



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

Tuesday, June 12, 2012
Regular Meeting 6:00 p.m.
Council Chamber
6615 Passons Blvd.
Next Resolution No. 6685
Next Ordinance No. 1072
Next Agreement No. 12-1315
Successor Agency
Next Resolution No. SA-12-02
Agreement No. S12-002

COMMISSIONERS SCHEDULED TO BE PRESENT:

Fred Zermeno, Planning Commission
Rod Torres, Parks & Recreation Commission

INVOCATION:

(In accordance with the Court’s Decision in Rubin v. City of Burbank, only nonsectarian prayers/invocations are allowed during the invocation)

PLEDGE OF ALLEGIANCE:

SPECIAL PRESENTATIONS:

- Proclamation presented to Dan Rodarte – 50+ years at Pico Rivera Post Office
- Certificate of Recognition for Eagle Scout Alex Gonzalez of Troop 546
- Employee Recognitions:
 - Blas Rios, Public Works, 15 years service

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.

PUBLIC HEARING(S):

1. Public Hearing - General Plan Amendment No. 49 – Adoption of the 2006-2014 Housing Element. (1600)

- a. Open Hearing
- b. Memo from City Manager
- c. Written Communications
- d. Oral Communications
- e. Close Hearing
- f. **Recommendation:**

1. Adopt resolution approving General Plan Amendment No. 49 for 2006-2014 Housing Element and Negative Declaration per the California Environmental Quality Act.

Resolution No. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, FOR GENERAL PLAN AMENDMENT NO. 49, ADOPTION OF THE 2006-2014 HOUSING ELEMENT

2. Public Hearing - Community Development Block Grant 2012-2013 Draft Action Plan. (1600)

- a. Open Hearing
- b. Memo from City Manager
- c. Written Communications
- d. Oral Communications
- e. Close Hearing
- f. **Recommendation:**

1. Approve the Community Development Block Grant 2012-2013 Draft Action Plan.

3. Public Hearing - Landscape and Lighting Assessment District. (700)

- a. Open Hearing
- b. Memo from City Manager
- c. Written Communications
- d. Oral Communications
- e. Close Hearing
- f. **Recommendation:**

1. Hold Public Hearing;
2. Adopt resolution approving the Engineer's Annual Levy Report for the Pico Rivera Landscape and Lighting Assessment District No. 1 for Fiscal Year 2012/2013; and

3. Adopt resolution ordering the Collection of Assessments within the Pico Rivera Landscape and Lighting Assessment District No. 1 for Fiscal Year 2012/2013 pursuant to the Landscaping and Lighting Act of 1972.

Resolution No. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR THE FISCAL YEAR 2012/2013 LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE PICO RIVERA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1, FISCAL YEAR 2012/2013

Resolution No. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ORDERING THE COLLECTION OF ASSESSMENTS WITHIN THE PICO RIVERA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1, FISCAL YEAR 2012/2013

4. **Public Hearing - Paramount/Mines Landscape Maintenance Assessment District.**

- a. Open Hearing (700)
- b. Memo from City Manager
- c. Written Communications
- d. Oral Communications
- e. Close Hearing
- f. **Recommendation:**
 1. Hold Public Hearing;
 2. Adopt resolution approving the Engineer's Annual Levy Report for the Paramount/Mines Landscape Maintenance Assessment District for Fiscal Year 2012/2013; and
 3. Adopt resolution confirming the Diagram and Assessment, and Levying the Fiscal Year 2012/2013 Assessment for the Paramount/Mines Landscape Maintenance Assessment District pursuant to the Landscaping and Lighting Act of 1972.

Resolution No. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR THE FISCAL YEAR 2012/2013 LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE PARAMOUNT/MINES LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972

Resolution No. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT, AND LEVYING THE FISCAL YEAR 2012/2013 ASSESSMENT FOR THE PICO RIVERA PARAMOUNT/MINES LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972

1st PERIOD OF 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. 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.

5. Minutes:

- City Council and Successor Agency meeting of May 22, 2012

Recommendation: Approve

- Planning Commission meeting April 2, 2012
- Planning Commission meeting May 21, 2012

Recommendation: Receive and file

6. 20th Warrant Register of the 2011-2012 Fiscal Year.

(700)

Check Numbers: 251860-252153

Special Checks Numbers: None.

Recommendation: Approve

7. **Passons Boulevard Underpass Project (CIP No. 20053) – California Eminent Domain Law Group, APC. – Amendment No. 2 to Agreement (Purchase Order No. 28628) for Legal Services.** (500)

Recommendation:

1. Authorize the City Manager to approve Change Order No. 2 to the Agreement (Purchase Order No. 28628) with California Eminent Domain Law Group, APC, necessary for additional legal services on the Passons Boulevard Underpass Project in an amount not-to-exceed \$175,000.

8. **Installation of Traffic Control Devices – Congestion Relief and Traffic Safety.** (1400)

Recommendation:

1. Receive and file.

CONSENT CALENDAR ITEMS PULLED:

CITY COUNCIL LEGISLATION:

9. **Los Angeles County Strategic Plan Components for Economic Development (2010-2014).**

Recommendation:

1. Adopt resolution in support of the Los Angeles County Strategic Plan Components for Economic Development; and
2. Forward copy of the resolution to the Los Angeles County Economic Development Corporation (LAEDC).

Resolution No. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, IN SUPPORT OF THE LOS ANGELES COUNTY STRATEGIC PLAN COMPONENTS FOR ECONOMIC DEVELOPMENT FOR 2010 TO 2014 AS ADOPTED BY THE LOS ANGELES COUNTY DEVELOPMENT CORPORATION

SUCCESSOR AGENCY ACTIVITIES: None.

NEW BUSINESS:

OLD BUSINESS:

2ND PERIOD OF PUBLIC COMMENTS - THIS TIME IS RESERVED FOR COMMENTS THAT HAVE NOT BEEN ADDRESSED ALREADY OR THAT ARE NOT LISTED ON THE AGENDA. PLEASE FILL OUT A BLUE 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.

CLOSED SESSION:

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Pursuant to Government Code Section § 54956.9 (b)

Number of Cases: One Case

B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section § 54957

Title: City Manager

ADJOURNMENT:

AFFIDAVIT OF POSTING

I, Anna M. Jerome, Assistant 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 and full agenda packets distributed to the Pico Park and Serapis Libraries, which are available for the public to view. Additionally, agenda was distributed to members of the media on this the 7th day of June, 2012.

Dated this 7th, day of June, 2012



Anna M. Jerome, CMC
Assistant 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.



To: Mayor and City Council

From: City Manager

Meeting Date: June 12, 2012

Subject: PUBLIC HEARING – GENERAL PLAN AMENDMENT NO. 49
ADOPTION OF THE 2006-2014 HOUSING ELEMENT

Recommendation:

Adopt Resolution approving General Plan Amendment No. 49 for the 2006-2014 Housing Element and Negative Declaration per the California Environmental Quality Act.

Fiscal Impact:

None.

Background:

Per the California Government Code Section 65580-65589.8, cities and counties are required to update the Housing Element every seven years. The Housing Element is one of the seven State mandated elements (Circulation, Open Space, Land Use, Conservation, Safety and Noise) of the General Plan, the City's constitution regarding its future physical development. Unlike other elements of the General Plan, the Housing Element is subject to mandatory review by the State Department of Housing and Community Development. Each Housing Element is required to include six components; a housing needs assessment, a resources inventory, a housing constraints analysis, an evaluation of the City's housing programs and an income group quantifying component. Exhibit A provides a brief summary of how the Housing Element meets these requirements.

The City consulted with Blodgett Baylosis Associates, Inc. to prepare the 2006-2014 Housing Element. Two citywide public meetings were held on the proposed changes and one meeting scheduled with past Housing Element participants was held in a more

intimate setting to discuss individual issues. On January 7, 2010, the Department of Housing and Community Development determined the Draft Housing Element met State requirements and was ready for formal City Council adoption.

Discussion:

One of the main components of Housing Elements is to demonstrate the capacity to plan for its share of housing growth. The City's share of housing is determined by the Southern California Association of Governments (SCAG) via the Regional Housing Needs Assessments. The RHNA is the number of units that a city is required to plan for (not develop) by identifying sites throughout the City. For the 2006-2014 Housing Element planning period, SCAG assigned the City 855 units. Exhibit A, summarizes how staff accomplished planning for this number of units via a mixed-use overlay. Exhibit B demonstrates the identified planning areas.

Cities are now entering the 2014-2021 Housing Element planning period. The 2014-2021 Housing Element is due October 2013 and cities are starting the update process. The City of Pico Rivera is updating the Pico Rivera General Plan and will incorporate this new planning period cycle with the comprehensive General Plan update.

Formal approval of the 2006-2014 Housing Element by the City Council is necessary prior to October 2013. If the 2006-2014 Housing Element is not formally adopted by the City Council the RHNA allocation will be carried over to the 2014-2021 Housing Element. For the RHNA planning period between 2006-2014 SCAG assigned the City 855 units. SCAG has proposed to allocate 850 units for the 2014-2021 Housing Element planning period. If the City does not adopt the 2006-2014 Housing Element, the City will have to plan for 1,705 units in the 2014-2021 Housing Element.

Once the 2006-2014 Housing Element has been formally adopted, the City will have the option to adopt the same goals, policies and planning areas as contained in the 2006-2014 Housing Element for 2014-2021 or may choose to completely revamp the 2014-2021 Housing Element. As required by State law, public hearings and meetings will be held prior to its adoption. Any proposed zone modifications will be adopted with the General Plan and zoning ordinance update. The General Plan and Zoning Ordinance update is proposed to be adopted in late 2013.

Environmental Review:

In accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, a Negative Declaration was prepared which determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment.



Ronald Bates

RB:BM:JG:av

Attachments:

City Council Resolution

Exhibit A – Housing Element Summary

Exhibit B – Zone Map

Minutes of May 21, 2012 Planning Commission meeting

Resolution No. 1195, May 21, 2012 Planning Commission recommendation to City Council

2006-2014 Housing Element and Negative Declaration

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, FOR GENERAL PLAN AMENDMENT NO. 49, ADOPTION OF THE 2006-2014 HOUSING ELEMENT

WHEREAS, the City Council desires to comply with State requirements and update the General Plan to meet community needs and objectives;

WHEREAS, on September 16, 2008 and April 21, 2008 advertised public meetings were held to discuss the proposed changes to the Housing Element; and

WHEREAS, on August 18, 2008 a third meeting was held with those residents interested in specific Housing Element issues; and

WHEREAS, pursuant to California Government Code Sections 65587-65588, the City must update the Housing Element to meet the provisions of Title 7, Division 1, Chapter 3, Article 10.6, commencing with Sections 65580, et seq.; and

WHEREAS, on January 7, 2010, the State Department of Housing and Community Development submitted a letter informing the City that the Draft 2006-2014 Housing Element addresses all the requirements of state law; and

WHEREAS, on May 1, 2012 a Notice of Availability was published in the Whittier Daily News, a newspaper of general circulation for public comment of the draft Negative Declaration for a period of 21 days; and

WHEREAS, on May 21, 2012, the Planning Commission through a public hearing recommended adoption of the 2006-2014 Housing Element; 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 June 12, 2012; and

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

SECTION 1. The City Council has considered the proposed negative declaration and comments received during the public review process, and finds on the basis of the whole record, including the initial study and comments, that there is no substantial evidence that the project will have a significant effect on the environment. This determination reflects the City Councils' independent judgment and analysis. Therefore the City Council adopts the proposed Negative Declaration for the approval of the Housing Element.

SECTION 2. Pursuant to Article I of Chapter 18.62, *A mendments and Zone Reclassification* of the Pico Rivera Municipal Code, the City Council of the City of Pico Rivera approves the 2006-2014 Housing Element, in the form attached hereto, to be incorporated as part of the General Plan.

SECTION 3. Further, this Resolution with findings and recommendations, 2006-2014 Housing Element, Negative Declaration and staff report herein contained shall constitute a report of the City Council.

SECTION 4. The City Council finds that the General Plan amendment should be approved for the following reasons and findings:

- a) The Housing Element has been prepared in the interest of the existing and future residents in order to insure that housing opportunities exist for all income categories.
- b) The proposed General Plan Amendment to the Housing Element identifies the City's housing needs by setting forth the City's goals and objectives
- c) That the Housing Element provides policies which aim to provide quality housing opportunities for all income levels and age groups based upon the fair share of the regional housing need as determined by the Southern California Association of Governments (SCAG).
- d) The Housing Element will not be detrimental to the health, safety and welfare of the Pico Rivera community.
- e) The proposed General Plan Amendment to the Housing Element is in compliance with the California Environmental Quality Act (CEQA) as set forth in the Initial Study (IS) and Negative Declaration (ND).
- f) The California Department of Housing and Community Development has determined that draft 2006-2014 Housing Element addresses all the requirements of state law and requires formal adoption by the City Council for state certification.

SECTION 5. The City Clerk shall attest to the passage of this resolution and it shall thereupon be in full force and effect.

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APPROVED AND ADOPTED this 12th day of June 2012.

Bob J. Archuleta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, Assistant City Clerk

Arnold M. Glassman, City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:

EXHIBIT A

2006-2014 HOUSING ELEMENT SUMMARY

Housing Needs Assessment

State code requires cities to plan for future housing projections called the Regional Housing Needs Assessment (RHNA) established by the Southern California Association of Governments (SCAG). Cities must identify areas within their limits with the ability to accommodate the RHNA. However, cities are not required to build the units. For the 2006-2014 Housing Element period the City of Pico Rivera was assigned 855 units.

To plan for this future projection, staff first ensured that land was properly zoned and had the appropriate allowable density (i.e. number of dwelling units/acre). If the land was not appropriately zoned, staff proposed to add an additional zoning category to the existing zone called an overlay zone. Staff identified commercially zoned areas throughout the City with the potential for redevelopment to accommodate the additional housing. The overlay zone would allow for a mix of uses, residential and commercial. See Exhibit B.

Resource Inventory

The resources inventory evaluates land and the financing available in the City. The land inventory evaluated the suitability of public facilities/services and the accommodation of the regional share by income group. The 2006-2014 Housing Element determined that the existing infrastructure covered the projected 855-unit growth. The State requires that the RHNA allocation be divided to serve the needs of various housing groups; very low, low, moderate and above moderate income. It was determined that out of the 855 units built that 1) 211 be very low income households 2) 134 be low income households, 3) 143 be moderate income households and 4) 367 be above moderate income households.

Available financing includes local lending institutions, affordable housing development programs, redevelopment funds (prior to AB 1 X 26) and the City's housing preservation program.

Housing Constraints Analysis

Constraints to housing include local land use controls such as zoning and building codes, fees, and permit procedures. As part of the General Plan/Zoning Ordinance Update staff will continue to review processes and procedures to eliminate undue constraints to housing developers.

As part of the requirements to eliminate barriers that prevent all forms of housing, the State has required cities to eliminate discretionary permits for multi-family developments. This will prove beneficial for many housing developers as the

discretionary process is long especially when the California Environmental Quality Act (CEQA) applies to a project. This will have a positive impact on housing development as time and money will be saved. However, cities will have less discretion when reviewing specific projects. As such, cities have instead adopted through the zoning ordinance a list of predetermined conditions or requirements that will limit the potential impacts to the projects.

Senate Bill 2 required that every jurisdiction identify potential sites where new emergency shelters can be located without discretionary review. This includes identifying the zone or plan for the creation of the zone that would serve as the emergency shelter area. During the preparation of the Housing Element staff identified an industrial area bordered by Beverly Boulevard to the north, the San Gabriel River channel on the east, Tobias Avenue to the west and BNSF railroad right-of-way on the south. To not affect the underlying industrial zone, staff proposed to create an Emergency Shelter overlay zone. This overlay zone would be in addition to the industrial zone and would not affect the current existing uses. The overlay would allow the property owner to keep their industrial use while giving a second option for an emergency shelter use. The area was chosen for its proximity to bus service along Beverly Boulevard, parks and schools. Because the City is entering into a new Housing Element period, the area chosen will be re-evaluated for its adequacy. Public meetings and hearings will be held for its approval. It is staff's intent to have this completed in conjunction with the General Plan/Zoning Ordinance Update.

Available Housing Programs

Section 3.3, *Housing Programs* describes the City, County and local programs available for the preservation and creation of housing. These programs include continuing programs such as the Neighborhood Improvement Program, Second Unit Program (Granny Flats) and the Section 8 Housing Choice Voucher Program.

Quantifying Housing Objectives Component

The number of new construction, rehabilitated and conserved units must be analyzed for the four income categories (i.e. very low, low, moderate and above moderate income) as determined by SCAG. Table 31, Quantified Housing Objectives summarizes the total number of new housing achieved through mixed-use and residential infill development. In total, at the existing allowable density (30 units/acre), the number of new housing possible was estimated at 1,953 units surpassing the 855 unit target. Through the Community Development Block Grant (CDBG) Housing

Rehabilitation Program staff estimated a total of 37 units rehabilitated within the planning period. The Neighborhood Improvement (code enforcement) and the Section 8 Housing Choice Voucher is estimated to conserve 520 units.

Review of Previous Element

Table 33 of the Housing Element documents the result of the previous 2001-2006 Housing Element goals and policies. Overall, the goals and polices were updated or reworded and carried forward to the 2006-2014 Housing Element. The goals and policies mainly focus on building, preserving and encouraging all types of housing. Table 34 of the Housing Element evaluates City, County and local programs. Overall, the City the programs have served the Pico Rivera Community. Example of programs include the City's Housing Rehabilitation Program and social service provider such as the Fair Housing Foundation of Long Beach.

ZONE MAP



A	Location: North side of Knuse Road Zone: Multiple-Family Residential to Residential Infill Area: 11.7 acres Build-Out: 234 to 351 units (20 to 30 units/acre)
B	Location: West side of Rosemead Blvd Zone: General Commercial to Mixed Use Area: 2.6 acres Build-Out: 52 to 78 units (20 to 30 units/acre)
C	Location: South of Beverly Blvd and west of Rosemead Blvd and north of Whittier Blvd. Zone: General Commercial to Mixed-Use Area: 6.5 acres Build-Out: 126 to 189 units (20 to 30 units/acre)
D	Location: South of Beverly Blvd and east of Rosemead Blvd and north of Whittier Blvd Zone: General Commercial to Mixed Use Area: 13.2 acres Build-Out: 264 to 396 units (20 to 30 units/acre)
E	Location: North of Washington Blvd and west of Rosemead Blvd Zone: Professional and Administrative to Mixed-Use Area: 2.2 acres Build-Out: 44 to 66 units (20 to 30 units/acre)
F	Location: Northeast corner of Paramount Blvd and Slauson Ave Zone: General Industrial to Residential Infill Area: 19.7 acres Build-Out: 394 to 591 units (20 to 30 units/acre)
G	Location: North of Telegraph Road Zone: Professional and Administrative to Mixed Use Area: 9.4 acres Build-Out: 188 to 282 units (20 to 30 units/acre)

ZONING INFORMATION
CITY OF PICO RIVERA

Planning Commission Minutes for Meeting
of May 21, 2012

PUBLIC HEARING – 2006-2014 HOUSING ELEMENT

Deputy Director Julia Gonzalez presented a staff report dated May 21, 2012, along with a visual presentation. She explained that the Housing Element is the city's plan to future development of projected housing. It is also a required element of the General Plan. The Housing Element must be updated every seven years and is subject to mandatory review by the State Department of Housing and Community Development. The City may choose to keep the proposed land use changes or completely change to accommodate the new RHNA allocation of 850. Approval of the 2006-2014 Housing Element by way of recommendation of the Planning Commission to the City Council is necessary prior to the October 2013. Staff is concerned that if the Housing Element is not formally adopted the Regional Housing Needs Assessment (RHNA) number will roll over to the next Housing Element.

Ms. Gonzalez stated that for the RHNA 2006-2014 planning period Southern California Association of Governments (SCAG) assigned 855 units to be planned. To plan for the assigned unit staff proposed 1) In-fill Housing which is existing areas that are zoned residential in which a development can propose to build so many units that will help meet the required 855 number. 2) Overlay Zone was also proposed which is a special zoning district on top of existing base zone.

Ms. Gonzalez mentioned that as part of the requirements to eliminate barriers that prevent forms of housing, the State has required cities to eliminate discretionary permits for multi-family developments. This is beneficial for developers as the discretionary process is long and the California Environmental Quality Act does not apply. However, cities will have less discretion when review specific projects.

In conclusion, staff's recommendation is that the Planning Commission recommend approval of the current Housing Element cycle. The new 2014-2021 Housing Element is due October 2013; the 2006-2014 Housing Element will not be effective once the new Housing Element comes into play. The overlays will be done with the General Plan update. She reiterated that if the current cycle is not adopted the RHNA numbers will be doubled.

Commissioner Celiz commented on blighted areas on Rosemead Boulevard near new library project.

Ms Gonzalez stated that staff is looking into all of Rosemead Boulevard and hope to do a mix-use overlay which would encourage developers to develop in the area.

Commissioner Celiz asked whether the State mandate homeless shelter areas.

Ms. Gonzalez stated the every California city is mandated by State law.

Commissioner Elisaldez asked upon determining the plan for the 855 units, is acreage a factor.

Ms. Gonzalez stated that acreage and density is taken into account. There is a maximum of 30 units per acre in the City.

Commissioner Elisaldez whether a property can be re-identified if it had been identified in the past.

Ms. Gonzalez responded in the affirmative.

Commissioner Zermeno expressed his thoughts regarding the location for shelter area and expressed concern of homeless hanging out near riverbeds.

Ms. Gonzalez clarified that it is not a homeland encampment and that any one proposing to use facility in such a way would need to apply for a Certificate of Occupancy and a Business License.

Chairman Zermeno moved to close public hearing. There being no objection, motion carried by the following roll call:

AYES: Commissioners Celiz, Elisaldez, Martinez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: Commissioner Garcia

There being no further discussion, Chairman Zermeno moved that the Planning Commission recommend to the City Council the formal adoption of the 2006-2014 Housing Element to be in compliance with the State Department of Housing and Community Development, seconded by Commissioner Martinez. Motion carried by the following roll call:

AYES: Commissioners Celiz, Elisaldez, Martinez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: Commissioner Garcia

PUBLIC COMMENTS: None.

NEW BUSINESS - AN INITIATION TO AMEND CHAPTER 18.54, NON-CONFORMING USES OF THE PICO RIVERA MUNICIPAL CODE

Deputy Director Julia Gonzalez presented staff report dated May 21, 2012 along with a visual presentation. She presented information on non-conforming uses and amortization periods. Staff is requesting that the Planning Commission give direction for staff to look into the code to provide some liberty to developers, but at the same time there will be conditions in place to restrict a business so that it is not a public nuisance.

There being no further discussion, Chairperson Zermeno moved to direct the Planning Division to research the practical applicability of the Non-Conforming Uses ordinance, seconded by Commissioner Martinez. Motion carried by the following roll call:

AYES: Commissioners Celiz, Elisaldez, Martinez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: Commissioner Garcia

PLANNING COMMISSION REPORTS:

- a) City Council Meeting of April 10, 2012 – Received and Filed.
- b) City Council Meeting of April 24, 2012 – Received and Filed.
- c) City Council Meeting of May 8, 2012 – Received and Filed.
- d) Planning Commission representative to the City Council Meeting of Tuesday, May 22, 2012.

Commissioner Martinez stated he would not be able to attend the City Council meeting due to an emergency and asked for a replacement.

RESOLUTION NO. 1195

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
PICO RIVERA, CALIFORNIA, FOR GENERAL PLAN AMENDMENT
NO. 49 RECOMMENDING CITY COUNCIL ADOPTION OF THE 2006-
2014 HOUSING ELEMENT**

WHEREAS, the Planning Commission desires to comply with State requirements and update the General Plan to meet community needs and objectives;

WHEREAS, on September 16, 2008 and April 21, 2008 advertised public meetings were held to discuss the proposed changes to the Housing Element; and

WHEREAS, on August 18, 2008 a third meeting was held with those residents interested in specific Housing Element issues; and

WHEREAS, pursuant to California Government Code Sections 65587-65588, the City must update the Housing Element to meet the provisions of Title 7, Division 1, Chapter 3, Article 10.6, commencing with Sections 65580, et seq ; and

WHEREAS, on January 7, 2010, the State Department of Housing and Community Development submitted a letter informing the City that the Draft 2006-2014 Housing Element addresses all the requirements of state law; and

WHEREAS, on May 1, 2012 a Notice of Availability was published in the Whittier Daily News, a newspaper of general circulation for public comment of the draft Negative Declaration for a period of 21 days; and

WHEREAS, on May 11, 2012 a public hearing notice was published in the Whittier Daily News, a newspaper of general circulation as prescribed by law; 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 May 21, 2012 ; and

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

SECTION 1. The Planning Commission recommends to the City Council that the project will not have a significant effect on the environment, as an Initial Study/ Negative Declaration has been prepared in compliance with the California Environmental Quality Act. The Initial Study/Negative Declaration evaluated the potential environmental effects of the project which determined that the Housing Element would not have a significant effect on the environment; and

SECTION 2. Pursuant to Article I of Chapter 18.62, *Amendments and Zone Reclassification* of the Pico Rivera Municipal Code, the Planning Commission recommends to

the City Council of the City of Pico Rivera approval of the 2006-2014 Housing Element, in substantially the form attached hereto, to be incorporated as part of the General Plan.

SECTION 3. Further, this Resolution with findings and recommendations, 2006-2014 Housing Element, Negative Declaration and staff report herein contained shall constitute a report of the City Council.

SECTION 4. The Planning Commission finds that the General Plan amendment should be approved for the following reasons and findings:

- a) The Housing Element has been prepared in the interest of the existing and future residents in order to insure that housing opportunities exist for all income categories.
- b) The proposed General Plan Amendment to the Housing Element identifies the City's housing needs by setting forth the City's goals and objectives
- c) That the Housing Element provides policies which aim to provide quality housing opportunities for all income levels and age groups based upon the fair share of the regional housing need as determined by the Southern California Association of Governments (SCAG).
- d) The Housing Element will not be detrimental to the health, safety and welfare of the Pico Rivera community.
- e) The proposed General Plan Amendment to the Housing Element is in compliance with the California Environmental Quality Act (CEQA) as set forth in the Initial Study (IS) and Negative Declaration (ND).
- f) The California Department of Housing and Community Development has determined that draft 2006-2014 Housing Element addresses all the requirements of state law and requires formal adoption by the City Council for state certification.

APPROVED AND ADOPTED this 21st day of May 2012.

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Fred Zermeno, Chairperson

ATTEST:

APPROVED AS TO FORM:



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



Scott E. Nichols, Assistant City Attorney

AYES: Commissioners Celiz, Elisaldez, Martinez, Zermeno

NOES: None

ABSENT: Commissioner Garcia

ABSTAIN: None

GENERAL PLAN AMENDMENT NO. 49
2006-1014 HOUSING ELEMENT

AVAILABLE FOR REVIEW IN THE CITY CLERK'S
OFFICE



To: Mayor and City Council
From: City Manager
Meeting Date: June 12, 2012
Subject: PUBLIC HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT 2012-2013 DRAFT ACTION PLAN

Recommendation:

Approve the Community Development Block Grant 2012-2013 Draft Action Plan.

Fiscal Impact:

The US Department of Housing and Urban Development awarded the City of Pico Rivera \$646,331 in Community Development Block Grant funds.

Discussion:

As an entitlement City receiving Community Development Block Grant (CDBG) funds, the City is required by the U.S. Department of Housing Urban Development (HUD) to prepare an annual Action Plan. The Action Plan provides specific information regarding the activities that will be carried out with the funding allocated in the fiscal year. The City's CDBG allocation for fiscal year 2012-2013 is \$646,331. This is a decrease of \$176,839 (21%) from the previous fiscal year.

Because of a decrease in funds and regulatory caps, reductions to administration and social services providers were necessary. HUD limits city expenditures to 20% for administration and 15% for social services costs from the fiscal year allocation. Rehabilitation programs and capital improvement projects do not have regulatory caps. Due to unallocated entitlement amounts from previous years, additional funds were made available for housing rehabilitation and staff was able to propose a new capital improvement project for ADA repairs and sidewalk renovations. Exhibit A provides a detailed summary of the 2012-2013 proposed budget.

The following are highlights of the changes:

- General Administration: Decrease of \$30,364
- Fair Housing Foundation Program: Decrease of \$5,000
- Social Services Providers (non-profit organizations): A proportional reduction was applied to each social service provider
- Increase in the Housing Rehabilitation Program by \$91,538
- Development of a new Capital Improvement Project for ADA and sidewalk renovations of \$200,000

The Graffiti Removal Program falls under the social service category and helps defray the general fund costs of graffiti removal. To avoid further impacting the general fund, the budgeted amount for graffiti services was not decreased from the previous year. Therefore, a proportional amount was decreased from the remaining social services.

As part of the HUD requirements, cities must issue a Notice of Funding Availability (NOFA) to local and regional social service providers. The City published a NOFA in the Whittier Daily News on April 18, 2012. An application was also sent to all existing and interested social service providers. All existing social service providers submitted a renewal application and staff received funding requests from two new providers. Due to lack in funds staff cannot recommend funding these new requests.

HUD also requires cities to publish a 30-day comment period and a public notice announcing the date, time and location of the public hearing. A notice was published on May 11, 2012 in the Whittier Daily News announcing the public hearing date and the comment period.



Ronald Bates

RB:JG:av

Attachments:

2012-13 CDBG Proposed Budget - Exhibit A
2012-13 Action Plan - Exhibit B

EXHIBIT A
CITY OF PICO RIVERA
COMMUNITY DEVELOPMENT BLOCK GRANT
FY 2012-2013 PROPOSED BUDGET

	FY 11-12	FY 12-13
FY 2011-2012 Budget Allocation	\$823,170	\$ 646,331
Estimated Program Income	\$50,000	\$ 20,000
Carryover	\$343,037	\$ 400,000
Unallocated Entitlement	\$49,065	\$ 332,536
Unallocated Program Income	\$14,575	\$ 3,887
Total Project Budget	\$1,279,847	\$ 1,402,754
Administration (20% CAP)=\$129,266		
General Administration	\$144,630	\$ 114,266
So Ca Housing Rights Center (Fair Housing)	\$20,000	\$ 15,000
Subtotal	\$164,630	\$ 129,266
Rehabilitation Programs		
Rehab Administration	\$178,285	\$ 170,000
Housing Rehabilitation Program	\$315,000	\$ 406,538
Commercial Façade Program	\$300,000	\$ 200,000
Subtotal	\$793,285	\$ 776,538
Neighborhood Services (Code Enforcement)	\$198,460	\$ 200,000
Subtotal	\$198,460	\$ 200,000
Capital Improvement Project (Street Pavement Rehab)		\$ 200,000
Subtotal		\$ 200,000
Social Services (15% CAP)=\$96,950		
Graffiti Removal Program (City Program)	\$22,418	\$ 22,418
Community Legal Services (Legal Aid Services)	\$2,416	\$ 1,782
Meals on Wheels	\$2,818	\$2,078
Retired Senior & Volunteer Program (YMCA of Greater Whittier)	\$2,416	\$1,782
The Whole Child Transitional Housing Services	\$33,819	\$24,944
Salvation Army Transitional Living Center	\$4,026	\$2,969
Southeast Area Social Service Funding Authority	\$38,650	\$28,506
Southern California Rehabilitation Center	\$4,831	\$3,563
Women's & Children's Crisis Center	\$12,078	\$8,908
Subtotal	\$123,472	\$ 96,950
Final Total:	\$1,279,847	\$1,402,754

COMMUNITY DEVELOPMENT BLOCK GRANT 2012-
2013 DRAFT ACTION PLAN

AVAILABLE FOR REVIEW IN THE CITY CLERK'S
OFFICE



To: Mayor and City Council
From: City Manager
Meeting Date: June 12, 2012
Subject: PUBLIC HEARING – LANDSCAPE AND LIGHTING
ASSESSMENT DISTRICT

Recommendation:

- 1) Hold Public Hearing.
- 2) Adopt Resolution approving the Engineer's Annual Levy Report for the Pico Rivera Landscape and Lighting Assessment District No. 1 for Fiscal Year 2012/2013.
- 3) Adopt Resolution ordering the Collection of Assessments within the Pico Rivera Landscape and Lighting Assessment District No. 1 for Fiscal Year 2012/2013 pursuant to the Landscaping and Lighting Act of 1972.

Fiscal Impact:

Allows the District to collect taxes in order to fund the utilities, maintenance, and projects appropriated in the Fiscal Year 2012/2013 Budget.

Discussion:

At its meeting of May 22, 2012 the City Council approved Resolution No. 6680 initiating proceedings for the annual levy of assessments; Resolution No. 6679 approving the Engineer's Report; and Resolution No. 6678 declaring the City Council's intention to make such levy and collection, and setting June 12, 2012 as the date for the public hearing on objections thereto.

The Engineer's Report identifies the basis of the City to increase the 2011/2012 assessment by 2.02% to reflect the annual increase in the Consumer Price Index. Under this new rate, a single family home would be assessed \$25.39 per year in Zone "A" and \$36.85 in Zone "B". In the prior year these rates were \$24.89 and \$36.12 respectively.

COUNCIL AGENDA REPORT – JUNE 12, 2012
LIGHTING ASSESSMENT DISTRICT
Page 2 of 2

Zone “A” is area designated as an “unlit” area or where minimal lighting is available at nearby intersections. Zone “B” is considered “lighted” area, or areas which are fully lit. Zone “A” represents an area less than 4% of the whole city.

The City Council has reviewed the existing fiscal condition of the District and has determined that increasing the 2012/2013 levy by the inflationary adjustment (Consumer Price Index) is necessary.

The Assessment District is authorized to fund “street improvements” in addition to street lights and power bills. Monies from any existing fund balance may be used to fund the following projects:

- Graffiti removal in the public right-of-way;
- Traffic signal maintenance costs;
- Median and parkway landscape maintenance;
- Establishment of a reasonable fund balance;
- Replacement of light poles.

The holding of a duly-noticed public hearing is required to levy the proposed assessment during Fiscal Year 2012/2013 and to fund public improvements, maintenance and servicing described in the Engineer’s Report. At the hearing, all interested persons are afforded the opportunity to submit written protests and objections to the levy and collection of the proposed assessment. If, upon close of the hearing, written protests filed and not withdrawn do not represent property owners owning more than fifty percent of the area of the assessable lands within the District, the Council may proceed with the levying of the assessment over the objections of the protestors.

Following the action, the City Council is asked to approve the Engineer’s Annual Levy Report; confirm the diagram and assessment; and order, the maintenance, servicing and construction of public improvements as set forth in the Report. Adoption of these Resolutions constitutes the levy of the assessments set forth in the Engineer’s Report for Fiscal Year 2012/2013. Assessments will be levied by the County and funds so collected, after deduction of any compensation due the County for collection, will be paid to the District Treasurer.



Ronald Bates

Attachments: 1) Resolution approving the Engineer’s Report; 2) Resolution ordering the Collection of Assessments; 3) 2012/2013 Engineer’s Annual Levy Report

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR THE FISCAL YEAR 2012/2013 LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE PICO RIVERA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1, FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, formed the Pico Rivera Landscape and Lighting Assessment District (hereinafter referred to as the "District"), and initiated proceedings for Fiscal Year 2012/2013, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereinafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Los Angeles for the City of Pico Rivera to pay the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, pursuant to the aforementioned City Council direction, the City Engineer did properly prepare and file said Engineer's Report with the Pico Rivera City Clerk pursuant to the Act, and such report was presented to the City Council of the City of Pico Rivera for consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PICO RIVERA AS FOLLOWS:

SECTION 1. The Fiscal Year 2012/2013 Engineer's Report for the Pico Rivera Landscape and Lighting Assessment District is approved as filed with the City Clerk.

SECTION 2. The Mayor is hereby authorized to affix his signature to this Resolution indicating City Council's approval.

SECTION 3. The City Clerk, or his duly appointed deputy, is instructed to attest thereto.

ADOPTED AND APPROVED this 12th day of June, 2012.

Bob J. Archuleta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, Assistant City Clerk

Arnold M. Alvarez-Glasman, City Attorney

**AYES:
NOES:
ABSENT:
ABSTAIN:**

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, ORDERING THE COLLECTION OF ASSESSMENTS WITHIN THE PICO RIVERA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1, FISCAL YEAR 2012/2013.**

WHEREAS, the City Council has by previous Resolutions initiated proceedings, declared its intention to levy and collect annual assessments, and approved the Engineer's Annual Levy Report (hereafter referred to as the "Engineer's Report") that describes the assessments against parcels of land within the Pico Rivera Landscape and Lighting Assessment District No. 1 (hereafter referred to as "District") for the Fiscal Year commencing July 1, 2012 and ending June 30, 2013 pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "Act"); and,

WHEREAS, the levy and collection of assessments shall be collected by the County of Los Angeles for the City of Pico Rivera to pay the costs and expenses of operating, maintaining and servicing of lighting facilities, landscaping, and all appurtenant facilities and operations related thereto located within public places in the City; and,

WHEREAS, the Engineer selected by the Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, the Engineer's Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District for Fiscal Year 2012/2013, and the City Council did by previous Resolution approve such Engineer's Report; and,

WHEREAS, the City Council and City Attorney have determined that the assessments comply with applicable provisions of the California State Constitution Section XIII D; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2012 and ending June 30, 2013, to pay the costs and expenses of operating, maintaining and servicing of lighting facilities, landscaping, and appurtenant facilities and operations related thereto located within public places in the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PICO RIVERA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

SECTION 2. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and has been filed with the City Clerk, the City Council hereby finds and determines that:

- The land within the District receives special benefit from the operation, maintenance and servicing of improvements, located in public places within the boundaries of the District; and,
- The District includes all of the lands receiving such special benefit; and,
- The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2012 and ending June 30, 2013 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

SECTION 3. The Engineer's Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

SECTION 4. The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for public lighting facilities and landscaping, including, but not limited to street lights, shrubs, grass, trees and other ornamental vegetation, appurtenant facilities including irrigation systems, drainage systems, fencing, sidewalks, and other ornamental structures and facilities within the public right-of-way.

SECTION 5. The County Auditor of the County of Los Angeles shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Engineer's Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to Chapter 4, Article 2, Section 22646 of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

SECTION 6. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund designated as the Improvement Fund for the Pico Rivera Landscape and Lighting Assessment District No. 1; and such money shall be expended only for the maintenance, operation and servicing of the landscaping, lighting and appurtenant facilities as described in Section 4 including all administrative and incidental expenses.

SECTION 7. The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2012 and ending June 30, 2013.

RESOLUTION NO. _____

Page 3 of 3

SECTION 8. The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act.

ADOPTED AND APPROVED this 12th day of June, 2012

Bob J. Archuleta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, Assistant City Clerk

Arnold M. Alvarez-Glasman, City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:



City of Pico Rivera

Landscape and Lighting Maintenance Assessment District No. 1

2012/2013 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 22, 2012
Public Hearing: June 12, 2012

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ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Assessments for the: Landscaping and Lighting Assessment District No. 1

City of Pico Rivera
Los Angeles County, State of California

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2012/2013, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 25th day of May, 2012.

Willdan Financial Services
District Engineer
On Behalf of the City of Pico Rivera

By: Beatrice Medina

Beatrice Medina
Project Manager, District Administration Services

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Pico Rivera (the "City") annually levies and collects special assessments in order to continue the operation, maintenance and servicing of landscaping and lighting improvements within the Assessment District designated and known as:

CITY OF PICO RIVERA LANDSCAPING AND LIGHTING ASSESMENT DISTRICT NO. 1

Pursuant to the order of the City Council of the City of Pico Rivera, this Report is prepared in compliance with the requirements of *Article 4, Chapter 1, Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of the State of California* (the "1972 Act").

On July 24, 1979 pursuant to the provisions of the 1972 Act, the County of Los Angeles (the "County") and the City of Pico Rivera formed and created Landscaping and Lighting Assessment District No. 1 (the "District") as a combined district with County Lighting Maintenance District (the "CLMD") 10011 that included Zones 10011A and 10011B. Together the combined Districts included all parcels within the City of Pico Rivera, but represented only a portion of the much larger County Lighting District LLA-1 that was formed and administered by the County. Through Fiscal Year 1995/1996 the County retained responsibility for the operation, maintenance, servicing and administration of the street lighting system within the boundaries of the District representing the entire City of Pico Rivera. The annual assessments established for the District provide supplemental funding for the operation, maintenance and servicing of the street lighting systems within the City not funded by ad valorem property taxes revenues.

To ensure local control of operation, maintenance and servicing of improvements that benefit properties within the City, in May of 1996, the City Council initiated proceedings for a formal request and transfer of funds and authority over the combined districts from the Los Angeles County Board of Supervisors to the City of Pico Rivera City Council effective on August 1, 1996. The detachment and transfer of authority of the County administered districts within the City boundaries allowed the City Council to adopt the inclusion of operation, maintenance, and servicing of various landscape improvements within the City as authorized under the 1972 Act. In addition to street lights, other improvements within the street rights of way including traffic signals, median and parkway landscaping, graffiti removal, and the acquisition of any existing improvements otherwise authorized pursuant to the 1972 Act were adopted by the City Council utilizing the previously authorized method of apportionment and assessment rates established for the District assessments.

- This Engineer's Report (the "Report") provides an annual update of the District including the proposed expenses and revenues, any substantial change in the improvements of the District, and the proposed assessments to be levied on the County tax roll for Fiscal Year 2012/2013. The annual assessments to be levied on parcels within the District are based on a calculation of the proportional special benefits parcels receive from the improvements and services provided, utilizing an established method of apportionment. The revenues generated by the annual assessments partially fund the costs associated with the installation, operation, maintenance, servicing and administration of the public street lighting system, traffic signals, landscaping and graffiti abatement in public areas within the street rights of way throughout the City.

The word "parcel", for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Los Angeles County Assessor's Office. The Los Angeles County Auditor/Controller uses these APN's and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

B. COMPLIANCE WITH THE CURRENT LEGISLATION

This Report has been prepared pursuant to the order of the City Council as required by the provisions Chapter 3, of the 1972 Act (commencing with Section 22620), which outlines the procedures for the annual levy of assessments.

At a noticed public hearing, the City Council will consider all public comments and written protests regarding the District, the proposed assessments for the upcoming Fiscal Year as described in this Report. Upon conclusion of the public testimony the City Council may direct any necessary modifications to the Report and approve the Report as submitted or as amended. Following approval of the Report, the City Council will by resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to the 1972 Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2012/2013. The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel for the Fiscal Year.

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of landscape improvements, public lights and appurtenant facilities. The 1972 Act Section 22573 further requires that the cost of these improvements be levied according to benefit rather than assessed value:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

In addition to the provisions of the 1972 Act, it has been determined that the existing annual assessments for this District have been previously levied in accordance with the provisions of the California Constitution Articles XIID (the "Article XIID"), which was enacted as a result of the passage of Proposition 218, approved by the California voters in November 1996.

Article XIID specifically addressed both the substantive and procedural requirements to be followed for assessments. The procedural and approval process outlined in Article XIID Section 4, applied to all assessment districts, with the exception of those existing assessments that met one or more of the exemptions set forth in Section 5 of Article XIID. Specifically as it relates to the District, the exemption provision set forth in Section 5(a) of Article XIID include:

"any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control."

Street Improvement is defined based on the definitions provided by the Office of the Controller for the State of California in the "Guidelines Relating to Gas Tax Expenditures" published by the Division of Local Government Fiscal Affairs. The state's gas tax program is administered in city agencies, but audited by the office of the State Controller. The proceeds of the gas tax are statutorily limited to expenditures for streets and roads. Because the funds are restricted to street and road costs, the State Controller has developed "Street Purpose Definitions and Guidelines" based on the "Manual of Uniform Highway Accounting and Financial Management Procedures" developed by the American Association of State Highway Officials. Street improvement is defined as the construction, operation, or maintenance of facilities within the right of way used for street or road purposes including but not limited to the following:

- Installation or expansion of the street lighting system including replacement of old equipment with superior equipment, installation of traffic signals at intersections and railroad crossings, replacement of equipment as required for relocations for street purposes, and purchase and installation of traffic signal control equipment.
- Expansion or installation of fences, raised medians or barriers for traffic safety; installation or addition to landscape treatment such as sod, shrubs, trees, irrigation, etc; installation or extension of curb,

gutter, or sidewalks; and replacement of retaining walls to a higher standard.

- Servicing lighting systems and street or road traffic control devices including, repainting and repairing traffic signals and lighting standards; and furnishing of power for street and road lighting and traffic control devices.
- Mowing, tree trimming and watering within the street right of way; replacing top soil, sod, shrubs, trees, irrigation facilities, etc. on the street and roadside; reseeding, resodding, and repairing of shoulders and approaches; reshaping or restoration of drainage channels and side slopes; cleaning or repairing of culverts and drains, or curb and gutter.

Street improvement as it relates to this District, is defined as the continued installation, operation, maintenance and servicing of public street lights and traffic signals (including the maintenance of appurtenant horizontal and vertical surfaces); the installation, operation, maintenance and servicing of landscaped parkways, medians or other public areas within the street rights of way (including the removal or covering of graffiti or any other such improvement, maintenance, operation and servicing authorized by the provisions of the 1972 Act); all of which are located within the public street rights of way, which is further defined as one or any combination of the following:

- Any public street, highway, road, alley, lane, boulevard, parkway, or other way dedicated to or used for public use.
- Any public property, right-of-way, or leasehold interest which is in use in the performance of a public function and which adjoins any of the ways described in the preceding public use.
- As such, it has been determined that the existing District assessments (based on the current rates and method, approved and adopted prior to July 1, 1997) are exempt from the procedural and approval requirements set forth in Article XIII D, Section 4 of the California Constitution as these assessments meet the exemption provisions of Article XIII D, Section 5 (a), namely; an assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for streets.

The current assessments for this District were established prior to the passage of Proposition 218. At the time the City accepted authority and responsibility for the District (August 1996), the assessments for the existing zones (Zone A and Zone B) had been gradually increased by the Los Angeles County Board of Supervisors to a maximum assessment rate of \$20.00 and \$29.00 per benefit unit, respectively. Although the assessment rates established by the County also

included an assessment range formula that provides for the continued incremental increase of the assessment rates using the Consumer Prices Index for Los Angeles, Orange and Riverside Counties, All Items (the "CPI"), between Fiscal Year 1997/1998 through Fiscal Year 2003/2004 the City Council had not exercised its option to adjust the maximum assessment rates.

The proposed annual levy of assessments for Fiscal Year commencing July 1, 2012 and ending June 30, 2013 (Fiscal Year 2012/2013) as described in this Report have been prepared and made pursuant to the provisions of the 1972 Act and are consistent with the assessments previously approved and adopted by the City Council. The assessments described herein for Fiscal Year 2012/2013 (assessment rates including the CPI adjustment and method of apportionment) do not exceed the maximum assessment rates authorized (as interpreted by the City Attorney) and are therefore in compliance with the provisions of the California Constitution Article XIID.

II. DESCRIPTION OF THE DISTRICT AND SERVICES

A. BOUNDARIES OF THE DISTRICT

The District was originally formed in 1979 by the Los Angeles County Board of Supervisors as the Pico Rivera Zone of the County Lighting District LLA-1, and included the entire City of Pico Rivera. The boundary of the District is completely within the City limits of the City of Pico Rivera and coterminous with said City limits. An Assessment Diagram showing the exterior boundaries of the District and the benefit zones therein has been previously prepared pursuant to the provisions of the 1972 Act. Said Assessment Diagram is on file in the office of the City Clerk at the City Hall of Pico Rivera, and is hereby made a part of this Report by reference. All lots or parcels of real property included within the District are described in detail on the county assessor's maps on file in the Los Angeles County Assessor's office. Said assessor's maps shall govern for all details concerning the lines and dimensions of such lots or parcels.

B. IMPROVEMENTS - PLANS AND SPECIFICATIONS

This District, by special benefit assessments on a Citywide basis, provides funding for a portion of the costs associated with the continued installation, operation, maintenance and servicing of public street lights and traffic signals (including the maintenance of appurtenant horizontal and vertical surfaces); the installation, operation, maintenance and servicing of landscaped parkways, medians or other public areas within the street rights of way (including the removal or covering of graffiti or any other such improvements, authorized by the provisions of the 1972 Act); all of which are located within the public street rights of way, which is further defined as one or any combination of the following:

- Any public street, highway, road, alley, lane, boulevard, parkway, or other way dedicated to or used for public use.
- Any public property, right-of-way, or leasehold interest which is in use in the performance of public function and which adjoins any of the ways described above.

As defined by Section 22525 of the 1972 Act, "improvement" means one or any combination of the following:

1. The installation or planting of public landscaping.
2. The installation or construction of statuary, fountains, and other ornamental structures and facilities.
3. The installation or construction of public lighting facilities, including, but not limited to, traffic signals. Section 22534 of the 1972 Act further states:

"Public lighting facilities" means all works or improvements used or useful for the lighting of any public places, including, but not limited to, ornamental standards, luminaries, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances.

4. The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
5. The maintenance or servicing, or both, of any of the foregoing. Sections 22531 and 22538 of the 1972 Act further state:

"Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including: repair, removal, or replacement of all or any part of any improvement; providing, for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; removal of trimmings, rubbish, debris, and other solid waste; cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Servicing" means the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvement. Water for the irrigation of any landscaping, the operation of any foundations, or the maintenance of any other improvement.

Maps showing the location of the improvements within the District, are on file with the City Clerk of the City of Pico Rivera, and are made a part of this Report by reference.

/// METHOD OF APPORTIONMENT

A. GENERAL

The net amount to be assessed upon lands within the District in accordance with this Report is apportioned by a formula and method which *“fairly distributes the net amount to be assessed among all assessable lots or parcels in proportion to the benefits to be received by each lot or parcel from the improvements”* (from Section 22573 of the 1972 Act), namely the maintenance and servicing of public landscaping and lighting improvements and facilities within the street rights of way of the District. Article XIID Section 4 further requires that *“No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel”*. The maintenance and servicing of public landscaping and lighting facilities installed and constructed within the street rights-of-way of the City provide a specific benefit to properties within the District which is received by each and every lot or parcel therein.

The special benefit assessments as described herein for the District partially fund improvements, services and operations that are specifically identified as “street improvements” as discussed in Section I B of this Report.

B. BENEFIT ANALYSIS

The District’s improvements, the associated costs and proposed assessments described in this Report, have been identified and allocated based on a benefit calculation that proportionally allocates the net cost to the benefiting properties pursuant to the provisions of Article XIID and the 1972 Act.

The improvements provided by the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with applicable portions of the City General Plan. Although the improvements include public street lighting, traffic signals, landscaped parkways and medians available or visible to the public at large, the construction and installation of the improvements have been installed as a necessary part of property development within the District or would be required for the future development properties within the District if the improvements were not pre-existing. Therefore, any public access or use of these improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

Special Benefits

The improvements for which properties are assessed directly enhance the desirability, security, environment and surroundings of those properties and the ongoing operation, servicing and maintenance of the improvements are a distinct

and special benefit to the properties within the District. To the extent that some District improvements may provide similar benefits to properties outside the District boundaries or the improvements may benefit the public at large, the proportional costs associated with the “general benefit” are funded by other sources and not included as part of the special benefit assessments. The amount to be assessed against each parcel within the District represents only the parcel’s proportionate special benefit from the improvements.

Special Benefits of Street Lighting

The primary benefits of street lighting are for the convenience, safety and protection of people as well as the security or protection of property, property improvements and goods. Specifically the benefits of adequate and well maintained public street lighting that benefit both the properties and property owners within the District include:

- Improves ingress and egress to property as well provides residents, visitors, customers, suppliers and employees an enhanced environment in which to access properties.
- Enhanced deterrence of crime and the aid to police protection and security activities.
- Reduced vulnerability to criminal assault of residents, employees, patrons and owners at night.
- The promotion of increased business activities during nighttime hours in the case of commercial properties and the ability to conduct or expand business opportunities.
- Increased nighttime safety on roads and highways.
- Reduced vandalism and other criminal acts and damage to improvements or personal property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Reduction of dumping, graffiti and loitering typically associated with poorly lighted areas.
- Enhances desirability of properties through association with an area that has sufficient street lighting.
- Improved ability of pedestrians and motorists to see.

Special Benefits of Traffic Signals

Traffic signals have many of the same elements of benefit, as well as similar maintenance and servicing requirements, as streetlights. In general, each traffic signal has relatively high intensity safety lighting at its intersection to facilitate safe driving and pedestrian movements. The primary benefits of traffic signal maintenance are as follows:

- Safe, orderly movement of traffic throughout the City as a result of properly spaced, times and maintained traffic signals.
- Reduced downtime caused by malfunctioning traffic signals.
- Reduction in accidents and attendant human misery and decrease in personal and property loss.
- Increased facility of use of roads and highways.

Special Benefits of Street Landscaping

The primary benefits of landscape improvements within street rights-of-way are related to the improved quality of life these improvements provide to a community. The landscaping of street rights-of-way benefits parcels within the District by improving the physical and visual environment within the District and makes the properties therein more desirable. Studies have continually shown that property values and the marketability of those properties in a community are increased when public infrastructures including landscaped improvements are in place and the improvements are clean and well maintained. Facilities that are unsafe, in disrepair or destroyed by the elements or vandalism decrease the enhancement of surrounding properties.

Clearly well maintained medians and parkways (street landscaping) provide a particular and distinct special benefit to parcels within the District. Having properly maintained landscaping within the District means that the owners and visitors of the assessed parcels may enjoy the benefits of such improvements while avoiding the expense of privately installing and maintaining similar improvements. The proper maintenance of street landscaping improves the aesthetics appeal of surrounding properties by reducing pollution and noise and providing a visual enhancement of the area that may otherwise be barren or weed infested. These improvements directly reflect on properties within the District and enhance the environment enjoyed by owners, businesses, residents, tenants and their families. Each parcel within the District is located within reasonable proximity to the District's landscape improvements, and therefore benefit from the on-going maintenance of those improvements that directly enhances the quality of life throughout the City.

The primary benefits received from street landscaping include:

- Improved erosion resistance, dust and debris control, and enhanced windbreaks.
- Tends to instill a sense of pride within the neighborhood
- Improved aesthetic appeal of nearby parcels through the visual appeal of adequate green space.
- Enhanced adaptation of the urban environment within the natural environment.
- Reduced acts of vandalism created by an enhanced sense of ownership and pride in the community.
- Improved traffic circulation, driver awareness created by well-defined landscaped medians.
- Reduced noise and air pollution (environmental enhancement).

Special Benefits of Graffiti Removal

The primary benefits of an active graffiti removal program are as set forth below:

- Greater pride of ownership due to a clean, inviting environment for existing residences and businesses.
- An increase in commercial/industrial activity when new businesses and their employees can be induced to locate in a graffiti-free City.
- A reduction in tagging activity when new tagging is immediately removed, thereby frustrating taggers.
- An increased sense of safety when gang marking and tagging is not allowed to remain visible.
- The enhanced desirability of properties which results from the foregoing benefits.

General Benefit

The annual costs and expenses for providing the improvements for this District (as shown in the budget of this Report) are for the operation, maintenance, servicing, and administration of only the improvements authorized by the 1972 Act. Although it has been determined that these improvements provide special benefits to properties within the District, it is also recognized that some of these improvements and facilities by the nature of their location may also provide some degree of benefit to the public at large (specifically street lighting and traffic signals located on arterial roadways), although this benefit is generally considered incidental and not directly quantifiable.

It is reasonable however, to assume the proportional costs associated with any "general benefit" that may be conferred by the District improvements is less than five percent (5%) of the total annual direct costs necessary to maintain those improvements. Therefore, the City will annually fund at least 5% of the total direct cost of the improvements by other sources available to the City, and these costs shall not be included as part of the special benefit assessments. Gas tax revenues, ad valorem revenues, the General Fund or other revenues available to the City such as block grants may fund the proportional costs identified as "general benefit". The net amount to be assessed against each parcel within the District shall not exceed the proportionate special benefit parcels receive from the improvements.

C. ASSESSMENT METHODOLOGY

The method of apportionment applied for street lighting, landscaping, traffic signals and graffiti abatement within this District is essentially the same as the original method established by the Los Angeles County Road Department in the Engineer's Report approved by the County Board of Supervisors on May 3, 1979 for the establishment of the City of Pico Rivera Zone of County Lighting District LLA-1 on July 24, 1979, and by reference this document is made part of this Report. At that time, the assessments were utilized for street lighting only and the method of apportionment reflected commonly accepted engineering practices for calculating the degree of benefit various parcels receive from street lighting improvements. This method of apportionment established a comparison and reasonable allocation of benefit to various parcels within the District based on the land use of each parcel as compared to the benefits received by a typical single-family home. The rationale for the proportional benefits each property receives from street lighting is based on weighted benefit factors classified as "People", "Security" and "Intensity". Clearly these same factors are applicable to the benefits properties receive from traffic signal and safety light improvements at intersections.

Method of Apportionment (Established by the County for Street Lights)

The following is a description of the rationale and method of apportionment originally established by the County for determining the benefit properties receive from street lighting. This method of apportionment is currently applied for calculating the annual assessments for parcels within the District.

People Related Factors (People Benefits)

People related benefits include, but are not limited to:

- Reduction in night accidents and attendant human misery and decrease in personal and property loss.
- Less vulnerability to criminal assault at night.
- Promotion of business during nighttime hours.
- Increased facility of use of roads and highways.
- Inspiration for community spirit and growth.

Security or Property Protection (Security Benefit)

Security related benefits include, but are not limited to:

- Reduction in vandalism and other criminal acts, and damage to improvements.
- Reduction in burglaries.

Degree of Illumination (Intensity Benefit)

Intensity, or degree of illumination, provided on streets in the lighting district varies with the type of street and the use of the property adjacent thereto. The following table from the Illuminating Engineering Society Handbook was used as a guide for the installation of the majority of the District lighting systems. The cost of providing the highest recommended degree of illumination (used in commercial areas) is about four times the cost of providing the intensity recommended for the lowest category, which includes residential properties.

Recommendation For Average Horizontal Footcandles Roadways (Other Than Expressways Or Freeways)

Roadway Classification	Area Classification		
	Downtown	Intermediate	Outlying & Rural
Major	2.0	1.2	0.9
Collector	1.2	0.9	0.6
Local or Minor	0.9	0.6	0.2

Land Use Classifications and Weighted Benefit

Based on land use information provided by the County Assessor, it was determined that in the existing County administered lighting districts over 93 percent of the parcels (County-wide as of 1979) were in a residential category. Approximately 83 percent (County-wide as of 1979) were single-family homes or condominiums, and the remainder was duplexes, triplexes or apartment dwellings. In view of this and the benefits derived by the family unit, both at and in the proximity of their property; a value of one was assigned to the basic family unit, i.e., the single-family home or condominium.

The existing lighting districts include some properties that may not actually have streetlights on their block but which do receive a neighborhood benefit from the lights in the area. These properties were also included in the proposed lighting district. Based on engineering judgment of the factors involved and a strong indication that lighting benefits are largely people related, a value of ½ unit was given to "People Benefit" while "Intensity Benefit" and "Security Benefit" were each rated at ¼ unit to form the basic unit of 1 for a single-family unit. Parcels in other land use categories were then rated by comparison with the basic unit.

In the remainder of the residential category, which is comprised of multiple rental type properties, the value for Intensity would remain at ¼ unit, but the other two items would increase in proportion to the number of family dwelling units on the parcel. For example, a duplex was assigned ¼ unit for Intensity, 1 unit for People Use, and ½ unit for Security Benefit for a total of 1¾ units. The owner of such property would therefore pay 1¾ times as much for lighting as the owner of a single-family residence.

In consideration of the distance some units would be from the lighted roadway, Security Benefits in the residential category would not be increased beyond a value of 1 unit. Thus a 5-unit apartment would, be assigned ¼ unit for intensity, 2½ units for People Use, and 1 unit for Security Benefits or a total of 3¾ units. As the number of apartments on a

parcel increases, the service charge units assigned for people would follow a declining scale as follows:

21 through 50 Apartments.

Units for 20 apartments plus 1/3 unit for each apartment over 20.
 (20 apartments = 1/4 for Intensity, 10 for People and 1 for Security = 11 1/4 units).

Example: 50 apartments; $(50 - 20)/3 = 10$; $11 \frac{1}{4} + 10 = 21 \frac{1}{4}$ units.

51 through 100 Apartments

Units for 50 apartments plus 1/4 unit for each apartment over 50.

Example: 100 apartments; $(100 - 50)/4 = 12 \frac{1}{2}$; $21 \frac{1}{4} + 12 \frac{1}{2} = 33 \frac{3}{4}$ units.

Over 100 Apartments

Units for 100 apartments plus 1/5 unit for each apartment over 100.

Example: 200 apartments; $(200 - 100)/5 = 20$; $33 \frac{3}{4} + 20 = 53 \frac{3}{4}$

The remaining 7 percent of the lots or parcels (County-wide as of 1979) were separated into 48-land use categories as determined by the County Assessor and units were assigned on the basis of average benefits received as follows:

Group A

1 Unit (Minimum charge for improved property)

This Group classification applies to the following land uses:

- | | |
|-----------------|------------|
| Irrigated Farms | Dry Farms |
| Cemeteries | Dump Sites |

Group B

- | | |
|-----------------------------|---------|
| Moderate Intensity Lighting | 1/2 |
| Nominal People Use | 1 |
| Moderate Security Benefit | 1/2 |
| | 2 Units |

This Group classification applies to the following land uses:

- | | |
|--------------------|---------------------------|
| Animal Kennels | Nurseries and Greenhouses |
| Churches | Parking Lots (Industrial) |
| Schools (Private) | Petroleum and Gas |
| Utility Properties | |

Group C

High Intensity Lighting	1
Nominal People Use	1
Moderate Security Benefit	½
	2½ Units

This Group classification applies to the following land uses:

Parking Lot (Commercial)

Group D

High Intensity Lighting	1
Nominal People Use	1
High Security Benefit	1
	3 Units

This Group classification applies to the following land uses:

Office Buildings	Professional Buildings
Race Tracks/Stables	Banks, Savings & Loans
Service Shops	Homes for Aged
Lumber Yards	Golf Courses
Camps	

Group E

High Intensity Lighting	1
Moderate People Use	2
High Security Benefit	1
	4 Units

This Group classification applies to the following land uses:

Stores Store w/office or residence
 Service Stations Clubs and Lodge Halls

Group F

Nominal Intensity	¼
High People Use	3
High Security Benefit	1
	4¼ Units

This Group classification applies to the following land uses:

Rooming House (Treated the same as a 6-unit apartment)

Group G

High Intensity Lighting	1
High People Use	3
High Security Benefit	1
	5 Units

This Group classification applies to the following land uses:

Restaurant	Theater
------------	---------

Group H

Moderate Intensity Lighting	½
Nominal People Use	1
High Security Benefit	1
	2½ Units
Doubled due to average size of business	5 Units

This Group classification applies to the following land uses:

Light Manufacturing Warehousing	Food Processing Plant
------------------------------------	-----------------------

Group I

High Intensity Lighting	1
Nominal People Use	1
High Security Benefit	1
	3 Units
Doubled due to average size of business	6 Units

This Group classification applies to the following land uses:

Auto, Recreational Equipment Sales-Service

Group J

High Intensity Lighting	1
Moderate People Use	2
High Security Benefit	1
	4 Units
Doubled due to average size of business	8 Units

This Group classification applies to the following land uses:

Markets	Bowling Alleys
Skating Rinks	Department Stores
Hotels and Motels	Mobile Home Parks

Group K

It was determined that properties within the 11 land use categories in this group (which represents less than 1/3 of one percent (0.3%) of the total lots or parcels within the districts; County-wide as of 1979) varied widely from the norm and therefore these lots or parcels were considered on an individual basis. Each of the parcels or lots in these land use categories was identified on the official lighting district maps and each street light or portion thereof in the immediate proximity of the lots or parcels benefiting the lots or parcels was assigned a number of units as indicated below. The total number of units so determined for that category would be distributed among the lots or parcels in that category in proportion to the lot or parcel area as shown below. A minimum of 3 units would be assessed to each lot or parcel to be compatible with Group D, which contains many of the smaller business categories. Several huge lots or parcels in outlying areas within the existing lighting districts had no lights in the immediate proximity and therefore those lots or parcels were assessed the minimum.

Group K-1

Moderate Intensity Lighting	1¼
Moderate People Use	3
Moderate Security Benefit	1
	5¼ Units

This Group classification and calculated benefit include the following land uses:

Open Storage ft of lot size; or	0.014973 units per 100 sq. 6.5222 units per acre
Mineral Processing ft of lot size; or	0.005615 units per 100 sq. 2.4459 units per acre

Group K-2

Moderate Intensity Lighting	1¼
High People Use	4
Moderate Security Benefit	1
	6¼ Units

This Group classification and calculated benefit include the following land uses:

Colleges, Universities (Private) ft of lot size; or	0.001736 units per 100 sq. 0.7562 units per acre
Wholesale and Manufacturing Outlets ft of lot size; or	0.059858 units per 100 sq. 26.0741 units per acre
Athletic and Amusement Facilities ft of lot size; or	0.027431 units per 100 sq. 11.9489 units per acre
Heavy Manufacturing ft of lot size; or	0.006382 units per 100 sq. 2.7800 units per acre
Hospitals ft of lot size; or	0.012886 units per 100 sq. 5.6131 units per acre

Group K-3

High Intensity Lighting	1½
High People Use	4
Moderate Security Benefit	1
	6½ Units

This Group classification and calculated benefit include the following land uses:

Motion Picture, Radio, T.V. ft of lot size; or	0.010938 units per 100 sq. 4.7646 units per acre
Neighborhood Shopping Centers ft of lot size; or	0.014449 units per 100 sq. 6.2940 units per acre
Regional Shopping Centers ft of lot size; or	0.021812 units per 100 sq. 9.5013 units per acre

Vacant Land

Since the determination of benefit has been related to property use and property users, no charge is to be assessed on vacant lots within the District.

Method of Apportionment Rationale for Landscape Improvements

While the original method of apportionment established for determining the benefit to properties was for street light improvements only, and the rationale for the proportional allocation to various property types was based on “People”, “Security” and “Intensity” related benefits, a similar proportional allocation is applicable to landscape improvements and graffiti abatement. Clearly, landscape improvements and graffiti abatement provide obvious “People” related benefits, however the other benefits that properties derive from these improvements and services are directly related to “Aesthetic” and “Environment” benefits to properties rather than “Intensity” and “Security” benefits. Although the actual benefits parcels receive from landscape improvements and graffiti abatement services are different than the benefits provided by streetlights and traffic signals, proportionately the overall benefit to any particular land use classification from these improvements and services are substantially the same when compared to other properties. Therefore it has been determined that a fair and equitable apportionment of the net cost to provide maintenance of the landscape improvements within the District’s street rights of way and services related to graffiti abatement shall be apportioned to each parcel within the District using the same total benefit units calculated for street lighting and traffic signal improvements.

Determining the Cost per Lot or Parcel

Using the aforementioned procedures, the sum of the total number of units applicable to all of the lots or parcels in the District shall be determined annually (Total Units). The estimated annual cost of operating and maintaining the District improvements for the Fiscal Year shall be determined (Total Cost). Any surpluses or deficits from the previous Fiscal Year shall be identified and applied as a credit or debit to the district. This credit or debit along with revenues from other sources such as ad valorem revenues or General Fund contributions shall be applied to the “Total Cost” to determine the net amount to be raised by assessment (Net Assessment or Balance to Levy). The cost to be assessed per unit (Unit Cost or Assessment Rate) would be equal to the quotient of the Net Assessment divided by the Total Units. The amount to be assessed to each lot or parcel in the District is determined by multiplying the number of units assigned to that lot or parcel by the Assessment Rate.

Using this method, an Assessment Rate is to be determined for each individual City Zone and that Assessment Rate or Unit Cost shall be used in determining the cost to be assessed to each lot or parcel within that Zone.

The following formulas are used to calculate each property's assessment:

$$\text{People Benefit} + \text{Security Benefit} + \text{Intensity Benefit} = \text{Parcel's Benefit Factor}$$

$$\text{Total Balance to Levy} / \text{Aggregate of Benefit Factors} = \text{Levy per Benefit Factor (Assessment Rate)}$$

$$\text{Assessment Rate} \times \text{Parcel's Benefit Factor} = \text{Parcel Levy Amount}$$

D. SUMMARY OF APPORTIONMENT

A tabular listing of the apportionment formulae described in the preceding section is provided below and is titled, "Summary of Assessment Formulas".

A summary of the proposed revenues for Fiscal Year 2012/2013 is provided in the Section IV. of this Report and is titled "Summary of Assessments by Land Use".

SUMMARY OF ASSESSMENT FORMULAS

Land Use Code	Land Use (Residential)	Benefit Factor (Units)
01XX	Single-Family, Condominiums	1.00
02XX	Duplex, Two Units	1.75
03XX	Three Units	2.50
04XX	Four Units	3.25
05XX	Five Units or Apartments	3.75
	For 6 to 20 Units add 1/2 per Unit to the 5-Unit total	
	20-Unit Apartment	11.25
	For 21 to 50 Units, add 1/3 per Unit to the 20-Unit total	
	50-Unit Apartment	21.25
	For 51 to 100 Units, add 1/4 per Unit to the 50-Unit total	
	100-Unit apartment	33.75
	For 101 or more Units, add 1/4 per Unit to the 100-Unit total	
	200-Unit apartment	53.75

The parcel groups beginning with 29XX have a minimum allotment of 3 units per parcel for street lighting and traffic signals, and a minimum allotment of 2 units per parcel for landscaping, parks and graffiti removal.

SUMMARY OF ASSESSMENT FORMULAS

Land Use Code	Land Use (Residential)	Benefit Factor (Units)
4XXX	Irrigated Farms	1.00
50XX	Dry Farms	1.00
77XX	Cemeteries	1.00
89XX	Dump Sites	1.00
28XX	Animal Kennels	2.00
29XX	Nurseries and Greenhouses	2.00
38XX	Parking Lots (Industrial)	2.00
71XX	Churches	2.00
72XX	Private Schools	2.00
83XX	Petroleum and Gas	2.00
81XX	Utility	2.00
27XX	Parking Lots (Commercial)	2.50
101X	Miscellaneous Commercial	3.00
17XX	Office Buildings	3.00
19XX	Professional Buildings	3.00
23XX	Banks, Savings & Loans	3.00
24XX	Service Shops	3.00
66XX	Golf Courses	3.00
67XX	Race Tracks/Stables	3.00
68XX	Camps	3.00
75XX	Homes for Aged	3.00
11XX	Stores	4.00
12XX		
25XX	Service Stations	4.00
64XX	Clubs and Lodge Halls	4.00
08XX	Rooming Houses (same as 6-Unit Apartments)	4.25
21XX	Restaurants	5.00
61XX	Theaters	5.00
30XX	Miscellaneous Industrial	5.00
31XX	Light Manufacturing	5.00
34XX	Food Processing Plants	5.00
33XX	Warehousing	5.00

Land Use Code	Land Use (Residential)	Benefit Factor (Units)
26XX	Auto, Recreational Equipment Sales and Service	6.00
14XX	Supermarkets	8.00
63XX	Bowling Alleys	8.00
69XX	Skating Rinks	8.00
13XX	Department Stores	8.00
18XX	Hotels and Motels	8.00
09XX	Mobile Home Parks	8.00
000V	Vacant Properties	0.00
88XX	Government Owned Properties	0.00

Land Use Code	Land Use	Benefit Factor (Units per 100 sf)	Benefit Factor (Units per acre)
39XX	Open Storage	0.014973	6.5222
37XX	Mineral Processing	0.005615	2.4459
73XX	Colleges, Universities (Private)	0.001736	0.7562
22XX	Wholesale and Manufacturing Outlets	0.059858	26.0741
65XX	Athletic and Amusement Facilities	0.027431	11.9489
32XX	Heavy Manufacturing	0.006382	2.7800
74XX	Hospitals	0.012886	5.6131
35XX	Motion Picture, Radio, TV	0.010938	4.7646
15XX	Neighborhood Shopping Centers	0.014449	6.2940
16XX	Regional Shopping Centers	0.021812	9.5013

E. ASSESSMENT RANGE FORMULA

Limitation on Increase of Annual Assessments

The City Council intends to use as a guide, for the purpose of determining annual increases in assessments, the Consumer Price Index from March to March for all Urban Consumers for the Los Angeles-Orange-Riverside area, All Items, published by the United States Department of Labor, Bureau of Labor Statistics; provided, however, that any such annual increase in assessments shall not exceed ten percent (10%).

For Fiscal Year 2012/2013, the proposed assessment rates include a 2.02% CPI adjustment to establish new maximum rates. The proposed rates for Zone A and Zone B are \$25.39 and \$36.85, respectively.

IV. FINANCIAL ANALYSIS

FISCAL YEAR 2012/2013 PROPOSED BUDGET			
Projected Surplus/Deficit at June 30, 2012			\$0
EXPENSES	LANDSCAPING	LIGHTING	TOTALS
Labor	\$556,434	\$0	\$556,434
Equipment	9,997	0	9,997
Bank Service Charge	0	291	291
Utilities:			
Water	53,423	0	53,423
Electric	4,764	672,937	677,701
Materials and Service	165,881	10,772	176,653
Reimbursements and Transfers	0	0	0
Capital Improvement Projects (CIP)	0	0	0
TOTAL COSTS	\$790,500	\$684,000	\$1,474,500
FUNDING SOURCES			
Net Property Tax Zone A	\$0	\$0	\$22,146
Net Property Tax Zone B	0	0	575,101
Subtotal Property Tax Revenue:			\$597,248
Net Assessments Zone A	\$0	\$0	\$24,827
Net Assessments Zone B	0	0	644,725
Subtotal Assessment Revenue:			\$669,552
Capital Improvement Projects (CIP-unspent)	\$0	\$0	\$0
Other Revenues	0	0	0
Reimbursements and Transfers	0	0	0
Fund Balance Transfer (Utilization of Fund Balance)	0	0	0
General Benefit Contribution (General Fund)	39,525	34,200	73,725
Revenues from Other Sources (General Fund)	71,826	62,149	133,975
Subtotal Other Revenue Sources:			\$73,725
TOTAL REVENUE:			\$1,340,525
Projected Fund Balance at June 30, 2013			\$0
PARCEL DETAIL:			
	Revenues	Benefit Units	Applied Rate
Zone A Assessments	\$24,827	977.84	\$25.39
Zone B Assessments	\$644,724	17,495.93	\$36.85

SUMMARY OF ASSESSMENTS BY LAND USE

Land Use Code	Description	Parcels	Units	Total Assessment
010C	Condominiums	483	483.00	\$17,798.55
010D	Planned Residential Development Units	459	459.00	16,467.21
010V	Vacant Residential	44	0.00	0.00
010X	Single Family Residences	11,973	11,973.00	434,225.91
020X	Duplexes	246	430.50	15,603.18
030X	Three Units	45	112.50	4,116.75
040X	Four Units	67	217.75	7,949.42
050X	Apartment Complexes, Five or More Units	81	1,029.70	37,418.27
090X	Mobile Home Parks	12	88.00	3,242.80
100V	Vacant Commercial	14	0.00	0.00
1000	Commercial	1	1.00	25.39
1010	Commercial, Miscellaneous	2	6.00	221.10
1100	Stores	91	364.00	13,230.04
110V	Stores Vacant	1	0.00	0.00
11T0	Misc Commercial	1	4.00	147.40
1200	Store and Office Combinations	6	24.00	838.56
1210	Store and Residential Combinations	13	52.00	1,916.20
1310	Commercial, Department Store, Discount	1	8.00	294.80
1400	Supermarkets	5	40.00	1,474.00
1500	Neighborhood Shopping Centers	38	670.96	24,724.95
1700	Office Buildings	32	96.00	3,434.46
1701	Office Buildings	1	3.00	110.55
1702	Office Buildings, 2 Story	1	3.00	110.55
1720	Office and Residential	1	3.00	76.17
17T0	Office Misc	1	3.00	110.55
1800	Hotel Under 50 Rooms	3	24.00	884.40
1812	Hotel 50+ rooms	1	8.00	294.80
1820	Motel Under 50 Rooms	6	48.00	1,768.80
1822	Motel Under 50 Rooms misc	1	8.00	294.80
1830	Motel 50+ Rooms	2	16.00	589.60
1900	Professional Buildings	12	36.00	1,326.60
1910	Medical/Dental Buildings	6	18.00	663.30
2100	Restaurants/Cocktail Lounges	33	165.00	5,908.35
2102	Restaurants/Cocktail Lounges, 2 Story	3	15.00	552.75
2110	Fast Foods	4	20.00	737.00
2120	Fast Foods, Drive Up	2	10.00	368.50
21T0	Fast Foods misc	1	5.00	184.25
2300	Banks, Savings and Loans	7	21.00	773.85
2400	Service Shops	6	18.00	663.30
2500	Service Stations	10	40.00	1,474.00

Land Use Code	Description	Parcels	Units	Total Assessment
2520	Service Station with car wash	1	4.00	147.40
2600	Auto, Recreation Equipment, Construction	23	138.00	5,016.54
2630	Car Wash	1	6.00	221.10
2640	Car Wash, Self Service	1	6.00	221.10
2670	Auto Service Centers (No Gasoline)	2	12.00	442.20
2700	Parking Lots (Commercial)	49	115.00	4,094.28
3000	Industrial	1	5.00	184.25
300V	Vacant Industrial	37	0.00	0.00
3010	Industrial, Miscellaneous	3	15.00	495.45
3100	Light Manufacturing	90	450.00	15,952.20
3200	Industrial, Heavy Mfg. Plant	9	78.56	2,894.88
3300	Warehousing, Distribution, Storage	65	325.00	11,116.75
3310	Industrial, Warehousing, Distribution	12	60.00	2,153.70
3320	Industrial, Warehousing, Distribution	9	45.00	1,543.65
3330	Warehousing, Distribution over 50,000 sf	20	100.00	3,685.00
3340	Industrial, Public Storage	2	10.00	368.50
3350	Public Storage, Mini Warehouses	4	20.00	737.00
33T0	Misc Warehouses	3	15.00	495.45
3400	Industrial, Food Processing Plant, Meat	4	20.00	737.00
3420	Industrial, Food Processing Plant, Other	1	5.00	184.25
3500	Movie, Radio, Television	1	2.52	92.70
3800	Parking Lots (Industrial)	10	20.00	714.08
3900	Industrial, Open Storage	5	22.51	665.66
3910	Industrial, Open Storage, Truck Terminal	1	87.85	3,237.44
3920	Industrial, Open Storage, Contractor Storage	1	10.37	263.28
4600	Agriculture, Pasture, irrigated Farm	1	1.00	36.85
6400	Recreational, Theater, Movie, Indoor	8	32.00	1,179.20
6540	Recreational Theater, Movie, Drive In	1	5.00	184.25
7100	Churches	31	62.00	2,261.78
7110	Church Parking Lot	1	2.00	73.70
7200	Institution, Private School	6	12.00	442.20
7400	Institution, Hospital	2	11.51	424.01
7410	Institution, Hospital, Convalescent	2	25.03	922.48
7500	Institution, Home for Aged and Others	3	9.00	331.65
7700	Institution, Cemeteries, Mausoleums	1	1.00	36.85
810X	Misc. Utility, Pump Plant or State Property	109	214.00	7,862.98
8500	Rights of Way	1	2.00	73.70
8800	Government Owned Properties	21	0.00	0.00
8900	Dump Sites	2	1.00	36.85
Total		14,260	18,473.77	\$669,551.47

V. ASSESSMENT ROLL

The individual proposed assessments for Fiscal Year 2012/2013, tabulated by Assessor's parcel numbers, are shown on an Assessment Roll, filed as a separate exhibit in the Office of the City Clerk of the City of Pico Rivera and are made a part of this report by reference. The assessment on each single-family residence for the current Fiscal Year is \$25.39 in Zone "A" and \$36.85 in Zone "B".



To: Mayor and City Council
From: City Manager
Meeting Date: June 12, 2012
Subject: PUBLIC HEARING – PARAMOUNT/MINES LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT

Recommendation:

- 1) Hold Public Hearing.
- 2) Adopt Resolution approving the Engineer's Annual Levy Report for the Paramount/Mines Landscape Maintenance Assessment District for Fiscal Year 2012/2013.
- 3) Adopt Resolution confirming the Diagram and Assessment, and Levying the Fiscal Year 2012/2013 Assessment for the Paramount/Mines Landscape Maintenance Assessment District pursuant to the Landscaping and Lighting Act of 1972.

Fiscal Impact:

Allows the District to collect taxes in order to fund the utilities, maintenance, and projects appropriated in the Fiscal Year 2012/2013 Budget.

Discussion:

At its meeting of May 22, 2012 the City Council approved Resolution No. 6681 initiating proceedings for the annual levy of assessments; Resolution No. 6682 approving the Engineer's Report; and Resolution No. 6683 declaring the City Council's intention to make such levy and collection, and setting June 12, 2012 as the date for the public hearing on objections thereto.

COUNCIL AGENDA REPORT- JUNE 12, 2012
PARAMOUNT/MINES LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT
Page 2 of 2

The Paramount/Mines Landscape Maintenance Assessment District was formed on August 5, 2002 pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15, of the California Streets and Highways Code. Under the 1972 Act, the Assessment District is authorized to fund, service, and/or maintain the following improvements:

- Installation or planting of landscaping.
- Installation of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- Installation of park or recreational improvements, including land preparation, sod, landscaping, irrigation systems, sidewalks and drainage.

The holding of a duly-noticed public hearing is required to levy the proposed assessment during Fiscal Year 2012/2013 and to fund public improvements, maintenance and servicing described in the Engineer's Report. At the hearing, all interested persons are afforded the opportunity to submit written protests and objections to the levy and collection of the proposed assessment. If, upon close of the hearing, written protests filed and not withdrawn do not represent property owners owning more than fifty percent of the area of the assessable lands within the District, the Council may proceed with the levying of the assessment over the objections of the protestors.

Following this action, the City Council is asked to confirm the diagram and assessment; and order the maintenance, servicing and construction of public improvements set forth in the Report. Adoption of this Resolution constitutes the levy of the assessments set forth in the Engineer's Report for Fiscal Year 2012/2013. The Engineer's Report proposes to maintain the assessment at the rate initially established, \$520.17, per parcel. Assessments will be levied by the County and funds so collected, after deduction of any compensation due the County for collection, will be paid to the District Treasurer.



Ronald Bates

MM:zc

- Attachments: 1) Resolution approving the Engineer's Report
2) Resolution confirming the diagram and assessment
3) 2012/2013 Engineer's Annual Levy Report

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING THE ENGINEER’S REPORT FOR THE FISCAL YEAR 2012/2013 LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE PARAMOUNT/MINES LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council has, by previous Resolutions, formed the Pico Rivera Paramount/Mines Landscape Maintenance Assessment District (hereinafter referred to as the “District”), and initiated proceedings for Fiscal Year 2012/2013, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereinafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Los Angeles for the City of Pico Rivera to pay the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, pursuant to the aforementioned City Council direction, the City Engineer did properly prepare and file said Engineer’s Report with the Pico Rivera City Clerk pursuant to the Act, and such report was presented to the City Council of the City of Pico Rivera for consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PICO RIVERA AS FOLLOWS:

SECTION 1. The Fiscal Year 2012/2013 Engineer’s Report for the Paramount/Mines Landscape Maintenance Assessment District is approved as filed with the City Clerk.

SECTION 2. The Mayor is hereby authorized to affix his signature to this Resolution indicating City Council’s approval.

SECTION 3. The City Clerk, or his duly appointed deputy, is instructed to attest thereto.

ADOPTED AND APPROVED this 12th day of June, 2012.

Bob J. Archuleta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, Assistant City Clerk

Arnold M. Alvarez-Glasman, City Attorney

**AYES:
NOES:
ABSENT:
ABSTAIN:**

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT, AND LEVYING THE FISCAL YEAR 2012/2013 ASSESSMENT FOR THE PICO RIVERA PARAMOUNT/MINES LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972**

WHEREAS, the City Council has, by previous Resolutions, formed the Pico Rivera Paramount/Mines Landscape Maintenance Assessment District (hereinafter referred to as the "District"), and initiated proceedings for Fiscal Year 2012/2013, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereinafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Los Angeles for the City of Pico Rivera to pay the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, said Engineer's Report identifies needed District improvements, services, funding requirements and assessments for Fiscal Year 2012/2013; and

WHEREAS, the City Council did by Resolution declare its intention to levy and collect the annual assessment within said District, and ordering proper notice of the public hearing to consider this matter.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PICO RIVERA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Following notice duly given by publication, the City Council held a public hearing to levy the proposed assessment within the District for the Fiscal Year commencing July 1, 2012, and ending June 30, 2013, to fund public improvements, maintenance and servicing street landscaping and street lighting as set forth in the adopted Engineer's Report for the District. All interested persons were afforded the opportunity to hear and to be heard and submit protests and objections to the levy and collection of the proposed assessment. Upon close of the public hearing, written protests that were filed and not withdrawn did not represent property owners owning more than fifty percent of the area of the assessable lands within the District and all protests are overruled and denied.

SECTION 2. The City Council hereby confirms the Diagram and Assessment set forth in the Engineer's Report for Fiscal Year 2012/2013 and orders the maintenance, servicing and construction of public improvements as set forth in said Engineer's Report.

SECTION 3. The adoption of this Resolution constitutes the levy of the assessments set forth in the Engineer’s Report for the Fiscal Year commencing July 1, 2012, and ending June 30, 2013, attached hereto as Exhibit “A”. The County Auditor of Los Angeles County shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment and such assessment shall then be collected at the same time and in the same manner as the county taxes are collected. After collection by the County, the net amount of the assessments, after deduction of any compensation due the County for collection, shall be paid to the District Treasurer.

SECTION 4. The District Treasurer shall deposit all monies representing assessments collected by the County to the credit of a special fund known as the “Pico Rivera Paramount/Mines Landscape Maintenance Assessment District Fund”.

SECTION 5. The City Clerk is hereby authorized and directed to file a certified copy of the Diagram and Assessment with the County Auditor, together with a certified copy of this Resolution upon its adoption.

SECTION 6. A certified copy of the assessment diagram shall be filed in the office of the City Clerk and open for public inspection.

SECTION 7. The Mayor is hereby authorized to affix his signature to this Resolution indicating City Council’s approval.

SECTION 8. The City Clerk, or his duly appointed deputy, is instructed to attest thereto.

ADOPTED AND APPROVED this 12th day of June, 2012.

Bob J. Archuleta, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, Assistant City Clerk

Arnold M. Alvarez-Glasman, City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:

EXHIBIT "A"

PARAMOUNT/MINES LANDSCAPE
 MAINTENANCE ASSESSMENT DISTRICT
 FY 2012/2013
 ASSESSMENT ROLL

ASSESSOR PARCEL NUMBER	FY 2012/2013 ASSESSMENT
6371011036	\$520.17
6371011037	520.17
6371011038	520.17
6371011039	520.17
6371011040	520.17
6371011041	520.17
6371011042	520.17
6348002005	520.17
6348002006	520.17
6348002007	520.17
6348002008	520.17
6348002009	520.17
6348002010	520.17
6348002011	520.17
6348002012	520.17
6348002013	520.17
6348002014	520.17
TOTAL	\$8,842.89

Applied Rate	\$520.17
Maximum Rate	\$631.95

There has been no increase in the applied rate since 2003-04.



City of Pico Rivera

Paramount Mines Landscape Maintenance District

2012/2013 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 22, 2012

Public Hearing: June 12, 2012

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ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Assessments for the:

Paramount Mines Landscape Maintenance District

City of Pico Rivera
Los Angeles County, State of California

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2012/2013, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 25th day of May, 2012.

Willdan Financial Services
District Engineer
On Behalf of the City of Pico Rivera

By: Stacey Reynolds
Stacey Reynolds
Project Manager, District Administration Services

By: Richard Kopecky
Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Pico Rivera ("City") annually levies and collects special assessments in order to continue the maintenance and operation of landscaping within the Assessment District designated and known as:

CITY OF PICO RIVERA PARAMOUNT MINES LANDSCAPE MAINTENANCE DISTRICT

Pursuant to the order of the City Council of the City of Pico Rivera, this Report is prepared in compliance with the requirements of *Article 4, Chapter 1, Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of the State of California* ("1972 Act").

This Engineer's Report ("Report") provides an annual update of the Paramount Mines Landscape Maintenance District ("District") including the proposed expenses and revenues, any substantial change in the improvements or the District, and the proposed assessments to be levied on the Los Angeles County ("County") tax roll for Fiscal Year 2012/2013. The annual assessments to be levied on parcels within the District are based on a calculation of the proportional special benefits parcels receive from the improvements and services provided, utilizing an established method of apportionment. The revenues generated by the annual assessments partially fund the costs associated with the installation and maintenance of landscaping systems constructed as part of the development of Tracts No. 52915 and 53042 in the City of Pico Rivera.

The word "parcel", for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Los Angeles County Assessor's Office. The Los Angeles County Auditor/Controller uses these APN's and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

II. DESCRIPTION OF THE DISTRICT AND SERVICES

A. BOUNDARIES OF THE DISTRICT

The boundaries of the District are completely within the City limits of the City of Pico Rivera and encompass Tracts 52915 and 53042 located on the east side of Paramount Boulevard, north and south sides of Mines Avenue. An Assessment Diagram showing the exterior boundaries of the District has been previously prepared pursuant to the provisions of the 1972 Act. Said Assessment Diagram is on file in the office of the City Clerk at the City Hall, and is hereby made a part of this Report by reference. All lots or parcels of real property included within the District are described in detail on the county assessor's maps on file in the County Assessor's office. The assessor's maps govern details concerning the lines and dimensions of lots or parcels in the District.

B. IMPROVEMENTS - PLANS AND SPECIFICATIONS

The proposed works of improvement are generally described as follows:

The following landscape improvements were constructed and installed for the development of Tract Nos. 52915 and 53042, located on the east side of Paramount Boulevard, north and south of Mines Avenue:

- maintenance of lawn and other landscaping;
- landscape irrigation systems;
- street and park trees;
- concrete sidewalks;
- storm drain systems.

The maintenance or servicing, or both, of any of the foregoing.

As defined by Section 22525 of the 1972 Act, "improvement" means one or any combination of the following:

1. The installation or planting of public landscaping.
2. The installation or construction of statuary, fountains, and other ornamental structures and facilities.
3. The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

4. The maintenance or servicing, or both, of any of the foregoing. Sections 22531 and 22538 of the 1972 Act further state:

"Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including: repair, removal, or replacement of all or any part of any improvement; providing, for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; removal of trimmings, rubbish, debris, and other solid waste; cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Servicing" means the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvement. Water for the irrigation of any landscaping, the operation of any foundations, or the maintenance of any other improvement.

Maps showing the location of the improvements within the District, are on file with the City Clerk of the City of Pico Rivera, and are made a part of this Report by reference.

III. METHOD OF APPORTIONMENT

A. GENERAL

The net amount to be assessed upon lands within the District in accordance with this Report is apportioned by a formula and method which fairly distributes the net amount to be assessed among all assessable lots or parcels in proportion to the benefits to be received by each lot or parcel from the improvements, namely the maintenance and servicing of landscaping improvements and facilities within the boundaries of the District. The maintenance and servicing of public landscaping provides a specific enhancement of the properties within the District which is received by each and every lot or parcel therein.

B. BENEFIT ANALYSIS

The District's improvements, the associated costs and proposed assessments described in this Report, have been identified and allocated based on a benefit calculation that proportionally allocates the net cost to the benefiting properties pursuant to the provisions of Article XIID and the 1972 Act.

The improvements provided by the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with applicable portions of the City General Plan. The construction and installation of the improvements have been installed as a necessary part of property development within the District or would be required for the future development properties within the District if the improvements were not pre-existing. Therefore, any public access or use of these improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

Special Benefits

The improvements for which properties are assessed directly enhance the desirability, security, environment and surroundings of those properties and the ongoing operation, servicing and maintenance of the improvements are a distinct and special benefit to the properties within the District. The amount to be assessed against each parcel within the District represents only the parcel's proportionate special benefit from the improvements.

Special Benefits of Street and Park Landscaping

The primary benefits of landscape improvements within street rights of way and parks are related to the improved quality of life these improvements provide to a community. The landscaping of street rights of way and park benefits parcels within the District by improving the physical and visual environment within the District and makes the properties therein more

desirable. Studies have continually shown that property values and the marketability of those properties in a community are increased when public infrastructures including landscaped improvements are in place and the improvements are clean and well-maintained. Facilities that are unsafe, in disrepair or destroyed by the elements or vandalism decrease the enhancement of surrounding properties.

Clearly well-maintained medians and parkways (street landscaping) and well-maintained parks provide a particular and distinct special benefit to parcels within the District. Having properly maintained landscaping within the District means that the owners and visitors of the assessed parcels may enjoy the benefits of such improvements while avoiding the expense of privately installing and maintaining similar improvements. The proper maintenance of street landscaping and parks improves the aesthetics appeal of surrounding properties by reducing pollution and noise and providing a visual enhancement of the area that may otherwise be barren or weed infested. These improvements directly reflect on properties within the District and enhance the environment enjoyed by owners, businesses, residents, tenants and their families. Each parcel within the District is located within reasonable proximity to the District's landscape improvements, and therefore benefit from the on-going maintenance of those improvements that directly enhances the quality of life throughout the City.

The special benefits associated with street landscaping and park improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space, parks and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life and recreational opportunities through well maintained recreational facilities.

- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

C. ASSESSMENT METHODOLOGY

The net amount to be assessed upon specific parcels within the District in accordance with this report is apportioned by a formula and method which fairly distributes the amount among all assessable lots or parcels in proportion to the benefits to be received by each lot or parcel from the improvements, namely the maintenance and servicing of landscaping within such District. The maintenance and servicing of landscaping in the District provides a special benefit which is received by each and every lot or parcel (with the exception of Lot 11 of Tract 52915 which is a park) tending to provide specific enhancement of the properties within the District.

D. ASSESSMENT RANGE FORMULA

Limitation on Increase of Annual Assessments

The City Council intends to use as a guide, for the purpose of determining annual increases in assessments, the Consumer Price Index from March to March for all Urban Consumers for the Los Angeles-Orange-Riverside area ("CPI"), as published by the United States Department of Labor, Bureau of Labor Statistics; provided, however, that any such annual increase in assessments shall not exceed ten percent (10%).

The maximum rate for Fiscal Year 2012/2013 is \$631.95. The applied rate is \$520.17 and has not increased since formation of the District in 2003/04.

E. ANNUAL ADMINISTRATIVE ASSESSMENT

A proposed maximum annual assessment shall be levied on each parcel of land and subdivision of land within the District to pay for the necessary costs and expenses incurred, and not otherwise reimbursed, resulting from the administration and collection of assessments and/or other related funds. This maximum assessment hereinafter set forth is authorized pursuant to the provisions of Section 10204, and said maximum annual assessment shall not exceed 5% per individual assessment, and said sum shall only be collected to the extent monies are not available for these services from any other source.

IV. FINANCIAL ANALYSIS

FISCAL YEAR 2012/2013 PROPOSED BUDGET		
Fund Balance at June 30, 2012		\$26,700
EXPENSES		TOTALS
Labor		\$0
Equipment		0
Utilities:		0
Water		2,727
Electric		273
Materials and Service		14,385
Reimbursements and Transfers		0
Capital Improvement Projects (CIP)		0
Installment for Construction Loan Repayment		9,115
TOTAL COSTS		\$26,500
FUNDING SOURCES		
Net Assessments ⁽¹⁾		\$8,843
Fund Balance Transfer (Collection)		0
Revenues from Other Sources (General Fund)		17,657
TOTAL REVENUE		\$26,500
Beginning Construction Fund Balance		\$26,700
Loan Repayment for Construction		9,115
Projected Ending Construction Fund Balance		\$35,815
	Maximum Rate	Applied Rate
Assessments	\$631.95	\$520.17
Parcel Count		17
<p>(1) The Net Assessments for Fiscal Year 2012/2013 have been applied to District Administration Expenses and repayment of the original construction loan from the City.</p>		

V. ASSESSMENT ROLL

ASSESSOR'S PARCEL NUMBER	FY 2012/2013 ASSESSMENT
6348002005	\$520.17
6348002006	520.17
6348002007	520.17
6348002008	520.17
6348002009	520.17
6348002011	520.17
6348002011	520.17
6348002012	520.17
6348002013	520.17
6348002014	520.17
6371011036	520.17
6371011037	520.17
6371011038	520.17
6371011039	520.17
6371011040	520.17
6371011041	520.17
6371011042	520.17
TOTAL	\$8,842.89

Applied Rate	\$520.17
Maximum Rate	\$631.95

There has been no increase in the applied rate since Fiscal Year 2003/2004.



Tuesday, May 22, 2012

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

Mayor Archuleta called the meeting to order at 6:04 p.m. on behalf of the City Council/Successor Agency.

PRESENT: Camacho, Salcido, Tercero, Archuleta

ABSENT: Armenta (excused)

COMMISSIONERS PRESENT:

Nadine Barragan, Sister City Commission

INVOCATION: Sister City Commissioner Nadine Barragan

PLEDGE OF ALLEGIANCE: Councilmember Brent Tercero

SPECIAL PRESENTATIONS:

- Go-Getters presentation of 20th Anniversary Pin to City Council and Parks & Recreation Director Ralph Aranda

1st PERIOD OF PUBLIC COMMENTS – AGENDA ITEMS ONLY: None.

CONSENT CALENDAR:

1. Minutes:

- Approved City Council and Successor Agency meeting of May 8, 2012
- Received and filed Parks & Recreation Commission meeting April 12, 2012

2. Approved 9th Warrant Register of the 2011-2012 Fiscal Year.

(700)

Check Numbers: 251664-251859

Special Checks Numbers: None.

3. Landscaping and Lighting Assessment District No. 1 – Annual Renewal. (700)

1. Approved Resolution No. 6678 initiating the Fiscal Year 2012-2013 Levy of Annual Assessment and ordering the preparation of the Engineer's Report for the Landscaping and Lighting Assessment District No. 1;
2. Approved Resolution No. 6679 preliminarily approving the Engineer's Report for the Fiscal Year 2012-2013 levy and collection of assessments within the Landscaping and Lighting Assessment District No. 1 pursuant to the Landscaping and Lighting Act of 1972; and
3. Approved Resolution No. 6680 declaring the City Council's intention to levy and collect the annual assessment within the Landscaping and Lighting Assessment District No. 1 for Fiscal Year 2012-2013 pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15, of the California Streets and Highways Code, and setting June 12, 2012 as the date for the public hearing on objections thereto.

Resolution No. 6678 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, CONFIRMING THE ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2012-2013, PICO RIVERA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1

Resolution No. 6679 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT REGARDING PICO RIVERA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2012-2013

Resolution No. 6680 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, INITIATING PROCEEDINGS FOR ANNUAL LEVY OF ASSESSMENTS FOR PICO RIVERA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2012-2013 AND ORDERING THE PREPARATION OF AN ENGINEERS REPORT PURSUANT TO PROVISIONS OF CALIFORNIA STREETS AND HIGHWAYS CODE DIVISION 15, PART 2

4. Paramount/Mines Landscape Maintenance Assessment District – Annual Renewal. (700)

1. Approved Resolution No. 6681 initiating the Fiscal Year 2012-2013 Levy of Annual Assessment and ordering the preparation of the Engineer's Report for the Paramount/Mines Landscape Maintenance Assessment District;
2. Approved Resolution No. 6682 preliminarily approving the Engineer's Report for the Fiscal Year 2012-2013 levy and collection of assessment within the Paramount/Mines Landscape Maintenance Assessment District pursuant to the Landscaping and Lighting Act of 1972; and
3. Approved Resolution No. 6683 declaring the City Council's intention to levy and collect the annual assessment within the Paramount/Mines Landscape Maintenance Assessment District for Fiscal Year 2012-2013 pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15, of the California Streets and Highways Code, and setting June 12, 2012 as the date for the public hearing on objections thereto.

Resolution No. 6681 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, INITIATING THE FISCAL YEAR 2012-2013 LEVY OF ANNUAL ASSESSMENT AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT FOR THE PARAMOUNT/MINES LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT

Resolution No. 6682 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT REGARDING THE PARAMOUNT/MINES LANDSCAPE MAINTENANCE DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2012-2013

Resolution No. 6683 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT WITHIN THE PARAMOUNT/MINES LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2012-2013 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, PART 2 OF DIVISION 15, OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, AND

SETTING THE TIME AND PLACE OF THE HEARING ON OBJECTIONS
THERE TO

5. Contract for Accounting Assistance. (500)

1. Authorized the City Manager to enter into a contract with Yolanda Karraa in an amount not to exceed \$98,000.

Agreement No. 12-1293

6. Summer Food Service Program. (700)

1. Approved submittal of Summer Food Service Program grant application; and
2. Subject to grant approval, approved the Summer Food Service Program vendor contract extension to Food Service Outreach, Inc. D.B.A., Pacific Catering Company for provision of food services.

Agreement No. 09-1106-3

7. Rivera Park Renovation, Capital Improvement Program (CIP) Project No. 21219 – Amendment No. 1 to Professional Services Agreement. (500)

1. Approved Amendment No. 1 to Professional Services Agreement No. 11-1259 with TGR Geotechnical, Inc. for additional material testing services in an amount not-to-exceed \$15,664 and authorized the Mayor to execute the agreement in a form approved by the City Attorney.

Agreement No. 11-1259-1

8. Beverly Boulevard Entrance Monuments, Capital Improvement Program (CIP) No. 21231 – Notice of Completion. (500)

1. Accepted as complete, effective May 7, 2012, work performed by Sea West Enterprises, Inc. for the entrance monument project; and
2. Instructed the City Clerk to file the Notice of Completion with the County Recorder.

9. City Hall Parking Lot Light Emitting Diode (LED) Retrofit, Capital Improvement Program (CIP) No. 21239 – Award Construction Contract. (500)

1. Awarded a construction contract in the amount of \$98,470 to Pro Tech Engineering Corp. for the City Hall Parking Lot Light Emitting Diode (LED) Retrofit, CIP No. 21239, and authorized the Mayor to execute the contract in a form approved by the City Attorney.

Agreement No. 12-1309

10. Rivera Park Renovation – Capital Improvement Program (CIP) No. 21219 – Amendment No. 2 to Professional Services Agreement for Construction Management Services. (500)

1. Approved Amendment No. 2 to Professional Services Agreement No. 10-1180 with URS Corporation, Inc. for additional construction management services for an additional amount not-to-exceed \$48,943 and authorized the Mayor to execute the agreement in a form approved by the City Attorney.

Agreement No. 10-1180-2

In regard to Item No. 5 - Contract for Accounting Assistance, Councilmember Tercero requested that the City Manager report back in three months on the status of this contract.

Motion by Councilmember Salcido, seconded by Mayor Pro Tem Camacho to approve Consent Calendar Items 1 through 10. Motion carries by the following roll call vote:

AYES: Camacho, Salcido, Tercero, Archuleta

NOES: None

ABSENT: Armenta

CONSENT CALENDAR ITEMS PULLED: None.

CITY COUNCIL LEGISLATION:

11. Amendment to the Contract between the City of Pico Rivera and the California Public Employees' Retirement System for New Hires – Tier II. (500)

City Manager stated that this item is an extension of what Council approved at the previous meeting. The procedure, he stated, has a three step process with CalPERS which involves 1) approving the dollar amount involved for the conversion; 2) approving the resolutions; and 3) approving the contracts.

Councilmember Salcido asked in regard to the October 31 deadline, if employees concerns with retirement transition issues have been resolved. City Manager Bates responded in the affirmative.

Councilmember Salcido asked how the October 31 deadline was determined. City Manager Bates stated that the date was based on two factors: 1) by extending through October 31 there were more employees who qualify during that time period and 2) staff tried to offer the Early Retirement Incentive Program (ERIP) within as limited a time frame as possible to close the city's structural deficit.

Councilmember Salcido asked if more employees could be included by extending the time period. City Manager Bates stated that extending the timeframe any further would not make a difference. Mr. Bates also stated that a memo was provided to all qualifying employees explaining the benefits and employees were asked to respond by June 1 as to whether the employee plans to continue employment or if they will choose option 1 or 2 of the ERIP. Employees, he stated, have been advised and encouraged to meet with human resources personnel and CalPERS for further clarification on the retirement process.

Motion by Councilmember Salcido, seconded by Councilmember Tercero to: 1) Approve the Certification of Compliance with Government Code Section 20903; 2) Adopt Resolution No. 6684 of intention to approve an amendment to contract between the Board of Administration of the California Public Employees' Retirement System (CalPERS) and the City Council of the City of Pico Rivera to provide the Government Code Section 20903 Early Retirement Incentive Plan (ERIP) and Government Code Section 20475: different level of benefits for new employees; Section 21353: 2%@60 and Section 20037: Three-Year Final Compensation; 3) Designate all full-time positions within the City of Pico Rivera as eligible for the ERIP; 4) Designate the period beginning July 1, 2012 and ending October 31, 2012 as the window period for the ERIP. To be eligible to receive the ERIP benefits, members must retire between July 2, 2012 and

October 31, 2012; and 5) Authorize the City Clerk to execute all necessary certifications of the City's actions. Motion carries by the following roll call vote:

Resolution No. 6684 A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA TO APPROVE AN AMENDMENT TO CONTRACT BETWEEN THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA

AYES: Camacho, Salcido, Tercero, Archuleta

NOES: None

ABSENT: Armenta

SUCCESSOR AGENCY ACTIVITIES: None.

NEW BUSINESS:

Mayor Pro Tem Camacho announced the birth of his third daughter on May 17, 2012.

OLD BUSINESS:

Councilmember Tercero asked for an update on the city's computer donation program with Director of Finance Matsumoto stating that notices to non-profit organizations, and advertisement in the City's *Profile* and *Whittier Daily News* are forthcoming.

2ND PERIOD OF PUBLIC COMMENTS – ALL OTHER CITY-RELATED BUSINESS:

John Senteno:

- Addressed the City Council regarding vacant properties; transients living in vacant properties, maintenance of properties and banks responsibilities; property at 9522 Burke Street.

City Manager Bates and Community and Economic Development Director Martinez stated that the city has a follow-up process with the banks and that Code Enforcement responds to calls from the public.

Councilmember Salcido suggested utilizing the website for communicating with City Hall and the public on community concerns.

Eddie Morales, Public Works Employee:

- Addressed the City Council regarding his concerns with layoffs for part-time employees. He stated that the maintenance workers manicure the parks and with the renovation of the parks, the potential layoffs could have a negative impact on the newly landscaped parks.

City Manager Bates stated that the city is facing a challenge in trying to balance the budget and stated that the impact of the retirements will help the bottom line. He further stated that management will not know until June 1 how many full-time employees will be retiring and the full impact it will have on part-time employees. Mr. Bates stated that management will be recommending as few layoffs as possible.

Margot Eiser:

- Addressed the City Council to speak in support of saving trees at Smith Park.

Carolyn Schoff:

- Addressed the City Council to speak about Pio Pico State Historic Park and efforts to keep the park open. She presented City Council with citizen petitions and literature on the park.

City Manager Bates stated that the cities of Pico Rivera, Santa Fe Springs and Whittier, with Whittier taking the lead, are trying to save the park and that they are actively looking for grants to keep the park open.

Rudy Guevara, SEIU Representative:

- Addressed the City Council to speak in support of keeping part-time employees and the services that they provide to the community. Pertaining to a previous speaker's concerns, he suggested that the city look into a blight ordinance that may generate revenue for the budget.

Paula Murga:

- Addressed the City Council regarding a Public Records request and clarification of travel expenses and reimbursements.

Zita Rodriguez:

- Addressed the City Council regarding potential layoffs for part-time employees and comments made by Mayor Pro Tem Camacho at the April 22, City Council meeting.

Virginia Aguirre:

- Addressed the City Council regarding her concern for potential layoffs of part-time employees, the budget and contracted services.

Joe Bueno:

- Addressed the City Council to speak on city improvements and to thank the City Council and City Manager.

Mayor Archuleta mentioned the Memorial Day celebration on May 28, 2012, 10:00 a.m. at the Veteran's Memorial Monument. Councilmember Salcido asked if the parking situation had been coordinated for that event with Director Aranda responding in the affirmative.

In regard to potential layoffs, Councilmember Salcido stated that management and employees need to continue with an open dialogue by listening to suggestions and being open minded. He further stated that Mr. Morales brought up a good point regarding protecting the investment of the new parks and the negative impact it would have if we lose our part-time maintenance workers.

Recessed to Closed Session at 6:55 p.m.

ALL FOUR MEMBERS WERE PRESENT

Reconvened from Closed Session at 7:29 p.m.

ALL FOUR MEMBERS WERE PRESENT

CLOSED SESSION:

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Pursuant to Government Code Section § 54956.9 (b)

Number of Cases: One Case

City Manager Bates reported that there was no final action taken and nothing further to report.

ADJOURNMENT:

Mayor Archuleta adjourned the City Council meeting in memory of Juliet Ricaud and Henry Martinez at 7:29 p.m. There being no objection it was so ordered.

AYES: Camacho, Salcido, Tercero, Archuleta

NOES: None

ABSENT: Armenta

Bob J. Archuleta, Mayor

ATTEST:

Anna M. Jerome, Assistant City Clerk

I hereby certify that the foregoing is a true and correct report of the proceedings of the City Council and Successor Agency Regular meeting dated May 22, 2012 and approved by the City Council on June 12, 2012.

Anna M. Jerome, Assistant City Clerk



A regular meeting of the Planning Commission was called to order by Chairperson Zermeno at 6:00 p.m., in the City Hall Council Chambers, 6615 Passons Boulevard, Pico Rivera, CA.

STAFF PRESENT:

Julia Gonzalez, Deputy Director of Community and Economic Development
Scott Nichols, Assistant City Attorney
Alicia Villanueva, Recording Secretary

ROLL CALL:

PRESENT: Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno

ABSENT: None

FLAG SALUTE: Led by Commissioner Garcia

APPROVAL OF MINUTES:

March 19, 2012

It was moved by Commissioner Celiz to approve the minutes of March 19, 2012 as submitted, seconded by Commissioner Martinez. Motion carried by the following roll call:

AYES: Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno

NOES: None

ABSTAIN: None

ABSENT: None

CONTINUED PUBLIC HEARING – ZONE CODE AMENDMENT NO. 166 – PROHIBITING ENTITLEMENTS FOR FAST FOOD AND/OR DRIVE-THROUGH ESTABLISHMENTS WITHIN THE SPECIFIED AREA

Deputy Director Julia Gonzalez presented a staff report dated April 2, 2012, along with a visual presentation. She summarized the proposal that was discussed at the last Planning Commission meeting of March 19, regarding prohibiting fast food establishments on the northern portion of the city. She stated fast food is defined as: any restaurant, which does

not use waiters for the taking of orders from customers utilizing table menus and serving of food to customers at designated tables. Fast Food Restaurants specialize in quick service food with limited or no seating, serve food primarily in paper, plastic or other disposable containers, its principal business is the sale of breakfast, lunch and dinner meals in a ready-to-consume state for off-site consumption and/or drive-thru service is provided for patrons.

Ms. Gonzalez, commented on the ratio of sit-down restaurants to fast food establishments in the northern portion of the City, the study found that sixteen establishments are fast food and seven establishments are sit-down restaurants. In conclusion, she stated that the moratorium will expire May 11, 2012, and staff needs to protect the northern portion of the city to bring more development such as sit-down restaurants and grocery stores or other quality establishments.

Commissioner Elisaldez motioned to close the public hearing, second by Commissioner Martinez. Motion carried by the following roll call:

AYES: Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: None

There being no further discussion, Commissioner Celiz moved to recommend approval to the City Council to prohibit fast-food restaurants in the northern City boundaries on Rosemead between the northern City limit and Mines Avenue and Beverly Boulevard on the east-west City boundary, seconded by Commissioner Martinez. Motion carried by the following roll call:

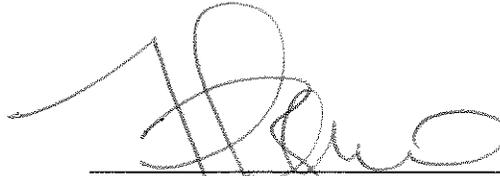
AYES: Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: None

PUBLIC COMMENTS: None.

PLANNING COMMISSION REPORTS:

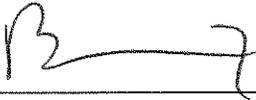
- a) City Council Meeting of March 27, 2012 – Received and Filed.
- b) City Council Meeting of April 10, 2012 – Commissioner Elisaldez confirmed.

There being no further business the Planning Commission meeting was adjourned at 6:12 p.m.



Fred Zermeno, Chairperson

ATTEST:



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



Approved as Submitted

June 4, 2012

PLANNING COMMISSION

MINUTES

Monday, May 21, 2012

A regular meeting of the Planning Commission was called to order by Chairperson Zermeno at 6:00 p.m., in the City Hall Council Chambers, 6615 Passons Boulevard, Pico Rivera, CA.

STAFF PRESENT:

Benjamin Martinez, Director of Community and Economic Development
Julia Gonzalez, Deputy Director of Community and Economic Development
Christina Gallagher, Assistant Planner
Scott Nichols, Assistant City Attorney
Alicia Villanueva, Recording Secretary

ROLL CALL:

PRESENT: Commissioners Celiz, Elisaldez, Martinez, Zermeno

ABSENT: Commissioner Garcia

FLAG SALUTE: Led by Commissioner Celiz

APPROVAL OF MINUTES:

April 2, 2012

It was moved by Commissioner Martinez to approve the minutes of April 2, 2012 as submitted, seconded by Commissioner Elisaldez, Motion carried by the following roll call:

AYES: Commissioners Celiz, Elisaldez, Martinez, Zermeno

NOES: None

ABSTAIN: None

ABSENT: Commissioner Garcia

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 709 – AN APPLICATION BY SHERRI OLSON, REPRESENTING 7-ELEVEN, INCORPORATED, TO ALLOW THE OFF-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 7-ELEVEN CONVENIENCE STORE TO BE LOCATED AT 9318 WASHINGTON BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT

Assistant Planner Christina Gallagher read staff report dated May 21, 2012, along with a visual presentation. She described the project location of the 7-Eleven store and stated that the 7-Eleven is a relocation of the existing 7-Eleven on the northwest corner of Parsons Boulevard and Slauson Avenue. The relocation is desired by the 7-Eleven due to the hardships with the Parsons Grade Separation project construction timetable and to be in a more visible location. She described the surrounding properties within the new location. The property owner has submitted plans to rehabilitate the existing blighted commercial property; she clarified that the rehabilitation of the existing commercial center is allowed by right as well as the convenience store, however the conditional use permit is to allow the sale of beer and wine in conjunction with the 7-Eleven. In addition to beer and wine the store will sell household goods, dairy products, and variety pre-packaged foods. The applicant has requested that the convenience store operate 24 hours a day, 7 days a week; with beer and wine sales limited to the hours of 6 a.m. to 2 a.m.

Ms. Gallagher commented on 7-Eleven's Crime Deterrence Program which is based on four components including: visibility into and out of the store, lighting; effective cash control, cash registers are situated near unobstructed windows and all personnel take part in multimedia training, known as the Operation Alert Program which emphasizes non-resistance policy toward robbery. In addition, a video camera surveillance and alarm system will be installed and maintained on site. Lastly, the Los Angeles County Sheriff's Department determined that at this time there is no significant law enforcement concerns related to the proposed sale of alcohol. The Department of Alcoholic Beverage Control confirmed that there are no issues relating to the issuance of the Type-20 alcohol license, at this time.

Chairperson Zermeno asked for public testimony.

Jose Velez, representing Big Saver on Washington Boulevard spoke in opposition of the item. He expressed his concern on how 7-Eleven would impact Big Saver's store sales; the decrease in sales may affect his employees by reduction in work hours.

Chairman Zermeno inquired about the hours of operation for Big Saver.

Mr. Velez stated 7 a.m. to 10 p.m., 7 days a week.

Sherri Olson, representing 7-Eleven, stated that the subject property will be developed and will generate many jobs. Most of their business is done in the early morning, serving the customers with coffee and hot meals. She confirmed 7-Eleven is in agreement with

conditions of approval.

Commissioner Elisaldez asked whether the conditional use permit is strictly pertaining to the sale of beer and wine.

Ms. Gallagher replied in the affirmative.

Commissioner Celiz expressed her concern regarding the time to stop selling alcohol being 2 a.m., and inquired about a stipulation regarding the hours to sale alcohol.

Mr. Nichols suggested that a way to control the hours to sale alcohol is by regulating the hours of operation.

Commissioner Martinez asked whether 7-Eleven had been denied alcohol sales in the past.

Ms. Olson replied in the affirmative; 7-Eleven has been denied in the past in extremely high crime areas.

Commissioner Martinez moved to close public hearing, seconded by Commissioner Elisaldez.

Mr. Hannon, owner of HMC Liquors located 9435 Washington Boulevard, stated his business has been in operation for over fifty years and that the proposed business will have a negative effect on his business.

Chairman Zermeno inquired about hours of operation for HMC Liquors.

Mr. Hannon replied 7 a.m. to 11 p.m.

There being no further testimony, the public hearing was closed. Motion carried by the following roll call:

AYES:	Commissioners Celiz, Elisaldez, Martinez, Zermeno
NOES:	None
ABSTAIN:	None
ABSENT:	Commissioner Garcia

Commissioner Elisaldez expressed his concern regarding the over saturation of businesses that sell alcohol.

Commissioner Celiz concurred with Commissioner Elisaldez.

Commissioner Elisaldez asked if the request to sale beer and wine was a pre-requisite to relocation to new site.

Ms. Olson stated in order for the store to relocate, 7-Eleven needs the approval to sell beer and wine. It would be a deal breaker as 7-11 would not be successful if the sale of beer and wine is not approved.

Commissioner Celiz commented that the store can be successful with many high school students that would frequent the store.

There being no further discussion, Commissioner Martinez moved to adopt the attached resolution approving Conditional Use Permit No. 709, subject to conditions of approval, seconded by Commissioner Zermeno. Motion carried by the following roll call:

AYES: Commissioners Martinez, Zermeno

NOES: Commissioners Celiz, Elisaldez

ABSTAIN: None

ABSENT: Commissioner Garcia

Mr. Nichols stated the vote being 2 to 2 the motion did not pass. He recommended that since Commissioner Garcia was not present the public hearing could be re-opened and continued to a certain date.

Commissioner Martinez moved to re-open the public hearing and continue the public hearing to the Planning Commission meeting of June 4, 2012, seconded by Commissioner Zermeno. Motion carried by the following roll call.

AYES: Commissioners Celiz, Elisaldez, Martinez, Zermeno

NOES: None

ABSTAIN: None

ABSENT: Commissioner Garcia

Mr. Nichols recapped the Commission's action.

PUBLIC HEARING – 2006-2014 HOUSING ELEMENT

Deputy Director Julia Gonzalez presented a staff report dated May 21, 2012, along with a visual presentation. She explained that the Housing Element is the city's plan to future development of projected housing. It is also a required element of the General Plan. The Housing Element must be updated every seven years and is subject to mandatory review by the State Department of Housing and Community Development. The City may choose to keep the proposed land use changes or completely change to accommodate the new RHNA allocation of 850. Approval of the 2006-2014 Housing Element by way of recommendation of the Planning Commission to the City Council is necessary prior to the October 2013. Staff is concerned that if the Housing Element is not formally adopted the Regional Housing Needs Assessment (RHNA) number will roll over to the next Housing Element.

Ms. Gonzalez stated that for the RHNA 2006-2014 planning period Southern California Association of Governments (SCAG) assigned 855 units to be planned. To plan for the assigned unit staff proposed 1) In-fill Housing which is existing areas that are zoned residential in which a development can propose to build so many units that will help meet the required 855 number. 2) Overlay Zone was also proposed which is a special zoning district on top of existing base zone.

Ms. Gonzalez mentioned that as part of the requirements to eliminate barriers that prevent forms of housing, the State has required cities to eliminate discretionary permits for multi-family developments. This is beneficial for developers as the discretionary process is long and the California Environmental Quality Act does not apply. However, cities will have less discretion when review specific projects.

In conclusion, staff's recommendation is that the Planning Commission recommend approval of the current Housing Element cycle. The new 2014-2021 Housing Element is due October 2013; the 2006-2014 Housing Element will not be effective once the new Housing Element comes into play. The overlays will be done with the General Plan update. She reiterated that if the current cycle is not adopted the RHNA numbers will be doubled.

Commissioner Celiz commented on blighted areas on Rosemead Boulevard near new library project.

Ms Gonzalez stated that staff is looking into all of Rosemead Boulevard and hope to do a mix-use overlay which would encourage developers to develop in the area.

Commissioner Celiz asked whether the State mandate homeless shelter areas.

Ms. Gonzalez stated the every California city is mandated by State law.

Commissioner Elisaldez asked upon determining the plan for the 855 units, is acreage a factor.

Ms. Gonzalez stated that acreage and density is taken into account. There is a maximum of 30 units per acre in the City.

Commissioner Elisaldez whether a property can be re-identified if it had been identified in the past.

Ms. Gonzalez responded in the affirmative.

Commissioner Zermeno expressed his thoughts regarding the location for shelter area and expressed concern of homeless hanging out near riverbeds.

Ms. Gonzalez clarified that it is not a homeland encampment and that any one proposing to use facility in such a way would need to apply for a Certificate of Occupancy and a Business License.

Chairman Zermeno moved to close public hearing. There being no objection, motion carried by the following roll call:

AYES: Commissioners Celiz, Elisaldez, Martinez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: Commissioner Garcia

There being no further discussion, Chairman Zermeno moved that the Planning Commission recommend to the City Council the formal adoption of the 2006-2014 Housing Element to be in compliance with the State Department of Housing and Community Development, seconded by Commissioner Martinez. Motion carried by the following roll call:

AYES: Commissioners Celiz, Elisaldez, Martinez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: Commissioner Garcia

PUBLIC COMMENTS: None.

NEW BUSINESS - AN INITIATION TO AMEND CHAPTER 18.54, NON-CONFORMING USES OF THE PICO RIVERA MUNICIPAL CODE

Deputy Director Julia Gonzalez presented staff report dated May 21, 2012 along with a visual presentation. She presented information on non-conforming uses and amortization periods. Staff is requesting that the Planning Commission give direction for staff to look into the code to provide some liberty to developers, but at the same time there will be conditions in place to restrict a business so that it is not a public nuisance.

There being no further discussion, Chairperson Zermeno moved to direct the Planning Division to research the practical applicability of the Non-Conforming Uses ordinance, seconded by Commissioner Martinez, Motion carried by the following roll call:

AYES: Commissioners Celiz, Elisaldez, Martinez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: Commissioner Garcia

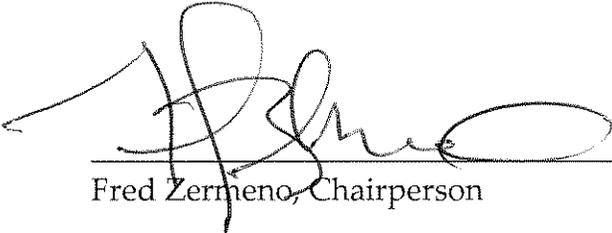
PLANNING COMMISSION REPORTS:

- a) City Council Meeting of April 10, 2012 – Received and Filed.
- b) City Council Meeting of April 24, 2012 – Received and Filed.
- c) City Council Meeting of May 8, 2012 – Received and Filed.
- d) Planning Commission representative to the City Council Meeting of Tuesday, May 22, 2012.

Commissioner Martinez stated he would not be able to attend the City Council meeting due to an emergency and asked for a replacement.

There being no other Commissioner available to attend meeting, staff offered to take report.

There being no further business the Planning Commission meeting was adjourned at 6:53 p.m.



Fred Zermeno, Chairperson

ATTEST:



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

20th WARRANT REGISTER OF THE 2011-2012 FISCAL YEAR

MEETING DATE: 06/12/12

TOTAL REGISTER AMOUNT: \$1,773,074.73

CHECK NUMBERS: 251860-252153

SPECIAL CHECK NUMBERS:

REGULAR CHECK TOTAL: \$1,773,074.73

SPECIAL CHECK TOTAL:

TOTAL REGISTER AMOUNT: \$1,773,074.73



To: Mayor and City Council

From: City Manager

Meeting Date: June 12, 2012

Subject: PASSONS BOULEVARD UNDERPASS PROJECT (CIP NO. 20053) – CALIFORNIA EMINENT DOMAIN LAW GROUP, APC. – AMENDMENT NO. 2 TO AGREEMENT (PURCHASE ORDER NO. 28628) FOR LEGAL SERVICES

Recommendation:

Authorize the City Manager to approve Change Order No. 2 to the Agreement (Purchase Order No. 28628) with California Eminent Domain Law Group, APC, necessary for additional legal services on the Passons Boulevard Underpass Project in an amount not-to-exceed \$175,000.

Fiscal Impact: \$175,000 State Transportation Improvement Program Grant
CIP Account No. 210-7300-44500-00020053

Discussion:

In August 2008, the City Council authorized the retention and a \$200,000 budget for the California Eminent Domain Law Group (CEDLG) as special counsel for eminent domain and other legal services on the Passons Boulevard Underpass Project. An Agreement, in the form of Purchase Order No. 28628, was awarded to CEDLG.

On December 14, 2010, the City Council approved Change Order No. 1 in the amount of \$75,000 for legal services for two additional cases related to the Passons Boulevard Underpass Project.

To date, CEDLG has represented the City in three cases; an eminent domain case involving acquisition of a 92-unit apartment complex, an eminent domain case involving the partial taking of two legal parcels at the northeast corner of Slauson Avenue and Passons Boulevard, and a lawsuit from an impacted business (Chen Dental Group vs. Pico Rivera). The total cost to date of related legal services is approximately \$275,000.

On October 26, 2011, a new case was filed against the City by Lucky Sevens, owner of the 7-Eleven store located on the northeast corner of Slauson Avenue and Passons Boulevard. Lucky Sevens is seeking compensation for loss of goodwill. This case requires additional and comprehensive legal services such as appraisals, depositions, document demands and other associated services which will depend on whether or not the case proceeds to trial.

The cost of the additional services is estimated at a not-to-exceed amount of \$175,000. At this point, this is the estimated budgetary need. The exact cost will depend on how soon the case can be resolved. To the extent early resolution may be possible, actual legal costs will be minimized. Regardless, this budget may be sufficient to fund the needed legal services through the conclusion of the case, unless an appeal is filed.

The additional \$175,000 is budgeted for and will be paid for by grant funds (State Transportation Improvement Program, a State funded grant). With the proposed increase, the total approved budget for legal services under this contract is \$450,000.



Ronald Bates

RRB:AC:MPC:em

Enc.

- 1) Letter dated 6/30/08 – City of Pico Rivera – Retainer Agreement
- 2) Proposal – Dated 5/21/12

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DIRECT DIAL – 818-957-0477 x 101

June 30, 2008

Via E-Mail [AGlasman@agclawfirm.com]

City of Pico Rivera
c/o Arnold Alvarez-Glasman
Alvarez-Glasman & Colvin
13181 Crossroads Parkway North
Suite 400 – West Tower
City of Industry, CA 91746

Re: City of Pico Rivera – Retainer Agreement

Dear Mr. Alvarez-Glasman:

Thank you for the opportunity to work with you and the City of Pico Rivera in eminent domain related legal matters, including *Meruelo v. City of Pico Rivera, et al* (LASC Case No. BC389079). As you requested, this letter constitutes a written proposal by which this firm will represent the City of Pico Rivera in providing eminent domain related legal advice and services, including without limitation representing the City in the above-referenced matter.

Wherever the terms “you,” “your,” “client” or “City” appear in this agreement, the terms shall refer to the City of Pico Rivera.

HOURLY FEE

Our firm would be pleased to represent you on an hourly fee basis at the following rates: \$280 per hour for principals, \$250 per hour for senior associates, \$225 per hour for associates; and \$120 per hour for paralegals. At least 60 days prior written notice will be provided of any rate modifications in the future.

You will be billed on a monthly basis for all fees and costs incurred during the prior month. You agree to pay all bills within 30 days of the date of the bill.

City of Pico Rivera
c/o Arnold Alvarez-Glasman
June 30, 2008
Page 2 of 3

COSTS

You will be responsible for actual out of pocket costs and disbursements made during the course of our representation. These costs and disbursements may include filing fees, service fees, subpoena and deposition costs, jury fees, copying costs, messengers and other expenses necessarily incurred to represent you.

EXPERTS

You may be required to retain experts, including without limitation appraisers, to work with us in representing you. You will be responsible for retaining and paying experts directly for any fees incurred. Given the specialty of eminent domain, we will suggest certain appraisers and/or other experts who have experience in this field or we otherwise believe will be beneficial to obtaining the results desired in this case. No decision regarding experts will be made, however, without both your approval and ours.

RETAINER

There will be no retainer required from you for us to commence representation of you. In the event you are more than 30 days late in paying any invoice, or are late in payment of invoices three or more times in any twelve month period, we reserve the right to request a retainer from you in order to continue representation of you.

CLIENT COOPERATION

In order for us to most effectively represent you, you acknowledge and agree that we require your cooperation in representing your interests in this action. Accordingly, you agree to promptly provide all information and documents which we may request and to cooperate fully in preparing this matter. You further agree to keep us informed of your whereabouts, and to appear after reasonable notice for depositions, court appearances, arbitrations, mediations, or such other conferences as may be necessary.

AUTHORITY TO ACT

By executing this agreement, each of the parties hereto represents and warrants that they have the right and power to enter into this agreement and bind the parties hereto.

AGREEMENT NEGOTIABLE

It is understood that a fee arrangement between a client and his attorneys is negotiable and not set by law. It is further understood that the parties hereto have negotiated the specific terms of this fee agreement with full knowledge that fees are not set by law.

City of Pico Rivera
c/o Arnold Alvarez-Glasman
June 30, 2008
Page 3 of 3

RIGHT TO CHANGE ATTORNEYS

A party has the right to change attorneys at any point during the course of representation. In the event you should decide to change attorneys, it is understood that you will be obligated to pay this firm for services rendered and that said fee together with all costs advanced will be immediately due and payable.

LIABILITY INSURANCE

This firm maintains professional errors and omissions liability insurance, and shall maintain such insurance in effect throughout the course of this representation through its conclusion.

COMPLETE AGREEMENT

This agreement contains the complete agreement between you and this firm regarding the representation identified herein. Any modification of this agreement, to be effective, must be in writing.

If the above terms and conditions are acceptable, please sign and date this letter in the place indicated below and either fax a copy to (818) 957-3477 or return the original to this office.

If you have any questions or comments, please feel free to call.

Thank you for giving our firm the opportunity to represent the City. We look forward to working with you.

Very truly yours,



Arthur J. Hazarabedian
California Eminent Domain Law Group,
a Professional Corporation

THE FOREGOING IS AGREED.

Dated: 7/1/08



By: _____

ARTHUR J. HAZARABEDIAN
AJH@CALEDLAW.COM
DIRECT DIAL – 818-957-0477 x 101

May 21, 2012

CONFIDENTIAL – ATTORNEY/CLIENT PRIVILEGE
[VIA E-MAIL]

Maria Carillo
Senior Analyst
City of Pico Rivera
6615 Passons Blvd.
Pico Rivera, CA 90660

Re: Lucky Sevens, Inc. v. City of Pico Rivera, et al.
Los Angeles County Superior Court Case No. BC 472322

Dear Maria:

As you requested last week, this will serve as a proposal for continuing to represent the City of Pico Rivera in connection with the above referenced inverse condemnation matter.

As you know, the above referenced inverse condemnation matter arises out of the City's Passon's Boulevard Grade Separate Project. Lucky Sevens, Inc. owns and operates the 7-11 convenience store at the northwest corner of Slauson Avenue and Passon's Boulevard. Lucky Sevens complains that the City's closure of the property's driveway along Slauson as well as the City's project in lowering the grade of Passon's Boulevard have caused a taking of Lucky Sevens' interest in the property as well as a substantial loss of business goodwill. Our sense after discussing the matter with Lucky Sevens' counsel is that Lucky Sevens may close up shop and claim that the project caused a total loss of goodwill. The claim could accordingly be significant.

The case was filed by Lucky Sevens against the City on October 26, 2011. We have represented the City in this matter in connection with early pleadings and discovery since that date. We propose to continue to represent the City in this litigation through its conclusion.

The case is presently in the early stages of discovery. Further written discovery is anticipated, as are depositions and document demands of Lucky Sevens and 7-Eleven, Inc., and possibly others as discovery may reveal. We will also need to retain appraisers, including without limitation a business goodwill appraiser, and work with the appraiser(s) to prepare appraisal reports suitable for exchange and trial. Expert depositions will also likely be required following the exchange of appraisals. Mediation will then likely be appropriate, as will continuing negotiations with counsel. Ultimately, if the matter is unable to settle, trial may be required.

As far as hour hourly rates go, we have not raised our hourly rates to the City since June, 2008 when we were first retained. Notwithstanding, we understand that municipalities are currently under significant financial pressure and we will accordingly agree to hold the line and continue to represent the City at the same rates we have been charging, specifically \$280 for partners and \$120 per hour for paralegals. We do not presently have any associate attorneys, but in the event we hire associates in the future who work on your matter (which we do not presently anticipate), we will charge associates at \$250 per hour for senior associates and \$225 per hour for junior associates as set forth in our 2008 retainer agreement.

In terms of overall budget, it is somewhat difficult to estimate the likely cost of this matter as it is unknown whether an opportunity for early resolution will likely present itself and is unknown what discovery will ultimately reveal. To the extent early resolution may be possible, of course, costs would be minimized. Our experience with Lucky Sevens' counsel, Jed Springer, however, is that he litigates matters relatively hard and is unlikely to settle early. This is particularly true in the context of an inverse condemnation matter since, if he is successful, the City would be responsible for Lucky Sevens' reasonable litigation expenses (including Mr. Springer's attorneys' fees). Also, since the matter will require retaining at least one appraiser, and probably others, the fees the appraisers are likely to charge are unknown at this point in time. All things considered, we would budget up to \$175,000 to take this matter from this point forward through conclusion. This does not include an appeal, if an appeal becomes necessary. Except as may be set forth herein, all other terms and conditions of our existing retainer agreement with the City would remain in full force and effect.

While we cannot provide a "not to exceed" fee as litigation is uncertain, we are fairly confident that our proposed budgetary estimate should be sufficient to cover the City's attorneys', appraisers' and mediator's fees to take this matter through conclusion.

Thank you. Hopefully, this is fully responsive to your inquiry. If not, or if you have any further questions or concerns, please feel free to call or e-mail me. We look forward to the opportunity to continue working with the City to a successful resolution of this matter.

Very truly yours,



Arthur J. Hazarabedian
California Eminent Domain Law Group,
a Professional Corporation

AJH:aj

cc: Arnold Alvarez-Glasman (by e-mail)



To: Mayor and City Council

From: City Manager

Meeting Date: June 12, 2012

Subject: INSTALLATION OF TRAFFIC CONTROL DEVICES –
CONGESTION RELIEF AND TRAFFIC SAFETY

Recommendation: Receive and file.

Fiscal Impact: \$15,500 (General Fund, Public Works Operating Budget)

Discussion:

On May 24, 2011, the City Council approved a Resolution giving the City Manager the authority to approve the installation of traffic control devices based upon the results of traffic studies. Pursuant to the Resolution, staff is required to notify the City Council of changes to traffic control devices when they are made.

In the recent past, the Public Works Department received requests to consider new traffic control devices to resolve traffic issues at various locations in the City. Technical Staff has completed the evaluations and necessary traffic studies. The findings were that additional traffic control devices were warranted. Following the approval of the City Manager and City Engineer, the traffic control devices were installed. The following is a summary of the changes made.

Loch Alene Avenue at Washington Boulevard

Staff received a request to evaluate traffic circulation and queuing at the intersection of Loch Alene Avenue and Washington Boulevard. Staff conducted field surveys of the intersection during the morning and late afternoon peak hours, coinciding with student drop-off and pick-up times. Staff observed congestion, poor circulation and long vehicle queues on Loch Alene Avenue. Vehicle queues formed in the southbound lane from Washington Boulevard to Carron Drive, thereby obstructing ingress and egress to residential driveways. These traffic conditions appear to be attributed to the newly established student drop-off/pick up zone behind El Rancho High School.

To improve traffic conditions on Loch Alene Avenue, the double-yellow centerline was shifted to the east to create enough space for a left-turn lane and a right-turn lane for the southbound direction; the green-time for the southbound approach was increased from 30 to 40 seconds; and red curb was extended along the east side of Loch Alene Avenue, near the intersection, to accommodate striping lanes. In total, one (1) on-street parking space was eliminated.

Beverly Boulevard at Villa Nova Mobile Home Park - Advance Warning Signs

Staff received a request from the residents of the Villa Nova Mobile Home Park Community, located at 8509 Beverly Boulevard, to investigate traffic safety issues at their main driveway on Beverly Boulevard. The residents expressed concerns regarding ingress/egress at the main driveway. Specifically elderly residents claimed they could not safely enter or exit the driveway due to heavy traffic conditions on Beverly Boulevard.

Staff evaluated conditions at the driveway and noted issues with visibility. Visibility of motorists exiting the driveway on Beverly Boulevard was low, thus there was a potential for vehicular accidents. To enhance visibility, staff installed two solar-powered warning signs with flashing beacons for east and westbound traffic on Beverly Boulevard. The warning signs will provide another layer of safety by warning approaching motorists that a vehicle may be exiting the drive approach. Red curb was installed on the east and west side of the drive approach as well as across the frontage of the driveway on the opposite side (south side) of Beverly Boulevard to enhance safety.

Loch Alene Avenue and Carron Drive

Staff received a request to analyze the intersection at Loch Alene Avenue and Carron Drive. The concern was that of safety and poor circulation during student drop-off/pick-up times at El Rancho High School. The specific request was for a three-way stop sign at the intersection of Loch Alene Avenue and Carron Drive.

Regarding safety, staff conducted an extensive technical study. Staff evaluated accident history, vehicular and pedestrian volumes, sight distance, visibility, intersection geometrics, and vehicle speeds. With regards to traffic circulation, staff evaluated vehicular flows and queuing patterns in and around the study intersection.

Among the issues, staff noted sight distance restrictions, poor visibility, poor traffic circulation, congestion, long vehicle queues that obstruct property access, and speeding.

INSTALLATION OF TRAFFIC CONTROL DEVICES – CONGESTION RELIEF AND TRAFFIC SAFETY

Page 3 of 3

Following the recommendations of the traffic study, these issues were partially mitigated by installing red curb along Loch Alene (four parking spaces will be eliminated); the installation of a stop sign on Carron Drive for westbound traffic; increasing police enforcement; and periodic installation of speed radar trailers to inform motorists of their speeds.

Staff modeled the three-way stop sign at the subject intersection and evaluated its impacts to significant features in close proximity such as residential driveways, the Homebrook service road, El Rancho High School driveway, and the Washington Blvd/Loch Alene intersection. The three-way stop sign was not recommended because it could exacerbate the issues. More specifically, a three-way stop sign could cause an increase in congestion; long vehicle queues; and obstruction of ingress/egress to driveways. It could also negatively impact queuing at the intersection of Washington Boulevard and Loch Alene Avenue.

The total cost for the installation of striping and signage for all of the items above was \$15,500. This included engineering (\$3,500), labor (\$2,500) and materials (\$9,500). Additional technical information can be found in the attached documents.



Ronald Bates

RRB:AC:RG:JL:lg

Enc.

- 1) Traffic Analysis - Loch Alene Avenue at Washington Boulevard
- 2) Traffic Analysis - Beverly Boulevard at Villa Nova Mobile Home Park
- 3) Traffic Analysis - Loch Alene Avenue and Carron Drive Traffic Circulation

CITY OF PICO RIVERA
MEMORANDUM

Date: April 26, 2012

To: City Manager

From: Director of Public Works/City Engineer

Subject: LOCH ALENE AVENUE TRAFFIC CONGESTION EVALUATION

Staff received a request to perform a traffic analysis at Loch Alene Avenue and Washington Boulevard. The study was to analysis the vehicle circulation in the area and queuing of vehicles at the intersection. Figure 1 presents a vicinity map of the area.

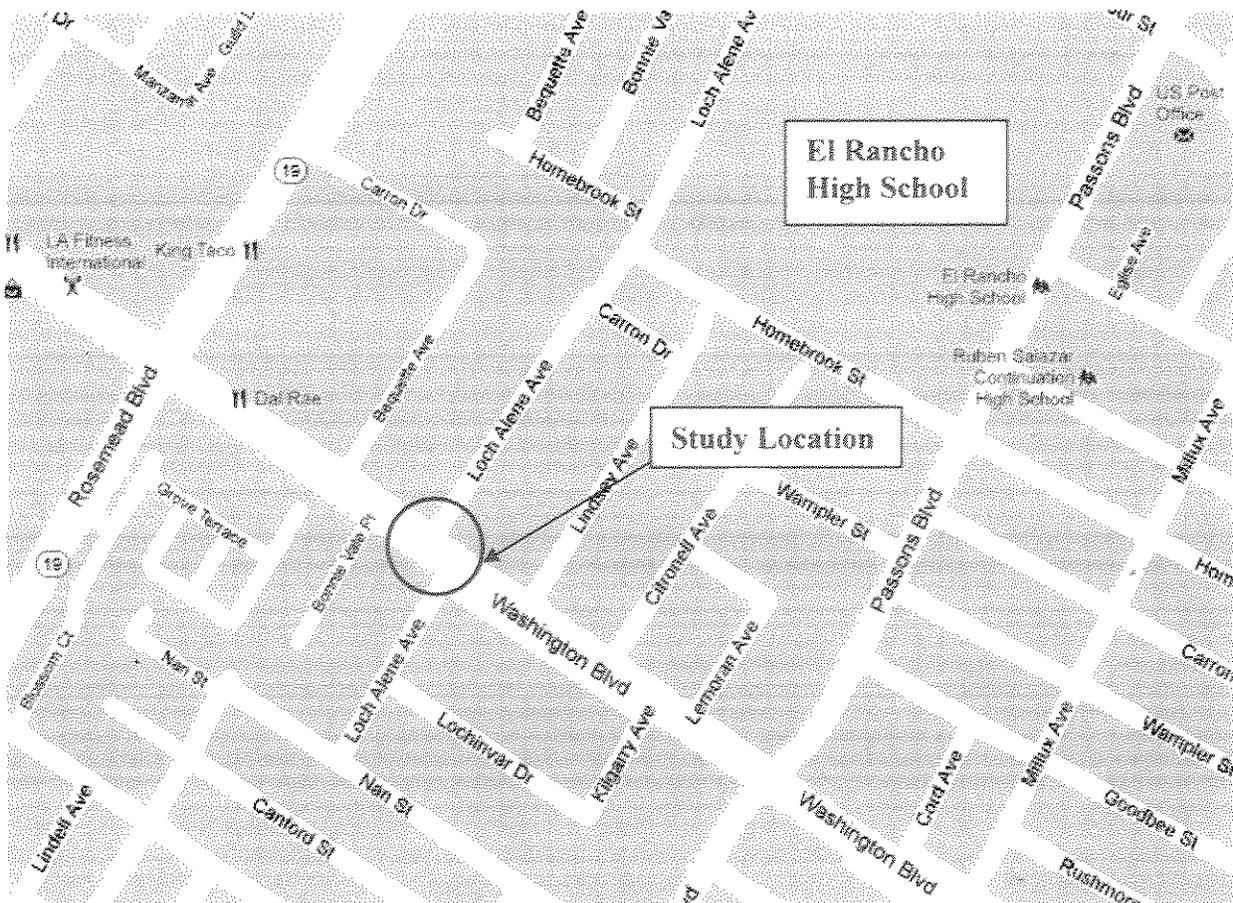


Figure 1: Vicinity Map

Background

Loch Alene Avenue is a residential street with on-street parking on both sides of the street and a prima fascia speed limit of 25 MPH. Washington Boulevard is classified as a major arterial with no parking any time signs on both sides of the street and a posted speed limit of 40 MPH. Figure 2 presents an aerial photograph of the subject area.

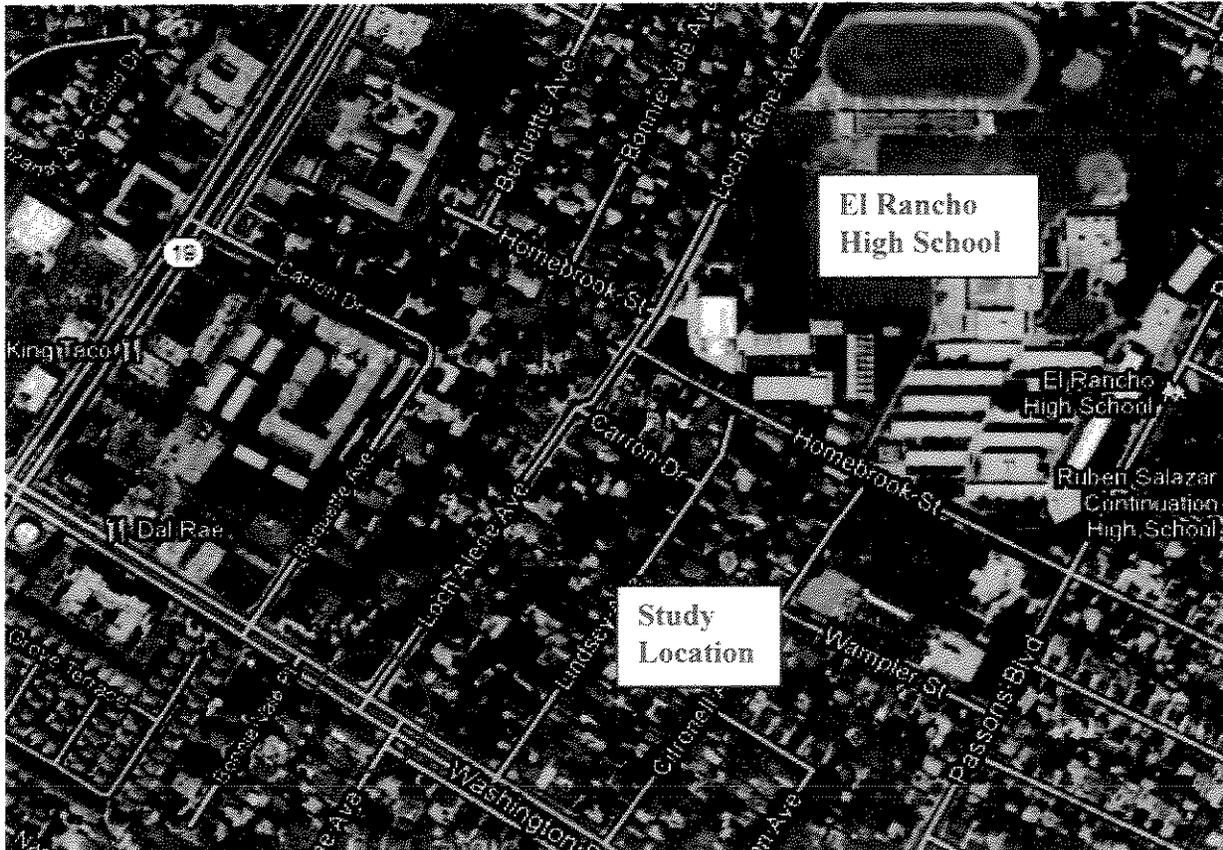


Figure 2: Aerial Photograph

Investigation

Field observations were made at different days and times at the intersection of Loch Alene Avenue and Washington Boulevard during the AM and PM peak hours. A significant increase of traffic was observed in the southbound direction on Loch Alene Avenue during the morning peak time between 7:30 to 8:00 am. This increase of traffic is partially due to parents utilizing the drop-off/pick up zone behind El Rancho High School that fronts Loch Alene Avenue, as well as due to the closure of the City Hall parking lot preventing parents from using the parking lot as a shortcut to the high school. The queuing of vehicles on Loch Alene Avenue blocks access to residential driveways along a portion of the west side of the street. Staff, with assistance from Santa Fe Springs Traffic Signal Maintenance crews, verified the timing and coordination of the traffic signal at Washington Boulevard and Loch Alene Avenue during the AM and PM peak hours. The traffic signal at the intersection was shown to be performing per approved timing and coordination plans.

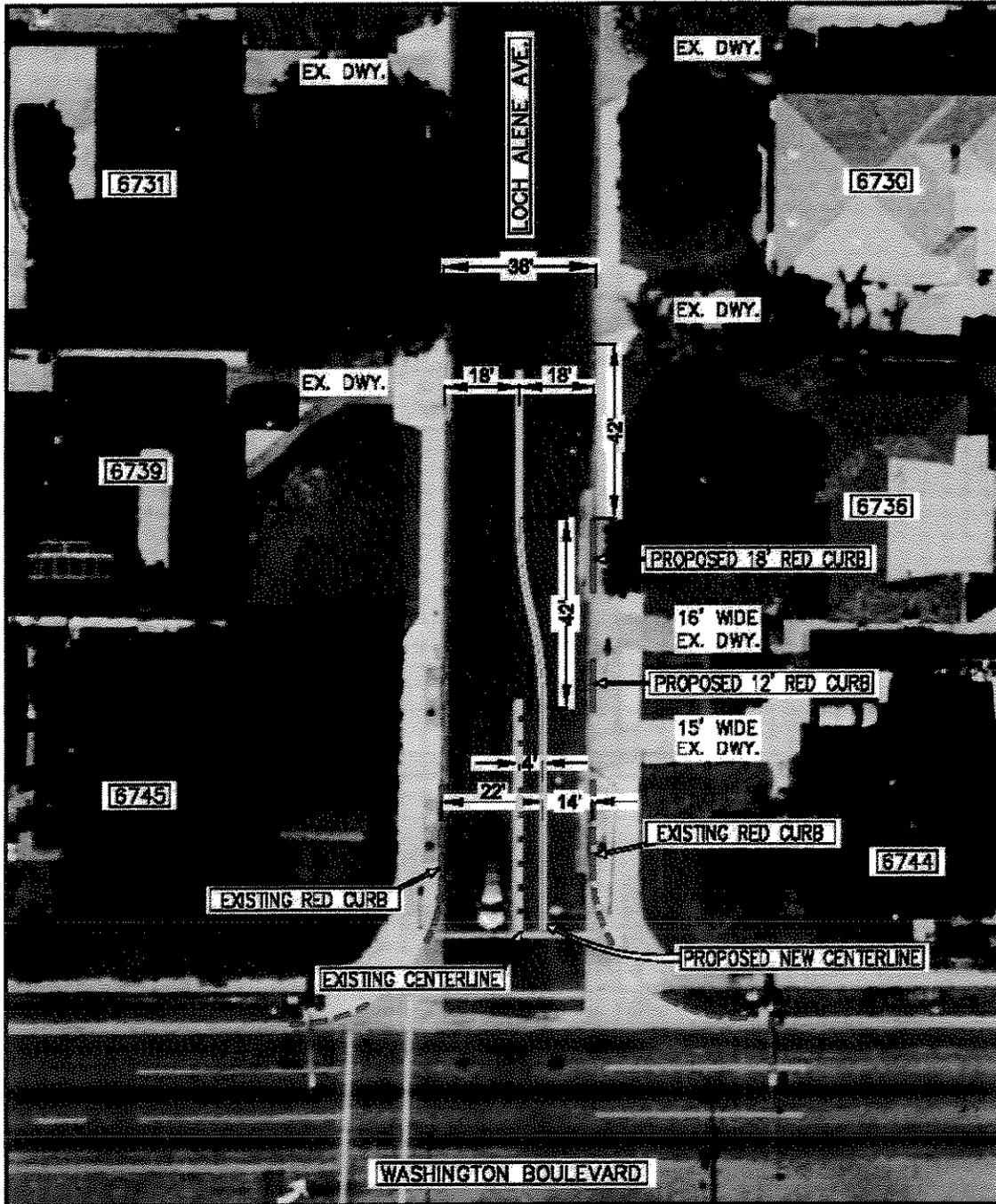
Recommendation

Due to the increase in traffic volume in the southbound direction at Washington Boulevard and Loch Alene Avenue, the existing double yellow line was moved 4 feet to the east to create an exclusive southbound through lane with a shared right turn lane. In order to accommodate these newly configured lane, existing red curb was extended on the east side of the street. Also, the timing of the intersection traffic signal for the southbound direction was increased from 30 to 40 seconds to assist in significantly reducing the vehicle queuing. Staff will continue to monitor the operation of the intersection over the next four weeks. The installation of the additional red curb will eliminate one (1) on-street parking space.



Arturo Cervantes, P.E.
Director of Public Works/City Engineer

AC:JL:lg



	CITY OF PICO RIVERA			
	DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION			
	LOCH ALENE AVENUE @ WASHINGTON BLVD. IMPROVEMENT			
	PREPARED BY: M. NGUYEN	CHECKED BY: J. LOERA	SCALE: NOT TO SCALE	DATE: 06-05-12

TRAFFIC SAFETY ANALYSIS

Villa Nova Mobile Home Park 8509 Beverly Boulevard

Prepared for:



THE CITY OF PICO RIVERA

6615 Passons Boulevard
Pico Rivera, CA 90660-1016

May 24, 2012

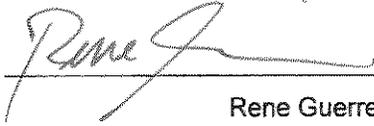
Prepared By:		6/5/12
	Mike Nguyen, Design Consultant	Date
Recommended By:		6/5/12
	Rene Guerrero Assistant City Engineer	Date
Approved By:		6/5/12
	Arturo Cervantes, P.E. Director of Public Works/City Engineer	Date

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Figure 2: Aerial Photo

Traffic Counts

Beverly Boulevard is classified as a truck route within the Pico Rivera City Limit as noted in City of Pico Rivera Municipal Code, Chapter 10, and Section 56.03. Based on the most current Radar Speed Survey Report dated October 9, 2009, the Average Daily Traffic (ADT) count is 32,462. Based on the Beverly Boulevard Median Traffic Analysis Report dated January 4, 2010, the AM-peak hour at the subject location is from 7:00 am to 9:00 am and PM-peak hour is from 4:00 pm to 6:00 pm.

Traffic Collision History

Review of traffic collision summary reports, provided to staff by the Sheriff's Department, showed that six (6) traffic accidents were reported near the intersection of Beverly Boulevard and Pine Street within the past three (3) years. Table 1 below shows the summary of all reported accidents from 1/1/2008 to 1/1/2011.

It is possible that other accidents may have occurred at this location. However, they were not reported, and therefore are not available to be evaluated as part of this investigation.

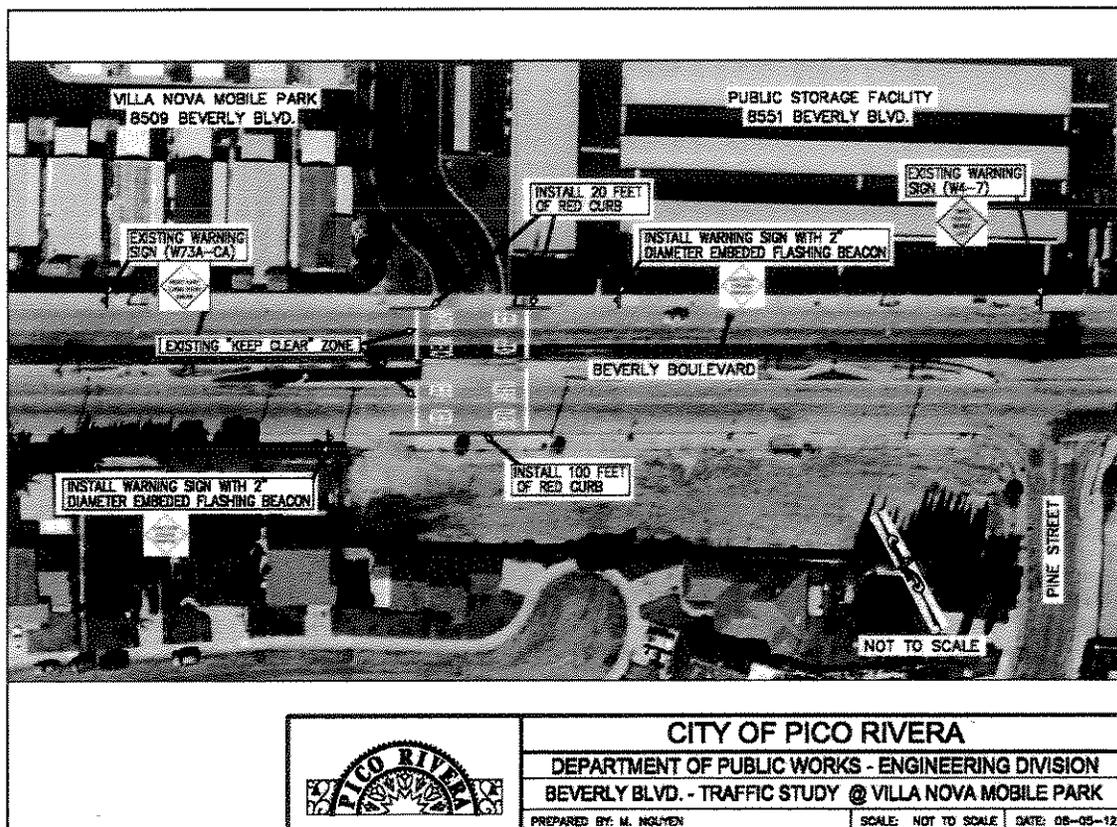
TABLE 1
TRAFFIC COLLISION SUMMARY
Beverly Boulevard and Pine Street
 From 1/1/2008 to 1/1/2011

	Non Injury Collisions	Injury Collisions	Fatal Collisions	Total Collisions
Hit Object	3	-	-	3
Rear-End	2	-	-	2
Sideswipe	1	-	-	1
Overtaken	-	-	-	-
Total	6	-	-	6

Recommendation

To enhance safety at the main driveway, staff installed two solar-powered warning signs with flashing beacons for east and westbound traffic on Beverly Boulevard. The warning signs will provide another layer of safety by warning approaching motorists that a vehicle may be exiting the driveway approach. Red curb was installed on the east and west side of the driveway approach and on the frontage of the driveway approach on the south side of Beverly Boulevard.

Figure 3: Recommended Improvement



CITY OF PICO RIVERA
 DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION
 BEVERLY BLVD. - TRAFFIC STUDY @ VILLA NOVA MOBILE PARK
 PREPARED BY: N. NGUYEN SCALE: NOT TO SCALE DATE: 06-05-12

CITY OF PICO RIVERA
MEMORANDUM

Date: May 23, 2012

To: Director of Public Works/City Engineer

From: Assistant City Engineer

Subject: STOP WARRANT ANALYSIS AT LOCH ALENE AVENUE AND CARRON DRIVE

Staff received a request to analyze the intersection at Loch Alene Avenue and Carron Drive. The concern is that of safety and poor circulation during drop-off/pick-up times for students of El Rancho High School. The specific request was for a three-way stop sign at the intersection of Loch Alene Avenue and Carron Drive. The following study evaluates this issue and makes recommendations based on technical findings, accident history, vehicular and pedestrian volumes, and field evaluations, with a goal of improving safety and circulation. Figure 1 presents a vicinity map of the area.

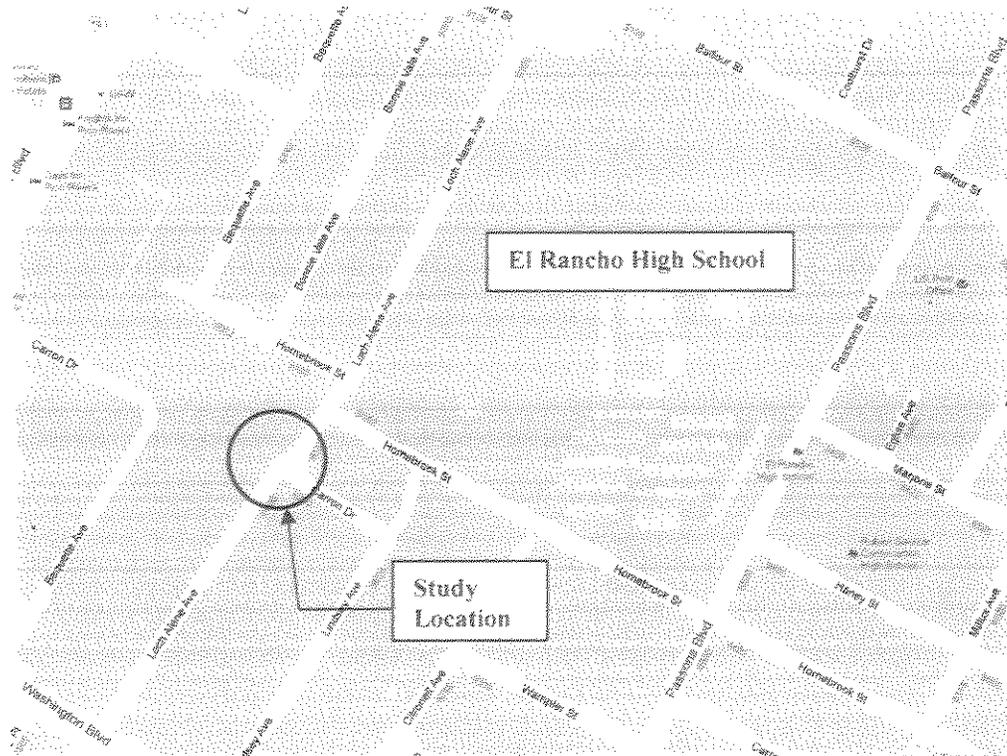


Figure 1: Vicinity Map

Background

El Rancho High School is located at 6501 Passons Boulevard, just north of the City Hall. The campus is bounded by Passons Boulevard on the east, Balfour Street on the north, Loch Alene Avenue on the west, and a private service road on the south. This service road separates the campus from City Hall, and is used very frequently by motorists.

The high school has two (2) drop-off/pick-up locations. The primary drop-off/pick-up location is at the front of the school on Passons Boulevard. The secondary location is on Loch Alene Avenue between Homebrook Street and the private service road. The subject study location is at the intersection of Loch Alene Avenue and Carron Drive, just south of the secondary drop-off/pick-up location.

Roadway Features

Loch Alene Avenue and Carron Drive are residential streets that form a T-intersection (study intersection) in the vicinity of El Rancho High School, near its southwest quadrant. The study intersection is located approximately 200 feet south of the private service road and approximately 980 feet north of the Washington Boulevard signalized intersection. Its proximity to the high school and Washington Boulevard is significant and is discussed later in this study.

The Loch Alene Avenue and Carron Drive intersection is unique in its configuration (Figure 2 presents an aerial photograph of the subject area). This intersection is located immediately within a roadway knuckle created by Carron Drive and Loch Alene Avenue (South). This is an atypical situation; however, it does meet acceptable design standards for roadway intersections.

Both Loch Alene Avenue and Carron Drive have on-street parking permitted on both sides of the street. Loch Alene Avenue is 36 feet wide, allowing for one 10-foot wide lane of traffic and an 8-foot wide parking lane in each direction. Carron Drive is 30 feet wide with parking allowed on both sides of the street. The prima fascia speed limit is 25 MPH on both streets. Carron Drive has a fairly narrow roadway width such that motorists have to yield to each other to allow for safe passage if vehicles are parked on both sides of the street.

The intersection sits within a section of Loch Alene Avenue that spans from Balfour Street to Washington Boulevard, a length of approximately 2,500 feet, in the north/south direction. Carron Drive, an east-west street, spans from Lindsey Avenue to Loch Alene Avenue. Its length is approximately 360 feet in this span.



Figure 2: Aerial Photograph

Investigation

The concern at the study intersection is one of safety and traffic circulation. The California Manual on Uniform Traffic Control Devices (CA-MUTCD) provides standards for evaluating these types of issues at intersections, as well as general applications for stop signs. Staff utilized the CA-MUTCD guidelines in conjunction with field observation, intersection geometrics, visibility standards, vehicular and pedestrian volume, circulation, and traffic accident history to evaluate the intersection.

Safety Issues - There are several issues common to intersections that involve safety and there are standards for measuring, analyzing and mitigating such issues. These measurements include vehicular and pedestrian volumes, accident history, sight distance, and vehicle speeds.

- Vehicular Volumes - Due to the high number of students attending El Rancho High School, a large increase in traffic volumes is observed in and around the school vicinity during both drop-off and pick-up times on Passons Boulevard and Loch Alene Avenue.

During this time, a substantial number of motorists travel through the intersection of Loch Alene Avenue and Carron Drive.

Per the CA-MUTCD, there are minimum volumes to meet when considering placing a multi-way stop at Loch Alene and Carron. There should be an average of at least 300 vehicles (total number of vehicles in both directions on Loch Alene) per hour for any 8 hours of an average day. The volumes gathered below show that there are at least 300 vehicles in only one hour of the day. Based on the CA-MUTCD, the placement of stop signs at the intersection is not warranted.

As a note, heavy vehicular volumes (approximately 70%) were only recorded for a period of approximately 20 minutes during the morning student drop-off period (7:00 AM and 8:00 AM). See table below for a full 24-hour traffic count at the subject intersection.

TRAFFIC VOLUMES
Northbound-Southbound - Loch Alene Ave.
Westbound - Carron Dr.

Time	North bound	South bound	West bound	Totals
00:00-01:00	15	1	0	16
01:00-02:00	4	2	0	6
02:00-03:00	3	0	0	3
03:00-04:00	2	2	0	4
04:00-05:00	16	2	0	18
05:00-06:00	31	3	0	34
06:00-07:00	25	18	0	43
07:00-08:00	125	236	0	*361
08:00-09:00	54	44	0	98
09:00-10:00	56	38	0	94
10:00-11:00	26	6	21	53
11:00-12:00	28	9	5	42
12:00-13:00	35	14	9	58
13:00-14:00	41	31	13	85
14:00-15:00	44	69	21	134
15:00-16:00	82	81	26	189
16:00-17:00	59	46	20	125
17:00-18:00	49	50	15	114
18:00-19:00	31	14	10	55
19:00-20:00	17	9	12	38
20:00-21:00	18	6	4	28
21:00-22:00	11	2	3	16
22:00-23:00	24	7	1	32
23:00-00:00	21	3	0	24

STOP WARRANT ANALYSIS AT LOCH ALENE AVENUE AND CARRON DRIVE

Page 5 of 10

- Pedestrian Volumes – Per the CA-MUTCD, the combined vehicular and pedestrian volume entering the study intersection from the minor street approach (in this case, Carron Drive) must average at least 200 units (vehicles and pedestrians) for the same 8 hours looked at for the vehicular volumes noted above. There should also be an average delay of at least 30 seconds per vehicle for those vehicles on Carron Drive wanting to turn onto Loch Alene Avenue. The pedestrian volumes gathered show that there are only 20 to 30 pedestrians crossing Carron Drive during the peak drop-off/pick-up times. Additionally, the vehicle volumes shown in the table above for Carron Drive (westbound) do not meet the minimum number of units. Based on the CA-MUTCD, the placement of stop signs at the intersection is not warranted.
- Accident History – The safety record at the intersection of Loch Alene Avenue and Carron Drive is satisfactory with no reported collisions in the past 12 months, and only one collision (sideswipe of a parked vehicle) reported in the past three (3) years. The collision did not involve a pedestrian.

The number of accidents is well below the minimum requirement of the CA-MUTCD guidelines for stop sign consideration, requiring at least five (5) reported collisions in a 12-month period. The placement of stop signs at the intersection is not warranted.

- Sight Distance – Due to its unique configuration, sight distance obstructions do exist at the study intersection for westbound motorists traveling on Carron Drive and north-southbound motorists traveling on Loch Alene Avenue. The sight distance for westbound motorists traveling on Carron Drive is obstructed by vehicles parked along the east curb of Loch Alene Avenue, just south of Carron Drive. The sight distance for northbound-southbound motorists traveling on Loch Alene Avenue is obstructed caused by vehicles parked along the east and west curb of Loch Alene Avenue within 40 feet of the intersection at Carron Drive. Figure 3 presents this condition for motorists traveling northbound just prior to Carron Drive.

Although sight obstructions due exist when cars are parked on Loch Alene Avenue, installation of red curb on Loch Alene Avenue, at certain locations, will resolve this issue. This will improve sight visibility of motorists traveling westbound on Carron Drive turning onto Loch Alene Avenue. The placement of stop signs at the intersection is not warranted based on sight distance.

- Vehicle Speeds – The CA-MUTCD establishes criteria when analyzing vehicular speed. If the average speed (85th percentile) on Loch Alene Avenue exceeds 40 mph, then the minimum vehicular volume threshold would decrease from 300 vehicles per hour for any 8 hours of an average day to 210 vehicles per hour. During this study, the average speed was determined to be 37.8 mph. The placement of stop signs at the intersection is not warranted. The placement of stop signs at the intersection is not warranted. To address issues with speeding, increased police enforcement and periodic placement of speed radar trailers are recommended.

The intersection of Loch Alene Avenue and Carron Drive does not meet the CA-MUTCD warrant for stop signs based on the analysis above. A CA-MUTCD excerpt and Stop Sign Warrant Worksheet are attached in this report for reference.



Figure 3: Loch Alene Avenue – Traveling North

Circulation – It is obvious there is a significant increase in the number of vehicles driving on Loch Alene Avenue during specific times of the day based on the volumes shown in the previous table. This increase occurs for only a 20 to 30 minute period during the student drop-off times and at various intervals during the student pick-up times. Unfortunately, there are not many alternate routes available for motorists to drive to and from the high school. It is also noteworthy to mention that the study intersection is in very close proximity to congested intersections such as Washington Boulevard and the Homebrook Service Road.

By introducing a stop sign at the intersection of Loch Alene Avenue and Carron Drive, three sets of vehicle queues will regularly form on Loch Alene Avenue during the peak periods. One vehicle queue (southbound vehicles) will form at the study intersection towards the north along Loch Alene Avenue (Queue No. 1). The second vehicle queue (northbound vehicles) will form at the study intersection towards the south along Loch Alene Avenue (Queue No. 2). The third vehicle queue (Queue No. 3) currently exists along Loch Alene Avenue at the intersection of Loch Alene and Washington Boulevard.

One significant issue when considering proper circulation at the study intersection is that it is only 200 feet south along Loch Alene Avenue from the Homebrook Service Road. Queuing capacity is limited. For this reason, a queue of vehicles (Queue No. 1) will be created which could stretch further north, impacting ingress/egress to the school driveway and the service road. This will exacerbate circulation issues rather than improve them. This could also lead to a higher potential of accidents as motorists try to circumvent the gridlock in frustration.

While reviewing traffic circulation in the vicinity and on school routes, it is important to note that a few years ago a traffic signal was installed at the intersection of Loch Alene Avenue and Washington Boulevard to better accommodate the high vehicle demand. This high demand was in large part due to traffic associated with the high school. City Staff are aware of traffic concerns voiced by residents on Loch Alene. Many of their concerns are related to the long southbound traffic queues (Queue No. 3) experienced during the student drop-off and pick-up periods. The southbound green phase has been increased to help reduce the length of queues and has been reasonably successful. Obviously, residents living on Loch Alene still experience difficulty entering and leaving their driveways during the 20-30 minute AM and PM peak school traffic periods. This condition could be exacerbated by the introduction of stop signs at the study intersection.

If a stop sign is introduced, northbound vehicle queues (Queue No. 2) will form to the south starting at Carron Drive. These northbound vehicular queues are likely to overlap with southbound vehicular queues (Queue No. 3) thereby making it more difficult for residents to enter/exit through their driveways.

In addition, the installation of stop signs at the intersection of Loch Alene and Carron would reduce the effectiveness of the traffic signal at Washington, and result in longer traffic queues at Washington Boulevard. Currently, traffic travels southbound along Loch Alene and arrives in groups (or platoons) at Washington Boulevard. When the signal changes, that platoon of southbound vehicles enter onto Washington and usually leave southbound Loch Alene clear for a brief period during the peak. If stop signs were installed on Loch Alene at Carron, vehicles would slow and/or stop at Carron, then resume travel towards Washington. This would form a metering effect and result in fewer opportunities for residents to exit their driveways as traffic along Loch Alene would be spread out over a longer distance.

Based on this analysis, staff anticipates no improvement to circulation and potentially unfavorable impacts to ingress/egress movements to the service road, residential driveways and the school driveway. As such, a three-way stop sign is not warranted.

Recommendation

In an effort to promote the safe and efficient flow of traffic through this intersection, the following recommendations are presented:

1. Safety - Sight distance for westbound motorists on Carron Drive could be improved at this intersection by installing 40 feet of red curb along the east side (just south of Carron Drive) and west side (just north of Carron Drive) of Loch Alene Avenue (See Exhibit "A" attached). The installation of red curb will reduce the potential for sight obstructions

STOP WARRANT ANALYSIS AT LOCH ALENE AVENUE AND CARRON DRIVE

Page 8 of 10

and will enhance the visibility of vehicles traveling westbound on Carron Drive providing a safer flow of traffic for north and southbound motorists. This will also provide for a safer egress of motorists wanting to make a right or left turn from Carron Drive onto Loch Alene Avenue. The installation of the red curb will eliminate 4 on-street parking spaces.

2. Safety - To address issues with speeding, increased police enforcement and periodic placement of speed radar trailers is recommended.
3. CA-MUTCD - Based on the California MUTCD All-Way Stop Sign Warrants, the conditions at this intersection do not warrant the installation of all-way stop controls at this time.
4. Circulation - The close proximity of Carron Drive to the private service road, approximately 200 feet apart, could increase traffic congestion in this area, since all vehicles traveling southbound would have to make a complete stop at Carron Drive. This could cause a queue of vehicles that could block the private service road, Homebrook Street, and the school driveway. As such, installing stop signs are forecasted to have unfavorable impacts to traffic circulation.
5. Ingress/Egress – If stop signs are introduced at the study intersection, northbound vehicle queues will form to the south starting at Carron Drive. These northbound vehicular queues are likely to overlap with southbound vehicular queues that will form at Washington Blvd. thereby making it more difficult for residents to enter/exit through their driveways.

Placement of a three-way stop sign at the intersection of Loch Alene Avenue and Carron Drive is not warranted nor is it recommended.



Rene Guerrero, P.E.
Assistant City Engineer

RG:JL:MN:lg

California MUTCD (excerpt)

Section 2B.07 Multiway Stop Applications

Support:

Multiway stop control can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multiway stops include pedestrians, bicyclists, and all road users expecting other road users to stop. Multiway stop control is used where the volume of traffic on the intersecting roads is approximately equal.

The restrictions on the use of STOP signs described in Section 2B.05 also apply to multiway stop applications.

Guidance:

The decision to install multiway stop control should be based on an engineering study.

The following criteria should be considered in the engineering study for a multiway STOP sign installation:

- A. Where traffic control signals are justified, the multiway stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.
- B. A crash problem, as indicated by 5 or more reported crashes in a 12-month period that are susceptible to correction by a multiway stop installation. Such crashes include right- and left-turn collisions as well as right-angle collisions.
- C. Minimum volumes:
 - 1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day, and
 - 2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour, but
 - 3. If the 85th-percentile approach speed of the major-street traffic exceeds 65 km/h or exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the above values.
- D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

Option:

Other criteria that may be considered in an engineering study include:

- A. The need to control left-turn conflicts;
- B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
- C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to reasonably safely negotiate the intersection unless conflicting cross traffic is also required to stop; and
- D. An intersection of two residential neighborhood collectors (through) streets of similar design and operating characteristics where multiway stop control would improve traffic operational characteristics of the intersection.

Stop Sign Warrant Worksheet

MUTCD STOP SIGN - Warrant Analysis

City of Pico Rivera Agency Los Angeles County Caic M. NGUYEN Check Date 5/7/2012 Date

Major St: Loch Alene Avenue Critical Approach Speed 25 mph
Minor St: Carron Drive Critical Approach Speed 25 mph

Section A - Is a Stop Sign being used temporarily for a justified Traffic Signal? YES NO
Where traffic control signals are justified, the multiway stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.

Section B - Accident Experience 100% SATISFIED YES NO
A crash problem, as indicated by 5 or more reported crashes in a 12-month period that are susceptible to correction by a multiway stop installation. Such crashes include right- and left-turn collisions as well as right-angle collisions. 80% SATISFIED YES NO

ACCIDENT HISTORY			
Minimum Requirement	2011	2010	2009
100% - 5 or More	1	0	0
80% - 4 or More			

Section C1 - Minimum Vehicular Volume 100% SATISFIED YES NO
The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day, and 80% SATISFIED YES NO

APPROACH LANES	MINIMUM REQUIREMENTS										Hour
	100%	80%	7	8	9	13	14	15	16	17	
Both Approaches Major Street	300	240	361	98	94	72	113	163	105	99	
Both Approaches Minor Street	200	160	0	0	0	13	21	26	20	15	

Section C2 - Combined Volumes 100% SATISFIED YES NO
The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic 80% SATISFIED YES NO

Section C3 - Speeds Greater Than 40 MPH YES NO
If the 85th-percentile approach speed of the major-street traffic exceeds 65 km/h or exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the above values. YES NO

Section D - Combination of Warrants SATISFIED YES NO
Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

Criteria B satisfied at 80% 80% SATISFIED YES NO
Criteria C1 satisfied at 80% 80% SATISFIED YES NO
Criteria C2 satisfied at 80% 80% SATISFIED YES NO

Option: Other criteria that may be considered in an engineering study include:
A. The need to control left-turn conflicts;
B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to reasonably safely negotiate the intersection unless conflicting cross traffic is also required to stop; and
D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multiway stop control would improve traffic operational characteristics of the intersection.



To: Mayor and City Council

From: City Manager

Meeting Date: June 12, 2012

Subject: LOS ANGELES COUNTY STRATEGIC PLAN COMPONENTS
FOR ECONOMIC DEVELOPMENT (2010-2014)

Recommendation:

1. Adopt resolution in support of the Los Angeles County Strategic Plan Components for Economic Development.
2. Forward copy of the resolution to the Los Angeles County Economic Development Corporation (LAEDC).

Fiscal Impact: None.

Discussion:

More than ever before, the City of Pico Rivera is on a mission to become more business-friendly, assist existing and new businesses, and collaborate with regional partners in the delivery of economic development services for all Pico Rivera-based businesses. As part of this on-going effort, it is important that we support the Los Angeles Strategic Plan Components for Economic Development for 2010 to 2014. The LAEDC facilitated the creation of this plan through a series of public meetings with a diverse array of participants from education, labor, business and government. The five components of the plan are as follows:

1. Prepare an educated workforce
2. Create a business-friendly environment
3. Enhance our quality of life

COUNCIL AGENDA MEMO – MTG. OF JUNE 12, 2012
LOS ANGELES COUNTY STRATEGIC PLAN COMPONENTS FOR
ECONOMIC DEVELOPMENT

Page 2 of 2

4. Implement smart land use
5. Build 21st Century Infrastructure

The LAEDC's five cornerstone components are consistent with the City's commitment (via internal and external-partner resources) to promote the following activities in our local community:

1. Job growth
2. Business creation and expansion
3. Educational and training resources for the workforce
4. Parks and infrastructure improvements
5. General Plan and Zoning Code Amendments

The City of Pico Rivera has long-held the core value of listening and working closely in partnership with our local business community. The City's common sense approach to problem-solving has been experienced by many existing businesses in their daily work activities, saving them precious time, money and resources. For new and/or expanding businesses, the City's business-friendly approach provides for services in a timely and effective manner. The City of Pico Rivera understands now more than ever the importance of supporting economic development in these challenging times of weak economic growth and declining governmental resources throughout the nation.



Ronald Bates

RB:BAM:av

Attachments:

Resolution

Exhibit A - Los Angeles County Strategic Plan
for Economic Development

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, IN SUPPORT OF THE LOS ANGELES COUNTY STRATEGIC PLAN COMPONENTS FOR ECONOMIC DEVELOPMENT FOR 2010 TO 2014 AS ADOPTED BY THE LOS ANGELES COUNTY ECONOMIC DEVELOPMENT CORPORATION

WHEREAS, the City of Pico Rivera is a member of the Los Angeles County Economic Development Corporation (LAEDC) which provides economic development services throughout Los Angeles County;

WHEREAS, the City Council of the City of Pico Rivera supports working with LAEDC and other key economic stakeholders to improve the local economy in Pico Rivera, Los Angeles County and the State of California; and

WHEREAS, the City Council of the City of Pico Rivera promotes local economic development growth through job creation, business creation and expansion, workforce development, capital improvements and good planning.

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

SECTION 1. The City Council of the City of Pico Rivera hereby supports the LAEDC's Los Angeles County Strategic Plan Objectives for Economic Development for 2010-2014:

Component One – **Prepare an educated workforce.** The City Council of the City of Pico Rivera supports local K-12 and adult educational opportunities through the El Rancho Unified School District as well as workforce training for employers and employees from organizations such as the California Manufacturing Technology Consulting, the Southeast Social Services Funding Authority, the World Trade Center Association, Goodwill of Southern California, and the Pico Rivera Chamber of Commerce.

Component Two – **Create a business-friendly environment.** The City Council of the City of Pico Rivera strives to communicate effectively with businesses including processes to increase responsiveness to businesses that are seeking or already doing business within Pico Rivera as well as streamlining operations for efficient business assistance in the areas of licensing, permitting, inspections and other municipal services.

Component Three – **Enhance our quality of life.** The City Council of the City of Pico Rivera has recently completed or is implementing over \$24 Million in new park and recreational improvements to enhance the quality of life for all residents.

Component Four – **Implement smart land use.** The City Council of the City of Pico Rivera is currently undertaking a major amendment to the City's general plan and zoning ordinance.

Component Five – **Build 21st Century Infrastructure.** The City Council of the City of Pico Rivera has recently completed or is implementing over \$62 Million in capital improvement projects to enhance vehicle flow and circulation, promote pedestrian safety, improve access for the disabled and beautify the City’s main corridors.

SECTION 2. The City Council of the City of Pico Rivera hereby directs the City Clerk to send a copy of this resolution to the LAEDC.

SECTION 3. The City Clerk shall certify to the adoption this Resolution and hereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 12th day of June, 2012.

Bob J. Archuleta, Mayor

ATTESTED:

APPROVED AS TO FORM:

Anna M. Jerome, Assistant City Clerk

Arnold M. Alvarez-Glasman, City Attorney

AYES;

NOES;

ABSENT;

ABSTAIN:

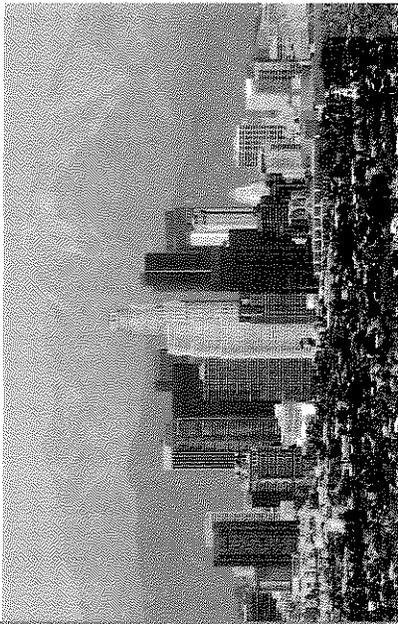
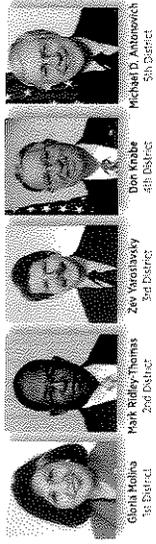
A MESSAGE FROM THE L.A. COUNTY BOARD OF SUPERVISORS

Los Angeles County covers over 4,000 square miles and is the nation's most diverse and populous county with more than 10.4 million residents representing more than 220 languages and cultures from around the world. Home to some of the world's leading consumer markets, the largest labor force of any county in the United States, three world class research universities and 177 other colleges and university campuses, the two largest airports in America, and one of the busiest origins and destination airports anywhere, Los Angeles County has one of the world's largest and most dynamic economies with annual economic activity in excess of \$500 billion in 2008.

To guide job and business retention, expansion and attraction in this nation-sized economy, the Los Angeles County Board of Supervisors unanimously endorsed this first-ever, ground-up, consensus strategic plan for economic development in Los Angeles County.

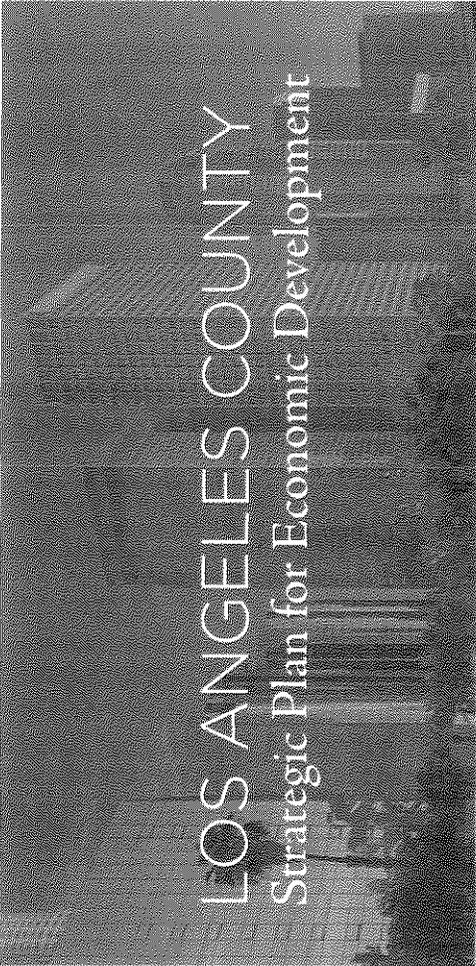
The Los Angeles County Economic Development Corporation facilitated the creation of the plan through a series of public meetings with a diverse array of participants from education, labor, business, government, and the environmental and environmental justice communities. This distinctive group of leaders from regions throughout the County was united in their commitment to a brighter economy, a cleaner environment, and a more broadly shared prosperity.

Now it's time for all of us to come together, carry out and realize what's contained in the "four corners" of this plan. To do so, we need champions to help implement the plan, and, there are roles for everyone in the public, private and non-profit sectors to play. We invite local residents and the best and brightest leaders from the most creative firms from around the world to participate and help us reach our goals.

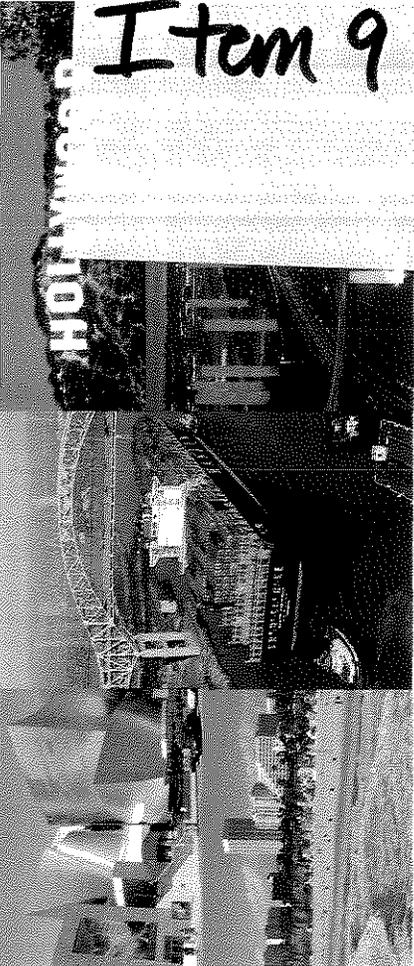


MAKING LOS ANGELES MORE COMPETITIVE

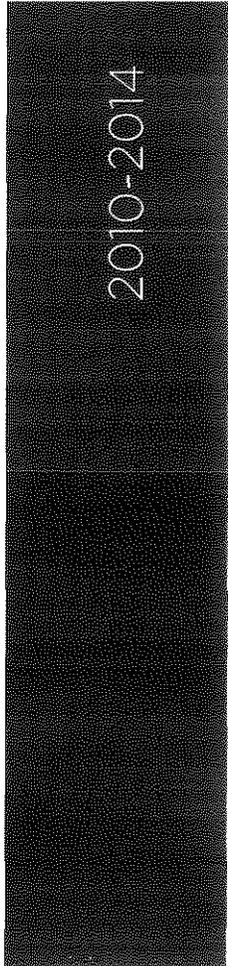
Los Angeles County and the region have an extraordinary talent pool. To meet the needs of our citizens and lead on a strategic plan for economic development to spur job growth, there are many roles associated with job growth and job creation. We are looking for future economic development leaders who are ready to take on the responsibility of creating a vibrant, growing economy and a strong, sustainable future for our region. We are looking for individuals who are ready to take on the responsibility of creating a vibrant, growing economy and a strong, sustainable future for our region. We are looking for individuals who are ready to take on the responsibility of creating a vibrant, growing economy and a strong, sustainable future for our region.



LOS ANGELES COUNTY Strategic Plan for Economic Development



ENSURING A STRONG, DIVERSE AND SUSTAINABLE ECONOMY FOR L.A. COUNTY'S RESIDENTS AND COMMUNITIES





INTRODUCTION

The Los Angeles County Economic Development Corporation (LAEDCO), a private, non-profit, public-benefit organization with more than 200 members representing leading private sector employers in the County, two dozen academic institutions, more than 20 cities from across L.A. County, six regional economic development corporations, the County, CEO and appointed representatives of all five County Supervisors, identified, assembled and mobilized a diverse group of public/private, business, education, labor, environmental, and other community-based participants to shape, build, support, and help implement the first-ever comprehensive, consensus strategic plan for economic development in L.A. County.

CONSENSUS STRATEGIC PLANNING PROCESS

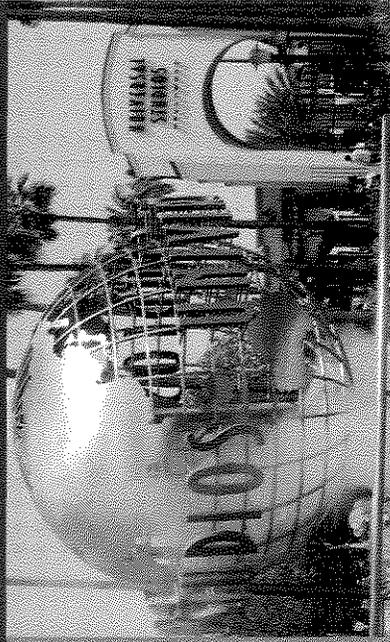
The strategic planning process was conducted with industry leaders to confirm the need, opportunities and growth potential in key sectors. Then, we surveyed and cataloged best economic development planning practices and strategies among selected U.S. cities and counties, as well as major international cities. From these different research inputs, we identified **five key components** central to economic development success: **Educated Workforce, Business-Friendly Environment, Attractive Quality of Life, Smart Land Use, and 21st Century Infrastructure.** We prepared a “straw man” document complete with a key aspirational goal for each component, and a series of sample objectives and strategies for meeting each goal and ownership to help guarantee the plan’s success.

Research began with a survey of more than 5,000 businesses operating in Los Angeles County to determine the health and concerns of industry. Next, we conducted an in-depth study of major industry clusters driving the Los Angeles County economy. This was followed by a series of focus groups

with industry leaders to confirm the need, opportunities and growth potential in key sectors. Then, we surveyed and cataloged best economic development planning practices and strategies among selected U.S. cities and counties, as well as major international cities. From these different research inputs, we identified **five key components** central to economic development success: **Educated Workforce, Business-Friendly Environment, Attractive Quality of Life, Smart Land Use, and 21st Century Infrastructure.** We prepared a “straw man” document complete with a key aspirational goal for each component, and a series of sample objectives and strategies for meeting each goal and ownership to help guarantee the plan’s success.

Public input was a central element of the plan’s development. While the “straw-man” document served as a critical starting point, it was during 26 public workshops held across L.A. County that the plan was developed and its consensus vision was developed. We solicited input from 1,070 individual stakeholders (see back cover)

LOS ANGELES COUNTY – BUILDING ON OUR STRENGTHS



Los Angeles County is made up of 18 major industry sectors, chief among them aerospace and defense, entertainment, technology, and international trade. As the **entertainment** and **international trade** capital of the world, and with an estimated \$400 billion annual economic activity spread across these and other key areas of expertise, L.A. County’s gross domestic product is larger than that of almost every

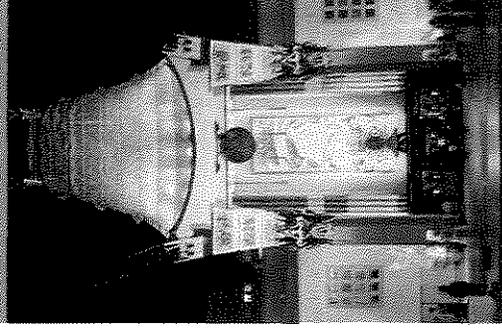
L.A. County is most famously known for its entertainment industry. Billions of people around the world enjoy the films, television shows, music and new media created here. Entertainment, in turn, is a major draw for one of the area’s primary inports-tourists. Each year, millions of people flock to the County to visit famed studios, enjoy the attractions, relax on beaches and browse the chic shops, along with the region’s popular warm water, rodeo Drive and other famous streets in the region.

But there is more to the County than its sunny skies and movie stars. Los Angeles County is also the creative capital of the world and home to 15 dynamic, export-oriented industry clusters, ranging from fashion and automotive design to materials and machinery to technology, health services and biomedical. With 120 institutions of higher learning and an abundance of well-educated workers, it should come as no surprise

that technology-based businesses are big here, as are engineering, financial, and professional services. The County’s major research universities (Caltech, UCLA and USC) have also spawned great growth in the life sciences, engineering and digital technology.

Home to the nation’s largest port complex, municipally-owned power utility, and many leading export-oriented industries transitioning to environmental sustainability, L.A. County has also been a leader in advancing environmental innovation, in applying new clean technologies and products to “green” its more established industries such as manufacturing and international trade, and in the creation of green jobs, especially in the areas of renewable energy generation, energy efficiency and green transportation.

As the nation’s #1 gateway to the global economy, via the Ports of Los Angeles and Long Beach and Los Angeles



I. PREPARE AN EDUCATED WORKFORCE

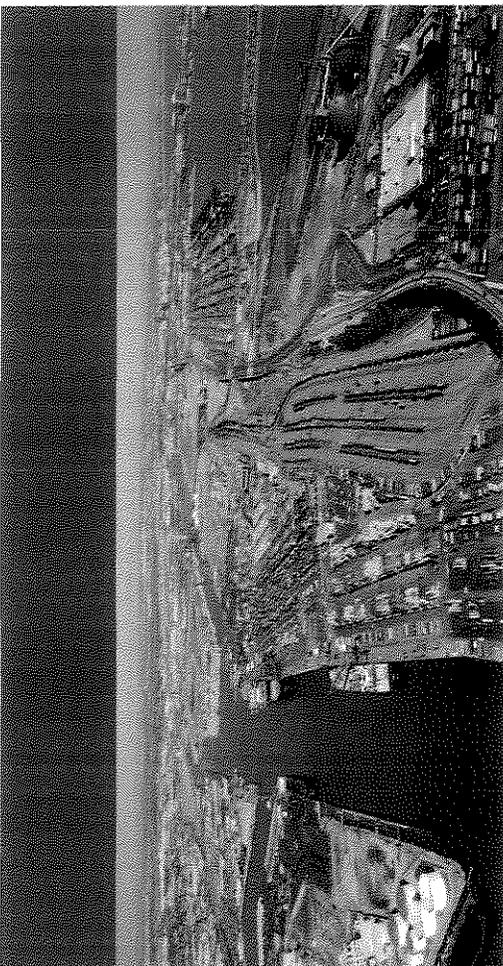


Los Angeles County continues to invest in our students and workforce with the goal of ensuring that every student is prepared for the workforce. To do this, we must invest in our students' skills and knowledge, and ensure that every student has the opportunity to succeed. We are committed to providing every student with the skills and knowledge they need to succeed in the workforce. We are committed to providing every student with the skills and knowledge they need to succeed in the workforce.

OBJECTIVE ONE: Ensure successful education outcomes at every level, i.e., all students should, at a minimum, achieve grade-level proficiency and graduate.

Make schools better by tracking, assessing, and reporting student performance outcomes; increasing the number of charter schools and small schools/learning communities in schools; increasing the use of technology at all levels; increasing arts, language, STEM education and preparation for employment opportunities in key industries; improving teacher quality and accountability through enhanced training recruitment and incentives; implementing multiple pathway approaches which prepare students from diverse backgrounds for college, careers and entrepreneurship; and creating and strengthening linkages among K-12 schools, community colleges and universities.

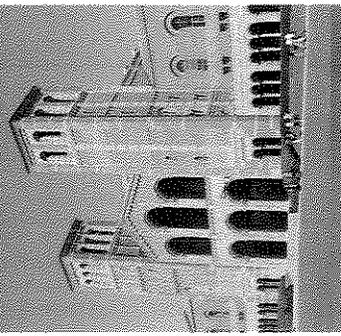
Increase student access and engagement by teaching and motivating parents to be meaningfully engaged in their children's educational success, educating parents and students on career opportunities and readiness requirements, and increasing access to scholarships, loans and grants for education.



International Airport (LAX), one of the world's busiest origin and destination airports, international trade is the force behind much of the region's vitality. The continuous stream of goods flowing into and out of the region's ports sustains other key segments including warehousing and logistics, materials and machinery, and business and financial services.

L.A. County has also been a leader in advancing environmental innovation. As the foremost market for alternative fuel vehicles, energy efficiency and clean air initiatives, L.A. County offers abundant opportunities for green growth. In fact, California invested over \$3.3 billion in clean technologies in 2008 and ranks first in the nation in new energy patents.

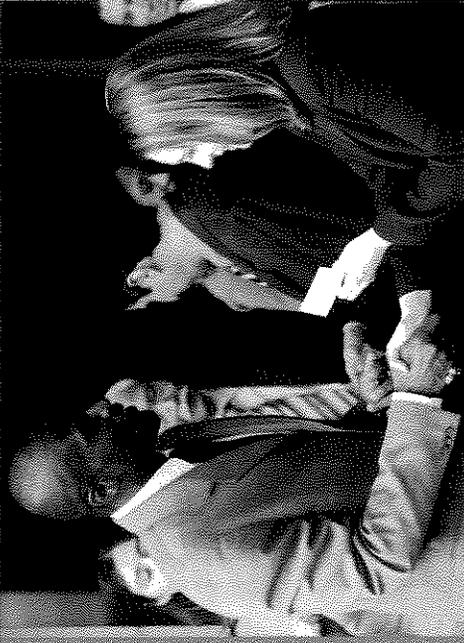
With a larger consulate corp than any American city outside Washington, D.C. and more than 230 languages and cultures represented across the County, Los Angeles is increasingly being



improvement in K-12 education where students get more and more practice with math and science. We are committed to providing every student with the skills and knowledge they need to succeed in the workforce. We are committed to providing every student with the skills and knowledge they need to succeed in the workforce.

participate in the economic L.A. County economy.

II. CREATE A BUSINESS-FRIENDLY ENVIRONMENT



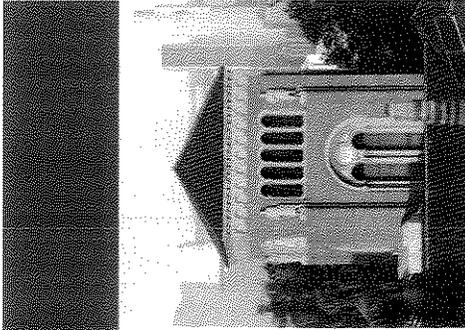
Local business owners, industry associations, and other stakeholders have the ability to identify and address the needs of their businesses. Encouraging them to work with government agencies to address these needs is a key strategy for creating a business-friendly environment. This includes providing technical assistance, such as help with regulatory compliance, and other services that can help businesses grow. Building business-friendly programs that are tailored to the needs of local businesses is a key strategy for creating a business-friendly environment. This includes providing technical assistance, such as help with regulatory compliance, and other services that can help businesses grow.

OBJECTIVE ONE: Establish and promote a business-friendly environment to create and retain good quality jobs.

Facilitate the development of a business-friendly environment by helping the state of California, L.A. County, and our 88 cities develop for their business-facing activities more efficient processes, more affordable pricing and a stronger customer service ethic.

Adopt clear, reasonable and predictable processes for the development of land to facilitate job creation and implement policies, plans and procedures to streamline review and approval processes.

Create a business-friendly and encourage cities to include an economic development element in their general plans; then, encourage L.A. County and our 88 cities to update their economic development elements regularly.



OBJECTIVE TWO: Ensure that businesses have enough workers with the right skill sets to meet their needs.

Conduct and publish research on workforce shortages, skill gaps and required preferences; and evaluate existing education, training and placement programs for continuous improvement. Fund workforce intermediaries to bring together stakeholders in targeted industry sectors to address existing and projected future workforce gaps by facilitating more opportunities for public-private collaboration between individual businesses, community colleges and universities, and promoting industry-driven curricula and technical education based on employer-verified certification.

Expand customized, sector-based programs to train larger numbers of people and market them better to job seekers. Partner and attract region, industry experts and develop the next generation of managerial talent.

Co-locate public services such as WorkSource/OneSource centers on college campuses

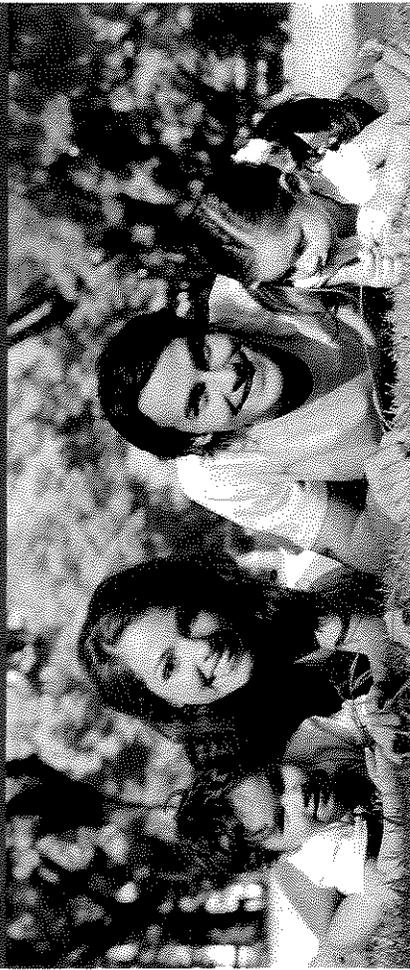
OBJECTIVE THREE: Prepare job seekers and incumbent workers to enter sectors with high-value jobs – as measured by wages, benefits and additional income attracted into the County – and built-in career ladders.

Create programs that expand the workforce by reconnecting high school dropouts to educational and training opportunities.

Develop, expand and improve the skills of the existing workforce. Provide career awareness programs in middle school. Offer student internships, job shadowing, apprenticeships, current enrollment programs, soft skills training, improved career counseling, youth employment and more parental education on careers to provide students with career awareness and work experience



III. ENHANCE OUR QUALITY OF LIFE



OBJECTIVE ONE:

Make our communities more desirable places to live.

Encourage people, safety by supporting programs that reduce crime (such as Business Watch, Neighborhood Watch, volunteer patrols, anti-gang programs and rapid response to "broken window" problems).

Promote healthy living by building more parks and expanding recreational activities, and encouraging healthy living through active lifestyles, wellness programs and locally-sourced nutritious food supplies (e.g., community gardens and farmers markets).

Encourage and expand cultural and artistic activities that celebrate our diversity and attract local and global patrons.

Create healthy vibrant and exciting communities by balancing land use, transportation, economic development, housing, and environmental improvement objectives.

Quality of life is a key factor in everyone's overall well-being and health/wellness objectives.

Improving safety and security, reducing crime, and addressing health/wellness objectives are key to the overall quality of life in our communities.

A high quality of life also includes promoting social equity to ensure all residents in Los Angeles County have an opportunity to live in safe, healthy, and vibrant communities with high-quality jobs, transit, and services.

Healthy and productive workplaces are a key to economic success. More people are looking for jobs that allow them to work in a healthy and productive environment.

Healthy and productive workplaces are a key to economic success. More people are looking for jobs that allow them to work in a healthy and productive environment.

OBJECTIVE TWO:

Retain and expand the existing job base while pro-actively attracting new businesses, industries, jobs and investment.

Develop and promote a compelling destination value proposition and brand for L.A. County, incorporating existing and aspirational strengths (e.g., size, diversity, creativity, climate, culture and commitment to green).

Increase proactive outreach to help retain and expand businesses of all sizes, with emphasis on those that are at risk of closing, leaving or being worked away.

Align local and statewide tax incentive policies with local and regional economic development priorities.

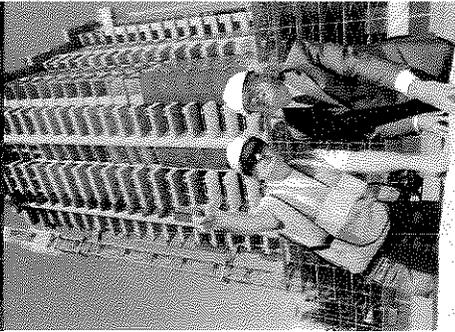
Develop sector-specific value propositions and strategies to attract firms including incentives for businesses seeking to capitalize on opportunities created by the greening of the local, state and world economies.

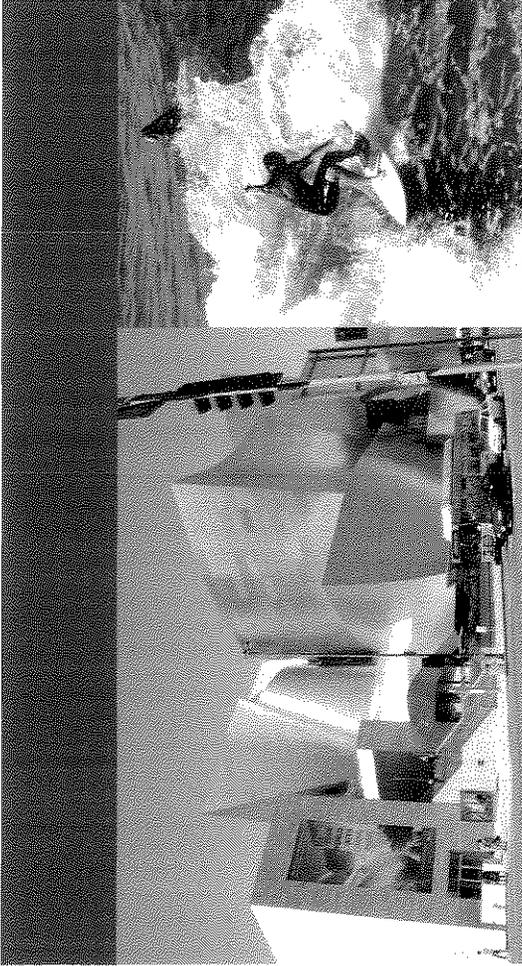
OBJECTIVE THREE:

Leverage the County's research and development facilities for the commercialization of research, technology and similar opportunities.

Aggressively seek more research funding and activity for L.A. County-based institutions.

Create a more narrative infrastructure and stronger networks to facilitate the commercialization of local research and provide needed services to entrepreneurs (venture capital, research parks, entrepreneurial management teams and mentors, etc.), focusing in particular on industries where L.A. County holds a competitive advantage (e.g., part tech, digital media, entertainment technology, etc.)





OBJECTIVE TWO:
Use all available resources (i.e., Hope VI funding, etc.) and adopt new approaches to revitalize low-income communities.

increase community participation in the planning and jobs creation process.
 Use smart growth principles to economically integrate communities.
 maximize the creation of new affordable and workforce housing units, and create more open space for residents.

“In today’s global economy, the places that attract and retain talent will win, and those who don’t will lose.”

—Richard Florida, Author of *The Flight of the Creative Class*

IV. IMPLEMENT SMART LAND USE



OBJECTIVE ONE:
Maintain an adequate supply of jobs-creating land.

Create and maintain a database of nearby viable industries, and whether the new use will produce more, high-value jobs than alternative industrial uses.
 facilitate the retention and expansion of local companies as well as the attraction of new companies to the County.

More: better use of the public sector’s high estate portfolio to facilitate jobs-producing projects.

Reverse employment land (existing and vacant) for research and development uses, especially land located near research institutions and universities, using strategies such as creating community land trusts, land banking, and/or through the creation of business, industrial, manufacturing or research and development zones.

Los Angeles County should increase its ability to acquire and develop land for jobs-creating uses. This includes identifying and purchasing land that is currently underutilized or vacant, and then redeveloping it for jobs-creating uses. The County should also consider the highest and best use of its land, and the efficient use of the limited public estate portfolio. Smart land use includes identifying and developing land for jobs-creating uses, and creating incentives for both public and private investment in jobs-creating uses. Smart land use also includes identifying and developing land for jobs-creating uses, and creating incentives for both public and private investment in jobs-creating uses.

proposed change of use development will increase land values of surrounding industrial land and/or encroach on

V. BUILD 21ST CENTURY INFRASTRUCTURE



OBJECTIVE ONE:

Fix the broken infrastructure development process.

Reform the business review, issue and contracting) to expedite infrastructure development.

Advocate for our fair share of public infrastructure development, allowing for private-public partnerships, and performance from underserved communities.

OBJECTIVE TWO:

Build and maintain critical infrastructure for L.A. County.

Expand green growth at the Ports of Los Angeles and Long Beach by speeding up implementation of the Clean Air Action Plan, developing and deploying locally sourced and driven green technology solutions, and making infrastructure to shift container traffic from road to rail or other cleaner modes.

Modernize infrastructure locally, the freeway, ports, airport, and water system, unimpeded by the City of Los Angeles, county economy, and the city's role in the world banking is about to change. The key infrastructure investments are private-public partnerships, and well-based on the County, well to maintain the standards, add in today's world, economy, the regional development trends, and infrastructure.



OBJECTIVE TWO:

Develop and rehabilitate land to meet strategic economic development objectives.

Update general community and zoning plans to enable by-right development and rectify weaknesses in the existing zoning classifications and remedy the reactive, case-by-case, spot zoning approach focused on individual parcels.

Develop, adopt and implement an incentive program to retain commercial and industrial activities and revitalize obsolete industrial land.

Create and promote public-private collaboration programs to facilitate infill development and redevelopment of brownfield sites, underutilized industrial and commercial properties and functionally obsolete buildings.

