746
Attention: Christopher Cardinale

12. Public Meeting. Any PSA that maybe negotiated is subject to consideration and discretion at a public meeting or meetings by Successor Agency. Nothing in this Agreement shall commit or be construed as committing Successor Agency to approve any PSA, or the City to approve the Project or any entitlements therefor.

13. Counterparts. This Agreement may be executed in counterparts, each of which when so executed shall be deemed an original, and all of which, together, shall constitute one and the same instrument.

14. Attorney's Fees. In the event that either party hereto brings action or proceeding against the other party to enforce or interpret any of the conditions or provisions of this Agreement, the prevailing party shall be entitled to recover all reasonable attorney's fees and expenses and court costs associated with such action or proceeding.

15. Effect of Agreement. Notwithstanding any other provision of this Agreement to the contrary, the parties expressly acknowledge and agree as follows: (a) except as expressly required under Section 1(d), no matter described in this Agreement as a purported commitment or obligation of Successor Agency/City or Developer with respect to the development of the Project shall have any effect unless and only to the extent such matters are expressly set forth in a PSA or other subsequent written agreement duly authorized and approved by Successor Agency or City; (b) Successor Agency and Developer shall promptly commence the good faith negotiation of a PSA upon execution of this Agreement; and (c) upon the execution of a PSA by the Parties, this Agreement shall be null and void and of no effect and shall be superseded by the terms and conditions of the PSA.

Notwithstanding any other provision of this Agreement to the contrary, Developer acknowledges and expressly agrees as follows: (a) that this Agreement does not obligate Successor Agency or City in any way to approve, in whole or in part, any of the matters described in this Agreement, including, (without limitation) matters pertaining to land use entitlements or approvals, permits, waivers or reduction of fees, development or financing of the Site or any other matters to be acted on by Successor Agency or City, as

applicable; (b) that all such matters shall be considered and processed by Successor Agency or City in accordance with all otherwise applicable Successor Agency and City requirements and procedures; and (c) that Successor Agency and City reserve all rights to approve, disapprove or approve with conditions all such matters in their sole discretion. Developer acknowledges that and all expenditures made by it are not recoverable by Developer in the event that a subsequent Agreement is not approved. Developer further acknowledges and agrees that, during the term of this Agreement, the Parties shall conduct such economic analyses and re-use studies as may be necessary to comply with the requirements of Section 33433 of the California Redevelopment Law, if applicable.

[Signatures of parties on following page]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

“City/Successor Agency”

ATTEST:

CITY OF PICO RIVERA, as Successor to the Pico Rivera Community Redevelopment Agency

By: _____
City Clerk /
Successor Agency Secretary

By: _____
City Manager & Executive Director

Approved as to form:

ALVAREZ-GLASMAN & COLVIN

By: _____
City Attorney / Successor Agency Counsel

“Developer”

Baldwin Park Homes LLC, a California Limited Liability Corporation

By: _____

Its: _____

EXHIBIT 1

DESCRIPTION OF SITE

The land referred to in this Commitment is situated in the City of Pico Rivera, County of Los Angeles, State of California, and is described as follows:

[insert]

APN: 6384-004-900

EXHIBIT 2

DESCRIPTION OF THE PROJECT

Developer would pursue entitlement of 18 single family homes ranging from 1600 to 2500 square feet. All homes will be 4 bedroom and single family detached and sold as market rate housing.

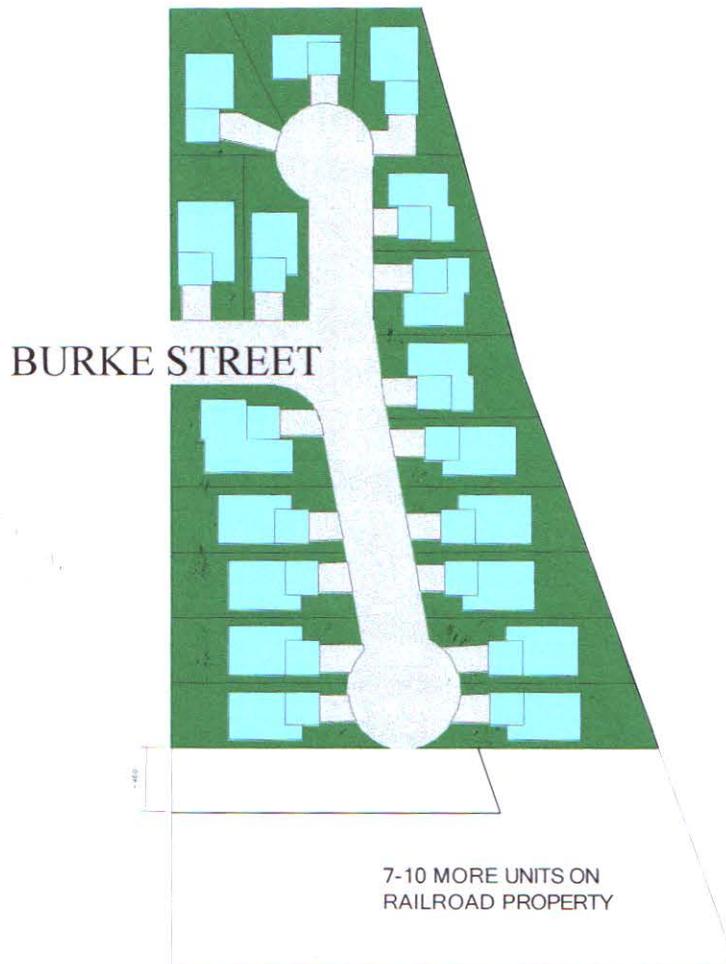
The initial two homes on Burke Street will be designed as one story homes to transition from original scale and architecture to the two story homes that will make up the remaining 16 units of the project.

The gross density is proposed at 6.8 units to the acre. Project design is functional as a private street PUD or with fee simple lots accessing of public streets that duplicate the existing street conditions (size, radius, sidewalk, etc) of Burke Street and Farmland Avenue.

EXHIBIT 2-1

PRELIMINARY CONCEPTUAL SITE PLAN

A preliminary (conceptual) site plan for the Project is presented below along with potential elevations. As noted in the project description, the two units along the north side of Burke Street would be one-story to match the scale of the adjoining housing to the west.



Scale
1" = 10'

