

NOTICE

COMPTON CITY COUNCIL AGENDA Tuesday, June 23, 2015 5:45 PM

HEARING(S)

**6:00 P.M. - PUBLIC HEARING - FISCAL YEAR 2015/2016 BUDGET HEARING
(Item #9)**

**6:15 P.M. - PUBLIC HEARING - CITYWIDE PUBLIC FACILITIES IMPACT FEES
(Item #10)**

**6:20 P.M. - PUBLIC HEARING - LEVY AND COLLECTION ASSESSMENTS
AND CHARGES WITHIN THE LIGHTING AND LANDSCAPE ASSESSMENT
DISTRICT NO. 1 FOR FISCAL YEAR 2015/2016 (Item #11/13)**

**6:25 P.M. - PUBLIC HEARING - LEVY AND COLLECT ASSESSMENTS AND
CHARGES WITHIN THE SEWER SERVICE CHARGES FOR FISCAL YEAR
2015/2016 (Item #12/14)**

OPENING

ROLL CALL

INTRODUCTION OF SPECIAL GUESTS

1. INTRODUCTION/INFORMATION ON COMPTON SMART AND FINAL
STORE - Pat Barber, Vice President of Real Estate for Smart and Final

COMMENDATORY RESOLUTIONS/PRESENTATIONS

2. CERTIFICATE OF RECOGNITION - Student of the Month -
(**Councilmember Willie Jones**)
3. PRESENTATION - 2015 Compton Academic Achievement Scholarship
recipients (**Councilman Dr. Willie O. Jones**)
4. PRESENTATION HONORING DR. WILLIE O. JONES FOR HIS SERVICE
TO THE CITY OF COMPTON AND TO THE COMPTON COMMUNITY

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed.

APPROVAL OF MINUTES

5. JUNE 9, 2015

REPORTS OF OFFICERS AND COMMISSIONS

CITY MANAGER/CITY ATTORNEY/CITY TREASURER REPORTS

6. INVESTMENT REPORT (APRIL 2015) - **Receive/File**
7. CLAIM AGAINST THE CITY:
Paula Frazier vs. City - Claim No. I-8793/LI0000503A
Deny Claim

END CONSENT AGENDA

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES AND CITY COUNCIL

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORTS

UNFINISHED BUSINESS

8. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING CHANGE OF ZONE 2014-001 AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING FROM LIMITED COMMERCIAL (CL) AND LIMITED MANUFACTURING (ML) TO HIGH DENSITY RESIDENTIAL (RH) FOR PROPERTY LOCATED AT 409, 413, AND 415 NORTH ALAMEDA STREET (CHANGE OF ZONE CASE NO. 2014-001)
(Second Reading)

NEW BUSINESS

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING THE BUDGET FOR FISCAL YEAR 2015-2016
10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE ADOPTION OF DEVELOPMENT IMPACT FEES APPLICABLE TO NEW RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT TO FUND PUBLIC IMPROVEMENTS AND FACILITIES
11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE LIGHTING AND LANDSCAPE DISTRICT NO. 1 FISCAL YEAR 2015/2016
12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS OF SEWER SERVICE CHARGE FOR FISCAL YEAR 2015/2016
13. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE ENGINEER'S REPORT OF WILLDAN FINANCIAL SERVICES FOR THE CITY OF COMPTON'S LIGHTING AND LANDSCAPE ASSESSMENTS DISTRICT NO. 1 CHARGES FOR FISCAL YEAR 2015/2016
14. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE ENGINEER'S REPORT OF WILLDAN FINANCIAL SERVICES FOR THE CITY OF COMPTON'S SEWER SERVICE CHARGE FOR FISCAL YEAR 2015/2016
15. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH STETSON ENGINEERS, INC. AND ISSUE A PURCHASE ORDER FOR \$229,928 TO DESIGN A NEW WATER TREATMENT PLANT FOR WELL NO. 20 AND PREPARE CONSTRUCTION PLANS AND SPECIFICATIONS
16. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING AGREEMENT WITH THE SERVICE PLANNING AREA SIX COORDINATED ENTRY SYSTEM TO ASSIST THE CHRONICALLY HOMELESS
17. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ESTABLISHING THE HOLIDAY SCHEDULE FOR CITY EMPLOYEES FOR FISCAL YEAR 2015-2016

18. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A SITE ACCESS AGREEMENT WITH LOS ANGELES REGIONAL INTEROPERABLE COMMUNICATIONS SYSTEM AUTHORITY, A JOINT POWERS AUTHORITY FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF A PUBLIC SAFETY BROADBAND NETWORK FACILITY ON CITY-OWNED PROPERTY (COMPTON FIRE STATION NO. 4 - 950 WEST WALNUT STREET)
19. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE HUMAN RESOURCES DEPARTMENT'S FISCAL YEAR 2014-2015 BUDGET AND AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO THE SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY (SCRRA) FOR METROLINK TRAIN PASSES
20. A RESOLUTION OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO COMM-LINE COMMUNICATIONS TO PURCHASE BROADBAND MODEMS FOR THE FIRE DEPARTMENTS EMERGENCY RESPONSE VEHICLES FOR EMERGENCY DISPATCHING AND WIFI SERVICES (\$17,720.91)
21. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING CHANGE ORDER NUMBER 001 FROM S.C. FUELING SOLUTIONS AND AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO REPLACE AND UPGRADE THE DISPENSARY SYSTEM FOR THE FUEL PUMPS AT THE CITY'S MAINTENANCE YARD (\$95,550.50)
22. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING THE RESULTS OF THE GENERAL MUNICIPAL ELECTION HELD IN SAID CITY ON JUNE 2, 2015

APPROVAL OF WARRANTS

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: Tuesday, July 07, 2015 @ 3:30 PM.

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View Meetings Live at <mms://livemedia.comptoncity.org:8080>

JUNE 9, 2015

The City Council meeting was called to order at 5:45 p.m. in the Council Chambers of City Hall by Mayor Aja Brown. The Pledge of Allegiance and Moment of Silence ceremonies were also led by Mayor Aja Brown.

ROLL CALL

Council Members Present: Zurita, Arceneaux, Jones, Brown

Council Members Absent: Galvan

Other Officials Present: C. Cornwell, A. Godwin, J. Ford

COMMENDATORY RESOLUTIONS/PRESENTATIONS

1. STUDENT RECOGNITION - Jailah Collins (Mayor Aja Brown)
(Presentation made)
2. COMMENDATORY PRESENTATION - Gilbert Ivey (Councilperson Yvonne Arceneaux) (Presentation made)
3. SERVICE APPRECIATION AWARDS - 2015 Girls Empowerment & Prom Dress Party
(Mayor Aja Brown) (Presentation made)

**5:50 P.M. PUBLIC HEARING - 2015 APPROVAL/DENIAL FIREWORKS HEARING
(Item #4)**

The public hearing was opened at 6:14 p.m.

Oscar Ramos, representative of the City Clerk's Office, presented staff's request to approve successful candidates for this year's 2015-2016 fireworks lottery. Staff is requesting that the City Council approve the successful candidates list in this year's 2015 Fireworks Lottery.

BACKGROUND

According to Compton Municipal Code Section 22-2.3, Charitable organizations, associations, or corporations may sell safe and sane fireworks upon first obtaining a permit from the City of Compton. Organizations are selected through a random drawing conducted by the City Clerk.

For the 2015 Fireworks selection, a random drawing was held in the City Clerk's Office on May 12, 2015. There were twenty-four (24) applications submitted to operate a 2015 fireworks stand. The top nine (9) qualified organizations are selected for firework stands along with three (3) second year organizations, for a total of (12) twelve organizations. The results of the lottery are as follows:

1. Tomorrow's Aeronautical Museum
2. Victory Outreach
3. Trinity Ministry Outreach Church
4. Trinity Chapel Life Center
5. Curry Temple Church
6. Community Care, Inc.
7. New Holy Trinity Baptist Church
8. Compton HS Drill Team
9. Hopes and Dream Foundation
10. Pentecost Temple Ministries, Inc.
11. Veterans of Foreign Wars
12. Love Peace and Happiness Church
13. Dominguez Samoan Church
14. A-Z Community Resources
15. Sandra's Soul Steppers
16. Light of the World Community Center

#5.

17. Specialettes Drill Team
18. Blessed Child Chapter # 277
19. Sounder's Drill Team
20. Light of the World Church
21. Sylvia-Nunn Angels

Organization returning on their second year:

1. Compton HS Basketball Alumni
2. Crossroads United Methodist Church
3. Phi Beta Sigma Fraternity, Inc.

STATEMENT OF THE ISSUE:

Section 22-2.8 of the Compton Municipal Code gives the City Council, sole discretion to grant or deny a permit to sell fireworks. The criteria to make such a decision is listed in CMC sections 22-2.8(a) through 22-2.8(g).

It is Staff's recommendation that the following organization be considered for denial:

Hopes and Dreams Foundation -

Hope and Dreams Foundation submitted proof of net proceeds derived from its operations of last year's fireworks operation for the purchase of television(s). The television(s) were purchased in Gardena, California at Sam Goody Electronics and the installation company was located in Long Beach, California. Furthermore, the invoices indicate that the purchases are in the name of a different organization than Hopes and Dreams Foundation, Inc. and the television(s) were installed at a church outside city limits.

CMC 22-2.6 c6(c) states that, "the licensee shall use the net proceeds derived from its operations under license only for the benefit of the City of Compton and no other purpose. Failure to comply will result in a disqualification from operating a fireworks stand the subsequent calendar year.

The order of the lottery will be adjusted if staff's disqualification recommendation is upheld by City Council.

It is Staff's recommendation that the following organizations be approved for a fireworks stand:

1. Community Care, Inc.
2. Compton High School Basketball Alumni
3. Compton HS Drill Team
4. Crossroads United Methodist Church
5. Curry Temple CME Church
6. New Holy Trinity Baptist Church
7. Phi Beta Sigma Fraternity
8. Tomorrow's Aeronautical Museum
9. Trinity Chapel Life Center
10. Trinity Ministry Outreach Church
11. Victory Outreach
12. Pentecost Temple Ministries, Inc.

The following organizations will be placed on a waiting list, in the event one of the top twelve organizations drop out:

1. Veterans of Foreign Wars
2. Love Peace and Happiness Church
3. Dominguez Samoan Church
4. A-Z Community Resources
5. Sandra's Soul Steppers

6. Light of the World Community Center
7. Specialettes Drill Team
8. Blessed Child Chapter # 277
9. Sounder's Drill Team
10. Light of the World Church
11. Sylvia-Nunn Angels

RECOMMENDATION:

Staff requests that the City Council approve the twelve organizations that staff recommends for the selling of safe and sane fireworks for July 2015.

PUBLIC COMMENTS ON THE PUBLIC HEARING

Pastor Chuck Ester, Hopes & Dreams Foundation and Community Baptist Church representative, spoke on behalf of Hopes & Dreams Foundation and proclaimed that all of their funds and efforts are used to benefit the citizens of Compton. He explained that although they are two different organizations, they share facilities with most programs held at Community Baptist Church.

Reverend Sanders, Sylvia Nunn Angels, solicited the City Council to amend staff's recommendation and consider approving a fireworks stand for Sylvia Nunn's Angels.

Corey Nash, Sylvia Nunn Angels' representative, petitioned the City Council to amend staff's recommendation and issue a fireworks stand to Sylvia Nunn's Angels to help support her toy giveaways and back-to-school events.

Pastor Alex Leon, Victory Outreach, articulated the mission and purpose of the Victory Outreach ministry.

Lynn Boone, Compton resident, stated that an increase in population should trigger an increase in the number of fireworks stands issued.

Pastor Michelle Givens, Pentecost Temple Ministries, Inc., stated that with the funds raised from this event, Pentecost Temple Ministries can begin its Garden Towers youth program and partnership with the senior citizen community.

Michael Turner, Compton resident, petitioned the City Council to amend staff's recommendation and issue a fireworks stand to Sylvia Nunn's Angels. He went on to question why the City no longer issues thirty fireworks stands.

City Clerk Godwin informed Mr. Turner that the members of the City Council changed the municipal code to allow one fireworks stand per 8,000 residents with a maximum number of 15 fireworks stands city-wide.

On motion by Zurita, seconded by Arceneaux, the public hearing was closed at 5:34 p.m., by the following vote on roll call:

AYES: Council Members - Zurita, Arceneaux, Jones, Brown

NOES: Council Members - None

ABSENT: Council Members - Galvan

COUNCIL COMMENTS ON THE PUBLIC HEARING

Councilperson Zurita asked her colleagues to consider issuing fireworks stands to Sylvia Nunn's Angels and Hopes & Dreams Foundation.

#5.

Mayor Brown recommended a change in the municipal code that would authorize the City Council through a standard process to appoint fireworks stands to additional organizations based on their service to the community.

Councilperson Arceneaux asked the City Clerk to clarify to the availability of open slots.

City Clerk Godwin stated that staff is recommending that Hopes & Dreams Foundation be denied based on their receipts; and if they are denied, then the organization next in line to be chosen is Pentecost Temple Ministries. Ms. Godwin made clear that there are no vacancies, the next organization in line will simply move up in the order of organizations selected from the lottery.

Councilperson Arceneaux asked the City Clerk if the City Council could add additional organizations to utilize the three remaining slots. City Clerk Godwin reported that the fifteen slot availability is based on the census.

Councilperson Galvan requested the average amount that each organization makes from fireworks stand sales. City Clerk Godwin answered that the amount varies based on location.

Councilperson Galvan proposed that the TNT Fireworks company donate funds to the organizations not selected in the lottery process.

Richard Legaspi, TNT Fireworks American Promotions, stated that approximately twelve years ago, the City operated thirty-two fireworks stands with some stands located directly across the street from each other. About five years ago, TNT worked with the City Clerk's Office to reduce the number of stands and go to a lottery. The rules were that: each of the twelve organizations would get two years, and after two years they were placed back in the lottery with each stand located a half mile from each other.

Councilperson Galvan asked whether or not the company donates a portion of their funds to local non-profit organizations.

Mr. Legaspi answered that they have never donated funds to any of the non-profit organizations.

Councilperson Galvan asked that TNT Fireworks consider donating funds to Sylvia Nunn's Angels.

Mayor Brown proposed that the City establish a policy that states that fireworks companies are required to donate a set fee from their revenues to the local non-profit agencies.

Mayor Brown asked Mr. Lagaspi if TNT could commit to providing funding to a local non-profit organization of the City Council's choice.

Mr. Lagaspi stated that he would take that recommendation back to the company for consideration.

Councilperson Galvan asked that the City conduct an assessment of fees that the neighboring cities receive from revenues generated from TNT fireworks sales.

Councilperson Galvan also proposed that the City and other business organizations consider leasing out some of their properties for fireworks sales to generate revenues.

CITY MANAGER'S REPORT

4. FIREWORK APPLICATIONS - APPROVAL/DENIAL (Action Item)

City Clerk Godwin reiterated staff's recommendation for fireworks stands.

It was moved Arceneaux, seconded by Brown (who stepped from the chair), to discuss this item.

Councilperson Zurita made a recommendation to keep Hopes & Dreams Foundation in the ninth position in the lottery.

Mayor Brown reminded Councilperson Zurita that Hopes & Dreams did not follow the rules for being a part of the lottery as per staff's recommendation.

City Clerk Godwin stated that the lottery is just the process, and although organizations may win the lottery they still have to meet the criteria set forth by the municipal code.

Councilperson Arceneaux asked if the Hopes & Dreams facility is located within city limits.

Mr. Ramos replied affirmatively.

On motion by Arceneaux, seconded by Brown, to approve staff's recommendation for fireworks stands, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown

NOES: Council Members - None

ABSENT: Council Members - None

Councilperson Zurita made a motion for council to consider adding two additional fireworks stands for this year.

City Attorney Cornwell informed Councilperson Zurita that this Body would have to motion to bring the item back for reconsideration as per Compton Municipal Code Section 22-2.8 Granting or Denial of Permits.

City Clerk Godwin stated that in the event two additional fireworks stands are granted, there is not enough time for the fireworks company to obtain approval from the state fire marshal.

Councilperson Zurita reiterated her motion to revisit this item.

Councilperson Galvan asked the City Clerk if the City Council would be able to select two organizations of their choice or would they have to follow the list.

City Attorney Cornwell reported that the twelve slot maximum is based on the census, however, as the population grows, so does the number of slots issued.

Mayor Brown stepped from the chair to second the motion to reconsider the item.

Councilperson Galvan reiterated his question regarding the selection process. City Attorney Cornwell stated that there is a section that allows for sole discretion of the City Council.

On motion by Zurita, seconded by Brown, to reconsider the item, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown

NOES: Council Members - None

ABSENT: Council Members - None

Councilperson Galvan asked that Sylvia Nunn's Angels be added to the list of fireworks applicants.

On motion by Zurita, seconded by Jones, to add Sylvia Nunn's Angels to the list of fireworks applicants, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown

NOES: Council Members - None

ABSENT: Council Members - None

#5.

Councilperson Zurita recommended Hopes & Dreams Foundation be added to the list of fireworks applicants.

Discussions continued regarding the process in which organizations are selected for fireworks stands.

On motion by Arceneaux, seconded by Jones, to add Hopes & Dreams Foundation to the list of fireworks applicants, by the following vote on roll call:

AYES: Council Members - Zurita, Jones

NOES: Council Members - Galvan, Arceneaux, Brown

ABSENT: Council Members - None

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Benjamin Holifield, Compton resident, recognized the City for their efforts to address the homeless population on Central Avenue. He further encouraged the City Council to focus on city-wide compliance in order to maintain and attract new business opportunities.

Annie Collins, former Compton resident, thanked the City Council for offering a \$10,000 reward for information leading to the disappearance of her son Raymond Collins, Jr.

Minister Michelle Taylor, Temple of Everlasting, thanked the City Council for supporting the Collins family on behalf of Pastors H.B. Martin and his wife Edie Martin.

Michael Turner, Compton resident, stated that it was mentioned last week that Mr. Hayward James received a total of seven trash bins. He indicated that he believes the requirements of the City should be satisfied, but instead according to court results on June 4, 2015, the judge granted the City authorization to enter Mr. James' house. He questioned how this happened and stated that it looks as though the City is trying to take Mr. James' house.

City Attorney Cornwell stated that during the hearing referred to by Mr. Turner, the judge approved a provisional receivership. In addition, Mr. Cornwell stated that the City Attorney's Office will not do anything the court does not approve of.

Councilperson Arceneaux asked the City Attorney to address why the City needs access to Mr. James' house.

City Attorney Cornwell stated that the inside of the house is being addressed for the health and safety of the occupants as authorized by the court.

Gaylen Tigert, Compton librarian, invited the community to participate in the Personal Safety Workshop in the Compton library to be held Thursday, June 11, 2015 at 4 p.m. A Watts Tower Art Workshop will be held Friday, June 12, 2015 at 3 p.m. A field trip to the LACMA museum has also been scheduled for Saturday, June 13, 2015. The Read to the Rhythm summer reading program begins in June 2015. Sign-ups are required.

Lynn Boone, Compton resident, asked the Parks & Recreation Director to address the fee scale for Compton's youth sports program fees and whether or not they are all city-sponsored. She went on to propose that the City Council forfeit their commission pay so that the youth programs can be free to all residents. She further stated that Item No. 11 does not authorize the City to repave the street; it pays for a study to rehabilitate the pavement, sidewalk, curb and gutter, beautification, and traffic circulation enhancements. She also noted that Item No. 14 only pays for the creation of 255 street signs.

Mario Solis, Soledad Enrichment Action representative, invited the City Council and citizens of Compton to attend a commemoration celebration of Juneteenth event co-sponsored by the Compton Chamber of Commerce to be held Saturday, June 20, 2015 at Gonzales Park.

CONSENT AGENDA

On motion by Zurita, seconded by Arceneaux, the Consent Agenda was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown
NOES: Council Members - None
ABSENT: Council Members - None

APPROVAL OF MINUTES

3. MAY 26, 2015 (Approved)

END CONSENT AGENDA

REGULAR AGENDA

5. POWERPOINT PRESENTATION - 2015 YOUTH SPORTS PROGRAM FEE ASSESSMENT

Marvin Hunt, Director of Parks & Recreation, presented a PowerPoint presentation on the following City of Compton's youth sports program fee assessment.

YOUTH SPORTS PROGRAM GOALS

- Positive and fun filled experience for youth
- Promote healthy and safe physical activity
- Provide athletic experiences that build character
- Promote good sportsmanship
- Encourage and develop opportunities for community based business and community connections
- Keep the youth busy!

YOUTH SPORTS PROGRAM	YOUTH SPORTS AGES/COST
1 Youth Baseball	5 – 13 Spring & Summer/\$40
2 Youth Softball	5 – 13 Summer/\$40
3 Youth Boys Basketball	5 – 13 Winter & Summer/\$40
4 Youth Girls Basketball	5 – 13 Winter/\$40
5 Youth Flag Football	5 – 13 Fall/\$25
6 Youth Volleyball	5 – 13 Fall/\$25
7 Youth Boys Soccer	5 – 13 Spring & Fall/\$75
8 Youth Girls Soccer	5 – 13 Spring & Fall/\$75
9 Youth Tennis	5 – 13 Summer/\$10
10 Youth Cricket	5 – 13 Fall/\$10

WHERE DO FEES GO?

• Team Uniforms • Game Officials • Banquet • League Pictures

HOW DO WE OFFSET THE COST?

- Sponsorships
- Grants
- League Fundraisers

BENEFITS OF REDUCING COST

- Increase in participation
- Reduction in delinquent behavior
- Increased organized activity for at risk youth
- Reduction in juvenile crime rates

#5.

Note: Participation fees are the largest obstacle to the involvement in organized youth sports. The Parks & Recreation Department will concentrate on reducing and subsidizing these cost for its residents

STAFF RECOMMENDATION

- Reduce registration fees for youth sports to \$15 per participant
- Council adopt Youth Sports “Inclusion Policy” Inclusion Policy: The City of Compton will not deny any resident the opportunity to participate in any City sponsored youth sports activity due to nonpayment of registration fees. Applicants not able to pay registration fees will be afforded a fee waiver.

NEXT STEPS

- Bring back staff report and resolution for City Council adoption
- Immediately implement youth sports approved fee and inclusion policy
- Actively engage community businesses to seek private sponsorships

Councilperson Galvan maintained that he is very passionate about the youth being able to participate in sports programs in the City’s parks.

Councilperson Galvan solicited his colleagues to consider making the youth sports programs free of charge to residents or \$5 a sport which he is willing to pay himself.

Mayor Brown expressed a concern for a lack of commitment by parents and youth in the absence of participation fees; and proposed that the department formulate a structure wherein the youth participate in an exchange such as service hours at their participating park.

Mayor Brown stressed the need for staff to market the program effectively, making sure the City has a mode of communication readily available.

CITY ATTORNEY’S REPORTS

CLOSED SESSION

6. PUBLIC EMPLOYMENT
TITLE: CITY MANAGER
Pursuant to California Government Code Section 54957

On motion by Zurita, seconded by Galvan, closed session was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown
NOES: Council Members - None
ABSENT: Council Members - None

UNFINISHED BUSINESS - There was no Unfinished Business.

NEW BUSINESS

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE COMPTON LIGHTING AND LANDSCAPE DISTRICT NO. 1 FOR FISCAL YEAR 2015-2016 AND ORDERING THE PREPARATION OF AN ENGINEER’S REPORT PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE

It was moved by Zurita, seconded by Arceneaux, to discuss this item.

Mayor Brown requested a brief summary on behalf of the residents.

City Manager Ford reported that this resolution pertains to the annual assessment the City conducts for the lighting and landscape assessment district.

On motion by Zurita, seconded by Arceneaux, **Resolution # 24,154** entitled "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE COMPTON LIGHTING AND LANDSCAPE DISTRICT NO. 1 FOR FISCAL YEAR 2015-2016 AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE**" was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown

NOES: Council Members - None

ABSENT: Council Members - None

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE COMPTON SEWER SERVICE CHARGES FOR FISCAL YEAR 2015-2016 AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT PURSUANT TO THE MUNICIPAL IMPROVEMENT ACT OF 1913, DIVISION 12 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

On motion by Zurita, seconded by Arceneaux, **Resolution # 24,155** entitled "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE COMPTON SEWER SERVICE CHARGES FOR FISCAL YEAR 2015-2016 AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT PURSUANT TO THE MUNICIPAL IMPROVEMENT ACT OF 1913, DIVISION 12 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**" was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown

NOES: Council Members - None

ABSENT: Council Members - None

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE PRELIMINARY ENGINEERING REPORT OF WILL DAN FINANCIAL SERVICES FOR THE CITY OF COMPTON'S LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2015-2016

On motion by Zurita, seconded by Arceneaux, **Resolution # 24,156** entitled "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE PRELIMINARY ENGINEERING REPORT OF WILL DAN FINANCIAL SERVICES FOR THE CITY OF COMPTON'S LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2015-2016**" was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown

NOES: Council Members - None

ABSENT: Council Members - None

10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE PRELIMINARY ENGINEERING REPORT OF WILL DAN FINANCIAL SERVICES FOR THE CITY OF COMPTON'S SEWER SERVICE CHARGES FOR FISCAL YEAR 2015-2016

It was moved by Zurita, seconded by Arceneaux, to discuss this item.

Mayor Brown requested a summary on behalf of the residents.

#5.

City Manager Ford indicated that this item pertains to the annual assessment of sewer charges and announcement of a public hearing for June 23, 2015.

On motion by Zurita, seconded by Arceneaux, **Resolution # 24,157** entitled "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE PRELIMINARY ENGINEERING REPORT OF WILLDAN FINANCIAL SERVICES FOR THE CITY OF COMPTON'S SEWER SERVICE CHARGES FOR FISCAL YEAR 2015-2016**" was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown

NOES: Council Members - None

ABSENT: Council Members - None

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH JMDIAZ, INC. TO PERFORM ADDITIONAL ENGINEERING DESIGN SERVICES FOR THE CENTRAL AVENUE CORRIDOR PAVEMENT REHABILITATION PROJECT PHASE I AND ISSUE AND PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED \$160,000

It was moved by Zurita, seconded by Arceneaux, to discuss this item.

Councilperson Zurita asked if the proposed \$160,000 will pay for design and construction drawings only. City Manager Ford replied affirmatively.

Councilperson Zurita requested the anticipated project completion date for the drawings and whether or not the City has identified funding for the project.

Glen Kau, Public Works Director, stated that the proposed \$160,000 will prepare the plans and specifications to go out for construction bids, Proposition C is the funding source and the tentative schedule for project completion is January 2016.

City Manager Ford also noted that the project is also tentatively scheduled to be funded by the following funding sources: Metro grants totaling \$3,750,000 from the County of Los Angeles, Tiger Grants, and \$250,000 from Trammel Pro.

Councilperson Zurita requested the area of Central Avenue to be rehabilitated.

Mr. Kau answered that construction will be restricted to 131st street on the north to Greenleaf Boulevard.

Councilperson Zurita asked Mr. Kau if the pavement management study has been completed.

Mr. Kau remarked that he has yet to see the final report of the pavement management study.

Councilperson Zurita requested a report back on the pavement management study.

Councilperson Arceneaux asked Mr. Kau if funding for Central Avenue and Wilmington Avenue along the 91 freeway has a shared responsibility. Mr. Kau answered yes and stated that the responsibility is shared with CalTrans.

Councilperson Jones asked Mr. Kau if the City has made CalTrans aware of their responsibilities to repair the entrances and exits on Central Avenue along the 91 freeway.

Mr. Kau stated that until the contract comes in through Metro, the City can engage completely with the consultant and CalTrans.

City Manager Ford made mention of a letter received from CalTrans indicating their contribution to their portion of the street rehabilitation.

Councilperson Jones asked if the City is involving the state lobbyists to obtain transportation funds. City Manager Ford replied affirmatively noting that Strategic Counsel is aware that the City submitted grants. Additionally, Mayor Brown sent a letter to the Secretary of Transportation making him aware of the City's submission of the Tiger Grant in regards to Central Avenue.

On motion by Zurita, seconded by Arceneaux, **Resolution # 24,158** entitled "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH JMDIAZ, INC. TO PERFORM ADDITIONAL ENGINEERING DESIGN SERVICES FOR THE CENTRAL AVENUE CORRIDOR PAVEMENT REHABILITATION PROJECT PHASE I AND ISSUE AND PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED \$160,000**" was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown

NOES: Council Members - None

ABSENT: Council Members - None

12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS AND CHARGES WITHIN THE LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2015-2016 AND APPOINTING A TIME AND PLACE FOR A PUBLIC HEARING TO BE HELD ON JUNE 23, 2015 AT 6:20 P.M.

On motion by Zurita, seconded by Arceneaux, **Resolution # 24,159** entitled "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS AND CHARGES WITHIN THE LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2015-2016 AND APPOINTING A TIME AND PLACE FOR A PUBLIC HEARING TO BE HELD ON JUNE 23, 2015 AT 6:20 P.M.**" was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown

NOES: Council Members - None

ABSENT: Council Members - None

13. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS AND CHARGES WITHIN THE SEWER SERVICE CHARGES FOR FISCAL YEAR 2015-2016 AND APPOINTING A TIME AND PLACE FOR A PUBLIC HEARING TO BE HELD ON JUNE 23, 2015 AT 6:25 P.M.

On motion by Zurita, seconded by Arceneaux, **Resolution # 24,160** entitled "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS AND CHARGES WITHIN THE SEWER SERVICE CHARGES FOR FISCAL YEAR 2015-2016 AND APPOINTING A TIME AND PLACE FOR A PUBLIC HEARING TO BE HELD ON JUNE 23, 2015 AT 6:25 P.M.**" was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown

NOES: Council Members - None

ABSENT: Council Members - None

14. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO ZUMAR INDUSTRIES, INC. TO PROVIDE STREET SIGNS, SIGN MAKING COMPONENTS AND INSTALLATION EQUIPMENT TO REPLACE STREET SIGNS CITY-WIDE (\$125,077.50)

It was moved by Arceneaux, seconded by Zurita, to discuss this item.

Councilperson Zurita asked the City Manager if this resolutions includes residential streets.

#5.

City Manager Ford replied affirmatively noting that it includes over 500 overhead signs throughout the City.

Glen Kau, Director of Public Works, indicated that there are over 14,300 signs in the City, this resolution begins the process of city-wide compliance with federal regulations.

Councilperson Galvan inquired about maintenance and replacement of the "stop" signs and 'no parking' signs in the Second District. City Manager Ford asked that Councilperson Galvan take pictures and document the locations of missing or damaged signs.

On motion by Arceneaux, seconded by Zurita, **Resolution # 24,161** entitled "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO ZUMAR INDUSTRIES, INC. TO PROVIDE STREET SIGNS, SIGN MAKING COMPONENTS AND INSTALLATION EQUIPMENT TO REPLACE STREET SIGNS CITY-WIDE (\$125,077.50)**" was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown

NOES: Council Members - None

ABSENT: Council Members - None

APPROVAL OF WARRANTS - There were no warrants to be approved.

COUNCIL COMMENTS

Councilperson Zurita offered the following announcements/communications:

- Invited families with autistic children to participate in the Autism Swim Adventure Club at Gonzales Park every Saturday morning from 9 a.m. to 10:30 a.m.
- First District Townhall meeting will be held Wednesday, June 17, 2015 at Gonzales Park from 6 p.m. to 7:45 p.m.

Meeting adjournment

Mother Lottie L. Brown

Robert Wallace Harvey Sr.

Councilperson Galvan offered the following communications/announcements:

- Thanked the City Manager for addressing the blight and debris in the Second District.
- Commented on the success of the trip in which 50 youth attended a boxing event at the Carson Stub Hub.
- Partnered with the Compton Rotary Club to clean and paint houses in the community.
- Excited about the reduction in fees for local youth sports programs.
- Father's Day Luncheon will be held Friday, June 19, 2015 at the Dollarhide Community Center from 11 a.m. to 1:30 p.m.

Councilperson Arceneaux offered the following communications/announcements:

- Reported on the water challenges and proposals discussed by Governor Brown during the Metropolitan Water District monthly meeting today.

Councilperson Jones offered the following communications/announcements:

- Thanked Father Francisco for continuing his partnership with the City.

- Honorable Louis Farrakhan will be speaking at Wednesday, June 17, 2015 at Holman United Methodist Church recognizing the 20th anniversary of the Million Man March.
- 2015-2016 fiscal Year Budget workshop will be held Wednesday, June 10, 2015 in the Council Chambers at 6 p.m.
- Asked the audience to remember Lorraine Cervantes in their prayers.

Mayor Brown offered the following communications/announcements:

- Co-hosting a Prop 47 Legal Clinic & Resource Fair Friday, June 19, 2015 from 1 p.m. to 4 p.m. at 3221 North Alameda Street. For more information please call Eunice Hernandez at (213) 226-6426. Free Livescans available on-site.
- State of the City Address will be held July 10, 2015 at the Dollarhide Community Center. Live feeds will be available online and on the City's public access channel.
- Serena Williams won her 20th Grand Slam title. She is currently ranked number one in the world and the first woman to consecutively win U.S. Open, Australian Open And French Open titles since 1991.
- Recognized Councilperson Arceneaux for making the cover of City Pride magazine.

Meeting adjournment
Willie Bundage

MEETING RECESSED TO CLOSED SESSION

The City Council meeting recessed to closed session at 8:56 p.m. and reconvened at 10:16 p.m.

ADJOURNMENT

The meeting adjourned for lack of a quorum at 10:17 p.m.

AYES: Council Members - None
NOES: Council Members - None
ABSENT: Council Members - Zurita, Galvan, Arceneaux, Jones, Brown

City Clerk of the City of Compton

Mayor of the City of Compton

DATE: JUNE 23, 2015
TO: MAYOR AND COUNCIL MEMBERS
FROM: CITY TREASURER
SUBJECT: INVESTMENT REPORT

IN ORDER TO COMPLY WITH STATE LAW AND THE CITY'S INVESTMENT POLICY, THE ATTACHED REPORT ACCURATELY REFLECTS ALL POOLED INVESTMENTS HELD ON BEHALF OF THE CITY AND SUCCESSOR AGENCY AS OF APRIL 30, 2015.

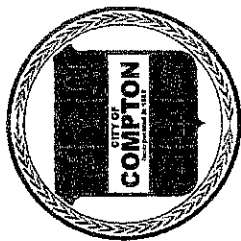
DOUGLAS SANDERS
CITY TREASURER

City Treasurer's Investment Report

APRIL 30, 2015

This report reflects all pooled investments in conformity with the investment policy adopted by the City Council Gov Code 53646(b) (3)). The monthly investment report must state the ability of the agency to meet its expenditure requirements for the next six months or provide an explanation as to why sufficient cash funds may or may not be available. The investment program should provide sufficient cash to meet six months of estimated expenditures; there should be sufficient cash available. In July 2014 the City completed another TRAN's transaction of approximately \$12 million with the balance due in June 2015. As of April 30, 2015 the City had an estimated total in the General City Bank account plus LAIF accounts of \$14.8 million. At the time of this report approximately \$3.2 million in outstanding warrants was to be paid to vendors. Our PERS balance is approximately \$7.5 million as of the date of this report. Interest rates continue to be very low due to the Fed Fund rate being below $\frac{1}{4}$ of 1% or .25%. In previous Fed meetings they stated to continue to keep the fed rates below $\frac{1}{4}$ of 1%, however there could be a rate increase by the end of the year. The City of Compton's next property tax revenue is in April/May of this fiscal year 2014/2015, with some residual revenue coming in at the end of the fiscal year. The approximate TRANS balance to draw funds from is just below \$200K; therefore, the remainder of this fiscal year's LA SHERIFF's payments will come from the general fund. Also early in the next fiscal year the City will have major Bond payments in August and September 2015. Management will be looking at another possible TRANS transaction for the fiscal year 2015/2016. Over the last 3.5 years, our City continues in meeting its obligations to the vendors on payments, due to the combined efforts of Management, The City Controller's office, as well as The Treasurer's office, contributing to the success of our City.

The pricing of securities is done by Union Bank and Interactive Data Services. Moody Investor Service rates the State Pool Accounts AAA.



CITY OF COMPTON
Portfolio Management
Portfolio Summary
April 30, 2015

City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220
(310)605-5515

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Passbook/Checking Accounts -2	706,877.88	706,877.88	706,877.88	2.19	1	1	0.109	0.110
Local Agency Investment Funds	31,410,292.76	31,410,292.76	31,410,292.76	97.42	1	1	0.257	0.260
Managed Pool & Money Market Account	124,300.12	124,300.12	124,300.12	0.39	1	1	0.148	0.150
	32,241,470.76	32,241,470.76	32,241,470.76	100.00%	1	1	0.253	0.256

Investments

Total Earnings	April 30	Month Ending	Fiscal Year To Date
Current Year		5,956.37	60,790.22
Average Daily Balance		28,589,122.14	29,776,882.54
Effective Rate of Return		0.25%	0.25%

This report reflects all pooled investments in conformity with the investment policy adopted by the City Council Gov Code 53646(b) (3)). The monthly investment report must state the ability of the City to meet its expenditure requirements for the next six months or provide an explanation as to why sufficient cash funds may or may not be available. The investment program should provide client cash to meet six months of estimated expenditures; there should be sufficient cash available. In July 2014 the City completed another TRAN's transaction of approximately \$12 million with the balance due in June 2015. As of April 30, 2015 the City had an estimated total in the General City Bank account plus LAIF accounts of \$14.8 million. At the time of this report approximately \$3.2 million in outstanding warrants was to be paid to vendors. Our PERS balance is approximately \$7.5 million as of the date of this report. Interest rates continue to be very low due to the Fed Fund rate being below 1/4 of 1% or .25%. In previous Fed meetings they stated to continue to keep the fed rates below 1/4 of 1%, however there could be a rate increase by the end of the year. The City of Compton's next property tax revenue is in April/May of this fiscal year 2014/2015, with some residual revenue coming in at the end of the fiscal year. The approximate TRANS balance to draw funds from is just below \$200K; therefore, the remainder of this fiscal year's LA SHERIFF's payments will come from the general fund. Also early in the next fiscal year the City will have major Bond payments in August and September 2015. Management will be looking at another possible TRANS transaction for the fiscal year 2015/2016. Over the last 3.5 years, our City continues in meeting its obligations to the vendors on payments, due to the combined efforts of Management, The City Controller's office, as well as The Treasurer's office, contributing to the success of our City. The pricing of securities is done by Union Bank and Interactive Data Services. Moody Investor Service rates the State Pool Accounts AAA.

Treasury Rates as of 4/30/15
3 month T-Bill @ 0.0000%
6 month T-Bill @ 0.0360%
1 year T-Bill @ 0.2240%


DOUGLAS SANDERS, CITY TREASURER

6-15-2015

Reporting period 04/01/2015-04/30/2015

Run Date: 08/15/2015 - 15:42

Portfolio COMP
AC
PM (PRF_PM1) 7.3.0
Report Ver. 7.3.3b

CITY OF COMPTON
Portfolio Management
Portfolio Details - Investments
April 30, 2015

Page 1

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Passbook/Checking Accounts -2												
5007	5007	Family Self Sufficiency			401,168.48	401,168.48	401,168.48	0.080	0.079	0.080	1	
4000	4000	Neighborhood Improvement			305,709.40	305,709.40	305,709.40	0.150	0.148	0.150	1	
		Subtotal and Average	706,815.95		706,877.88	706,877.88	706,877.88		0.109	0.110	1	
Local Agency Investment Funds												
6000	6000	General City			10,374,952.34	10,374,952.34	10,374,952.34	0.260	0.257	0.260	1	
6011	6011	SA Low Cost Housing			177,585.86	177,585.86	177,585.86	0.260	0.257	0.260	1	
6029	6029	Measure R			1,462,898.05	1,462,898.05	1,462,898.05	0.260	0.257	0.260	1	
6019	6019	EDA Revolving Loan			437,114.77	437,114.77	437,114.77	0.260	0.257	0.260	1	
6002	6002	Prop C			5,598,246.29	5,598,246.29	5,598,246.29	0.260	0.257	0.260	1	
6030	6030	PROP A			1,843,914.67	1,843,914.67	1,843,914.67	0.260	0.257	0.260	1	
6027	6027	River Mountain Conservancy			11,775.16	11,775.16	11,775.16	0.260	0.257	0.260	1	
6007	6007	Successor Agency General			10,577.98	10,577.98	10,577.98	0.260	0.257	0.260	1	
6003	6003	Sewer Bond Proceeds			829,814.89	829,814.89	829,814.89	0.260	0.257	0.260	1	
----	6022	Regional Park			2,744,984.52	2,744,984.52	2,744,984.52	0.260	0.257	0.260	1	
	6021	Retirement Fund			7,918,428.23	7,918,428.23	7,918,428.23	0.260	0.257	0.260	1	
		Subtotal and Average	27,758,020.85		31,410,292.76	31,410,292.76	31,410,292.76		0.257	0.260	1	
Managed Pool & Money Market Account												
5004	5004	Formal Assurance Prg Money Mkt			123,767.14	123,767.14	123,767.14	0.150	0.148	0.150	1	
5005	5005	Rental Rehab Prg Money Market			203.00	203.00	203.00	0.060	0.059	0.060	1	
5003	5003	Residential Rehab Money Market			329.98	329.98	329.98	0.040	0.039	0.040	1	
		Subtotal and Average	124,265.35		124,300.12	124,300.12	124,300.12		0.148	0.150	1	
		Total and Average	28,589,122.14		32,241,470.76	32,241,470.76	32,241,470.76		0.253	0.256	1	

Portfolio COMP
AC
PM (PRF_PMT) 7.3.0

Report Ver. 7.3.3b

CITY OF COMPTON
BANK ACCOUNT BALANCES AS OF
APRIL 30, 2015

FUND #	NAME OF ACCOUNT	BANK NAME	BALANCE
101	PAYROLL	WELLS FARGO BANK	338,462.01
1001	GENERAL CITY ACCOUNT	BANK OF THE WEST	8,485,501.44
1520	MEASURE R	BANK OF THE WEST	162,491.04
2000	PROP A	BANK OF THE WEST	115,827.09
4000	SA GENERAL	BANK OF THE WEST	2,059,580.28
2100	PERS	BANK OF THE WEST	292,306.97
1203	SA LOW COST HOUSING	BANK OF THE WEST	0.00
9203	PUBLIC FINANCE AUTHORITY	BANK OF THE WEST	179,145.40
1001	COC - REGIONAL PARK	BANK OF THE WEST	963.80
2820	COC - FAMILY SELF SUFFICIENCY	BANK OF THE WEST	401,168.48
2754-84-85	JTPA - CAREERLINK	BANK OF THE WEST	244,870.26
2805	HOME LOAN PROGRAM	BANK OF THE WEST	739,408.03
2818	SECTION 108 - HUD FUND	BANK OF THE WEST	2,371,049.10
1022	POLICE DRUG PROPERTY FORFEITURE	BANK OF THE WEST	3,184.06
5116	BOND SEWER CONSTRUCTION FUND	BANK OF THE WEST	8,328.40
6400	LIABILITY	BANK OF THE WEST	104,626.25

#6.

CITY OF COMPTON
BANK ACCOUNT BALANCES AS OF
APRIL 30, 2015

FUND #	NAME OF ACCOUNT	BANK NAME	BALANCE
1001	COC - CHANGE FUND	BANK OF THE WEST	541.00
1900	PROP C	BANK OF THE WEST	298,545.71
6300	WORKERS COMP	BANK OF THE WEST	157,448.21
2820	HOUSING AUTHORITY	BANK OF THE WEST	1,389,500.67
1001	EMERGENCY MEDICAL SERVICES COC	BANK OF THE WEST	249,830.09
1061	COPS GRANT WEED AND SEED	BANK OF THE WEST	4,008.23
1001	COC PARKING VIOLATIONS	BANK OF THE WEST	455,993.24
1001	COC UTILITIES BILLINGS	BANK OF THE WEST	403,590.53

June 23, 2015

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY ATTORNEY

SUBJECT: CITY ATTORNEY REPORT/CLAIM NO. I-8793/LI0000503A

SUMMARY

Council will consider the claim of Paula E. Frazier (Claim No. I-8793/LI0000503A) presented to the City on May 4, 2015, pursuant to Govt. Code §915, 912.4(a) and 912.6(a).

BACKGROUND

On May 4, 2015, the above claim was presented to the City Controller by Claimant for property damage. Claimant states that her vehicle was damaged on February 19, 2015 as the result of a pothole near the corner of East Victoria Street and West Victoria Street. Claimant alleges that her vehicle was determined to be a total loss as the result of this incident. Claimant is seeking reimbursement for the deductible she paid to her insurance company.

It appears that the area where this incident allegedly took place is outside the City's boundary. The location of the incident appears to be in the unincorporated area of Los Angeles County. Based upon this review, the City has no liability for the property damage to Claimant's vehicle.

FINANCIAL IMPACT

One Thousand Dollars (\$1,000).

RECOMMENDATION

Staff recommends that this claim be denied.

_____/S/
CRAIG J. CORNWELL
CITY ATTORNEY

June 23, 2015

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: ROBERT DELGADILLO, PLANNING MANAGER
PLANNING AND ECONOMIC DEVELOPMENT**

**SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON
APPROVING CHANGE OF ZONE 2014-001 AMENDING THE OFFICIAL
ZONING MAP TO CHANGE THE ZONING FROM LIMITED
COMMERCIAL (CL) AND LIMITED MANUFACTURING (ML) TO HIGH
DENSITY RESIDENTIAL (RH) FOR PROPERTY LOCATED AT 409,
413, AND 415 NORTH ALAMEDA STREET (CHANGE OF ZONE CASE
NO. 2014-001)**

SUMMARY

The City Council will consider an ordinance changing the zoning from Limited Commercial (CL) and Limited Manufacturing (ML) to Residential High Density (RH). The purpose of the change in zoning is to allow the development of a 36-unit low income senior housing project located at 409, 413, and 415 North Alameda Street.

BACKGROUND

On May 27, 2015, the Planning Commission approved a Conditional Use Permit with density bonus, variance and recommended approval to the City Council of a General Plan Amendment and Zone Change for a 36-unit low income senior housing development at 409, 413, and 415 North Alameda Street. The project is being proposed by the Meta Housing Corporation and is a 3-story, 34,490-square foot building. The proposed project will have 16 two-bedroom and 20 one-bedroom units.

STATEMENT OF ISSUE

Analysis:

The project site is currently zoned both Limited Commercial (CL) and Limited Manufacturing (ML). The southern half of the site is Limited Commercial (CL) and the northern half is Limited Manufacturing (ML). Whereas, residential developments are permitted in the Limited Commercial (CL) zone with the approval of a Conditional Use Permit (CUP), residential uses are not permitted within the Limited Manufacturing (ML) zone. Therefore, the applicant is requesting that the zoning for the entire project site be changed to High Density Residential (RH) to allow for residential uses to be developed on the entire project site.

#8.

Staff Report – Ordinance Changing Zone to High Density Residential
(409, 413, 415 North Alameda) – Change of Zone Case No. 2014-001
June 23, 2015, page 2

The properties adjacent to the project site are zoned Limited Manufacturing (ML) to the north, Limited Commercial (CL) to the south, Limited Manufacturing (ML) and Limited Commercial (CL) to the east and High Density Residential (RH) to the west. The requested High Density Residential (RH) zoning would be compatible with the adjacent High Density Residential (RH) zoning to the west of the project site.

The Zone Change is needed to facilitate the development of the proposed 36 unit low income senior housing development and would be compatible with the residential development to the west, and northwest of the project site, senior center, Wilson Park, and shopping center.

Environmental Determination:

An Initial Study/Mitigated Negative Declaration (IS/MND) (No. 936) was prepared and adopted by the Planning Commission for General Plan Amendment 2014-001 and Change of Zone 2014-001. Staff does not foresee negative impacts on adjacent uses with implementation of mitigation measures provided in the IS/MND for the proposed project.

Along with this proposed Ordinance, the Council will be presented with for consideration a proposed resolution changing the land use designation for the applicable area from General Commercial (GC) to High Density Residential (RH).

FISCAL IMPACT

The approval of the proposed Zone Change will have positive fiscal impacts through the creation of temporary construction and full-time maintenance jobs. Development of the site for residences will increase the number of potential shoppers for the adjacent commercial center resulting in increased sales tax revenues.

RECOMMENDATION

Staff took the approach of reviewing the project for its intended adaptive reuse. The proposed project represents an excellent re-use of the property, is a compatible land use, has been designed as a companion project with the adjacent residential project, and is located near commercial, recreational and transit amenities.

**Staff Report – Ordinance Changing Zone to High Density Residential
(409, 413, 415 North Alameda) – Change of Zone Case No. 2014-001
June 23, 2015, page 3**

Staff supports the proposed project. Therefore, staff recommends that the City Council adopt the ordinance approving Change of Zone Case No. 2014-001.

**ROBERT DELGADILLO, PLANNING MANAGER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

**STEVEN MASURA, DIRECTOR
COMMUNITY DEVELOPMENT**

APPROVED FOR FORWARDING:

**JOHNNY FORD
CITY MANAGER**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING CHANGE OF ZONE 2014-001 AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING FROM LIMITED COMMERCIAL (CL) AND LIMITED MANUFACTURING (ML) TO HIGH DENSITY RESIDENTIAL (RH) FOR PROPERTY LOCATED AT 409, 413, AND 415 NORTH ALAMEDA STREET (CHANGE OF ZONE CASE NO. 2014-001)

WHEREAS, the Meta Housing Corporation has made an application for an amendment to the official zoning map of the City to change the zoning from CL (Limited Commercial) and ML (Limited Manufacturing) to RH High Density Residential; and

WHEREAS, referral, publication and written notice of the proposed amendment was provided in accordance with Section 65090, 65352 and 65353 of the California Government Code prior to consideration of the request by the Planning Commission and the City Council; and

WHEREAS, all documents for Mitigated Negative Declaration No. 936, adopted by the Planning Commission on May 27, 2015, were processed in accordance with the California Environmental Quality Act (CEQA) guidelines; and

WHEREAS, a public hearing was held before the Planning Commission on May 27, 2015, on said request to amend the official zoning map of the City; and

WHEREAS, the Planning Commission being fully informed recommended approval of Change of Zone Case No. 2014-001; and

WHEREAS, a public hearing on said request amending the official zoning map was held before the City Council on June 16, 2015; and

WHEREAS, the City Council considered all evidence and information presented pertaining to Change of Zone No. Case No. 2014-001 and found that the proposed amendment conformed to the goals of the Land Use Element of the General Plan and that the property was suitable for the proposed High Density Residential zone.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES ORDAIN AS FOLLOWS:

Section 1. That the zoning classification of the following legally described real property located in the City of Compton shall be changed from CL (Limited Commercial) and ML (Limited Manufacturing) to RH High Density Residential, legally described as follows:

LOTS 14 THROUGH 27 INCLUSIVE IN BLOCK L OF TRACT 3765 IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41 PAGES 88 & 89, MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPT THE EASTERLY 26 FEET OF SAID LOTS 23 THROUGH 27 INCLUSIVE, IN ALAMEDA STREET.

located at **409, 413, and 415 Alameda Street**, Compton, California.

Section 2. That all documents for Mitigated Negative Declaration No. 936, adopted by the Planning Commission on may 27, 2015, were processed in accordance with the California Environmental Quality Act (CEQA) guidelines.

Section 3. That the Community Development Director is hereby instructed to amend the “Official Zoning Map of the City of Compton” in accordance with the provisions of Section 1 hereof, and as shown on “Attachment A” of this Ordinance, shall reflect the affected properties.

Section 4. That copies of this Ordinance shall be filed in the Office of the City Clerk, the Successor Agency and the Planning and Economic Development Departments.

Section 5. That the City Clerk shall publish this Ordinance in accordance with the law.

Section 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Ordinance.

ADOPTED this _____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2015.

That said Ordinance was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS–
NOES: COUNCIL MEMBERS–
ABSENT: COUNCIL MEMBERS–
ABSTAIN: COUNCIL MEMBERS–

CITY CLERK OF THE CITY OF COMPTON

CITY OF COMPTON

Aerial Map

Mitigated Negative Declaration No. 936
General Plan Amendment No. 2014-01
Zone Change No. 2014-01
Conditional Use Permit Case No. 2756
Variance Case No. 2757
409/413/415 N. Alameda St.
APN's: 6166-010-910 thru 912



Legend

 parcels
 City Limits

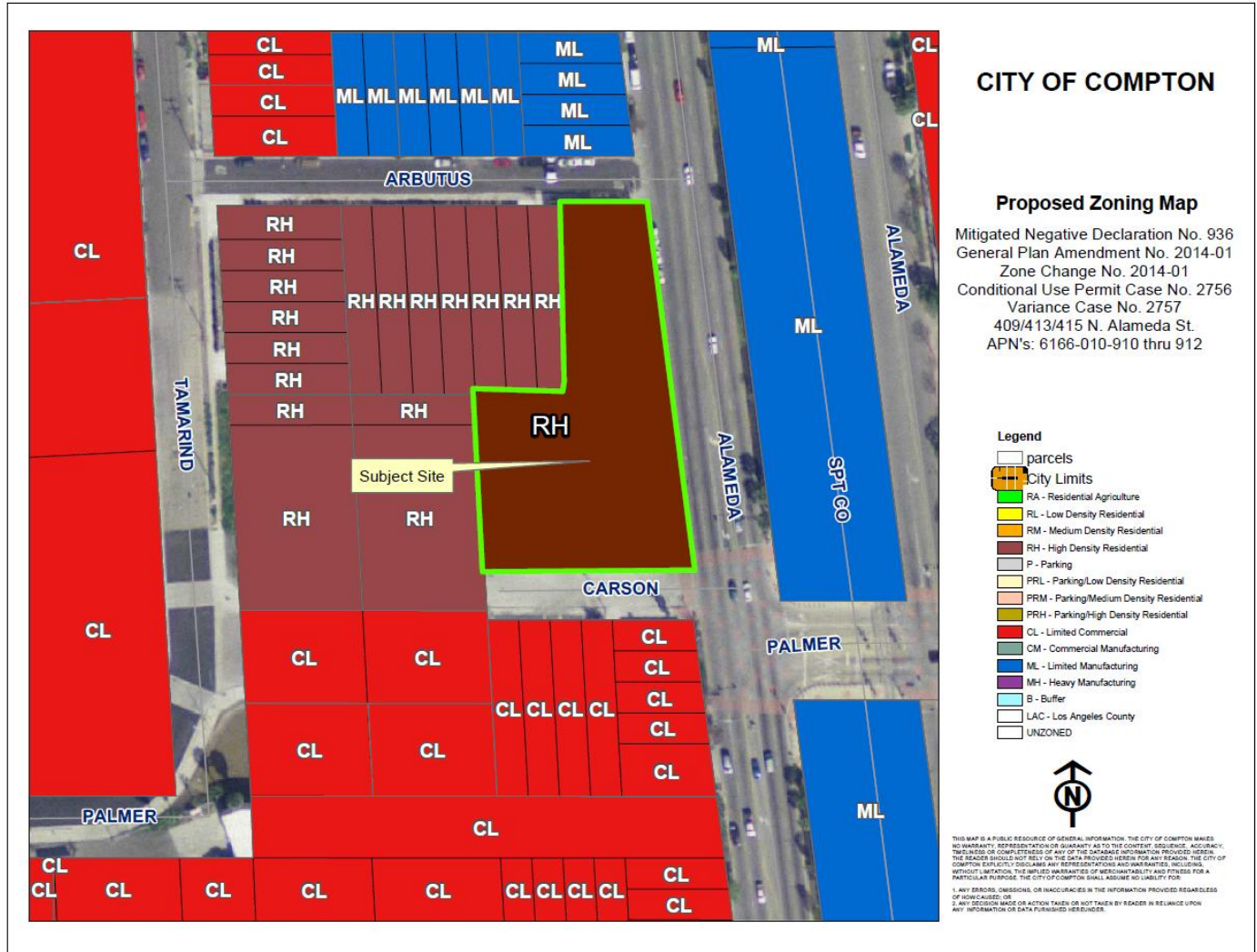


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EXHIBIT A

Change of Zone 2014-001



CITY OF COMPTON

Existing Zoning Map

Mitigated Negative Declaration No. 936
 General Plan Amendment No. 2014-01
 Zone Change No. 2014-01
 Conditional Use Permit Case No. 2756
 Variance Case No. 2757
 409/413/415 N. Alameda St.
 APN's: 6166-010-910 thru 912

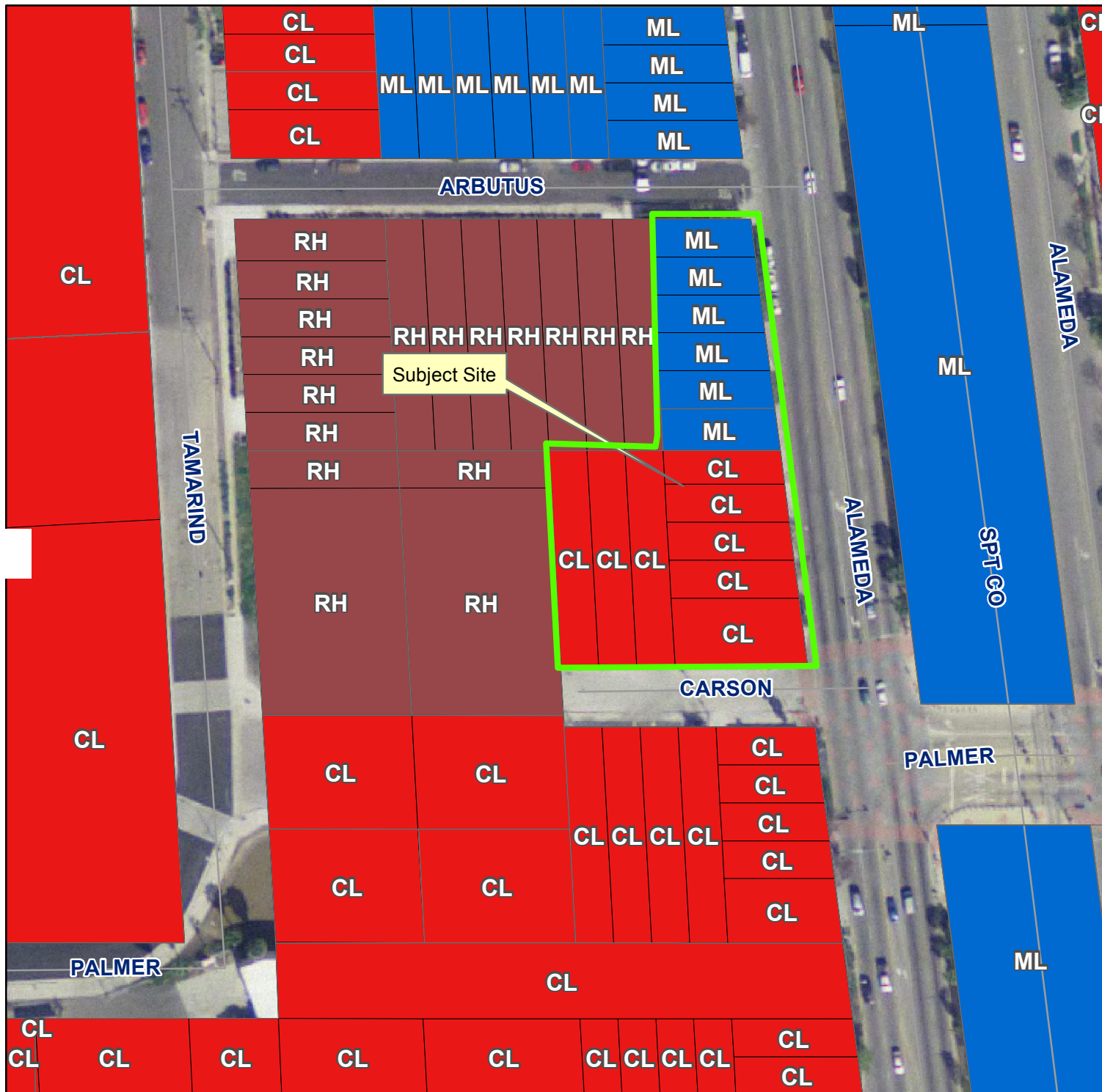
Legend

-  parcels
-  City Limits
-  RA - Residential Agriculture
-  RL - Low Density Residential
-  RM - Medium Density Residential
-  RH - High Density Residential
-  P - Parking
-  PRL - Parking/Low Density Residential
-  PRM - Parking/Medium Density Residential
-  PRH - Parking/High Density Residential
-  CL - Limited Commercial
-  CM - Commercial Manufacturing
-  ML - Limited Manufacturing
-  MH - Heavy Manufacturing
-  B - Buffer
-  LAC - Los Angeles County
-  UNZONED



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Initial Study/ Mitigated Negative Declaration No. 936

Meta Housing Corporation Compton Senior Housing Development Phase II 409, 413, 415 North Alameda Street Compton, California



Lead Agency:

**City of Compton
Planning and Economic Development Department
205 South Willowbrook Avenue
Compton, California 90220**

May 19, 2015

#8.

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Technical Appendices¹

Appendix A: Air Quality Modeling Worksheets

Parker Environmental Consultants, CalEEMod.2012.2.2 Air Quality Modeling Worksheets, Metro at Compton Project, dated February 23, 2015.

Appendix B: Geotechnical/Soils Report

Geocon West, Inc., Updated Geotechnical Investigation, Proposed Senior Housing Development Phase II 409-415 North Alameda Street, Compton California, dated March 17, 2014.

Appendix C: Greenhouse Gas Emissions Calculations Worksheets

Parker Environmental Consultants, CalEEMod.2012.2.2 Air Quality Modeling Worksheets, Metro at Compton Project, dated February 23, 2015.

Appendix D: Environmental Site Assessment

Partner Engineering and Science, Inc., Phase I Environmental Site Assessment Report, 409-415 North Alameda Street Compton, California 90220, dated March 11, 2014.

Ambient Environmental, Inc., Limited Subsurface Investigation 409-415 North Alameda Street, Compton, California 90220, dated April 17, 2014.

Ambient Environmental, Inc., Asbestos and Lead Based Pain Survey For the Property located at: 409-415 North Alameda Street Compton, California, dated April 17, 2014.

Appendix E: Noise Monitoring Data

Parker Environmental Consultants, Noise Monitoring Data Worksheets, Metro at Compton Project, February 10, 2015.

¹ The Technical Appendices to this Final IS/MND are provided on CD within the bound hardcopies.

#8.

1. Introduction

Compton Senior Apartments, L.P. C/O Meta Housing Corporation, (the “Applicant”), is proposing to construct a low-income senior citizen housing development at 409, 413, and 415 North Alameda Street in the City of Compton (Proposed Project). The Project Site is bounded by N. Alameda Street to the east, East Arbutus Street to the north, E. Carson Place to the south, and a senior citizen housing development that is currently under construction to the west.

The Project Site is comprised of three (3) parcels, which are currently owned by the successor agency to City’s Community Redevelopment Agency, and contain a total of approximately 35,323 square feet of lot area.² The Proposed Project, if approved, will involve the construction of a 3-story, 34,617-square foot building with 36 senior citizen housing units (16 two-bedroom units that are 779 square feet each and 20 one-bedroom units that are 558 square feet each). The applicant has applied and received approval of a lot merger to create one parcel for the Project Site.

This Final Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared pursuant to the State CEQA Guidelines (CEQA). CEQA requires that all State and local government agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects. Pursuant to Section 15367 of the State CEQA Guidelines, the City of Compton is the Lead Agency and has the principal responsibility of approving and implementing the Proposed Project. Section 15063(c) of the CEQA Guidelines state that the purposes of an Initial Study include the following:

- To provide the City of Compton, as the Lead Agency, with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration (MND), or Negative Declaration for the Proposed Project;
- To facilitate the project’s environmental assessment during the early phases of the Proposed Project’s design;
- To provide documentation of the factual basis for the finding in a Negative Declaration that the project will not have a significant effect on the environment; and
- To eliminate unnecessary EIRs.

This document constitutes the Final Initial Study/Mitigated Negative Declaration (IS/MND) for the Meta Housing Corporation – Compton Senior Housing Development Phase II Project. The proposed IS/MND was published and circulated for public review for a 20-day period between March 30, 2015 and April 28, 2015. One letter was submitted during the public review period from the South Coast Air Quality Management District. CEQA does not require formal written responses to be prepared in response to comments submitted on an Initial Study. Nevertheless, this document has been amended to respond to the SCAQMD’s comment letter and confirm with written responses that there are no discrepancies in the conclusion of the Initial Study, which states that there are no potentially significant environmental impacts.

In accordance with Section 15074 of the California Environmental Quality Act (CEQA) Guidelines, the Lead Agency shall consider the proposed MND, together with any comments received during the public review process. The AQMD letter and detailed responses to the issues raised in the letter are contained in Appendix A to this Final IS/MND.

Based on the analysis contained within this IS/MND, the City of Compton, in its capacity as Lead Agency, has determined that the Proposed Project would require a Mitigated Negative Declaration (MND). As discussed in this IS/MND, although the Proposed Project could potentially have a significant effect on the

² The Project Site’s net lot area is 33,556 square feet.

environment, incorporation of mitigation measures would reduce potentially significant effects to less than significant levels. The following is an annotated outline summarizing the contents of this IS/MND:

- *Section 1. Introduction* provides the procedural context surrounding this IS/MND preparation and insight into its composition.
- *Section 2. Location and Setting* indicates the location of the Project Site and the existing environmental setting.
- *Section 3. Project Description* provides an overview of the Proposed Project.
- *Section 4. Discretionary Approvals* identifies the discretionary approvals being requested by the Applicant or those that will be required before the project can be implemented.
- *Section 5. Environmental Analysis* contains the analysis of the potential environmental impacts that may be expected as part of the project's implementation.
- *Section 6. References* contains the name of the preparer, Project Applicant, Lead Agency, and other references used in the preparation of this IS/MND.

2. Location and Setting

The Project Site is located at 409, 413, and 415 N. Alameda Street and is within the north downtown portion of the City of Compton. Compton is located approximately 10 miles south of downtown Los Angeles and is bounded by the Cities of Paramount and Long Beach on the east, the City of Lynwood and an unincorporated Los Angeles County area (the Willowbrook community) on the north, an unincorporated Los Angeles County area on the west, and an unincorporated Los Angeles County area and the City of Carson on the south. The Long Beach Freeway (I-710) traverses the easterly portion of Compton and the Riverside Freeway (SR-91) traverses the southerly portion of Compton. Century Freeway (I-105) is located approximately 0.5 miles north of the City. The location of Compton, in a regional context, is shown in Exhibit 2.1. The Project Site's location in the City is shown in Exhibit 2.2.

The Project Site is bounded by N. Alameda Street to the east, E. Arbutus Street to the north, E. Carson Place to the south, and a senior housing development that is under construction to the west. The Project Site is located approximately 800 feet to the north of E. Compton Boulevard, and is immediately west of the Alameda Corridor. The Project Site has a street frontage of approximately 297 feet along N. Alameda Street, approximately 67 feet along E. Arbutus Street, and approximately 190 feet along E. Carson Place. The total net land area is approximately 33,556 square feet (0.77 acres).

2.1 Existing Land Uses

The Project Site is currently vacant. An aerial photograph of the Project Site and its surrounding land uses are provided in Exhibit 2.3.³ Photographs depicting the current conditions of the Project Site are shown in Exhibits 2.4 through 2.5.

2.2 Surrounding Land Uses

The Proposed Project is at the center of the redevelopment of the North Downtown Community Plaza. Currently under construction or recently completed are a state-of-the-art community center, senior center, the Metro @ Compton Senior Apartments, and a revitalized transit hub/MTA Blue Line Stop, all of which

³ *Note: the date of the Google Earth aerial photograph is 2014 and depicts the Project Site's conditions prior to the date of this MND. The Project Site is currently vacant as the building depicted in the aerial photograph were demolished in accordance with the regulations of the Compton Building & Safety Department. Proper notification of the demolition and asbestos removal were filed with the South Coast Air Quality Management District (SCAQMD) since asbestos was present at the subject site.*

are 200 yards or less from the Project Site. The existing land uses located within the immediate vicinity of the Project Site are depicted in Exhibit 2.6 and 2.7. Land uses surrounding the Project Site include the following:

- Phase I of the Compton Senior Housing Development, which is under construction by Meta Housing Corporation, adjoins the Project Site to the west (See Exhibit 2.6, Views 11 and 12, and Exhibit 2.7, Views 13 and 14).⁴
- The Willow Walk housing development is located northwest of the Project Site on N. Tamarind Avenue.
- An existing restaurant and commercial retail center is located on the south side of E. Carson Place (See Exhibit 2.6, View 10).
- The Alameda Corridor is located on the east side of the Project Site (See Exhibit 2.7, View 15).
- To the north of the Project Site, across E. Arbutus Street, is an auto body repair shop.

2.3 Zoning and Land Use Designations

Zoning

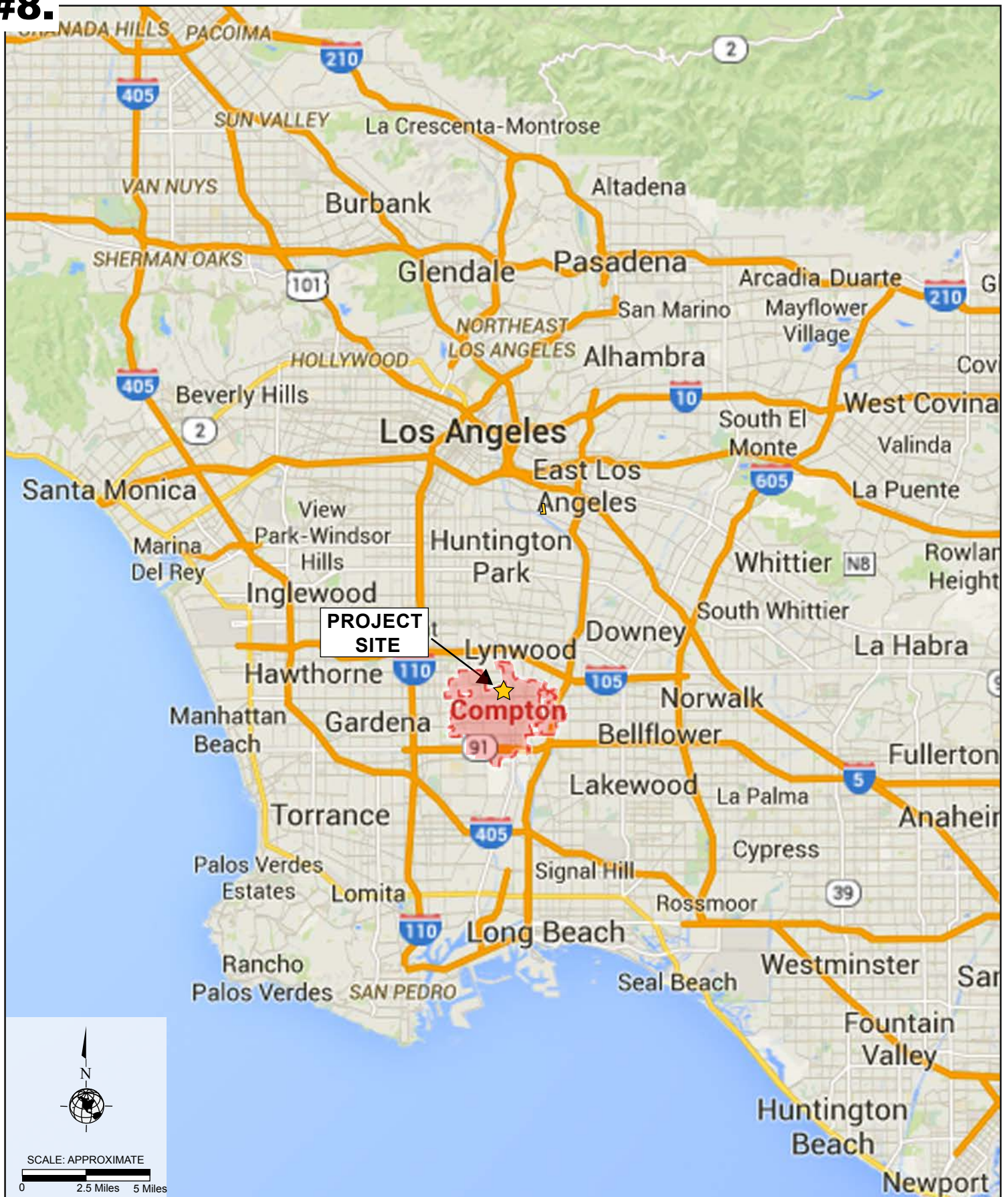
The Project Site is currently vacant. The parcels on the north side of the site (APN 6166-010-910 and 6166-010-911) are currently zoned M-L (Limited Manufacturing), while parcels on the south portion of the site (APN 6166-010-912) are currently zoned C-L (Limited Commercial). The property to the west of the site is zoned R-H (High Density Residential), while properties to the south and east of the site are zoned C-L; properties to the north are zoned M-L. Land uses in the vicinity are a mixed of residential, commercial and manufacturing.

City of Compton General Plan and Redevelopment Plan

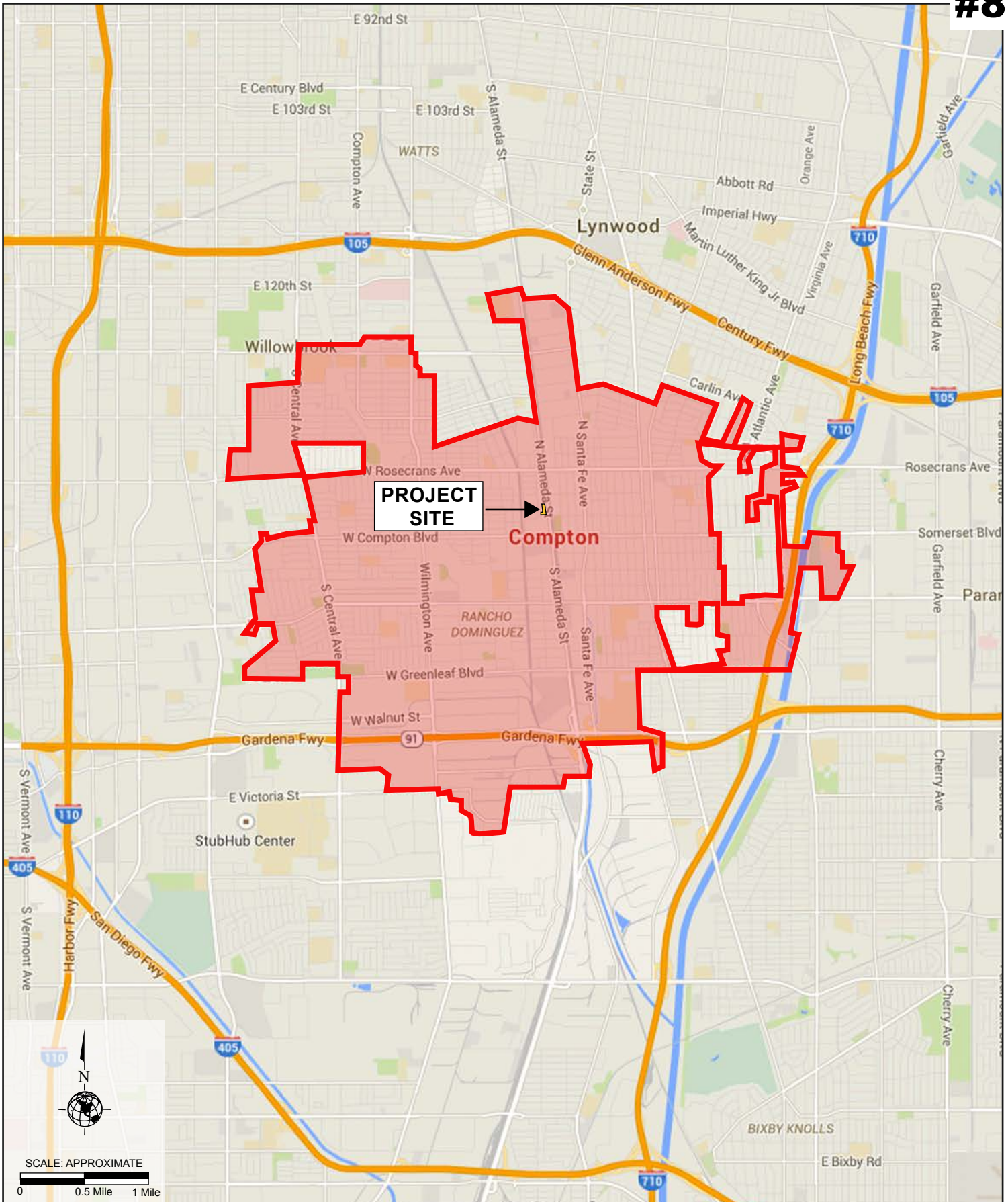
The City of Compton General Plan (General Plan) and City of Compton Redevelopment Plan's (Redevelopment Plan) land use designation for the Project Site is "General Commercial." The General Commercial land use designation allows for the development of a "wide range of retail and service commercial uses designed to meet communitywide and sub-regional shopping and service needs. Any use permitted in the Medium Density and High Density Residential categories are also allowed in the General Commercial." High Density Residential developments are permitted at a density of 34 units per acre, which may be exceeded for special needs groups; a maximum population density of 132 persons per acre is also permitted under this land use designation.

⁴ Although the terms "Phase I" and "Phase II" are used with respect to defining the Applicant's two projects, a two-phased development was not contemplated at the time Phase I was developed. As such these are treated as separate projects and a separate environmental review under CEQA is required for the development of Phase II.

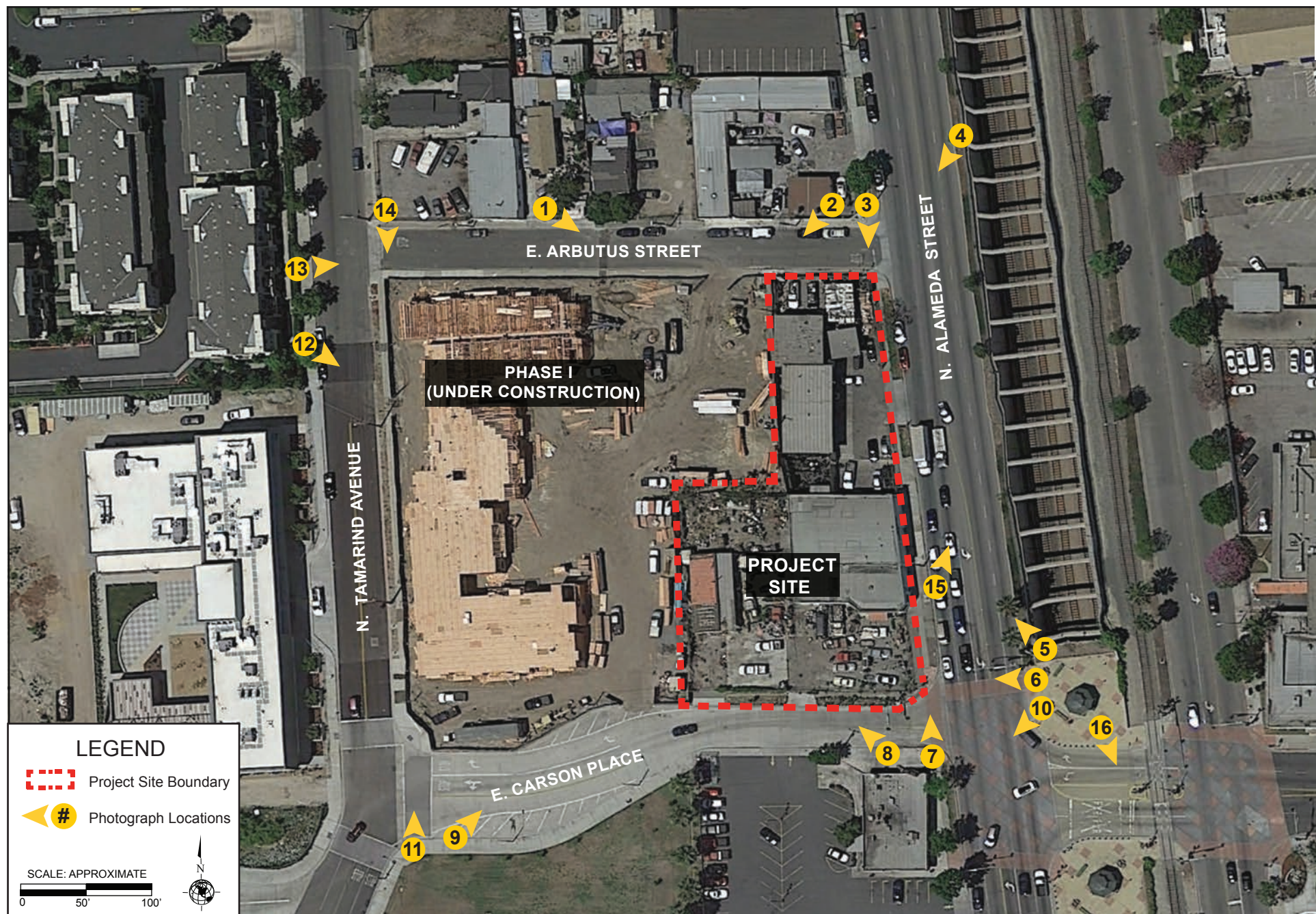
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Source: Google Maps, 2014



Source: Google Maps, 2014



Source: Google Earth, Aerial View, 2014



View 1: From the east side of E. Arbutus Street looking southeast at the Project Site.



View 2: From the east side of E. Arbutus Street looking southeast at the Project Site.



View 3: From the northwest corner on E. Arbutus Street and N. Alameda Street looking south at the Project Site.



View 4: From the west side of Figueroa Street looking southeast at the Project Site.

Source: Parker Environmental Consultants, February 10, 2015.



View 5: From the northeast corner of N. Alameda Street and E. Carson Place looking northwest at the Project Site.



View 6: From the northeast corner of N. Alameda Street and E. Carson Place looking west at the Project Site.



View 7: From the southwest corner of N. Alameda Street and E. Carson Place looking north at the Project Site.



View 8: From the southwest corner of N. Alameda Street and E. Carson Place looking northwest at the Project Site.

Source: Parker Environmental Consultants, February 10, 2015.



View 9: From the south side of E. Carson Place looking northeast.



View 10: From the northeast corner of N. Alameda Street and E. Carson Place looking southeast.



View 11: From the southeast corner of N. Tamarind Avenue and E. Carson Place, looking north.



View 12: From the west side of N. Tamarind Avenue looking south east.

Source: Parker Environmental Consultants, October 7, 2014 and February 10, 2015.



View 13: From the west side of the intersection of N. Tamarinda Avenue and E. Arbutus Street looking east.



View 14: From the north side of the intersection of N. Tamarinda Avenue and E. Arbutus Street looking south.



View 15: From the west side of N. Alameda Street looking northeast.



View 16: From the north side of E. Palmer Street looking southeast.

Source: Parker Environmental Consultants, October 7, 2014

3. Project Description

The Metro @ Compton, Phase II Senior Apartments (Proposed Project) includes the construction and redevelopment of the site with an affordable rental housing development of 36 units for senior citizens (at least 55 years of age or older under applicable provision of California Civil Code Section 51.3) and associated surface parking. Twenty units are proposed as 1-bedroom units with the remaining 16 as 2-bedroom units; the maximum site population of 78 persons. The building is proposed at three stories tall with a maximum height of 35 feet. An elevator off the lobby provides ADA access to the upper floors, stairwells at the end of the southern and northern corridors will provide for access and exiting in an emergency. Each of the units will have living and dining areas with full kitchen and full bath. All units will be ADA (American Disability Act) compliant. The project features 1,949 square feet of interior common area space and 4,212 square feet of outdoor open space. The building is designed using sustainable principles, processes, and materials and is expected to receive a GreenPoint Multifamily rating of 130 points. The design intent is to revitalize the neighborhood by bringing in much needed low-income housing and community space. The proposed site plan is depicted in Exhibit 3.1. Building sections and elevations of the Proposed Project are depicted in Exhibits 3.2 through 3.4, respectively. Building renderings are shown in Exhibit 3.5. The proposed landscape plan is depicted in Exhibit 3.6. The Proposed Project is summarized in Table 3.1.

Table 3.1 Summary of the Proposed Project	
Project Element	Description
Site Area – Gross	35,323 square feet (0.81 acres)
Site Area – Net	33,556 square feet (0.77 acres)
Building Floor Area	34,617 square feet
One-Bedroom Units	20 units (558 square feet each)
Two-Bedroom Units	16 units (779 square feet each)
Common Areas	1,949 square feet
Open Space	4,212 square feet
<i>Source: Y&M Architects, September 25, 2014</i>	

Common areas/amenities within the building will include a community room with small kitchen, library or exercise room, mail room, laundry and restrooms. A management office adjacent to the lobby is also proposed. The project is compliant with or exceeds required building setbacks from property line. The Applicant proposes perimeter fencing for the security of the residents.

The main entrance to the development will be located on Carson Place 360 feet from the Compton Metro Blue Line station. Residents' parking will be accessed through electronic remote controlled gates located on Carson Place and Arbutus Avenue. Parking for the project is proposed at a total of thirty-six (36) parking stalls or one stall per unit. Eight of the spaces will be accessed via reciprocal easement with the neighboring Metro @ Compton Senior Apartments project, which is owned and operated by the Applicant. All parking stalls are proposed as open air parking stalls. Pursuant to the Affordable Housing Density

Bonus Ordinance, parking requirements for apartment developments of 80% senior housing units requires one covered parking stall per unit and one open air stall per four units for guest parking. The proposed parking is otherwise compliant with Code required access and stall size. The Proposed Project has requested an affordable housing density bonus that when approved will result in the reduction of the number of parking stalls and that the parking stalls be allowed uncovered. The elimination of covered parking, the reduction of parking will result in project savings of approximately \$1,100,000. Absent the requested concessions, the project would be infeasible.

According to Applicant, the Proposed Project's projected tenant pool will be very low income senior households earning a range of 30-50% of Los Angeles County median income; approximately \$17,150-36,700 per year. Rents are expected to range from \$458 to \$917 net of electrical and gas utility allowances. As proposed the City of Compton Conditional Use Permit will limit 11 units (30% of the total units) to low income households as defined by Section 30.47.2 of the Affordable Housing Density Bonus Ordinance. The balance of the units will not be rent restricted by the City of Compton Planning & Economic Development Department. They will however be rent restricted by City of Compton affordable housing finance covenants for a period of 55 years.

Additionally, the Applicant proposes a partnership with EngAGE to provide programs to the residents designed to stimulate resident interaction and self-sufficiency, a greater sense of community ownership, and promote a philosophy of active living in place.

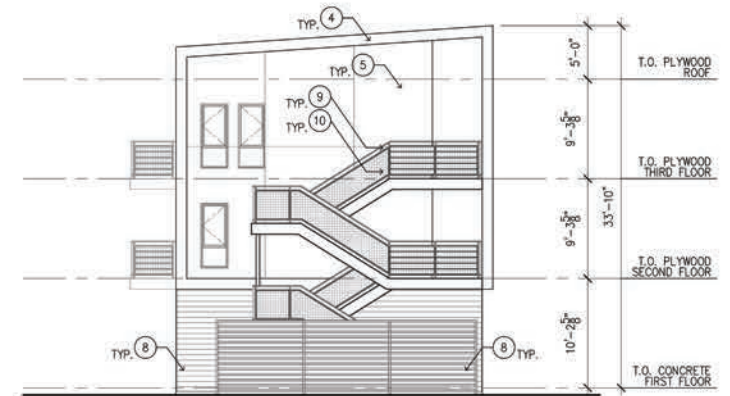


Source: Y & M Architects, September 25, 2014



SOUTH ELEVATION
SCALE: 1/8"=1'0"

2



NORTH ELEVATION
SCALE: 1/8"=1'0"

1

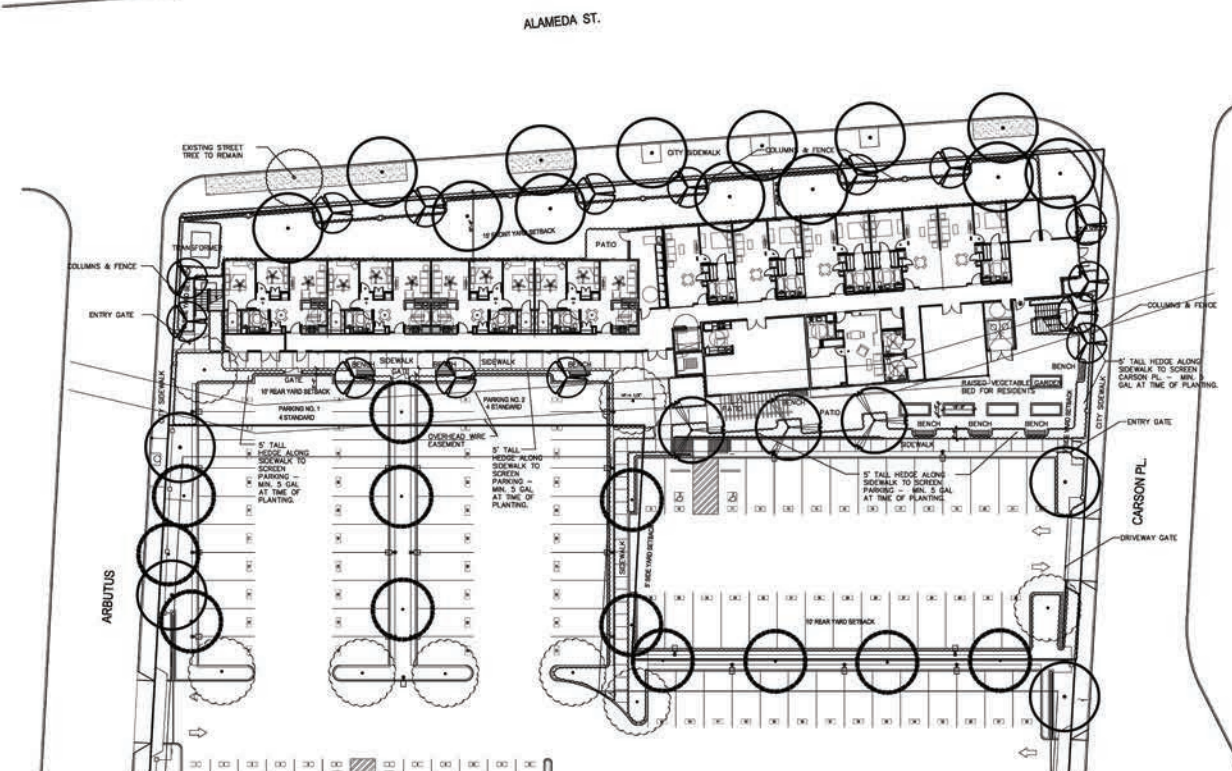
Source: Y & M Architects, September 25, 2014



Source: Y & M Architects, September 25, 2014



Source: Y & M Architects, September 25, 2014



TREE LEGEND

ALL TREES ARE STANDARD

SYMBOL	BOTANIC NAME - COMMON NAME QUANTITY AND SIZE	WOOD
	EXISTING STREET TREE TO REMAIN	
	LIQUIDAMBAR S. 'NOTRULOKA' 17-20 INCH BOX EVERGREEN	MOD
	RHUS LANCEA AFRICAN SUNK 10 - 15 GALLON	LOW
	ROBINIA X A. 'PURPLE ROSE' PINK FLOWERING LOCUST 17 - 15 GALLON	LOW
	JACARANDA MIMOSIFOLIA JACARANDA PER CITY OF COMPTON 17 - 36 INCH BOX	

ALL TREES WITHIN 5' OF PAVING TO RECEIVE A 24" ROOT BARRIER DEVICE

SHRUB LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	QTY	WOODS
	AGAVE ATTENUATA	AGAVE	150	-	LOW
	ANGOCEANTHUS F. 'BUSH BLAZE'	KANGAROO PAW	10	-	LOW
	ARBUTUS U. 'TUFF KING'	STRANDERY TREE	50	-	LOW
	BAMBUZA n. 'GOLDEN GODDESS'	GOLDEN GODDESS BAMBOO	24 BX	-	MOD
	HEMEROCALLIS 'HORSER'	DAYLILY	10	-	MOD
	'LEIF V. 'STOKES DWARF'	STOKES DWARF	50	-	LOW
	JUNIPERUS V. 'SKYROCKET'	SKYROCKET JUNIPER	150	-	LOW
	MAHONIA REPENS	MAHONIA	10	-	LOW
	MUHLENBERGIA C. 'LENDA'	CALIFORNIA PRICK	150	-	LOW
	LOOETRUM 'DWARF FOUNTAIN GRASS'	DWARF FOUNTAIN GRASS	10	-	LOW
	PENNISETUM A. 'HAWAII'	FOUNTAIN GRASS	10	-	LOW
	PENNISETUM ALOPECUROIDES	RUSSIAN SAGE	50	-	LOW
	PEROVNIA A. 'LITTLE SPIRE'	PINK STRIPE FLAX	50	-	MOD
	PHORMIUM 'PINK STRIPE'	PITTIOSPORUM	50	-	LOW
	PITTIOSPORUM CRASSIFOLIUM	GOLF BALL PITTIOSPORUM	50	-	LOW
	PITTIOSPORUM T. 'GOLF BALL'	REINE GEDNE COMPACT LANTANA	50	-	LOW
	LANTANA C. 'WINKIE'	MYSTIC FAIRY ROSE	50	-	MOD

QUANTITIES ARE FOR REFERENCE ONLY - CONTRACTOR TO PROVIDE ALL PLANT MATERIAL ON PLAN
* AVAILABLE FROM MONROVIA NURSERY, WWW.MONROVIANURSERY.COM

LAWN/MEADOW & VINE LEGEND

SYMBOL	DESCRIPTION
	NATIVE BENT MEADOW GRASS - 500 FROM S & S SEED COMPANY
	ALL GROUNDCOVER AREA TO RECEIVE 3" MOULD - DARK BROWN
	POUS P. MINWA' OSEEPING FIG 72 - GAL

NOTE: LANDSCAPE PROVIDED 8,307 SQ. FT.

NOTE: THE SURFACE MATERIALS OF THE SITE ARE: ASPHALT PARKING LOT, CONCRETE SIDEWALKS AND PATIOS, BASED ON GARDEN BEDS PER DETAIL SHOWN ON PLAN.

NOTE: ALL UTILITY EASEMENT SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

NOTE: THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELICATED ON THE PLAN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

NOTE: ALL LANDSCAPED AREAS, INCLUDING PARKWAYS, AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.

PRELIMINARY LANDSCAPE PLAN

SCALE: $\frac{1}{8}" = 1'-0"$



Source: Y & M Architects, September 25, 2014



Exhibit 3.6
Landscape Plan

4. Discretionary Approvals

The Applicant's project requires Planning Commission approval of several discretionary permits to facilitate the construction and operation of the proposed affordable senior housing facility.

4.1 General Plan Amendment and Zone Change

The Applicant is requesting that the General Plan land use designation of the property be changed from General Commercial to High Density Residential and that the zoning designation be changed from M-L (Limited Manufacturing) and C-L (Limited Commercial) to R-H (Residential – High Density). The parcels on the north side of the site (APN 6166-010-910 and 6166-010-911) are currently zoned M-L (Limited Manufacturing), while parcels on the south portion of the site (APN 6166-010-912) are currently zoned C-L (Limited Commercial). Current zoning of the property would allow residential on the southern portion of the site only. The proposed General Plan Amendment and Zone change would provide a consistent zone and General Plan land use designation across the Project Site that would be consistent with the proposed residential land use.

4.2. Affordable Housing Density Bonus

The Proposed Project involves a request by the Applicant for consideration of a density bonus pursuant to the guidelines of California Senate Bill 1818 (Density Bonus Law) and the City's Affordable Housing Density Bonus Ordinance in order to allow an increase in the total number of proposed residential units. Under the provisions of the Density Bonus Law, the City may also consider deviations and/or relief of its development standards in exchange for the provision of affordable housing units contain within the project.

The Applicant is requesting an affordable housing density bonus based on the 30% affordability of the senior housing development. Due to the size of the property, under the proposed High Density Residential land use designation and zoning classification 26 units would ordinarily be permitted on the site. The City's Affordable Housing Density Bonus Ordinance, based on State law, allows for a 35% increase in the number of units. The Applicant requests approval of a total of 36 units with a maximum population of 78 persons assuming one and one half persons per bedroom. In addition, to the increased number of units, the Ordinance also has provisions for approval of concessions/other incentives to encourage the development of affordable housing. These include the following by-right density bonus concessions:

- i. Relief from Section 30-21.A of the Zoning Code requiring that parking spaces for senior citizen apartments be covered. The project will provide uncovered parking.
- ii. Relief from the section of the Zoning Code requiring 1.5 space per unit plus 1 guest space for every 4 units. The project will provide 1.0 space per unit.
- iii. Relief from the section of the Zoning Code governing unit size. The project will provide units that are in accordance with the unit size guidelines of the California Tax Credit Allocation Committee, which requires that one bedroom units must include at least 500 square feet and two-bedroom units must include at least 750 square feet of living space.

The elimination of covered parking, the reduction of parking, and the reduction of the unit sizes will result in project savings of approximately \$1,100,000. Absent the requested concessions, the Applicant has stated that the project would be infeasible.

4.3 Variances

The Applicant is requesting the following Variances from City Planning Code:

- i. Relief from section 30-21.6 of the Zoning Code which requires provision of a ten foot (10') landscaped planting strip between the public right-of-way and the proposed parking lot. The Project will provide an eight foot, ten inch (8'10") strip on the Arbutus Street side of the project and a nine foot, five inch (9'5") strip on the Carson Place side of the project. Due to the contours of the site, the project cannot proceed as currently designed without receiving this concession.
- ii. Relief from section 30-10.3 of the Zoning Code which requires lot depth of the Project Site of no less than one hundred feet (100'). The project provides lot depth of sixty-five feet (65') on the Arbutus Street (northern) side of the property and ninety-two feet (92') on the Carson Place (southern) side of the property. The variance is necessary for the project to proceed as designed.

5. Environmental Analysis

This section of the IS/MND analyzes the potential environmental impacts that may result from the approval and subsequent implementation of the Proposed Project. For the evaluation of potential impacts, questions are stated and answers are provided according to the analysis undertaken as part of this IS/MND preparation. To each question, there are four possible responses:

- *No Impact.* The Proposed Project will not have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The Proposed Project may have the potential for impacting the environment, although these impacts are likely to be below levels or thresholds that the City or other responsible agencies consider to be significant.
- *Potentially Significant Impact Unless Mitigated.* The Proposed Project may have the potential to generate impacts that are considered to represent a significant impact on the environment. However, the level of impact may be reduced to levels that are considered to be less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The Proposed Project may result in significant unmitigable adverse impacts.

Based on the environmental analysis for the Proposed Project, the City of Compton has determined that implementation of the Proposed Project would not result in significant adverse environmental impacts with the implementation of the recommended mitigation measures.

5.1 Aesthetics

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.1. AESTHETIC IMPACTS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				✕
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✕
c) Substantially degrade the existing visual character or quality of the Project Site and its surroundings?		✕		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✕		

Recent amendments to the CEQA Guidelines have been adopted as it pertains to addressing parking and aesthetic impacts in Transit Priority Areas (TPA). In September 2013, Governor Brown signed Senate Bill 743 (Steinberg, 2013) (SB 743), which directed several changes to CEQA for projects located in TPA areas. Those changes direct the Governor's Office of Planning and Research to develop a new approach for analyzing the transportation impacts under CEQA. Under these changes, aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.

The Project Site is situated within a transit rich area and is adjacent to the transit-oriented-district for the Metro Compton Blue Line light rail station and the Martin Luther King Transit Center. The Project Site is located approximately 350 feet east of the Martin Luther King Transit Center and 1,000 feet east of the Compton Metro Blue line Station, respectively. As such, SB 743, as codified in Public Resources Code Section 21099(d)(1), statutorily excludes aesthetic impacts from being considered significant impacts. Nevertheless, the following analysis is provided for full disclosure.

Response 5.1 a): No Impact. As shown in the site photographs depicted in Exhibits 2.4 through 2.5, the Project Site is currently vacant. No scenic views are provided from or through the Project Site. The Project Site is an infill lot within a developed area of the City of Compton and does not possess any unique aesthetic characteristics. The Proposed Project would improve the Project Site with a new three story a 36-unit senior affordable housing project approximately 35 feet high above grade. The Proposed Project would alter the existing views and character of the Project Site and immediately surrounding area in a manner that is compatible with the urban form of the surrounding neighborhood. As shown in the building elevations and sections of the Proposed Project (See Exhibit 3.3 through 3.5), the Proposed Project would be visually compatible with the scale and massing of the surrounding land uses and is consistent with the character of the neighborhood in the surrounding area. Due to the relatively level topography and extent of development within the immediate area, there are no scenic views or vantage points that afford scenic views. No scenic highways or corridors are located in the immediate area. Therefore, no impact to any recognized or valued scenic view would occur.

Response 5.1 b): No Impact. The Project Site is not located within or along a designated scenic corridor, and is not considered a scenic resource. The Project Site is bounded by N. Alameda Street to the west, E. Arbutus Street to the north, and E. Carson Place to the south, none of which are designated as a scenic highway. The Project Site is currently vacant. No historic structures would be impacted by the

redevelopment of the Project Site. The Project Site does not contain any natural scenic resources, such as native habitat, locally protected tree species, or unique geologic features. Therefore, the Proposed Project would not damage and/or remove any scenic resources within a State or City designated scenic highway, and no impact would occur.

Response 5.1 c): Potentially Significant Impact Unless Mitigated. A significant impact would occur if the Proposed Project were to introduce incompatible visual elements on the Project Site or visual elements that would be incompatible with the character of the area surrounding the Project Site.

Building Height and Massing

With respect to building mass and height, land uses in the project vicinity generally consist of commercial, manufacturing and residential uses generally ranging in height from one to three stories. The proposed structure would be three stories high (approximately 35 feet above grade). The Proposed Project will involve the construction of a 34,617-square foot building with 36 senior citizen housing units and surface parking at grade. The Proposed Project includes horizontal and vertical design features to break up the massing of the building and complement the neighboring Metro @ Compton Senior Apartments to the immediate west of the Project Site. The building is designed using sustainable principles, processes, and materials and is expected to receive a GreenPoint Multifamily rating of 130 points. Thus, with approval of the requested discretionary actions described in Section 4 the Proposed Project's scale and massing would be consistent with the surrounding urban form. The Proposed Project's impacts with respect to building height and massing would therefore be less than significant.

General Maintenance and Graffiti

During construction, the Project Site would have the potential to attract unlawful bill postings, graffiti, and other forms of vandalism if the site is not properly secured and maintained. To ensure the Project Site is maintained in an acceptable manner, Mitigation Measure AES-1 is recommended to ensure aesthetic impacts are mitigated to a less than significant level. Impacts associated with graffiti, poor maintenance and/or overgrown vegetation during the operation of the project would be mitigated to a less than significant level by Mitigation Measure AES-1.

Mitigation Measures:

AES-1 Construction equipment, debris, and stockpiled equipment shall be enclosed within a fenced or visually screened area to effectively block the line of sight from the ground level of neighboring properties. Such barricades or enclosures shall be maintained in appearance throughout the construction period. Graffiti shall be removed immediately upon discovery.

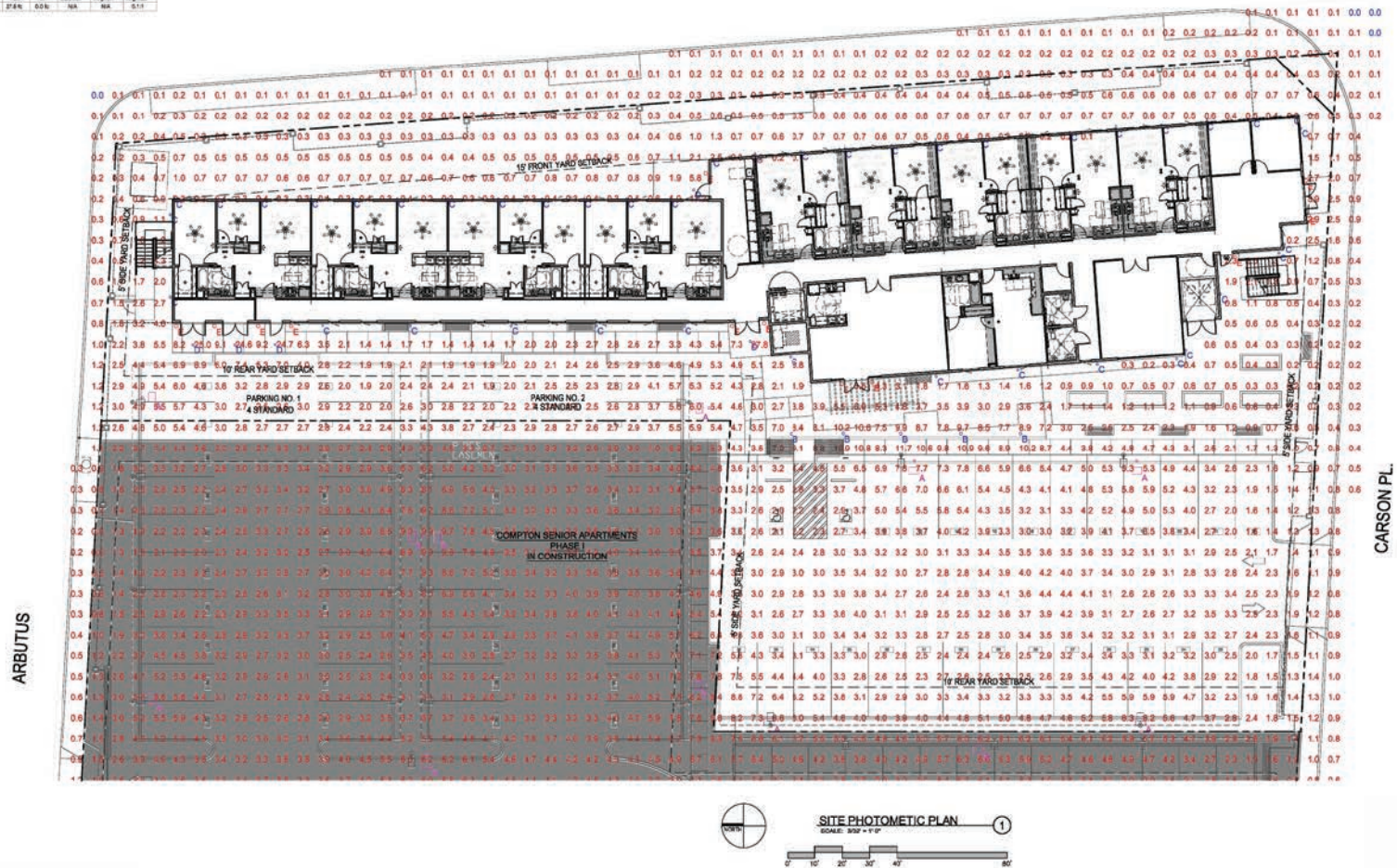
Response 5.1 d): Potentially Significant Impact Unless Mitigated. A significant impact may occur if the Proposed Project introduces new sources of light or glare on or from the Project Site, which would be incompatible with the areas surrounding the Project Site, or which pose a safety hazard to motorists utilizing adjacent streets or freeways. The determination of whether a project results in a significant nighttime illumination impact shall be made considering the following factors: (a) the change in ambient illumination levels as a result of the Proposed Project sources; and (b) the extent to which the Proposed Project lighting would spill off the Project Site and affect adjacent light-sensitive areas.

Light

Night lighting for the Proposed Project would be provided in order to illuminate the building entrances, common open space areas, and parking areas, largely to provide adequate night visibility for residents and visitors and to provide a measure of security (See Exhibit 5.1 Site Photometric Plan). A moderate

Luminaire Schedule									
Symbol	Label	Qty	Catalog Number	Description	Lamp	Number	Power	Lumens per Lamp	ULP
	A	18	MS2 100W SHW HL PLUSE 2700K	SHW HL UNIDIRECT 100W 100' ADJUSTABLE DOWN LIGHTING WITH REMOVABLE TYPE 'V' WIDE REFLECTOR AND BLACK INTERNAL HOUSING (SINGLE)	ONE 100 WATT 60 28 PULSES START METAL HALIDE, HORIZONTAL POSITION	1	MS2 100W SHW HL PLUSE 2700K	2800	0.87
	B	8	MS2 100W LV	1" ROUND BOLLARD WITH COVER	ONE 75 WATT CLEAR 8.7 METAL HALIDE, VERTICAL, BROADDOWN POSITION	1	MS2 100W LV	3000	0.87
	C	43	MS2 100W PL 125		OF 30W	1	MS2 100W PL 125	1710	0.87
	D	8	SWP 250WTT FLD31 PF	1" FLUORESC DOWNLIGHT WITH TWO DOUBLE TUBES, GLASS LENS, WHITE BRASS SPALL BRASS LENS, AND PLASTIC FLANGE	TWO 28 WATT DOUBLE TUBES FLUORESCENT	2	SWP 250WTT FLD31 PF	1400	0.87
	E	12	POPP 57TET 443	POPP 4" GLASS PENDANT WITH HANGER SHADE 57TET	ONE 50 WATT (pending) COMPACT FLUORESCENT TUBAL TUBE, VERTICAL, BRASS UP JOBS	1	POPP 57TET 443	2400	0.87

Statistics						
Description	Symbol	Qty	Area	Vol	Height	Height
Area		1.0	21.4	0.0	NA	NA



Source: Y & M Architects, September 25, 2014



Exhibit 5.1
Site Photometric Plan

degree of illumination already exists in the project vicinity from street and pedestrian lighting along N. Alameda Street. The Proposed Project would not generate a substantial increase in ambient lighting. Project lighting fixtures would be directed towards the interior of the Project Site and away from any nearby land uses. The Proposed Project would not introduce any new sources of substantial light that are incompatible with the surrounding areas. Vehicular access to the Project Site would be provided off of E. Carson Place. As such vehicle headlights would be directed towards the adjacent land uses to the south, which consists of a one-story restaurant with surface parking. As noted in Mitigation Measure AES-2, the Proposed Project will include directional lighting with shielding to ensure lighting fixtures on the ground floor do not cast excessive light on adjacent properties. Therefore, with mitigation the Proposed Project's impacts would be less than significant.

Glare

Potential reflective surfaces in the project vicinity include automobiles traveling and parked on streets, exterior building windows, and surfaces of brightly painted buildings. Excessive glare not only restricts visibility, but increases the ambient heat reflectivity in a given area. Architectural materials would include a mix of masonry/tile, metal, exterior plaster and glass. Landscaping and street trees would be provided along N. Alameda Street and would serve to partially screen any glare from the building's windows or potentially reflective façade materials. The Proposed Project would not introduce any new sources of substantial glare that are incompatible with the surrounding areas. Additionally, as noted in Mitigation Measure AES-3 below, the architectural materials to be used will be limited to such materials that do not cause excessive glare. Therefore, the Proposed Project's impacts would be less than significant.

Mitigation Measures:

- AES-2 All exterior building lighting, security lighting and parking area lighting shall be designed and located as to avoid intrusive effects on adjacent properties. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the extent feasible, subject to approval by the City of Compton. Lighting fixtures shall use shielding to prevent spillover lighting on adjacent off-site uses. This requirement would not apply to the common parking area between the Phase I and Phase II developments.
- AES-3 The exterior of the proposed structure shall be constructed of materials to minimize glare and reflected heat, such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces with non-reflective materials.

Cumulative Impacts: Less Than Significant Impact. Development of the Proposed Project in conjunction with the related projects would result in an incremental intensification of existing prevailing land uses in an already heavily urbanized area of the City of Compton. Development of the related projects is expected to occur in accordance with adopted plans and regulations. Moreover, the Proposed Project would improve the visual character of the Project Site. Therefore, cumulative aesthetic impacts would be less than significant.

5.2 Agriculture and Forestry Resources

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.2 AGRICULTURE and FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest Range and Assessment Project and Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				×
b) Conflict the existing zoning for agricultural use, or a Williamson Act Contract?				×
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526, or timberland zoned Timberland Production (as defined by Government Code section 51104 (g)?				×
d) Result in the loss of forest land or conversion of forest land to non-forest use?				×
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				×

Response 5.2 a): No Impact. The Project Site is currently vacant. The Project Site is also located in a heavily urbanized area of the City of Compton. No farmland or agricultural activity exists on or in the vicinity of the Project Site. According to the Soil Candidate Listing for Prime Farmland of Statewide Importance, Los Angeles County, which was prepared by the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), the soils at the Project Site are not candidates for listing as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the Project Site has not been mapped pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no impact to agricultural lands would occur.

Response 5.2 b): No Impact. The parcels on the north side of the site are currently zoned M-L (Limited Manufacturing), while parcels on the south portion of the site are currently zoned C-L (Limited Commercial). The City of Compton's General Plan and Redevelopment Plan land use designation for the entire site is General Commercial. The Project Site is not zoned for agricultural production, and there is no farmland at the Project Site. In addition, no Williamson Act Contracts are in effect for the Project Site.⁵ Therefore no impact would occur.

Response 5.2 c): No Impact. The Project Site is not zoned as forest land or timberland, and there is no Timberland Production at the Project Site. Therefore, no impact would occur.

⁵ Williamson Act Program, California Division of Land Resource Protection, website: ftp://ftp.consrv.ca.gov/pub/Dlrp/WA/2012%20Statewide%20Map/WA_2012_11x17.pdf, accessed October 2014.

Response 5.2 d): No Impact. The Project Site is vacant. No forested lands or natural vegetation exist on or in the vicinity of the Project Site. Therefore no impact would occur.

Response 5.2 e): No Impact. Neither the Project Site, nor nearby properties, are currently utilized for agricultural or forestry uses. The Project Site is not classified in any “Farmland” category designated by the State of California. The Project Site is not located near or in any significant farmland area (i.e., a significant commercial crop or animal producing site). Therefore, no impact would occur.

Cumulative Impacts: No Impact. Development of the Proposed Project in combination with related projects would not result in the conversion of State-designated agricultural land from agricultural use to a non-agricultural use, nor result in the loss of forest land or conversion of forest land to non-forest use. The Extent of Important Farmland Map Coverage maintained by the Division of Land Protection indicates that the Project Site and the surrounding area are not included in the Important Farmland category. The Project Site and the surrounding area are highly urbanized area and do not include any State-designated agricultural lands or forest uses. Therefore, no cumulative impact would occur.

5.3 Air Quality

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.3 AIR QUALITY. Where applicable, the significance criteria established by the air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality management plan?			×	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		×		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?		×		
d) Expose sensitive receptors to substantial pollutant concentrations?			×	
e) Create objectionable odors affecting a substantial number of people?			×	

Response 5.3 a): Less Than Significant Impact. A significant air quality impact would occur if a project is not consistent with the SCAQMD’s 2012 Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of these plans. The 2012 AQMP was prepared to comply with the federal and State Clean Air Acts and amendments, to accommodate growth, to reduce the high levels of pollutants in the Basin, to meet federal and state air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. The 2012 AQMP is based in part on demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry), developed by SCAG for the 2012-2035 Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS) (2012-2035 RTP/SCS). Because the 2012-2035 RTP/SCS is based on the General Plan growth projections of the local municipalities within the Basin, projects that are consistent with the projections of employment and population forecasts identified in their respective General Plans are considered to be consistent with the

AQMP. Project's that are not consistent with the local General Plan and/or involve Plan Amendments for higher densities must be analyzed for consistency with the AQMP. As provided in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993), the two specific criteria for determining a project's consistency with the AQMP are as follows:

- *Consistency Criteria 1.* Whether the project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- *Consistency Criteria 2.* Whether the project will exceed the assumptions in the AOMP or increments based on the year of project build-out and phase (Table 12-2 [of the AQMP]).⁶

Under Consistency Criteria 1, in order to determine whether the project would result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, the Proposed Project's construction and operational air quality emissions were estimated utilizing the California Emissions Estimator Model (CalEEMod.2013.2.2), as recommended by the SCAQMD. The estimated emissions for bot construction and operation were then compared to the applicable SCAQMD's significance thresholds for regional air quality impacts. As discussed in greater detail below (see response to Checklist Question 5.3 b)), the Proposed Project's construction and operational emissions would be well below the thresholds of significance for the five criteria pollutants monitored by the SCAQMD. Thus, the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP. As such, the Proposed Project would be consistent with the AQMP under Criteria 1.

Under Consistency Criteria 2, the current land use designation for the entire site is General Commercial. The General Commercial land use designation allows for the development of a "wide range of retail and service commercial uses designed to meet communitywide and sub-regional shopping and service needs. Any use permitted in the Medium Density and High Density Residential categories are also allowed in the General Commercial." High Density Residential developments are permitted at a density of 34 units per acre, which may be exceeded for special needs groups; a maximum population density of 132 persons per acre is also permitted under this land use designation.⁷ Due to the size of the property (33,556 square feet of net lot area) only 26 units and 101 persons are ordinarily permitted under the General Plan. The Proposed Project includes a total of 36 affordable senior housing units with a maximum population of 78 persons assuming an occupancy rate of one and one half persons per bedroom. As such, the Proposed Project would exceed the permitted density of 26 units by 10 units, but would be under the allowable population density by 23 units. While the Applicant is requesting that the General Plan land use designation and zoning of the property be changed to High Density Residential, the Proposed Project is consistent with the existing General Plan land use designation of General Commercial and is consistent with the allowable residential density for the Project Site as the General Plan specifically allows special needs groups to exceed the allowable density. As discussed in further detail in Section 5.13, the Proposed Project would not exceed the growth projections of SCAG's 2012-2035 RCP/SCS for the City of Compton subregion. Additionally, because the Proposed Project would add 36 additional affordable senior housing units to the City of Compton's housing stock, it would be consistent with the City of Compton's RHNA. For these reasons, the Proposed Project is consistent with the AQMP under Consistency Criteria 2.

⁶ *For residential projects, the key assumptions identified in Table 12-2 include population number and location and Regional Housing Needs Assessment.*

⁷ *Per the Compton General Plan, defines "special needs" include the elderly, disabled persons, large households, female-headed households, farm workers, and the homeless.*

Based on the above, the Proposed Project would not conflict with or obstruct implementation of the adopted AQMP and Project impacts would be considered less than significant.

Response 5.3 b): Potentially Significant Impact Unless Mitigation Incorporated. A project may have a significant impact where project-related emissions would exceed federal, State, or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation. For purposes of assessing the Project's air quality impacts, the SCAQMD has established quantitative thresholds for five criteria pollutants for short-term (construction) emissions and long-term (operational) emissions. These criteria pollutants include the following:

- **Ozone (O_3)** is a highly reactive and unstable gas that is formed when reactive organic gases (ROGs) and nitrogen oxides (NO_x), both byproducts of internal combustion engine exhaust, undergo slow photochemical reactions in the presence of sunlight.

Short-term exposures (lasting for a few hours) to ozone at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Individuals exercising outdoors, children and people with preexisting lung disease such as asthma and chronic pulmonary lung disease are considered to be the most susceptible sub-groups for ozone effects.

- **Carbon Monoxide (CO)**, a colorless, odorless toxic gas that is produced by the incomplete combustion of carbon-containing fuels, such as gasoline or wood.

Inhaled CO has no direct toxic effect on the lungs, but exerts its effect on tissues by interfering with oxygen transport by competing with oxygen to combine with hemoglobin present in the blood to form carboxyhemoglobin ($COHb$). Hence, conditions with an increased demand for oxygen supply can be adversely affected by exposure to CO . Individuals most at risk include patients with diseases involving heart and blood vessels, fetuses, and patients with chronic hypoxemia (oxygen deficiency) as seen in high altitudes. The effects of increased CO exposure include earlier onset of chest pain with exercise, and electrocardiograph changes indicative of worsening oxygen supply to the heart.

- **Nitrogen dioxide (NO_2)** is a nitrogen oxide compound that is produced by the combustion of fossil fuels, such as in internal combustion engines (both gasoline and diesel), as well as point sources, especially power plants. Of the seven types of NO_x compounds, NO_2 is the most abundant in the atmosphere.

As ambient concentrations of NO_2 are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO_2 than those indicated by regional monitors. Population-based studies suggest that an increase in acute respiratory illness, including infections and respiratory symptoms in children (not infants), is associated with long-term exposures to NO_2 at levels found in homes with gas stoves, which are higher than ambient levels found in Southern California. Increase in resistance to air flow and airway contraction is observed after short-term exposure to NO_2 in healthy individuals. Larger decreases in lung functions are observed in individuals with asthma or chronic obstructive pulmonary disease (e.g., chronic bronchitis, emphysema) than in healthy individuals, indicating a greater susceptibility of these sub-groups.

- **SO_2** is a colorless, extremely irritating gas or liquid. SO_2 occurs as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When SO_2 oxidizes in the atmosphere, it forms sulfates (SO_4). Collectively, these pollutants are referred to as sulfur oxides (SO_x).

A few minutes exposure to low levels of SO_2 can result in airway constriction in some asthmatics. In asthmatics, increase in resistance to air flow, as well as reduction in breathing capacity leading to severe breathing difficulties are observed after acute exposure to SO_2 . In contrast, healthy

individuals do not exhibit similar acute responses even after exposure to higher concentrations of SO₂.

- **Particulate Matter (PM₁₀ and PM_{2.5})** consist of extremely small, suspended particles or droplets 10 microns and 2.5 microns or smaller in diameter, respectively. Some sources of particulate matter, like pollen and windstorms, are naturally occurring. However, in populated areas, most particulate matter is caused by road dust, diesel soot, combustion products, abrasion of tires and brakes, and construction activities.

A consistent correlation between elevated ambient fine particulate matter (PM₁₀ and PM_{2.5}) levels and an increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed in different parts of the United States and various areas around the world.

Thresholds of Significance

Based on criteria set by the SCAQMD⁸, a project would have the potential to violate an air quality standard or contribute substantially to an existing violation and result in a significant impact with regard to construction emissions if regional emissions from both direct and indirect sources would exceed any of the following SCAQMD prescribed threshold levels:

- (1) 75 pounds per day (lbs/day) for volatile organic compounds (VOC),
- (2) 100 lbs/day for nitrogen oxides (NO_x),
- (3) 550 lbs/day for carbon monoxide (CO),
- (4) 150 lbs/day for sulfur oxides (SO_x),
- (5) 150 lbs/day for particulate matter up to an aerodynamic diameter of 10 microns (PM₁₀), and
- (6) 55 lbs/day for particulate matter up to an aerodynamic diameter of 2.5 microns (PM_{2.5}).

For operational impacts, a project would have the potential to violate an air quality standard or contribute substantially to an existing violation and result in a significant impact with regard to operational emissions if regional emissions from both direct and indirect sources would exceed any of the following SCAQMD prescribed threshold levels:

- (1) 55 lbs/day for VOC,
- (2) 55 lbs/day for NO_x,
- (3) 550 lbs/day for CO,
- (4) 150 lbs/day for SO_x,
- (5) 150 lbs/day for PM₁₀, and
- (6) 55 lbs/day PM_{2.5}.

For purposes of determining whether the Proposed Project would exceed the applicable thresholds of significance for construction and operational air quality emissions, the project's emissions were modeled using the latest release of CalEEMod.2013.2.2, as recommended by the SCAQMD.

Construction Impacts

The Project's construction activities would generate emissions of dusts, fumes, equipment exhaust, and other air contaminants on a temporary and intermittent basis during an approximate 13-month construction period. Mobile sources such as the use of diesel-fueled equipment onsite and vehicles traveling to and from the Project Site would primarily generate NO_x emissions. The application of architectural coatings would primarily generate VOC/ROG emissions. The amount of emissions

⁸ SCAQMD CEQA Handbook (1993), Chapter 6: Air Quality Significance Thresholds, revised March 2011 (accessed November 2014).

generated on a daily basis would vary, depending on the amount and types of construction equipment and intensity of activities occurring on a daily basis.

Construction activities associated with the Proposed Project would be undertaken in four main steps: (1) site preparation, (2) building construction, (3) paving, and (4) finishing (architectural coatings). These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. The amount of emissions generated on a daily basis would vary, depending on the phase and intensity of construction activities occurring at the same time. Due to the construction time frame and the normal day-to-day variability in construction activities, it is difficult, if not impossible, to precisely quantify the daily emissions associated with each phase of the proposed construction activities. Nonetheless, Table 5.3-1, Estimated Peak Daily Construction Emissions, identifies a conservative estimate of daily emissions that are estimated to occur on peak construction days for each construction phase.

**Table 5.3-1
Estimated Peak Daily Construction Emissions**

Emissions Source	Emissions in Pounds per Day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Site Preparation						
On-Site Fugitive Dust	0.00	0.00	0.00	0.00	0.27	.03
On-Site Off-Road (Diesel Equipment)	1.42	14.30	7.40	<1	0.88	0.81
Off-Site Hauling/Vendor/Worker Trips	0.02	0.03	0.33	< 1	0.06	0.02
Total Emissions	1.44	14.33	7.73	0.00	1.21	0.86
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No
Grading						
On-Site Fugitive Dust	0.00	0.00	0.00	0.00	0.75	0.41
On-Site Off-Road (Diesel Equipment)	1.41	11.94	8.81	0.01	0.84	0.84
Off-Site Hauling/Vendor/Worker Trips	0.04	0.06	0.67	< 1	0.11	0.03
Total Emissions	1.45	12.00	9.48	0.01	1.70	1.28
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No
Building Construction Phase						
On-Site Off-Road Diesel Equipment	1.45	14.38	8.30	0.01	1.00	0.92
Off-Site Hauling/Vendor/Worker Trips	0.20	0.79	2.76	< 1	0.39	0.11
Total Emissions	1.65	15.17	11.06	0.01	1.39	1.03
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No
Paving Phase						
On-Site Off-Road Diesel Equipment	1.12	10.63	7.29	0.01	0.67	0.61
On-Site Paving	0.13	0.00	0.00	0.00	0.00	0.00
Off-Site Hauling/Vendor/Worker Trips	0.08	0.10	1.07	< 1	0.20	0.05
Total Emissions	1.33	10.73	8.36	0.01	0.87	0.66
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No
Architectural Finishing						
On-Site Architectural Coating	6.56	0.00	0.00	0.00	0.00	0.00
On-Site Off-Road Diesel Equipment	0.37	2.37	1.88	< 1	0.20	0.20
Off-Site Hauling/Vendor/Worker Trips	0.03	0.03	0.36	< 1	0.07	0.02
Total Emissions	6.96	2.40	2.24	0.00	0.27	0.22
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No
Note: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust. CalEEMod sheets are provided in Appendix A to this IS/MND.						

The calculations presented in Table 5.3-1 assume that appropriate dust control measures would be implemented as part of the Proposed Project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project Site, and maintaining effective cover over exposed areas. To ensure compliance with these applicable rules, the following mitigation measures will apply to the Proposed Project:

Mitigation Measures:

AQ-1 During grading activities, the construction contractor shall implement the following measures to reduce short-term fugitive dust emissions on nearby sensitive receptors:

- All unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 61 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

As shown in Table 5.3-1, above, the Project's construction-related maximum daily emissions would be below the SCAQMD's significance thresholds for all five criteria pollutants during the construction phases. Therefore, with mitigation construction impacts would be less than significant.

Operational Impacts

The Project Site is currently vacant and does not generate any air quality emissions. The Proposed Project's operational emissions would be generated by both stationary and mobile sources associated with the day-to-day activities of 36 new senior housing residential units. Area source emissions would be generated by the consumption of natural gas and landscape maintenance. Mobile emissions would be generated by the motor vehicles traveling to and from the Project Site. The results of the estimated operational emissions are presented in Table 5.3-2, Estimated Daily Project Operational Emissions. As shown in Table 5.3-2, the operational emissions generated by the Proposed Project would not exceed the regional thresholds of significance set by the SCAQMD for any of the five criteria pollutants analyzed. Therefore, impacts associated with regional operational emissions from the Proposed Project would be less than significant.

**Table 5.3-2
Estimated Daily Project Operational Emissions**

Emissions Source	Emissions in Pounds per Day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summertime (Smog Season) Emissions						
Mobile (Vehicle) Sources	0.39	1.11	4.60	0.01	0.75	0.21
Energy (Natural Gas)	0.02	0.13	0.06	< 1	0.01	0.01
Architectural Coatings	0.08	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.92	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance Equipment	0.09	0.04	3.01	< 1	0.02	0.02
Total Project Emissions	1.50	1.28	7.67	0.01	0.78	0.24
SCAQMD Thresholds	55.00	55.00	550.00	150.00	150.00	55.00
Potentially Significant Impact?	No	No	No	No	No	No
Wintertime (Non-Smog Season) Emissions						
Mobile (Vehicle) Sources	0.40	1.17	4.49	0.01	0.75	0.21
Energy (Natural Gas)	0.02	0.13	0.06	< 1	0.01	0.01
Architectural Coatings	0.08	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.92	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance Equipment	0.09	0.04	3.01	< 1	0.02	0.02
Total Project Emissions	1.51	1.34	7.56	0.01	0.78	0.24
SCAQMD Thresholds	55.00	55.00	550.00	150.00	150.00	55.00
Potentially Significant Impact?	No	No	No	No	No	No
<i>Note: CalEEMod worksheets are provided in Appendix A to this IS/MND.</i>						

Response 5.3 c): Potentially Significant Impact Unless Mitigation Incorporated. A significant impact may occur if a project adds a considerable cumulative contribution to federal or State non-attainment pollutants. The Air Basin is currently in State non-attainment for ozone, NO₂, PM₁₀ and PM_{2.5}. In regards to determining the significance of the Proposed Project contribution, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project specific impacts. Furthermore, SCAQMD states that if an individual development project generates less than significant construction or operational emissions, then the development project would not generate a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As discussed under Question 5.3(b) above, with implementation of Mitigation Measure AQ-1 (ensuring compliance with SCAQMD Rule 403) the Proposed Project would not generate construction or operational emissions that exceed the SCAQMD's recommended regional thresholds of significance. Therefore, the Proposed Project would not generate a cumulatively considerable increase in emissions of the pollutants for which the Basin is in nonattainment, and impacts would be less than significant.

Response 5.3 d): Less Than Significant Impact. A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Sensitive receptors are populations that are more susceptible to the effects of air pollution than are the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.⁹ For purposes of this analysis, multi-family residential land uses and Wilson Park are within 500 feet of the Project Site, and are thus identified as sensitive receptors. As

⁹ South Coast Air Quality Management District, CEQA Air Quality Handbook, 1993, page 5-1.

noted in response 5 (b) above, the Project's air quality impacts would be well under the SCAQMD's adopted thresholds of significance for construction and operational emissions, respectively. Thus, the Proposed Project would result in less than significant impact with respect to exposing potential sensitive receptors to substantial pollutant concentrations. Construction activities associated with the Proposed Project would be typical of other development projects in the City, and would be subject to the regulations and laws relating to toxic air pollutants at the regional, State, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. As the Proposed Project consists of senior residential dwelling units, operation of the Proposed Project would not include any land uses requiring the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically result from Proposed Project implementation. Therefore, impacts associated with the release of toxic air contaminants during construction and operation would be less than significant.

Response 5.3 e) Less Than Significant Impact. A significant impact may occur if objectionable odors occur which would adversely impact sensitive receptors. Odors are typically associated with industrial projects involving the manufacturing or use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The Proposed Project involves no elements related to the types of activities mentioned above, and no odors from these types of uses are anticipated. Garbage collection areas for the Proposed Project would be covered and situated away from the property line and sensitive uses. Good housekeeping practices would be sufficient to prevent nuisance odors. In addition, SCAQMD Rule 402 (Nuisance), and SCAQMD Best Available Control Technology Guidelines would limit potential objectionable odor impacts during the Proposed Project's long-term operations phase. Therefore, potential operational odor impacts would be less than significant.

Cumulative Impacts

Less than Significant Impact. Development of the Proposed Project in conjunction with the related projects in the vicinity of the Proposed Project would result in an increase in construction and operational emissions in the urbanized area of the City of Compton, but, as explained above, would be less than significant.

5.4 Biological Resources

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.4 BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Response 5.4 a): No Impact. As shown in the site photographs depicted in Figures 2.4 and 2.5, the Project Site is currently vacant and is void of any critical habitat necessary to support any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. There is one existing street tree adjacent to the Project Site, located on N. Alameda Street that will remain in place. Other vegetation on the Project Site consists of weeds. Thus, the Proposed Project will not have any adverse impact on sensitive plants or animals and no impacts are anticipated.

Response 5.4 b): No Impact. The Project Site is currently vacant. No riparian or other sensitive natural community is located on or adjacent to the Project Site. Existing vegetation on or near the Project Site includes one street tree along N. Alameda Street (to remain in place) and weeds within a paved surface parking lot. Therefore, implementation of the Proposed Project would not result in any adverse impacts to riparian habitat or other sensitive natural communities.

Response 5.4 c): No Impact. The Project Site is currently vacant and has been uniformly surface graded. The Project Site does not contain any streams, ponds, sumps, or other water bodies. Additionally, the Project Site does not support wetland habitat. Thus, the Proposed Project's implementation will not affect any protected wetland and no impacts are anticipated.

Response 5.4 d): No Impact. Vegetation in the vicinity of the Project is limited to street trees within the public sidewalk. Due to the highly urbanized surroundings, there are no wildlife corridors or native wildlife nursery sites in the Proposed Project vicinity. Therefore, the Proposed Project would not interfere with the movement of any resident or migratory fish or wildlife species.

Response 5.4 e): No Impact. The Proposed Project will not result in the removal of any existing trees. One existing street tree is located along N. Alameda Street, however this street will remain in place. The Project Site is currently vacant and devoid of any vegetation. Thus, no protected biological resources exist on the Project Site. Thus, the Proposed Project would not conflict with any local policies or ordinances protecting biological resources. No impact is anticipated.

Response 5.4 f): No Impact. The Project Site is currently vacant and devoid of any vegetation. Furthermore, the Project Site is not located within an area governed by a habitat conservation or natural community conservation plan. As a result, no adverse impacts on local, regional, or state habitat conservation plans will result from the Proposed Project's implementation.

Cumulative Impacts: Less Than Significant Impact. The Proposed Project would have no impact upon biological resources. Development of the Proposed Project in combination with the related projects would not significantly impact wildlife corridors or habitat for any candidate, sensitive, or special status

species identified in local plans, policies, or regulations, or by the CDFG or the USFWS. No such habitat occurs in the vicinity of the Project Site or related projects due to the existing urban development. The analysis of the Proposed Project's impacts to biological resources concluded that the Proposed Project would have no significant impacts. Therefore, the Proposed Project's incremental contribution to a cumulative impact would not be considerable, and cumulative impacts to biological resources would be less than significant.

5.5 Cultural Resources

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.5 CULTURAL RESOURCES. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				×
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?			×	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			×	
d) Disturb any human remains, including those interred outside of formal cemeteries?			×	

Response 5.5 a): No Impact. The Project Site is currently vacant. No listed historic resources would be impacted by the redevelopment of the Project Site. Therefore, the Proposed Project would not cause an adverse change in the significance of an historic resource and no impact would occur.

Response 5.5 b): Less Than Significant Impact. As discussed in the Phase I Environmental Site Assessment (See Appendix D of this ~~Draft~~ Final MND), the Project Site has previously been utilized for automotive servicing, repair, painting, storage, and sales since the mid-1920s. Additional uses of the Project Site since the 1920s have included a grocery (1920s), casket manufacturing (1930s), and sign printing (1930s). The northern portion of the former building at 409-413 N. Alameda Street and the auxiliary building appear to have been constructed in 1926, and the remaining portions of 409-413 North Alameda Street were constructed in the late 1940s/early 1950s. The former building at 415 N. Alameda Street was constructed in 1981. Prior to development of the former structure at 415 North Alameda Street, this portion of the property was developed with a residence. The Project Site is not known to be historically or culturally significant to any group or individuals. Archaeological or historical resources are not expected to be found on-site as construction of the Proposed Project does not require excavation other than surface grading. Thus, impacts would be considered less than significant.

Response 5.5 c): Less Than Significant Impact. The Project Site and the surrounding properties are located in an urbanized area that has been previously disturbed by past activities. The Project Site is not known to have unique paleontological or geological features and would not directly or indirectly destroy a unique paleontological resource. Thus, the Proposed Project is not expected to disturb any paleontological resources as construction of the Proposed Project does not require excavation other than surface grading and impacts would be considered less than significant.

Response 5.5 d): Less Than Significant Impact. No cemeteries are located in the immediate vicinity of the Project Site. Lincoln Memorial Park is located on Central Avenue and the Angeles Mausoleum is

located on Compton Boulevard. Both uses are located several miles to the east of the Project Site. The Project Site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. In addition, the Project Site does not contain any sacred structures. It is unlikely that human remains would be encountered during grading and excavation of the Proposed Project. As a result, the Proposed Project is not anticipated to disturb any human remains, including those interred outside of formal cemeteries and impacts would be less than significant.

Cumulative Impacts: Less Than Significant Impact. Implementation of the Proposed Project, in combination with the other related projects in the Project Site vicinity, would result in the continued redevelopment and revitalization of the surrounding area. Impacts to cultural resources tend to be site-specific and are assessed on a site-by-site basis. The analysis of the Proposed Project's impacts to cultural resources concluded that the Proposed Project would have no significant impacts with respect to cultural resources. Therefore, the Proposed Project's incremental contribution to a cumulative impact would not be considerable, and cumulative impacts to cultural resources would be less than significant.

5.6 Geology and Soils

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.6 GEOLOGY AND SOILS. <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?		X		
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

The following section summarizes and incorporates by reference information from the Updated Geotechnical Investigation, Proposed Senior Housing Development Phase II 406-415 North Alameda Street Compton, California, dated March 14, 2014, prepared by Geocon West Inc. (Geotechnical Investigation) The Geotechnical Investigation is included as Appendix B to this Initial Study.

Response 5.6 a.i): Less Than Significant Impact. As concluded in the Geotechnical Investigation, the Project Site is not within a currently established Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards (Bryant and Hart, 2007). No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the Project Site during the design life of the proposed development is considered low. The Project Site, however, is located in the seismically active Southern California region, and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. The faults in the vicinity of the site are shown in Figure 3, Regional Fault Map of the Geotechnical Investigation (See Appendix B to this IS/MND). Potential impacts associated with surface fault rupture are considered less than significant.

Response 5.6 a.ii): Potentially Significant Impact Unless Mitigated. The nearest active fault to the Project Site is the Newport-Inglewood Fault Zone located approximately 2.5 miles southwest of the site (Ziony and Jones, 1989). Other nearby active faults are the Palos Verdes Hills Fault Zone, the Redondo Canyon Fault, the Cabrillo Fault and the Whittier Fault located 9.5 miles southwest, 12 miles west-southwest, 12 miles southwest and 12½ miles east-northeast of the Project Site, respectively (Ziony and Jones, 1989). The active San Andreas Fault Zone is located approximately 43 miles northeast of the Project Site. The closest potentially active fault to the Project Site is the Los Alamitos Fault located approximately 7.0 miles southeast of the site (Ziony and Jones, 1989). Other nearby potentially active faults are the Norwalk Fault, the Coyote Pass Fault, and the MacArthur Park Fault located approximately 7.7 miles east, 9.4 miles north, and 10 miles north of the site, respectively (Ziony and Jones, 1989). Several buried thrust faults, commonly referred to as blind thrusts, underlie the Los Angeles Basin at depth. These faults are not exposed at the ground surface and are typically identified at depths greater than 3.0 kilometers. The closest blind thrust to the Project Site is the Santa Fe Springs segment of the Puente Hills Thrust, located approximately 4 miles to the east-northeast. These thrust faults are not exposed at the surface and do not present a potential surface fault rupture hazard; however, these active features are capable of generating future earthquakes.

The Project Site could be subjected to strong ground shaking in the event of an earthquake. However, this hazard is common in Southern California and the effects of ground shaking can be mitigated if the proposed structure is designed and constructed in conformance with current building codes and engineering practices and incorporates the recommendations specified in the Geotechnical Investigation. Engineering for the Proposed Project should not begin until approval of the geotechnical investigation is granted by the City of Compton's Department of Building and Safety. Accordingly, the following mitigation measures are recommended to reduce impacts associated with seismic hazards to a less than significant level.

Mitigation Measures:

- GEO-1 The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety of the City of Compton.
- GEO-2 The Project shall comply with the conditions contained within the Geotechnical Investigation for the Proposed Project, as it may be subsequently amended or modified by the Department of Building and Safety of the City of Compton.

Response 5.6 a.iii): Less Than Significant Impact. Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary

factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations.

The current standard of practice, as outlined in the “Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California” and “Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California” requires liquefaction analysis to a depth of 50 feet below the lowest portion of the proposed structure. Liquefaction typically occurs in areas where the soils below the water table are composed of poorly consolidated, fine to medium-grained, primarily sandy soil. In addition to the requisite soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to induce liquefaction.

A review of the State of California Seismic Hazard Zone, South Gate Quadrangle Map (CDMG, 1999) indicates that the Project Site is located in an area designated as “liquefiable.” However, according to the County of Los Angeles Seismic Safety Element (Leighton, 1990) the Project Site is not located in an area designated as “liquefiable”. According to the Groundwater Elevation Contour Map (Water Replenishment District of Southern California) provided in Section 5.0 of the Geotechnical Investigation, the depth of groundwater in the area of the Project Site is at approximate Elevation -20 feet. Based on a ground surface elevation of the site is about 68 feet MSL; therefore, the depth of groundwater is approximately 85 feet below the ground surface. Without the presence of shallow groundwater the site soils would not be prone to liquefaction and impacts are considered less than significant.

Response 5.6 a.iv): No Impact. According to the State of California Seismic Hazard Zones map for the South Gate Quadrangle (CDMG, 1999), the Project Site is not within an area identified as having a potential for seismic slope instability. The Project Site and surrounding vicinity is generally flat. There are no known landslides near the Project Site, nor is the site in the path of any known or potential landslides. The potential for a landslide is not considered to be a hazard to Project Site. Therefore, the potential for slope stability hazards to adversely affect the proposed development is considered low and no impact would occur.

Response 5.6 b): Potentially Significant Impact Unless Mitigation Incorporated. Although development of the Proposed Project has the potential to result in the erosion of soils during site preparation and construction activities, erosion would be reduced by implementation of erosion controls imposed by the City of Compton through grading and building permit regulations. Specifically, a Storm Water Pollution Prevention Plan (SWPPP) will be required to mitigate the effects of erosion and the inherent potential for sedimentation and other pollutants entering the stormwater system. The SWPPP would identify Best Management Practices (BMPs) for erosion control and other measures to meet the NPDES requirements for storm water quality. Implementation of the BMPs identified in the SWPPP and compliance with the NPDES and City discharge requirements would ensure that the construction of the Proposed Project would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality during construction. In addition, all onsite grading and site preparation activities would comply with applicable provisions of Chapter XXXI: Runoff Pollution Control of the City of Compton Municipal Code. With compliance of the City of Compton’s Municipal Code, implementation of Mitigation Measure HWQ-3 in Section 5.10. Hydrology and Water Quality, and any conditions that may be imposed through Mitigation Measure GEO-1 and GEO-2 above, a less-than-significant impact would occur with respect to erosion or loss of topsoil.

Response 5.6 c): Potentially Significant Impact Unless Mitigation Incorporated. Dynamic compaction of dry and loose sands may occur during a major earthquake. Typically, settlements occur in thick beds of such soils. The seismically induced settlement calculations were performed in borings B1, B2 and B5 in accordance with the American Society of Civil Engineers, Technical Engineering and

Design Guides as adapted from the US Army Corps of Engineers, No. 9. The Geotechnical Investigation indicates that the upper 50 feet of site soil could be prone to between approximately 0.73 to 1.23 inches of total settlement as a result of the PGAM ground motion. The differential settlement at the ground surface is anticipated to be less than ½ inch over a distance of 20 feet. Based on these considerations, the Geotechnical Investigation makes specific recommendations with respect to the building foundation and grading activities that will mitigate potential impacts. Accordingly, Mitigation Measures GEO-1 and GEO-2 above are recommended to reduce impacts associated with seismically induced settlement to a less than significant level.

Response 5.6 d): Less than Significant Impact. Expansive soils contain significant amounts of clay particles that swell considerably when wetted and which shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. Without proper mitigation measures, heaving and cracking of both building foundations and slabs-on-grade could result. The Project Site was previously explored on October 24, 2012, by excavating two 7-inch diameter borings (P1 and P2) utilizing a hollow stem auger drilling machine. The borings were then advanced to a depth of 25 feet below ground surface. Based on the results of the Geotechnical Investigation the introduction of stormwater at the depths indicated above will not induce excessive hydro-consolidation, will not create a perched groundwater condition, will not affect soil structure interaction of existing or proposed foundations due to expansive soils, will not saturate soils supported by existing or proposed retaining walls, and will not increase the potential for liquefaction. Resulting settlements are anticipated to be less than ¼ inch, if any. Therefore, impacts related to expansive soil would be less than significant.

Response 5.6 e): No Impact. This question would apply to the Proposed Project only if it was located in an area not served by an existing sewer system. The Project Site is located in an urbanized area, and the City of Compton sewers serve the Project Site. No septic tanks or alternative wastewater disposal systems will be used as part of the Proposed Project. As a result, no impacts associated with the use of septic tanks will result from the Proposed Project's implementation.

Cumulative Impacts: Less Than Significant Impact. Geotechnical hazards are site-specific and there is little, if any, cumulative geological relationship between the Proposed Project and any related projects. Similar to the Proposed Project, potential impacts related to geology and soils would be assessed on a case-by-case basis and, if necessary, the Applicants of the related projects would be required to implement the appropriate mitigation measures. Furthermore, the analysis of the Proposed Project's geology and soils impacts concluded that, through the implementation of the mitigation measures recommended above, impacts would be reduced to less than significant levels. Therefore, the Proposed Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and cumulative geology and soil impacts would be less than significant.

5.7 Greenhouse Gas Emissions

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.7 GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact upon the environment?			✕	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?			✕	

Regulatory Setting

Gases that trap heat in the atmosphere are called greenhouse gases (“GHG”), since they have effects that are analogous to the way in which a greenhouse retains heat. Greenhouse gases are emitted by both natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the earth’s temperature. The principal GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e).

The State of California has undertaken initiatives designed to address the effects of greenhouse gas emissions, and to establish targets and emission reduction strategies for greenhouse gas emissions in California. California has enacted several pieces of legislation that relate to GHG emissions and climate change, much of which sets aggressive goals for GHG reductions within the state. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project’s effects on the environment. However, neither a threshold of significance nor any specific mitigation measures are included or provided in these CEQA Guideline amendments. The following includes a brief discussion of various GHG-related policies that have been adopted at the state and local levels.

Assembly Bill 32 (Statewide GHG Reductions)

The California Global Warming Solutions Act of 2006, widely known as AB 32, requires the California Air Resources Board (CARB) to develop and enforce regulations for the reporting and verification of statewide GHG emissions. CARB is directed to set a statewide GHG emission limit, based on 1990 levels, to be achieved by 2020. The bill set a timeline for adopting a scoping plan for achieving GHG reductions in a technologically and economically feasible manner. The heart of the bill is the requirement that statewide GHG emissions be reduced to 1990 levels by 2020. As reported by CARB’s Climate Change Scoping Plan First Update, Discussion Draft for Public Review and Comment (October 2013), California is currently on track to meet the goals of AB 32. AB 32 required ARB to determine California’s 1990 statewide GHG emissions level, which would become California’s statewide emissions limit to be achieved by 2020. ARB developed a California statewide GHG emission inventory for years 1990–2004 to support the effort of determining the 1990 level and 2020 emissions limit. In December 2007, the Board approved a total statewide GHG 1990 emissions level and 2020 emissions limit of 427 MMTCO₂e. ARB maintains the statewide GHG emission inventory to track California’s progress to meet the 2020 emissions limit. CARB’s GHG cap-and-trade regulation provides a firm cap, ensuring that the 2020 emission target will be achieved.

Sustainable Communities and Climate Protection Act (SB 375)

California’s Sustainable Communities and Climate Protection Act, also referred to as Senate Bill (SB) 375, became effective January 1, 2009. The goal of SB 375 is to help achieve AB 32’s GHG emissions reduction goals by aligning the planning processes for regional transportation, housing, and land use. SB 375 requires CARB to develop regional reduction targets for GHGs, and prompts the creation of regional plans to reduce emissions from vehicle use throughout the State. California’s 18 Metropolitan Planning Organizations (MPOs) have been tasked with creating Sustainable Community Strategies (SCS) in an effort to reduce the region’s vehicle miles traveled (VMT) in order to help meet AB 32 targets through integrated transportation, land use, housing and environmental planning. Pursuant to SB 375, CARB set per-capita GHG emissions reduction targets from passenger vehicles for each of the State’s 18 MPOs. On September 23, 2010, CARB issued a regional eight (8) percent per capita reduction target for the planning year 2020, and a conditional target of 13 percent for 2035. As part of its regional planning

efforts, SCAG prepared and has adopted the 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) to address regional growth and measure progress toward achieving regional planning goals and objectives.

GHG Significance Threshold

Section 15064.4 of the CEQA Guidelines serves to assist lead agencies in determining the significance of the impacts of GHGs. However, neither the SCAQMD nor the State CEQA Guidelines Amendments provide any adopted thresholds of significance for addressing a project's GHG emissions. Because the City of Compton does not have an adopted quantitative threshold of significance for a project's generation of greenhouse gas emissions, the following analysis is based on a combination of the requirements outlined in the CEQA Guidelines.

As required in Section 15604.4 of the CEQA Guidelines, this analysis includes an impact determination based on the following: (1) an estimate of the amount of greenhouse gas emissions resulting from the Proposed Project; (2) a qualitative analysis or performance based standards; (3) a quantification of the extent to which the Proposed Project increases greenhouse gas emissions as compared to the existing environmental setting; and (4) the extent to which the Proposed Project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

Baseline GHG Emissions

The Project Site is currently vacant and generates no greenhouse gas emissions.

Response 5.7 a): Less Than Significant Impact. The Proposed Project has the potential to generate GHG emissions as a result of the temporary construction activities and long-term operation of the Proposed Project. To assess the project's contribution of GHG emissions, the construction and operational emissions were quantified using CalEEMod.2013.2.2 as discussed in further detail below.

Construction GHG Emissions

Construction emissions represent an episodic, temporary source of GHG emissions. Emissions are generally associated with the operation of construction equipment and the disposal of construction waste. To be consistent with the guidance from the SCAQMD for calculating criteria pollutants from construction activities, only GHG emissions from on-site construction activities and off-site hauling and construction worker commuting are considered as Project-generated. Emissions of GHGs were calculated for each year of construction of the Proposed Project. The Proposed Project's annual construction-generated GHG emissions are expressed in CO₂e metric tons per year (CO₂e MTY) and are presented in Table 5.7-1, Proposed Project Construction-Related Greenhouse Gas Emissions. As shown in Table 5.7-1, the Project's total construction-related greenhouse gas emissions are estimated to be 175.81 CO₂e metric tons, with the greatest annual increase in GHG emissions estimated at 129.13 CO₂e MTY in 2015.

Table 5.7-1
Proposed Project Construction-Related Greenhouse Gas Emissions

Year	CO₂e Emissions (Metric Tons per Year) ^a
2015	129.13
2016	46.68
Total Project Construction GHG Emissions	175.81
^a Construction CO ₂ values were derived using CalEEMod.2013.2.2. CalEEMod annual worksheets are provided in Appendix C to this IS/MND.	

Operational GHG Impacts

The GHG emissions resulting from operation of the Proposed Project, which involves the usage of on-road mobile vehicles, electricity, natural gas, water, landscape equipment, and generation of solid waste and wastewater, were calculated under the assumption of compliance with Title 24 building regulations. Emissions of the Proposed Project's operational GHGs are shown in Table 5.7-2, Proposed Project Operational Greenhouse Gas Emissions. As shown in Table 5.7-2, the Proposed Project is expected to generate approximately 252.84 CO₂e MTY.

**Table 5.7-2
Proposed Project Greenhouse Gas Emissions**

Emissions Source	CO ₂ e Emissions (Metric Tons per Year)
Area	0.61
Energy	75.93
Mobile	152.37
Solid Waste	7.53
Water	16.40
Amortized Construction Emissions ^a	7.53
Total Project GHG Emissions	252.84
^a The total construction GHG emissions were amortized over 30 years and added to the operation of the Project. CalEEMod annual worksheets are provided in Appendix C to this IS/MND.	

To illustrate the scope of the Project's potential to generate GHG emissions, the following screening analysis has been provided. The SCAQMD released a draft guidance document regarding interim CEQA GHG significance thresholds in October 2008. At that time SCAQMD staff proposed a screening level of 3,000 metric tons of CO₂e per year for mixed-use or all land use projects, under which project impacts would be considered "less than significant." The 3,000 metric ton screening level was intended "to achieve the same policy objective of capturing 90 percent of the GHG emissions from new mixed-use or all land use development projects in the residential/commercial sectors." Citing the need to for additional analysis to further define the performance standards and to coordinate with CARB staff's interim GHG proposal, no thresholds of significance were ever adopted for residential/commercial sectors. Nevertheless, for comparative purposes, it is worth noting that the Project's total GHG emissions would be less than the 3,000 metric tons of CO₂e per year screening threshold proposed by the SCAQMD staff in 2008.

Response 5.7 b): Less Than Significant Impact. A significant impact would occur if the Proposed Project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The Proposed Project constitutes an infill development as the Proposed Project would be displacing an existing automobile repair shop and developing a new affordable senior housing project within ¼ mile of the Compton Metro Rail Station. As such, the Project would be consistent with regional and statewide goals and policies aimed at reducing the generation of GHGs, including Title 24 building regulations, SCAG's 2012-2013 RTP/SCS, SB 375, and CARB's AB 32 Scoping Plan aimed at achieving 1990 GHG emission levels by 2020. Therefore, the Proposed Project's generation of GHG emissions would not make a cumulatively considerable contribution to conflicting with an applicable plan, policy or regulation for the purposes of reducing the emissions of greenhouse gases. The Proposed Project's impact upon GHG emissions and global warming would be less than significant.

5.8 Hazards and Hazardous Materials

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.8 HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✗	
b) Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✗	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✗	
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✗	
e) Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?			✗	
f) Result in a safety hazard for people residing or working in the Project Site if the Project Site is located within the vicinity of a private airstrip?				✗
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?			✗	
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fire, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✗

Response 5.8 a): Less Than Significant Impact. The Proposed Project involves the construction and operation of a senior housing project and would not result in the routine transport, use, or disposal of hazardous materials. No hazardous materials other than modest amounts of typical cleaning supplies and solvents used for housekeeping and janitorial purposes would routinely be transported to the Project Site, and use of these substances would comply with State Health Codes and Regulations. Therefore, the Proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and a less than significant impact would occur.

Response 5.8 b): Less Than Significant Impact. A Phase One Environmental Site Assessment was conducted by Partners Engineering and Science, Inc. (Partner). The findings of the Phase I ESA are detailed in the Phase I Environmental Site Assessment Report 409-415 North Alameda Street, Compton, California 90220 (“Phase I ESA”), dated March 11, 2014 (included in Appendix D to this Initial Study).

The Project Site is currently vacant. According to available historical sources, the Project Site has been utilized for automotive servicing, repair, painting, storage, and sales since the mid-1920s. Additional uses of the subject property since the 1920s have included a grocery (1920s), casket manufacturing (1930s), and sign printing (1930s). The northern portion of the former building at 409-413 N. Alameda Street and the auxiliary building appear to have been constructed in 1926, and the remaining portions of 409-413 N. Alameda Street were constructed in the late 1940s/early 1950s. The former building at 415 N. Alameda

Street was constructed in 1981. Prior to development of the former structure at 415 N. Alameda Street, this portion of the property was developed with a residence.

Recognized Environmental Concerns (“RECs”)

A recognized environmental condition (REC) refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. According to available historical sources, the Project Site was historically utilized for various automotive servicing, repair, painting, and sales operations for approximately 90 years. No records were identified pertaining to the current or historical presence of underground storage tanks (USTs), clarifiers, hydraulic lifts, or other features of concern, and no such features of concern were identified during the site reconnaissance. However, as automotive servicing and repair operations were performed during periods that predated regulatory oversight, the potential exists that such features were historically present at the Project Site. During the site reconnaissance, indications of petroleum-related staining were observed on concrete surfaces at the subject property. Automotive repair operations typically utilize hazardous substances including petroleum-based products, solvents and/or materials containing heavy metals, which may have impacted the subsurface at the subject property over time. As such, based on the duration of occupancy by automotive service and repair businesses, the historical use of the subject property as an automotive repair operation represents a REC for the subject property. Subsequent to the Phase I ESA, the auto repair businesses were demolished and removed from the site along with all concrete surfaces. Currently, the site is a vacant graded pad with no evidence of the REC's identified in the Phase I ESA.

Ambient Environmental, Inc. (Ambient) was retained to identify areas that were described as historic REC's by Partner and to determine the presence or absence of soil contamination due to the Project Site's prior use as an automotive repair operation. As discussed in Ambient's Limited Subsurface Investigation Report, (See Appendix D of this ~~Draft~~ Final MND), a total of 8 soil gas samples were collected from 8 sampling locations. Soil vapor samples were collected from depths of 5 feet. A total of 32 soil samples were collected from 8 sampling locations. Soil samples were collected from depths of 5 feet in all boring but B-7. B-7 was located near a former sump, which extended to approximately 8 feet so a sample was obtained at 10 feet bgs. Ambient concluded that based on the lack of tested constituents and the lack of field evidence, no significant contamination is present at the locations tested and that no significant threat exists that could adversely affect ground water. Based on this information, and the fact that all prior structures and materials have been removed from the Project Site, project impacts associated with any former REC's would be less than significant.

Response 5.8 c): Less Than Significant Impact. The closest public schools to the Project Site are Compton High School, located at 312 W. Myrrh Street, approximately 0.5 mile southwest of the Project Site, and Rosecrans Elementary School, located at 1301 N. Acacia Avenue, approximately 0.8 mile northwest of the Project Site. As these public schools are located outside the quarter mile radius, project impacts associated with construction activities would be less than significant. In addition, the proposed haul route would not affect these school sites as trucks entering and exiting the Project Site would most likely access the Gardena Freeway (SR-91) to the south and the Glenn Anderson Freeway (I-105) to the north via Alameda Street. Therefore, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Project impacts to public school sites would be less than significant.

Response 5.8 d): Less Than Significant Impact. The Phase I ESA conducted a database records search provided by Environmental Data Resources, Inc. (EDR), which includes standard federal, state, county, and city environmental record sources. The Project Site is identified as an EDR US Historical Auto Stations site and a HAULERS site in the regulatory database report. The Project Site was listed as an auto station in city directories from the years 1999, 2001, 2002, 2003, 2007, and 2012. McCoy's

Garage and Bell Engine Rebuilders at 409 N. Alameda Street was listed as an auto station in 1947 and 1951. A business identified as “Boren MM” at 413 N. Alameda Street was listed as an automobile repairing business in 1940. Mexicali Auto Service was also listed as a Registered Waste Tire Haulers (HAULERS) site. As discussed above in Section 5.9 (b), while no records were identified pertaining to the current or historical presence of underground storage tanks (USTs), clarifiers, hydraulic lifts, or other features of concern, and no such features of concern were identified during the site reconnaissance, as automotive servicing and repair operations were performed during periods that predated regulatory oversight, the potential exists that such features were historically present at the Project Site. As such, Ambient conducted a Limited Subsurface Investigation to determine the presence or absence of soil contamination due to subject properties use as an automotive repair operation. Ambient concluded that based on the lack of tested constituents and the lack of field evidence, it appears that no significant contamination is present at the locations tested and that no significant threat exists that could adversely affect ground water.

Response 5.8 e): Less Than Significant Impact. The nearest public use, general aviation airport is the Compton/Woodley Airport, which is located 1.5 miles east of the Project Site at 901 W. Alondra Boulevard. The parcels on the north side of the Project Site are currently zoned M-L (Limited Manufacturing), while parcels on the south portion of the Project Site are currently zoned C-L (Limited Commercial). The General Plan and Redevelopment Plan land use designation for the entire site is General Commercial. As the Proposed Project is not located within a public airport land use plan area or subject to a safety hazard, impacts would be less than significant.

Response 5.8 f): No Impact. The Proposed Project is not in the vicinity of a private airstrip. Therefore, no impact would occur.

Response 5.8 g): Less Than Significant Impact. Development of the Project Site may require temporary and/or partial street closures due to construction activities. Nonetheless, while such closures may cause temporary inconvenience, they would not be expected to substantially interfere with emergency response or evacuation plans. The Proposed Project would not cause permanent alterations to vehicular circulation routes and patterns impede public access or travel upon public rights-of-way. Additionally, development of the Proposed Project would not adversely affect access on N. Alameda Street either temporarily during construction or long-term during operation. Therefore, the Proposed Project would not be expected to interfere with any adopted emergency response plan or emergency evacuation plan and impacts would be less than significant.

Response 5.8 h): No Impact. The Project Site is located in a highly urbanized area of Compton and does not include wildlands or high fire hazard terrain or vegetation. The Project Site is not located in a Fire High Fire Hazard Severity Zone (VHFHSZ).¹⁰ Therefore, no impacts from wildland fires would occur.

Cumulative Impacts: Less Than Significant Impact. Development of the Proposed Project in combination with the related projects has the potential to increase to some degree the risks associated with the use and potential accidental release of hazardous materials in the City of Compton. However, the potential impact associated with the Proposed Project would be less than significant and, therefore, not cumulatively considerable. With respect to the related projects, the potential presence of hazardous substances would require evaluation on a case-by-case basis, in conjunction with the development proposals for each of those properties. Further, local municipalities are required to follow local, state, and federal laws regarding hazardous materials, which would further reduce impacts associated with the related projects. Therefore, with compliance with local, state and federal laws pertaining to hazardous materials, the Proposed Project in conjunction with the related projects would be expected to result in

¹⁰ Cal Fire, Los Angeles County FHSZ Map, website:http://www.fire.ca.gov/fire_prevention/fhsz_maps_losangeles.php, accessed October 2014.

less-than-significant cumulative impacts with respect to hazardous materials.

5.9 Hydrology and Water Quality

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.10 HYDROLOGY/WATER QUALITY IMPACTS. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?		X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of flooding as a result of dam or levee failure?			X	
j) Result in inundation by seiche, tsunami, or mudflow?				X

Response 5.9 a): Potentially Significant Impact Unless Mitigation Incorporated. A project would normally have a significant impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable National Pollution Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving water body. For the purpose of this specific issue, a significant impact may occur if the project would discharge water which does not meet the quality standards of agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts would also occur if the project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include compliance with the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements to reduce potential water quality impacts.

Construction

Three general sources of potential short-term, construction-related stormwater pollution associated with the Proposed Project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth moving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment. As required under the NPDES, the Project Applicant is responsible for preparing a Storm Water Pollution Prevention Plan (SWPPP) to mitigate the effects of erosion and the inherent potential for sedimentation and other pollutants entering the stormwater system. The primary objectives of the NPDES storm water program requirements are to: 1) effectively prohibit non-storm water discharges; and 2) reduce the discharge of pollutants from storm water conveyance systems to the Maximum Extent Practicable (“MEP” statutory standard). The SWPPP would incorporate the required implementation of Best Management Practices (BMPs) for erosion control and other measures to meet the NPDES requirements for storm water quality. Implementation of the BMPs identified in the SWPPP and compliance with the NPDES and City discharge requirements would ensure that the construction of the Proposed Project would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality. Furthermore, the implementation of Mitigation Measures HWQ-1 and HWQ-2, below, would ensure that the Proposed Project’s construction-related water quality impacts would be less than significant.

Operation

With the exception of several small planter areas fronting N. Alameda Street and E. Carson Place, the Project Site is fully developed with impervious surface. As such, surface water runoff from the Project Site is directed to adjacent storm drains. Potential impacts to surface water runoff would be mitigated to a level of insignificance by incorporating stormwater pollution control measures. The Proposed Project will be required to demonstrate compliance with Low Impact Development (LID) Ordinance standards and retain or treat the first ¼ inch of rainfall in a 24-hour period. Compliance with this measure would reduce the amount of surface water runoff leaving the Project Site, which would be similar to the current conditions. The Proposed Project would also comply with water quality standards and wastewater discharge requirements set forth by the SUSMP for Los Angeles County and Cities in Los Angeles County and approved by the Los Angeles Regional Water Quality Control Board (LARWQCB). In addition, all onsite grading and site preparation activities would comply with applicable provisions of Chapter XXXI: Runoff Pollution Control of the City of Compton Municipal Code. Full compliance with the SUSMP, implementation of design-related BMPs, and compliance with the City of Compton Municipal Code, would ensure that the operation of the Proposed Project would not violate any water quality standards or discharge requirements or otherwise substantially degrade water quality. Therefore, with implementation of Mitigation Measure HWQ-3 operational water quality impacts would be less than significant.

Mitigation Measures:

- HWQ-1 Prior to the issuance of grading or building permits for the Proposed Project, a Notice of Intent to comply with the Construction General Permit to the State of California Regional Water Quality Control Board shall be prepared and submitted. A copy of the Notice of Intent acknowledgement from the State of California Regional Water Quality Board must be submitted to the City of Compton.
- HWQ-2 Prior to the commencement of project construction, a Stormwater Pollution Prevention Plan per requirements of the National Pollutant Discharge Elimination System Construction General Permit shall be prepared and submitted to the City of Compton for review and approval. A copy of the Storm Water Pollution Prevention Plan shall be available at the construction site and shall be implemented at all times on the construction site. The Storm Water Pollution Prevention Plan

shall outline the source control and/or treatment control Best Management Practices to avoid or mitigate runoff pollutants at the construction site to the maximum extent practicable.

HWQ-3 The Project Applicant shall comply with post-construction Best Management Practices requirements as detailed in the Los Angeles County Standard Urban Stormwater Mitigation Plan.

Response 5.9 b): No Impact. The Project Site is largely impervious, with the exception of several small planter areas fronting N. Alameda Street and E. Carson Place, and surface water runoff from the Project Site is directed to adjacent storm drains. Based on a review of the California Geological Survey (CGS, formerly California Division of Mines and Geology [CDMG]) Seismic Hazard Evaluation Report for the South Gate 7.5-Minute Quadrangle (CDMG, 1998), the historic high groundwater level beneath the site is between approximately 8 feet below the ground surface. Groundwater information presented in the referenced document is generated from data collected in the early 1900's to the late 1990s. Based on current groundwater basin management practices, it is unlikely that groundwater levels will ever reach or exceed the historic high levels. Because the depth of groundwater is sufficiently lower than the depth of proposed surface grading, construction of the Proposed Project would not deplete groundwater supplies or interfere substantially with groundwater recharge. No impact to the groundwater table would occur.

Response 5.9 c): No Impact. The Project Site is located in a highly urbanized area of Compton, and no streams or river courses are located on or within the project vicinity. The Project Site is completely developed, with the exception of several small planter areas fronting N. Alameda Street and E. Carson Place. Implementation of the Proposed Project would not increase site runoff or result any changes in the local drainage patterns. Implementation of the SWPPP, however, would reduce the amount of surface water runoff after storm events, as the Proposed Project would be required to implement Stormwater BMPs to retain or treat the runoff from a storm event producing $\frac{3}{4}$ inch of rainfall in a 24-hour period. Therefore, no impacts would occur to surface water hydrology or result in substantial erosion or siltation on- or off-site.

Response 5.9 d): No Impact. There are no lakes or streams within the vicinity of the Project Site that would be affected by the Proposed Project. No natural stream channels are located within the Project Site or in the immediate area. The Proposed Project would not result in a significant increase in site runoff, or any changes in the local drainage patterns. The Project Site is currently vacant and stormwater runoff is directed to the adjacent stormwater infrastructure serving the greater project area. The Project Site is largely impervious and the rate of surface water runoff under the Proposed Project would not increase as compared to existing conditions. Therefore, as the Proposed Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site, no impact would occur.

Response 5.9 e): Less Than Significant Impact. The Project Site is largely impervious, with the exception of several small planter areas fronting N. Alameda Street and E. Carson Place, and all surface water is directed off site to the adjacent storm drain system. Pursuant to local practice and City policy, storm water retention will be required as part of the LID/SUSMP implementation features (despite no increased imperviousness of the site). Any contaminants gathered during routine cleaning of construction equipment would be disposed of in compliance with applicable stormwater pollution prevention permits. Further, any pollutants from the parking areas would be subject to the requirements and regulations of the NPDES and applicable LID Ordinance. Accordingly, the Proposed Project will be required to demonstrate compliance with Low Impact Development Ordinance standards and retain or treat the first $\frac{3}{4}$ inch of rainfall in a 24-hour period, which will reduce the Proposed Project's impact to the stormwater infrastructure. Therefore, Proposed Project would not create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff and potential impacts to surface water quality would be less than significant.

Response 5.9 f). No Impact. The Proposed Project does not include potential sources of contaminants, which could potentially degrade water quality and would comply with all federal, state and local regulations governing stormwater discharge. Therefore, no impact would occur.

Response 5.9 g): No Impact. The concept of a 100-year or 500-year flood condition is used as a benchmark by civil engineers as a means to design flood control infrastructure. The Proposed Project will not impede or redirect the flows of potential floodwater. Furthermore, the Project Site is not located within a designated 100-year flood hazard area, as defined by FEMA's Flood Insurance Mapping Program (FIRM). Therefore, the Proposed Project will not place housing within a 100-year flood hazard area. No impact is anticipated.

Response 5.9 h): No Impact. As indicated above in Section 7.4(g), the Project Site is not located within a designated 100-year flood hazard area as identified by FEMA. The Proposed Project will not impede or redirect the flows of potential floodwater. Therefore, no flood-related impacts are anticipated.

Response 5.9 i): Less Than Significant Impact. As concluded in the Geotechnical Investigation (See Appendix B of this Draft Final MND), earthquake-induced flooding is inundation caused by failure of dams or other water-retaining structures due to earthquakes. Based on a review of the Los Angeles County Seismic Safety Element (Leighton, 1990), the Project Site is located within a potential inundation area for an earthquake-induced dam failure from the Hansen Dam, located 40 miles north, and the Sepulveda Dam, located approximately 30 miles northwest. However, these dams, as well as others in California, are continually monitored by various governmental agencies (such as the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam failure. Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum credible earthquake (MCE) for the site. Therefore, the potential for inundation at the site as a result of an earthquake-induced dam failure is considered low.

Response 5.9 j): No Impact. The City of Compton is located approximately 12 miles inland from the Pacific Ocean, and thus, the Project Site will not be exposed to the effects of a tsunami. No dams, reservoirs or volcanoes are located near the Project Site that would present seiche or volcanic hazards. In addition, there are no surface water bodies in the immediate area that would result in seiche hazards. As a result, no impacts related to seiche, tsunami or mudflow would result.

5.10 Land Use and Planning

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.10 LAND USE AND PLANNING. <i>Would the project:</i>				
a) Physically divide an established community, or otherwise result in an incompatible land use?				×
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			×	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				×

Response 5.10 a): No Impact. The Project Site is currently vacant. The existing land uses located within the vicinity of the Project Site include: Phase I of the Compton Senior Housing Development, which is under construction by Meta Housing Corporation, and adjoins the Project Site to the west; the Willow Walk housing development located northwest of the Project Site on N. Tamarind Avenue; an existing restaurant and commercial retail center located on the south side of E. Carson Place; the Alameda Corridor located on the east side of the Project Site; and an auto body repair shop to the north of the Project Site, across E. Arbutus Street.

Construction of the Proposed Project would include 36 units of affordable senior rental housing. The Phase I Compton Senior Housing Development, which adjoins the Project Site to the west, is currently under construction. The Proposed Project is designed to be compatible with the adjacent Phase I Compton Senior Housing Development. Additionally, the Proposed Project will be consistent with other housing development that currently exist or are being built within the immediate vicinity of the Project Site. Thus, the Proposed Project will not physically divide an established community and will not result in an incompatible land use. No significant adverse land use impacts are anticipated.

Response 5.10 b): Less Than Significant. At the regional level, the Project Site is located within the planning area of SCAG, the Southern California region's federally-designated metropolitan planning organization. The Proposed Project is also located within the South Coast Air Basin and, therefore, is within the jurisdiction of the SCAQMD. At the local level, development of the Project Site is guided by the General Plan of the City of Compton and the City of Compton Municipal Code, which are intended to guide local land use decisions and development patterns.

Regional Plans

SCAQMD Air Quality Management Plan

The Proposed Project is located within the South Coast Air Basin and, therefore, falls under the jurisdiction of the SCAQMD. In conjunction with SCAG, the SCAQMD is responsible for formulating and implementing air pollution control strategies. The AQMP was updated in 2012 to establish a comprehensive air pollution control program leading to the attainment of State and federal air quality standards in the Basin, which is a non-attainment area. The Proposed Project generally conforms to the zoning and land use designations for the Project Site as identified in the General Plan, and, as such, would not add emissions to the Basin that were not already accounted for in the approved AQMP.

SCAG Regional Comprehensive Plan and Guide

The Project Site is located within the six-county region that comprises the SCAG planning area. The SCAG Regional Comprehensive Plan (RCP) includes growth management policies that strive to improve the standard of living, maintain the regional quality of life, and provide social, political, and cultural equity. The Proposed Project would be consistent with policies set forth in the RCP, as the Proposed Project would redevelop an existing infill lot with 36 affordable senior affordable housing units, thereby maximizing a property that is easily accessible to mass transit, and that is least likely to cause an adverse environmental impact. Furthermore, as the Proposed Project would add approximately 36 residential units in the area, generating as many as 78 new residents, the Proposed Project would be consistent with SCAG growth projections, which is further discussed in Response 5.13 a), Population and Housing. As discussed above, the Proposed Project is substantially consistent with all local and regional plans that are applicable to the Project Site.

Plan Consistency

The Project is subject to the Compton General Plan and the Compton Municipal Code. The parcels on the north side of the Project Site are currently zoned M-L (Limited Manufacturing), while parcels on the south portion of the Project Site are currently zoned C-L (Limited Commercial). The General Plan and Redevelopment Plan land use designation for the entire site is General Commercial. Any use permitted in the Medium Density and High Density Residential categories are also allowed in the General Commercial. The Applicant has requested that the General Plan land use designation and zoning of the property be changed to High Density Residential. Current zoning of the property would allow residential on the southern portion of the site only. General Commercial land use designation would allow residential development, but the Applicant has requested the change for the purpose of consistency zoning with the proposed residential land use.

Building Height

The building is proposed at three stories tall with a maximum height of 35 feet. The maximum height for buildings or structures in a high-density residential zone is 35 feet. As such, the Proposed Project is consistent with the building height requirement of the local zoning code.

Parking

The main entrance to the development will be located on E. Carson Place, 360 feet from the Compton Metro Blue Line station. Residents' parking will be accessed through electronic remote controlled gates located on Carson Place and Arbutus Avenue. Parking for the project is proposed at a total of thirty-six (36) parking stalls or one stall per unit. Eight of the spaces will be accesses via reciprocal easement with the neighboring Metro @ Compton Senior Apartments project that preceded this development and is owned and operated by the Applicant. All parking stalls are proposed as open air parking stalls. Pursuant to the Affordable Housing Density Bonus Ordinance, parking requirements for apartment developments of 80% senior housing units requires one covered parking stall per unit and one open air stall per four units for guest parking. The proposed parking is otherwise compliant with Code required access and stall size. The Proposed Project has requested an affordable housing density bonus that when approved will result in the reduction of the number of parking stalls and that the parking stalls be allowed uncovered. The elimination of covered parking, the reduction of parking will result in project savings of approximately \$1,100,000. Absent the requested concessions, the project would be infeasible.

SB 743, which is now codified as Public Resources Code Section 21099, provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." A "transit priority area" is defined as an area within one-half mile of a major transit stop that is "existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations." (P.R.C. Section 21099). Given the Proposed Project's proximity to the Compton Metro rail transit station located within 500 feet of the Project Site, the numerous transit bus lines with service intervals of 15 minutes or less, and the fact that the Project Site is located on an infill site, the Proposed Project meets all of the requisite criteria of a Transit Oriented Infill Project. Accordingly, the Project's parking impacts shall not be considered significant impacts on the environment as a matter of law under Public Resources Code Section 21099.

Discretionary Land Use Approvals

As proposed the City of Compton Conditional Use Permit will limit 11 units (30% of the total units) to low-income households as defined by Section 30.47.2 of the Affordable Housing Density Bonus Ordinance. The Applicant is requesting approval of an affordable housing density bonus based on the 30%

affordability of the senior housing development. Due to the size of the property, proposed High Density Residential land use designation and zoning classification, 26 units would ordinarily be permitted on the site as High Density Residential developments are permitted at a density of 34 units per acre. The City's Affordable Housing Density Bonus Ordinance, based on State law, allows for a 35% increase in the number of units. In addition, to increased number of units, the Ordinance also has provisions for approval of concessions/other incentives to encourage the development of affordable housing.

The Project requires Planning Commission approval of several discretionary permits to facilitate the construction and operation of the proposed affordable senior housing facility. These include the following by-right density bonus concessions:

- i. Relief from Section 30-21.A of the Zoning Code requiring that parking spaces for senior citizen apartment be covered. The project will provide uncovered parking.
- ii. Relief from the section of the Zoning Code requiring 1.5 space per unit plus 1 guest space for every 4 unit. The project will provide 1.0 space per unit.
- iii. Relief from the section of the Zoning Code governing unit size. The project will provide units that are in accordance with the unit size guidelines of the California Tax Credit Allocation Committee, which require that one bedroom units must include at least 500 square feet and two-bedroom units must include at least 750 square feet of living space.

Further, the Applicant has requested Planning Commission recommendations to City Council to include: Change of Zone Case from C-L and M-L to R-H and General Plan Amendment from General Commercial to High Density Residential, and the following Variances from City Planning Code:

- iv. Relief from section 30-21.6 of the Zoning Code which requires provision of a ten foot (10') landscaped planting strip between the public right-of-way and the proposed parking lot. The Applicant proposes an eight foot, ten inch (8'10") strip on the Arbutus Street side of the project and a nine foot, five inch (9'-5") strip on the Carson Place side of the project. Due to the contours of the site, the project cannot proceed as currently designed without receiving this concession.
- v. Relief from section 30-10.3 of the Zoning Code which requires lot depth of the Project Site of no less than one hundred feet (100'). The project provides lot depth of sixty-five feet (65') on the Arbutus Street (northern) side of the property and ninety-two feet (92') on the Carson Place (southern) side of the property. The variance is necessary for the project to proceed as designed.

As discussed in the preceding paragraphs, the Proposed Project would be in substantial compliance with local and regional plans applicable to the Project Site. The Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities including, but not limited to, the following: grading, foundation, haul route, building and tenant improvements. Upon granting these requests and the discretionary permits identified above, land use impacts would be less than significant.

Response 5.10 c): No Impact. No Los Angeles County designated Significant Ecological Areas (SEAs) are located within the City of Compton. As a result, no impacts on habitat conservation plans or natural community conservation plans will occur.

5.11 Mineral Resources

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.11 MINERAL RESOURCES. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				×
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				×
c) Conflict with adopted energy conservation plans?				×
d) Use non-renewable resources in a wasteful and inefficient manner?				×

Response 5.11 a): No Impact. The Project Site is not included within a Significant Mineral Aggregate Resource Area, and is not located in an area with active mineral extraction activities. The parcels on the north side of the site are currently zoned M-L (Limited Manufacturing), while parcels on the south portion of the site are currently zoned C-L (Limited Commercial). The General Plan and Redevelopment Plan land use designation for the entire site is General Commercial. The project will not be in conflict with any existing Citywide energy conservation plans. As a result, no impacts on existing mineral resources will result from the Proposed Project's implementation.

Response 5.11 b): No Impact. The resources and materials used in the construction of the proposed senior housing complex will not include any materials that are considered rare or unique. Additionally, the City has not identified the Project Site as a locally important mineral resource recovery site. The parcels on the north side of the site are currently zoned M-L (Limited Manufacturing), while parcels on the south portion of the site are currently zoned C-L (Limited Commercial). The General Plan and Redevelopment Plan land use designation for the entire site is General Commercial. Thus, the Proposed Project will not result in any significant adverse effects on mineral resources in the region.

Response 5.11 c): No Impact. Natural resources that may be utilized by the Proposed Project include air, mineral, water, sand and gravel, timber, energy, and other resources typically used in construction. Construction of the Proposed Project would not involve any uses or activities that would preclude energy conservation. The project will be required to implement energy conservation measures pursuant to Title 24 requirements. As a result, the Proposed Project will not conflict with adopted energy conservation plans. No impact is anticipated.

Response 5.11 d): No Impact. The City does not contain any mineral resource deposits that would be impacted by the Proposed Project. The Proposed Project will not involve any activities that will involve the consumption of excessive amounts energy. The proposed 36-unit senior housing development is not anticipated to consume energy or other non-renewable resources in a wasteful and inefficient manner. As a result, no impacts related to the consumption of natural resources are anticipated.

Cumulative Impacts: No Impact. As discussed above, the Proposed Project would have no impact on energy and mineral resources. Because the Proposed Project would have no incremental contribution to

the potential cumulative impact on energy and mineral resources, the Proposed Project would have no cumulative impact on such resources.

5.12 Noise

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.12 NOISE. <i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of people to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			X	
d) A substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Noise Fundamentals

Noise environments and consequences of human activities are usually well represented by median noise levels during the day, night, or over a 24-hour period. For residential uses, environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60–70 dBA range, and high above 70 dBA. Noise levels greater than 85 dBA can cause temporary or permanent hearing loss. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet suburban residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate level noise environments are urban residential or semi-commercial areas (typically 55–60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with more noisy urban residential or residential-commercial areas (60–75 dBA) or dense urban or industrial areas (65–80 dBA).

It is widely accepted that in the community noise environment the average healthy ear can barely perceive CNEL noise level changes of 3 dBA. CNEL changes from 3 to 5 dBA may be noticed by some individuals who are extremely sensitive to changes in noise. A 5 dBA CNEL increase is readily noticeable, while the human ear perceives a 10 dBA CNEL increase as a doubling of sound.

Noise levels from a particular source generally decline as distance to the receptor increases. Other factors, such as the weather and reflecting or barriers, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level is reduced by about 3 dBA at acoustically “hard” locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dBA at acoustically “soft” locations (i.e., the area between the source and receptor is normal earth or has vegetation, including grass). Noise from stationary or point sources is

reduced by about 6 to 7.5 dBA for every doubling of distance at acoustically hard and soft locations, respectively. In addition, noise levels are also generally reduced by 1 dBA for each 1,000 feet of distance due to air absorption. Noise levels may also be reduced by intervening structures – generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The normal noise attenuation within residential structures with open windows is about 17 dBA, while the noise attenuation with closed windows is about 25 dBA.¹¹

Ambient Noise Levels

As noted in the Health Safety and Noise Chapter of the Compton General Plan, Compton is subject to a large amount noise produced by cars and trains and light rail. Currently the surrounding freeways produce approximately 80 decibels of noise equivalent to a Boeing 737 departing the runway. Traffic within the inner city streets currently produces approximately 65 decibels of noise equivalent to an ordinary conversation between people. The light rail produces approximately 75 decibels of noise, equivalent to a telephone dial tone. Noise sources in Compton may be placed into five basic categories that include freeway noise (from both the I-710, SR-91, and the I-105 freeways), aircraft noise from both Compton Woodley Airport as well as aircraft over flights within landing approaches to LAX, traffic on local streets, noise from railroad operations, and noise from stationary sources. The Project Site is predominately exposed to ambient noise levels from traffic on local streets, noise from the Alameda Corridor railroad operations, and the Metro Compton Blue Line Station. The Project Site is not within the noise contour of the Compton Woodley Airport, though since the airport is located within 1 mile of the Project Site, aircraft noise does contribute to the ambient noise levels to some extent.

The Alameda Corridor extends along the eastern side of the Project (directly across Alameda Street) and is located below grade. The trench which became operational in 2002 has mitigated much of the noise in the central and northern part of the City. A second major source of mobile noise is the MTA Blue Line, located approximately 1,000 feet to the west of the project Site. The MTA trains operate in fifteen minute headways between 4:00 PM until 12:00 AM (midnight), and every twenty minutes between midnight and 4:00 AM. The calculated exterior noise level associated with train operations is 47 dBA (CNEL), with a maximum of 80 dBA.

Ambient noise measurements were taken on February 10, 2015, by Parker Environmental Consultants staff with a Larson Davis 831 sound level meter, which conforms to industry standards set forth in ANSI S1.4-1983 (R2001) - American National Standard Specification for Sound Level Meters. As shown in Table 5.12.1, Existing Ambient Noise Levels, the composite 45-minute noise level (L_{eq}) as measured from three locations within the Project Site was observed to be 66.8 dBA (L_{eq}). Noise sources during the monitoring events included light on site construction activity within the boundaries of Phase I and traffic along Alameda Street. Approximately 2 train events occurred along the Alameda Corridor right-of-way; train related noise was barely perceptible over the traffic roadway noise as measured from Location 2, adjacent to Alameda Street.

¹¹ *National Cooperative Highway Research Program Report 117, Highway Noise: A Design Guide for Highway Engineers, 1971.*

**Table 5.12-1
Existing Ambient Daytime Noise Levels**

No.	Location	Primary Noise Sources	Noise Levels ^a		
			L _{eq}	L _{min}	L _{max}
1, 3	West side of Project Site in parking lot of Phase I.	Construction activity (backhoe and hand operated vibrating soil compactor within 100 feet.	66.8	48.0	81.2
2	East Side of Property along Alameda Street	Traffic and Rail noise along Alameda Street and the Alameda rail corridor.			
^a Noise measurements were taken on February 10, 2015 at three locations for a duration of 15 minutes. See Appendix E of this IS/MND for noise monitoring location map and data output sheets.					

Response 5.12 a): Potentially Significant Impact Unless Mitigated. Construction noise is regulated under Compton Municipal Code Section 7-12.22 Construction or Repairing of Buildings, Pile Drivers, Hoists, Steam Shovels. Section 7-12.22 provides that:

“No person shall cause or permit any work to be done or do any work on the erection (including excavation), unless the noise caused thereby is confined within a building, or use any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist, unless the noise caused thereby is confined within a building, other than between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Saturday, except in cases of urgent necessity in the interest of public health and safety and then only with a permit from the Building Official. No such permit shall be granted for a period of more than three (3) days, but may be renewed from time to time so long as the emergency exists. (Added by Ord. #1577, § 4708.5)”

For purposes of this analysis, it is assumed that all construction activity would be conducted in accordance with the permissible hours of construction as stated in Section 7-12.22. Notwithstanding compliance with the City Code, construction noise levels would result in a temporary and intermittent increase in ambient noise levels throughout the duration of the anticipated 12-month construction period. Construction of the Proposed Project would require the use of heavy equipment for grading and foundation preparation, the installation of utilities, paving, and building construction. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity.

The U.S. Environmental Protection Agency (EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment and typical construction activities. The noise levels shown in Table 5.12-2 represent composite noise levels associated with typical construction activities, which take into account both the number of pieces and spacing of heavy construction equipment that are typically used during each phase of construction.

As shown in Table 5.12-3, below, typical construction noise can reach 86 dBA Leq when measured at a reference distance of 50 feet from the center of construction activity. These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 84 dBA Leq measured at 50 feet from the noise source to the receptor would reduce to 78 dBA Leq at 100 feet from the source to the receptor, and reduce by another 6 dBA Leq to 72 dBA Leq at 200 feet from the source to the receptor.

Table 5.12-2
Noise Range of Typical Construction Equipment

Construction Equipment	Noise Level in dBA L _{eq} at 50 Feet ^a
Front Loader	73-86
Trucks	82-95
Cranes (moveable)	75-88
Cranes (derrick)	86-89
Vibrator	68-82
Saws	72-82
Pneumatic Impact Equipment	83-88
Jackhammers	81-98
Pumps	68-72
Generators	71-83
Compressors	75-87
Concrete Mixers	75-88
Concrete Pumps	81-85
Back Hoe	73-95
Tractor	77-98
Scraper/Grader	80-93
Paver	85-88
^a Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of noise emissions as that shown in this table. Source: United States Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971.	

Table 5.12-3
Typical Outdoor Construction Noise Levels

Construction Phase	Noise Levels at 50 Feet with Mufflers (dBA L _{eq})	Noise Levels at 60 Feet with Mufflers (dBA L _{eq})	Noise Levels at 100 Feet with Mufflers (dBA L _{eq})	Noise Levels at 200 Feet with Mufflers (dBA L _{eq})
Ground Clearing	82	80	76	70
Excavation, Grading	86	84	80	74
Foundations	77	75	71	65
Structural	83	81	77	71
Finishing	86	84	80	74
Source: United States Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971.				

The nearest sensitive receptors that would be subject to construction noise impacts include residential uses north of E. Arbutus Street, and on the west side of N. Tamarind Avenue. Depending on the construction and occupancy of Phase I, the future residents of the Metro @ Compton Phase I development immediately adjacent to the Project Site would be subject to construction noise impacts. Construction noise impacts would be mitigated to less than significant levels with implementation of the mitigation measures recommended.

Mitigation Measures:

- NOISE-1 Construction activities shall be restricted to occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Saturday, except in cases of urgent necessity in the interest of public health and safety and then only with a permit from the Building Official.
- NOISE-2 Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices to the extent feasible.
- NOISE-3 Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.
- NOISE-4 Barriers such as, but not limited to, plywood structures or flexible sound control curtains extending eight feet in height shall be erected around the perimeter of active construction areas wherever feasible and physically possible to minimize the amount of noise during construction on the nearby noise-sensitive uses.
- NOISE-5 A construction site notice shall be provided that includes the job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.

Response 5.12 b): Less Than Significant Impact. Construction activities for the Proposed Project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The construction activities associated with the Proposed Project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance). Based on the FTA and Caltrans criteria, construction impacts relative to groundborne vibration would be considered significant if the following were to occur:¹²

- Project construction activities would cause a PPV groundborne vibration level to exceed 0.5 inches per second at any building that is constructed with reinforced-concrete, steel, or timber;
- Project construction activities would cause a PPV groundborne vibration level to exceed 0.3 inches per second at any engineered concrete and masonry buildings;
- Project construction activities would cause a PPV groundborne vibration level to exceed 0.2 inches per second at any non-engineered timber and masonry buildings; or

¹² *Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006; and California Department of Transportation, Transportation- and Construction –Induced Vibration Guidance Manual, June 2004.*

- Project construction activities would cause a PPV ground-borne vibration level to exceed 0.12 inches per second at any historical building or building that is extremely susceptible to vibration damage.

In addition, the FTA's vibration impact thresholds for human annoyance include 80 VdB at residences and buildings where people normally sleep (e.g., nearby residences) and 83 VdB at institutional buildings, which includes schools and churches. No thresholds have been adopted or recommended for commercial and office uses.

Table 5.12-3, Vibration Source Levels for Construction Equipment, identifies various PPV and RMS velocity (in VdB) levels for the types of construction equipment that would operate at the Project Site during construction. As shown in Table 5.12-4, vibration velocities could range from 0.003 to 0.089 inch/sec PPV at 25 feet from the source activity, with corresponding vibration levels ranging from 58 VdB to 87 VdB at 25 feet from the source activity, depending on the type of construction equipment in use.

Table 5.12-4
Vibration Source Levels for Construction Equipment

Equipment	Approximate PPV (in/sec)					Approximate RMS (VdB)				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Loaded Trucks	0.076	0.027	0.020	0.015	0.010	86	77	75	72	68
Jackhammer	0.035	0.012	0.009	0.007	0.004	79	70	68	65	61
Small Bulldozer	0.003	0.001	0.0008	0.0006	0.0004	58	49	47	44	40
<i>Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, 2006.</i>										

With respect to construction vibration impacts upon existing off-site structures, there are no historical buildings or buildings that are extremely susceptible to vibration damage within 25 feet of proposed heavy construction activity. As shown in Table 5.12-4 above, at distances of 25 feet from the Project Site, construction related vibration levels would not have the potential to exceed 0.089 PPV. As discussed previously, the most restrictive threshold for building damage from vibration is 0.12 PPV for historic buildings and buildings that are extremely susceptible to vibration damage, and the least restrictive threshold is 0.5 PPV at any building that is constructed with reinforced-concrete, steel, or timber. As maximum off-site vibration levels at existing structures would not have the potential to exceed 0.089 PPV, the Project's construction activities would not exceed the identified thresholds of significance for building damage from vibration. As such, impacts with respect to building damage upon off-site structures would be less than significant.

In terms of human annoyance resulting from vibration generated during construction, the sensitive receptors located in the vicinity of the Project Site that could be exposed to increased vibration levels include the residential land uses north of E. Arbutus Street and the future occupants of the Metro @ Compton Phase I development. Table 5.12-5, Estimated Vibration Levels at Nearest Sensitive Receptors, shows that construction-generated vibration levels experienced at these receptors would not exceed the 80 VdB residential annoyance threshold at either location. Furthermore, the mitigation measures identified in Response 5.12 a) above, would also serve to reduce construction related vibration levels to the maximum extent feasible. As such, human annoyance impacts with respect to construction-generated vibration increases would be less than significant.

Table 5.12-5
Estimated Vibration Levels at Nearest Sensitive Receptors

Sensitive Land Uses	Distance to Project Site (feet)	Estimated Vibration Levels (VdB)
1. Residential uses north of E. Arbutus Street	75	72.7
2. Residential occupants of Metro @ Compton Phase I	60	75.6
<i>Calculations based on Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, May 2006.</i>		

Response 5.12 c): Less Than Significant Impact. A project would normally have a significant permanent increase to ambient noise levels if the Proposed Project causes an increase the ambient noise levels by 3 dBA CNEL at homes where the resulting noise level would be at least 70 dBA CNEL. In addition, any long-term increase of 5 dBA CNEL or more is considered to cause a significant impact. The proposed project involves a change of use from automobile repair uses to senior housing. The long-term operation of the Proposed Project would primarily generate noise from three sources: (1) mobile sources (vehicular traffic to and from the site), (2) operation of stationary equipment (rooftop HVAC systems), and (3) on-site activities (people residing and recreating in the outdoor common areas).

Vehicular Traffic

As discussed in further detail below, the Proposed Project would result in a reduction in vehicular traffic as compared to current conditions. As such, the project's mobile sources would not generate an increase in ambient noise levels.

HVAC Equipment

Noise associated with the operation of Heating, Ventilation and Air Conditioning (HVAC) systems is addressed in Section 7-12.11 (Machinery, Equipment, Fans and Air Conditioning) of the Compton Municipal Code. Specifically, Section 7-12.11 states the following:

"It shall be unlawful for any person to operate any machinery, equipment, pump, fan, air conditioning apparatus or similar mechanical device in any manner so as to create any noise which would cause the noise level at the property line of any property to exceed the ambient noise level by more than five (5) decibels. For the purposes of this section, "noise level" shall mean measured sound level with the following values added as corrections for time duration and character of the noise:

- a. *Add one (1) and only one (1) of the following corrections for time duration:*
 1. *Noise persists for more than five (5) minutes out of any one (1) hour.*
 2. *Noise persists for more than one (1) minute but not more than five (5) minutes out of any one (1) hour.*
 3. *Noise persists for one (1) minute or less out of any one (1) hour.*
- b. *Add one (1) and only one (1) of the following corrections for unusual character:*
 1. *Noise has no unusual character.*

2. *Noise contains a piercing pure tone.*
3. *Noise is impulsive or rattling in nature.*
4. *Noise carries speech, music or other information content. (Added by Ord. #1587, § 4706.10)"*

The Proposed Project would be operated in accordance with the provisions of Section 7-12.11. The location of HVAC equipment will be appropriately positioned such that the noise levels would not exceed the 5 dBA threshold noted above.

Human Activity

The Proposed Project includes a change of use from auto repair businesses to a residential senior housing project. The proposed uses is consistent with the adjacent Metro @ Compton Phase I development and once completed would operate as a unified development. The residential activities of the 78 persons expected to reside on site would be compatible and consistent with similar activities occurring within the adjacent residential development. As such, the Proposed Project would not cause or contribute to excessive noise levels. Noise levels of people talking and recreating on site would be well below the ambient noise levels generated by the Project's proximity to adjacent roadways, the Alameda rail line, and the nearby Martin Luther King Jr. Transit Center and Metro Compton Blue Line Station. As such, noise impacts from human activity on site would be less than significant.

Response 5.12 d): Potentially Significant Impact Unless Mitigated. As noted in Response 5.12 a) above, all construction activity would be conducted in accordance with the permissible hours of construction as stated in Section 7-12.22. Notwithstanding compliance with the City Code, construction noise levels would result in a temporary and intermittent increase in ambient noise levels throughout the duration of the anticipated 12-month construction period. Construction of the Proposed Project would require the use of heavy equipment for grading and foundation preparation, the installation of utilities, paving, and building construction. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity.

The nearest sensitive receptors that would be subject to construction noise impacts include residential uses north of E. Arbutus Street, and on the west side of N. Tamarind Avenue. Depending on the construction and occupancy of the Metro @ Compton Phase I development immediately adjacent to the Project Site, future residents of Phase I would be subject to construction noise impacts. The noise levels shown in Table 5.12-1 represent composite noise levels associated with typical construction activities, which take into account both the number of pieces and spacing of heavy construction equipment that are typically used during each phase of construction. As shown in Table 5.12-2, typical construction noise can reach 86 dBA Leq when measured at a reference distance of 50 feet from the center of construction activity. Construction noise impacts would be mitigated to less than significant levels with implementation of the mitigation measures Noise 1, through Noise-5, above.

Response 5.12 e). No Impact. The Compton/Woodley Airport, a general aviation airport facility operated by the County of Los Angeles, is located in the southwestern portion of the City, approximately 1 mile southwest of the Project Site. The Project Site is not within the approved flight pattern for incoming or departing flight paths, and is not located within the designated noise sensitive contour zone.¹³ The nearest airports certified for carrier operations include Long Beach Airport (8-miles), Los Angeles International Airport (13 miles), and Los Alamitos Airfield (15 miles). The Proposed Project will not

¹³ <http://dpw.lacounty.gov/avi/airports/ComptonWoodleyNoiseAbatement.aspx>

expose persons to noise from a public use airport. As a result, no significant aircraft noise exposure impacts will occur.

Response 5.12 f): No Impact. No Private airstrips are located within proximity to the Project Site to cause or contribute to excessive noise levels. Thus, the Proposed Project will not expose persons to noise development will not be exposed to excessive aircraft noise from operations at any private airport in the area.

5.13 Population and Housing

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.13 POPULATION AND HOUSING. <i>Would the project:</i>				
a) Induce substantial growth in an area either directly or indirectly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Response 5.13 a): Less Than Significant Impact. The Proposed Project is an infill development located in an area that is currently served by local and regional infrastructure including existing public roads, public utilities (sewers, water, natural gas, electricity), services (fire, police, schools, parks), and public transit. The Proposed Project involves the construction of 36 senior citizen housing units. Twenty units are proposed as 1-bedroom units with the remaining 16 as 2-bedroom units. The maximum site population is estimated to be 78 persons (based on one and one half residents per bedroom). As shown in Table 5.13-1, SCAG Population/Households Forecast for the City of Compton, below, the growth forecast from 2008 through 2035 envisions 1,700 additional persons, yielding an approximate 1.74% growth rate for the City. The City is projecting it will have a population of 97,600 persons and 23,100 households by 2035. In 2010, the U.S. Census reported the City of Compton had a population of 96,455 with 24,523 housing units.¹⁴ Thus, the proposed increase in housing units and population is within with SCAG's 2035 growth forecast. As such, the Proposed Project would not cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of Proposed Project occupancy/buildout, and that would result in an adverse physical change in the environment; or introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan.

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities, improved roadways, and expanded public services. The variables that typically contribute to growth-inducing impacts, and the Proposed Project's contribution to potential growth-inducing impacts, are summarized in Table 5.13-2. The proposed residential infill development will not result in any negative growth inducing impacts. Therefore, impacts related to housing would be less than significant.

¹⁴ United States Census Bureau, <http://quickfacts.census.gov/qfd/states/06/0615044.html>, accessed November 2014.

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Table 5.13-1
SCAG's 2008 RTP Growth Forecast for the City of Compton

Projection Year	Population	Households
2008	95,900	22,900
2035	97,600	23,100
Net Change from 2008 to 2035		
No. of Population/Households	1,700	200
Percent Change	1.77%	0.87%
Source: SCAG, Growth Forecast Appendix, Regional Transportation Plan, 2012-2035, website: http://rtpscs.scag.ca.gov/Documents/2012/final/SR/2012fRTP_GrowthForecast.pdf , accessed October 2014.		

Table 5.13-2
Potential Growth-Inducing Impacts

Factor Contributing to Growth Inducement	Basis for Determination
New development in an area presently undeveloped.	The Proposed Project will promote infill development in an urbanized area by improving a property that was formerly developed with two auto repair business with construction of 36 senior housing residential units.
Extension of roadways and other transportation facilities.	The Proposed Project is located in an urbanized area with established roadways and other transportation facilities. The Proposed Project will not involve the extension of any existing roadways and other transportation facilities.
Extension of infrastructure and other improvements.	A further discussed in Section 15.17, no off-site water, sewer, and other critical infrastructure improvements are anticipated as part of the Proposed Project's implementation.
Major off-site public projects (treatment plants, etc).	No off-site facilities will need to be constructed or improved to accommodate the Proposed Project's projected demand for wastewater treatment or the provision of water.
Removal of housing requiring replacement housing elsewhere.	Two auto repair businesses were formerly located on the Project Site. The Proposed Project does not involve the removal or the replacement of existing housing.
Additional population growth leading to increased demand for goods and services.	The additional 78 people that would reside in the proposed development do not represent a substantial population growth in the area that would lead to increased demands for goods and services.
Short-term growth inducing impacts related to the project's construction.	The Proposed Project will result in limited new construction employment. However, this employment is expected to be drawn from the existing construction workforce within the region.

Response 5.13 b): No Impact. A significant impact may occur if the Proposed Project would result in the displacement of existing housing units, necessitating the construction of replacement housing elsewhere. The Proposed Project would consist of the development of new housing on a site that was formerly

occupied by two auto repair businesses. No displacement of existing housing would occur with the Proposed Project. Thus, no impact would occur.

Response 5.13 c): No Impact. The Proposed Project would consist of the development of new uses on a site that is currently vacant and was formerly occupied by two auto repair buildings. No displacement of existing housing would occur with the Proposed Project. Therefore, no impact would occur.

Cumulative Impacts. Less Than Significant Impact. As discussed in Question 5.13 (a), the Proposed Project would not exceed the growth projections of SCAG's RCP for the City of Compton subregion. Furthermore, the Proposed Project is the type of project encouraged by SCAG and City policies to accommodate growth in urban centers that are close to existing employment centers and mass transit. Because the Proposed Project would not displace any residents, and the population growth potentially associated with the Proposed Project has already been anticipated and planned for within the City of Compton, the Proposed Project's population growth would not be cumulatively considerable. Therefore, the Proposed Project's contribution to cumulative population and housing growth would be less than significant.

5.14 Public Services

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.14 PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas:</i>				
a) Fire protection services?		X		
b) Police protection services?		X		
c) School services?			X	
d) Parks?			X	
e) Other governmental services?				X

Response 5.14 a). Potentially Significant Impact Unless Mitigation Incorporated. The City of Compton Fire Department provides fire protection services and four fire stations throughout the City of Compton. Fire Station 1 (the Fire Department headquarters) is located at 201 South Acacia Avenue, approximately 0.4 miles southwest of the Project Site. Fire Station 2 is located at 1323 East Palmer Street, approximately 0.7 miles east of the Project Site. Fire Station 3 (the Fire Department Training Facility) is located at 1133 West Rosecrans Avenue, approximately 1.4 miles northwest of the Project Site. Fire Station 4 is located at 950 West Walnut Avenue, approximately 2 miles southwest of the Project Site. Fire Station 1 would most likely provide fire protection services to the Project Site. Resources from the other fire stations in Compton, surrounding cities (Vernon, Downey, Santa Fe Springs, and Montebello), as well as others operated by the Los Angeles County Fire Department, would be made available if needed.

The Proposed Project would include a total of 36 dwelling units and would generate approximately 78 new permanent residents. Therefore, the Proposed Project could potentially increase the demand for Compton Fire Department services. Fire sprinklers will be provided on-site per the City of Compton's Fire

Prevention Code requirements. Based on the proximity of Fire Station 1 to the Project Site, fire protection response would be considered adequate. The required fire flow necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard. The adequacy of existing water pressure and availability in the project area with respect to required fire flow would be determined by the City of Compton Fire Department during the plan check review process. Additionally, the final site plan, elevations, building floor plans, and site circulation will be reviewed by and will require the approval of the City of Compton Fire Department to ensure that it conforms to their operational requirements. With implementation of Mitigation Measure PS-1 and PS-2, potential project impacts relating to fire protection services would be less than significant.

Mitigation Measures:

- PS-1 Prior to the issuance of building permits for the Proposed Project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the City's Fire Department to ensure conformity with their fire prevention and operational requirements.
- PS-2 Prior to the issuance of building permits for the Proposed Project, the Project Applicant shall provide verification that the project meets all fire flow requirements determined by the Fire Department.

Response 5.14 b). Potentially Significant Impact Unless Mitigation incorporated. The Proposed Project would include a total of 36 dwelling units and would generate approximately 78 new permanent residents. Therefore, the Proposed Project could potentially increase the demand for law enforcement services. The Project Site is served by the Compton Sheriff's Station, located at 301 South Willowbrook Avenue, approximately 0.4 miles southwest from the Project Site. The Compton Sheriff's Station serves the entire City of Compton, unincorporated areas within the City, and unincorporated Gardena area. The Los Angeles County Sheriff's Department has mutual aid agreements with all Los Angeles County law enforcement agencies for assistance. Mutual aid can be requested from one or all agencies if an emergency requires a major response. The Project Site is approximately two miles south of the Century Sheriff's Station, located at 11703 South Alameda Street in the City of Lynwood, which may provide additional services to the Project Site.

Implementation of the Proposed Project would result in an increase of site visitors, residents, and employees within the Project Site, thereby generating a potential increase in the number of service calls from the Project Site. The Proposed Project would implement design features that will reinforce on-site security. The building and layout design of the Proposed Project would also include minimizing infrequently accessed ("dead zones") around the Site, installing adequate nighttime security lighting, and property securing and controlling access to common areas within the Project Site to authorized persons. In addition, the continuous visible and non-visible presence of residents at all times of the day would provide a sense of security during evening and early morning hours. As such, the Proposed Project residents would be able to monitor suspicious activity both on- and off-site in the surrounding neighborhood. These preventative and proactive security measures would decrease the amount of service calls the Compton Sheriff's Station would receive. In light of these features, it is anticipated that any increase in demands upon law enforcement services would be relatively low, and not necessitate the construction of a new sheriff's station, the construction of which may cause significant environmental impacts. With implementation of the mitigation measures below, the Proposed Project's potential impact up law enforcement services would be mitigated to a less than significant level.

Mitigation Measure:

- PS-3 The final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the Los Angeles County Sheriff's Department to ensure it conforms to their

operation requirements. Security features recommended by the Sheriff's Department shall be incorporated into the Proposed Project.

- PS-4 All individual buildings on-site shall have their respective street number ranges and/or letters prominently displayed in a manner that facilitates emergency vehicles.

Response 5.14 c). Less than Significant Impact. The Project Site is located within the service area of the Compton Unified School District. The Proposed Project is not anticipated to significantly affect school enrollments since the proposed senior housing development is not anticipated to generate any school-age residents. All future residents on the Project Site would be senior citizens that are at least 55 years old. The Project may generate new employment opportunities to the Project Site area, which in turn, may attract new families, with school-age children, to relocate to Compton. It is likely that some of the employees would already reside in Compton. As such, the potential enrollment of new school children from new employees that are relocating to the area is considered less than significant. In addition, the Project Applicant would be required to pay the mandatory school district development fees to offset the Proposed Project's demands upon local school facilities. Senate Bill 50 (SB 50), which passed in 1998, established a process for determining the amount of fees developers may be charged to mitigate the impact of development on school facilities. Under this reform, a school district could charge fees above the statutory cap only under specified conditions, and then only up to the amount of funds that the district would be eligible to receive from the state. Pursuant to Government Code Section 65995, the development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." As a result, the Proposed Project's impacts on school facilities would be less than significant.

Mitigation Measure:

- PS-5 The applicant shall pay any applicable school fees to the Compton Unified School District to offset the impact of additional student enrollment at schools serving the Project area.

Response 5.14 d). Less Than Significant Impact. The Project Site is located across the street from Wilson Park (located at 123 North Rose Avenue). Wilson Park Community Center provides 3.9 acres of recreation area and is equipped with a gymnasium (for multi-purpose use: volleyball court, etc.), kitchen, auditorium, two (2) lighted tennis courts, a midget baseball diamond, children's playground apparatus, a picnic area, barbecue pits and outdoor basketball courts. The Proposed Project would introduce 78 new residents to the area, which would increase demands upon park and recreational facilities within the City. The Project features 1,949 square feet of interior common area space and 4,212 square feet of outdoor open space. Common community areas of the Proposed Project include a lobby, community room and technology room. The inclusion of common open space and recreation amenities on-site would serve to reduce or off-set the demand for off-site park services in the local area. Therefore, Proposed Project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated and impacts would be less than significant.

Response 5.14 e). No Impact. The Project's impacts to recreational facilities are discussed in Section 5.15, below, and the Project's impacts to local roadways and traffic patterns are discussed in Section 5.16, below. No additional governmental services will be affected by the implement of the Proposed Project. As a result, the Proposed Project will not result in any impact on other existing governmental services.

Cumulative Impacts. Less Than Significant. The Proposed Project and future projects within the project area could increase the demand for public services in the project area. Specifically, there could be increased demands upon the Compton Fire Department, the Compton Sheriff's Station, City parks and recreational facilities, and the Compton Unified School District. Such demands are generally funded via existing mechanisms (e.g., property taxes, government taxes, and developer fees) to which the Proposed

Project and future projects would contribute. To the extent cumulative development causes the need for additional public service facilities to be built throughout the City, the development of such facilities would likely occur on small infill lots within existing developed areas as the City is completely built out. Such development, if warranted, would not likely cause a significant impact upon the environment. Nevertheless, the siting and development of any new public facilities would be subject to further CEQA review and evaluated on a case-by-case basis. With the implementation of the Mitigation Measures identified above, the Proposed Project's potential impacts to public services would be less than significant. On this basis, the Proposed Project would not make a cumulatively considerable contribution to fire protection services, police services, schools or recreational facilities, and the Project's cumulative impacts would be considered less than significant.

5.15 Recreation

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.15 RECREATION. <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Response a: Less Than Significant Impact. The project features 1,949 square feet of interior common area space and 4,212 square feet of outdoor open space. Per the City of Compton Municipal Code, 3,600 square feet of open space is required for the Proposed Project (100 square feet of open space per unit). The Proposed Project would include a 2,900 square feet exterior courtyard and a 1,312 square feet walking and seating area. Common community areas of the Proposed Project include a lobby, community room and technology room. The inclusion of common open space and recreation amenities to be provided on-site would serve to reduce or off-set the demand for off-site park services in the local area. Therefore, Proposed Project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated and impacts would be less than significant.

Response b: No Impact. A significant impact may occur if a project includes the construction or expansion of park facilities and such construction would have a significant adverse effect on the environment. The Proposed Project would not require the construction or expansion of recreational facilities beyond the limits of the Project Site, which might have an adverse physical effect on the environment, and thus there would be no impact.

Cumulative Impacts. Less Than Significant Impact. As discussed above, the project would have a less than significant impact on recreational resources. Cumulative development within the City would further increase demands for parkland and recreation facilities. However, each of the related projects would be subject to the provisions of the residential open space requirements pursuant to the City of Compton Municipal Code, and is applicable would be required to pay mandatory Quimby fees for the development of additional park and recreation facilities within the City. Therefore, development of the Proposed Project and related projects would have a less than significant cumulative impact on recreational resources.

5.16 Transportation / Traffic

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.16 TRANSPORTATION / TRAFFIC. <i>Would the project:</i>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?			✕	
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✕	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✕
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✕	
e) Result in inadequate emergency access?			✕	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				✕

Response 5.16 a): Less-Than-Significant Impact. The Project Site is currently vacant. However at the time the baseline traffic counts were conducted for the traffic study, the site was developed and operating with 8,200 square feet of automobile service related uses. Based on the trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, the traffic generation from the former and proposed uses on the Project Site were estimated. As shown in Table 5.16-1, the former automobile related uses generate approximately 195 daily trips with 18 a.m. peak hour trips and 26 p.m. peak hour trips. The Proposed Project would involve the construction and operation of a 36-unit affordable senior housing project. The estimated trips generated by the Proposed Project would be 124 daily trips with 7 trips during the a.m. peak hour and 9 trips during the p.m. peak hour. After deducting the existing trips from the proposed trips, the net traffic impact would be 71 fewer daily trips with 11 fewer a.m. peak hour trips and 17 fewer p.m. peak hour trips. As a result, the Proposed Project's traffic impacts are anticipated to be less than significant.

**Table 5.16-1
 Trip Generation Estimates**

Land Use	ITE Code ^[1]	Quantity	Trip Rates			Total Trips		
			Daily	AM	PM	Daily	AM	PM
<u>Prior Existing Uses</u>								
Automobile Care Center	942	8,200 sf	23.72	2.25	3.11	195	18	26
<u>Proposed Uses</u>								
Senior Adult Housing Attached	252	36	3.44	.20	0.25	124	7	9
Net Trip Generation						-71	-11	-17
Notes: ^a ITE trip rates from Trip Generation, 9 th Edition, Institute of Transportation Engineers, Washington, DC, 2012.								

Response 5.16 b): Less-Than-Significant Impact. The Congestion Management Program (CMP) is a State-mandated program that was enacted by the State Legislature with the passage of Proposition 111 in 1990. The 2010 CMP for Los Angeles County was adopted on October 8, 2010. Chapter 5, Land Use Analysis Program of the 2010 CMP ensures that local jurisdictions consider the regional transportation impacts that may result from major development projects through the local land use approval process. Projects that are determined not to have a significant effect on the environment and receive a Mitigated Negative Declaration pursuant to CEQA are not subject to the CMP Land Use Analysis Program and are exempt from the requirement to prepare a Transportation Impact Analysis (TIA). Low- and very-low income housing projects are also exempt. As concluded in this Initial Study MND, all of the Proposed Project's impacts have been found to be less than significant and/or can be mitigated to less than significant levels with the incorporation of mitigation measures. The Proposed Project also involves an affordable senior housing project that is within ¼ mile of the MTA's Compton Metro Station. Therefore, the Project would be consistent with the 2010 CMP and further analysis for determining the Proposed Project's consistency with the CMP is not required. Project impacts would be less than significant.

Response 5.16 c): No Impact. The Compton/Woodley Airport, a general aviation airport facility operated by the County of Los Angeles, is located in the southwestern portion of the City, approximately 1 mile southwest of the Project Site. The Project Site is not within the approved flight pattern for incoming or departing flight paths, and is not located within the designated noise sensitive contour zone.¹⁵ As such, the Proposed Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks and no impact would occur.

Response 5.16 d): Less Than Significant Impact. As discussed above, the Project Site is currently vacant. Vehicular access to the Project Site is currently provided via five access driveways; there are two driveways on E. Carson Place, two driveways on N. Alameda Street, and one driveway on E. Arbutus Street. The Proposed Project would alter the existing access configuration by providing one ingress/egress driveway on site from E. Carson Place and utilizing an existing off-site driveway to access the surface parking lot via E. Arbutus Street. The surface parking lot will be joined to provide shared access to the adjacent Phase 1 development currently under construction. The Proposed Project will not involve the closure of any public roadway. As such, the Project would not increase hazards to a design

¹⁵ <http://dpw.lacounty.gov/avi/airports/ComptonWoodleyNoiseAbatement.aspx>

feature (e.g., sharp curves or dangerous intersections) or incompatible uses and impacts would be less than significant.

Response 5.16 e): Less Than Significant Impact. The Proposed Project will not involve the closure of any public roadway. Furthermore, the Proposed Project will not impede emergency access on-site or off-site. As a result, the Proposed Project will not result in inadequate emergency access to the Project Site or to nearby properties. No impacts will result from the Proposed Project's implementation.

Response f: No Impact. Public transit service in the project vicinity is provided by the Los Angeles County Metropolitan Transportation Authority (MTA) and Compton Renaissance Transit. The Project Site is situated within a transit rich area and is adjacent to the transit-oriented-district for the Metro Compton Blue Line light rail station and the Martin Luther King Transit Center. The Project Site is located approximately 350 feet east of the Martin Luther King Transit Center and 1,000 feet east of the Compton Metro Blue line Station, respectively. The Proposed Project would not require the disruption of public transportation services or the alteration of public transportation routes.

As discussed in Question 5.10, Land Use and Planning, the Project is consistent with the regional growth projections for the Los Angeles Subregion and is consistent with the smart growth policies of the RCP and Compass Vision Strategies to increase housing density within close proximity to transit stations. The Project's proximity to regional transit would further reduce vehicle trips and vehicle miles traveled (VMTs) as compared to the base trip rates assigned to multi-family residential uses that are not in close proximity to transit. Thus, the Proposed Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities and project impacts would be less than significant.

5.17 Utilities and Service Systems

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.17 UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				×
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			×	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				×
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?		×		
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			×	

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Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		X		
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Response 5.17 a). No Impact. A significant impact would occur if a project exceeds wastewater treatment requirements of the applicable Regional Water Quality Control Board. The Los Angeles RWQCB enforces wastewater treatment and discharge requirements for properties in the project area. Wastewater from the Project Site is conveyed via County sewage infrastructure maintained by the Los Angeles County Sanitation District to the Joint Water Pollution Control Plant (JWPCP). The JWPCP is a public, County facility, and is therefore subject to the State's wastewater treatment requirements. Wastewater from the Project Site is currently and would continue to be treated according to the wastewater treatment requirements enforced by the Los Angeles RWQCB. Therefore, no impact would occur.

Response 5.17 b). Less than Significant. A significant impact may occur if a project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the Project Site would be exceeded.

Water Treatment Facilities and Existing Infrastructure

The Public Works Municipal Utilities – Water Division ensures the reliability and quality of the water supply throughout the City of Compton. The City of Compton's potable water comes from two sources: locally pumped from deep wells (approximately 50%) and purchased from the Metropolitan Water District (approximately 50%). The Metropolitan Water District delivers an average of 1.7 billion gallons of water per day to a service area of approximately 26 cities and water districts within Los Angeles, Orange, San Diego, Riverside, San Bernardino, and Ventura counties. The Metropolitan Water District is comprised of numerous facilities including the Colorado River Aqueduct (1.3 million acre-feet annual capacity), five water treatment plants, and nine reservoirs (with a total capacity of 1,072,000 acre-feet). The average daily delivery of the MWD is 4,900 acre-feet. Record daily delivery is 9,872 acre-feet.

As shown in Table 5.17-1 below, the Proposed Project would generate a demand for approximately 5,952 gallons per day (gpd) of potable water, significantly below available capacity. The base estimated water demand was based on 120 percent of the sewerage generation factors for residential and commercial categories. Based on the estimates provided in Table 5.17-1, Proposed Project Estimated Water Demand, implementation of the Proposed Project is not expected to measurably increase the demand for water in the City of Compton; therefore, no new or expanded water treatment facilities would be required. With respect to water treatment facilities, the Proposed Project would have a less-than-significant impact.

In the event that any further water main and/or other infrastructure upgrades are required for the proposed development, such infrastructure improvements would be conducted within the right-of-way easements serving the project area, and would not create a significant impact to the physical environment. This is largely due to the fact that (a) any disruption of service would be of a short-term nature, (b) the replacement of the water mains would be within public rights-of-way, and (c) any foreseeable infrastructure improvements would be limited to the immediate project vicinity. Therefore, potential impacts resulting from water infrastructure improvements would be less than significant.

**Table 5.17-1
Proposed Project Estimated Water Demand**

Type of Use	Size	Water Demand Rate (gpd/unit) ^a	Total Water Demand (gpd)
Residential Units (36 total du)			
One Bedroom	20 du	144 gpd/du	2,880 gpd
Two Bedroom	16 du	192 gpd/du	3,072 gpd
Total Project Water Demand			5,952 gpd
Notes: <i>sf = square feet; du = dwelling units</i> ^a City of Los Angeles CEQA Thresholds Guide (2006), Exhibit M.2-12. Water consumption is assumed to be 120% of wastewater generation. Source: Parker Environmental Consultants, 2014.			

Wastewater Treatment Facilities and Existing Infrastructure

A project would normally have a significant wastewater impact if a project would cause a measurable increase in wastewater flows to a point where sewer capacity is constrained or sewer capacity may become constrained; or the project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant.

The Los Angeles County Sanitation District provides sewer service to the Proposed Project area. Sewage from the Project Site is conveyed via County sewer infrastructure to the Joint Water Pollution Control Plant (JWPCP). The JWPCP treats an average daily flow of 280 million gallons per day (mgd), and has capacity to treat 400 mgd. This equals a remaining capacity of 120 mgd of wastewater able to be treated at the JWPCP.¹⁶ As shown in Table 5.17-2, the Proposed Project would generate approximately 4,960 gpd of wastewater, representing a fraction of one percent of the available capacity. The JWPCP has a remaining capacity to treat 120 additional mgd, and as such would have adequate capacity to serve the Proposed Project. Therefore, impacts to sewer capacity and infrastructure would be less than significant.

**Table 5.17-2
Proposed Project Estimated Wastewater Generation**

Type of Use	Size	Wastewater Demand Rate (gpd/unit) ^a	Total Wastewater Demand (gpd)
Residential Units (36 total du)			
One Bedroom	20 du	120 gpd/du	2,400 gpd
Two Bedroom	16 du	160 gpd/du	2,560 gpd
Total Project Wastewater Generation			4,960 gpd
Notes: <i>sf = square feet; du = dwelling units</i> ^a City of Los Angeles CEQA Thresholds Guide (2006), Exhibit M.2-12. Source: Parker Environmental Consultants, 2014.			

Response 5.17 c). No Impact. A significant impact may occur if the volume of storm water runoff would increase to a level exceeding the capacity of the storm drain system serving a Project Site, resulting in the construction of new stormwater drainage facilities. As described in Section 5.6, Hydrology/Water Quality, the Proposed Project would not result in a significant increase in site runoff, or any changes in

¹⁶ Sanitation Districts of Los Angeles County, Joint Water Pollution Control Plant (JWPCP), website: <http://www.lacsd.org/wastewater/wwfacilities/jwpcp/default.asp>, accessed November 2014.

the local drainage patterns. Runoff from the Project Site currently is and would continue to be collected on the site and directed towards existing storm drains in the project vicinity. The Proposed Project will be required to demonstrate compliance with the SWPPP, which would reduce the amount of surface water runoff after storm events, as the Proposed Project would be required to implement Stormwater BMPs to retain or treat the runoff from a storm event producing $\frac{3}{4}$ inch of rainfall in a 24-hour period. Therefore, Proposed Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems and no impact would occur.

Response 5.17 d). Potentially Significant Impact Unless Mitigation is incorporated. A significant impact may occur if a project would increase water consumption to such a degree that new water sources would need to be identified. As shown in Table 5.17-1, above, the Proposed Project's net increase for water demand would be 5,952 gallons per day. As concluded above, the Proposed Project would have a less-than-significant impact on water demand. Pursuant to Mitigation Measure UTIL-2, the Proposed Project will utilize water saving devices including, but not limited to, urinals equipped with flush-o-meter valves, which flush with a maximum of 1.28 gallons, which would further reduce impacts associated with this issue to a level that is less than significant. Environmental impacts would further be reduced by implementation of the following mitigation measures:

Mitigation Measures:

UTIL-1 The project shall incorporate water conservation measures in its landscape design and installation. The Project landscape plan shall incorporate the following:

- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 square feet and greater.

UTIL-2 The Project shall incorporate the following water conservation features into its design:

- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the Applicant shall be responsible for ensuring compliance.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

UTIL-3 The Project shall incorporate the following energy conservation features into its design:

- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be

incorporated into the lease agreement, and the Applicant shall be responsible for ensuring compliance.

Response 5.17 e). Less than Significant Impact. The Proposed Project is anticipated to generate approximately 4,960 gallons of wastewater on a daily basis. The Project Site is served by the Los Angeles County Sanitation District. As stated above, the sewage flow will ultimately be conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. JWPCP has daily capacity of 400 million gallons per day.¹⁷ As such, has sufficient capacity for the Project Site. No additional treatment capacity will be required as part of the Proposed Project's operation. As a result, impacts would be less than significant.

Cumulative Water and Wastewater Impacts. Less than Significant Impact. Implementation of the Proposed Project in conjunction with other projects and future projects within the City of Compton would further increase regional demands on water resources. The impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the existing reservoirs and water treatment facilities serving the Project Site area. The state of California has been facing severe drought conditions. Water conservation and maintaining water resources has been an increasingly important issue for the State. The Proposed Project along with other current projects and future projects would be required to implement water conservation measures on-site to reduce water waste. Local, regional and state organizations are further implementing water conservation policies and measures to preserve California's water resources. Since there is currently adequate capacity to accommodate the cumulative water needs of the Proposed Project, the Project's water demand and wastewater generation are less than cumulatively considerable. Cumulative impacts with respect to water consumption and wastewater would be less than significant.

Response 5.17 f). Potentially Significant Impact Unless Mitigation Incorporated. A significant impact may occur if a project were to increase solid waste generation to a degree such that the existing and projected landfill capacity would be insufficient to accommodate the additional solid waste.

According to the Phase I Report prepared by Partner Engineering and Science, Inc., solid waste generated at the Project Site is disposed of in a commercial dumpster located at 415 North Alameda Street on the Project Site. An independent solid waste disposal contractor removes solid waste from the Project Site. Solid waste transported by both public and private haulers is either recycled, reused, transformed at a waste-to-energy facility, or disposed of at a landfill. There are 14 landfills, recycle centers, and refuse-to-energy facilities that accept solid waste from the City of Compton. The Sunshine Canyon Landfill disposed of the most waste from the City of Compton. The landfill accepts residential, commercial, and construction waste. The Sunshine Canyon Landfill is jointly operated by the City and the County, has a remaining capacity of 74.37 million tons.¹⁸ The Sunshine Canyon Landfill has an estimated remaining life of 20 years. If the Sunshine Canyon Landfill were to become constrained, there are other solid waste disposal facilities that may serve the Project Site.

The Proposed Project would follow all applicable solid waste policies and objectives that are required by law, statute, or regulation. The Project's solid waste disposal needs would be directed to the local recycling facilities and landfills described above. Based on a gross development size of 34,617 square feet of floor area and a standard waste generation rate of 4.38 lbs/sf, it is estimated that the construction of the Proposed Project would generate approximately 75.8 tons of debris during the construction

¹⁷ Los Angeles County, *Sanitation Districts, Wastewater Facilities (2014)*, website: <http://www.lacsd.org/wastewater/wwfacilities/default.asp>, accessed: November 2014.

¹⁸ County of Los Angeles Department of Public Works, *2012 Annual Report, Los Angeles Countywide Integrated Waste Management Plan*, August 2013.

process.¹⁹ As shown in Table 5.17-3, Proposed Project Solid Waste Generation, the Proposed Project's net generation during the life of the Proposed Project is estimated to be 144 pounds per day. This estimate is conservative, as it does not factor in any recycling or waste diversion programs. The Proposed Project's solid waste would be handled by private waste collection services. The amount of solid waste generated by the Proposed Project is within the available capacities at area landfills. Additionally, the Proposed Project will be required to comply with the California Integrated Waste Management Act (Assembly Bill 939), which requires each city and county in California to divert 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting. As a result, Project impacts would be less than significant with the incorporation of Mitigation Measure UTIL-4, below.

Mitigation Measures:

UTIL-4 The following solid waste reduction efforts shall be implemented to the satisfaction of the Compton Planning Department.

- *(Operational)* Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- *(Construction)* Prior to the issuance of any construction permit, the Applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The construction contractor(s) shall only contract for waste disposal services with a company that recycles construction-related wastes.
- *(Construction)* To facilitate on-site separation and recycling of construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-

**Table 5.17-3
Expected Operational Solid Waste Generation**

Type of Use	Size	Solid Waste Generation Rate (lbs/unit/day) ^a	Total Solid Waste Generated (lbs/day)
Residential Units	36 du	4 lbs/du/day	144
Total Project Solid Waste Generation			144
Notes: sf =square feet; du = dwelling units ^a City of Los Angeles Bureau of Sanitation, <i>Solid Waste Generation, 1981. Waste generation includes all materials discarded, whether or not they are later recycled or disposed of in a landfill.</i> Source: Parker Environmental Consultants, 2014.			

site during construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

Response 5.17 g). Less than Significant Impact. A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. The Proposed Project, like all other development in Compton, will be required to adhere to City and County ordinances related to trash removal, waste reduction and recycling. The Proposed Project would generate solid waste that is typical of a residential building and would comply with all federal, state, and local statutes

¹⁹ USEPA Report No. EPA530-98-010. *Characterization of Building Related Construction and Demolition Debris in the United States, June 1998, page A-1*

and regulations regarding proper disposal. As a result, the Proposed Project's potential impacts are considered to be less than significant.

Cumulative Solid Waste Impacts. Less than Significant Impact. Implementation of the Proposed Project in conjunction with other projects and future projects within the City of Compton would further increase regional demands on landfill capacity. The impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the existing landfills serving the Project Site area. The Proposed Project would contribute approximately 24.63 tons of solid waste per year, which represents well under one percent of the current remaining capacity of the Sunshine Canyon Landfill, which has a remaining capacity of approximately 74.37 million tons. As with the Proposed Project, other projects would participate in regional source reduction and recycling programs, significantly reducing the number of tons deposited in area landfills. Since there is currently adequate capacity to accommodate the cumulative disposal needs of the Proposed Project, the Project's solid waste demands are less than cumulatively considerable. Cumulative impacts with respect to solid waste would be less than significant.

5.18 Mandatory Findings of Significance

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less-Than-Significant Impact	No Impact
5.18 Mandatory Findings of Significance. Would the project:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).			X	
c) Does the project have environmental effects, which cause substantial adverse effects on human beings, either directly or indirectly?		X		

Response 5.18 a): Less than Significant Impact. A significant impact would occur only if the Proposed Project results in potentially significant impacts for any of the above issues. The Proposed Project is located in a densely populated urban area and would have no unmitigated significant impacts with respect to biological resources or California's history or pre-history. Therefore, the Proposed Project would not have the potential to degrade the quality of the environment, reduce or threaten any fish or wildlife species (endangered or otherwise), or eliminate important examples of the major periods of California history or pre-history.

Response 5.18 b): Less than Significant Impact. A significant impact may occur if the Proposed Project, in conjunction with other related projects in the area of the Project Site, would result in impacts that would be less than significant when viewed separately, but would be significant when viewed together. As concluded in this analysis, the Proposed Project's incremental contribution to cumulative impacts related to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural

resources, geology/soils, green house gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utilities would be less than significant, or mitigated to a level below significance with the incorporation of mitigation measures. As such, the Proposed Project's contribution to cumulative impacts would be less than significant.

Response 5.18 c): Potentially Significant Impact Unless Mitigation Incorporated. A significant impact may occur if the Proposed Project has the potential to result in significant impacts, as discussed in the preceding sections. Based on the preceding environmental analysis, the Proposed Project would not have significant environmental effects on human beings, either directly or indirectly. Any potentially significant impacts would be reduced to less-than-significant levels through the implementation of the applicable mitigation measures identified in this IS/MND.

6. References

6.1 Preparers And Persons Consulted

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6.3 Acronyms And Abbreviations

AAM	Annual Arithmetic Mean
AB	Assembly Bill
ACM	Asbestos-containing materials
AEP	Association of Environmental Professionals
AFY	Acre-feet per year
APN	Assessor Parcel Number
AQMP	Air Quality Management Plan
ASTM	American Society of Testing and Materials
ASTs	above-ground storage tanks
ATCS	Adaptive Traffic Control System
Basin	South Coast Air Basin

BMPs	Best Management Practices
C/D	construction/demolition
CAA	Clean Air Act
CAAQS	California ambient air quality standards
Cal/EPA	California Environmental Protection Agency
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CAT	Climate Action Team
CBC	California Building Code (2007)
CCAA	California Clean Air Act
CCAR	California Climate Action Registry
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDMG	California Division of Mines and Geology
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
Cf	Cubic feet
CFC	Chlorofluorocarbons
CGS	California Geological Survey
CH ₄	Methane
CHMIRS	California Hazardous Material Incident Report System
CMP	Congestion Management Plan
CNEL	Community Noise Exposure Level
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
COHb	carboxyhemoglobin
COPC	Chemical of Potential Concern
CORRACTS	Corrective Action Treatment, Storage, and Disposal Facilities
CPT	cone penetrometer test
CPU	Crime Prevention Unit
CWA	Clean Water Act
CWC	California Water Code
cy	cubic yards
dB	decibel
dBA	A-weighted decibel scale
d/D	flow level
DHS	California Department of Health and Services
DWP	Department of Water and Power
DWR	California Department of Water Resources
du	dwelling unit
EIR	Environmental Impact Report
EMS	Emergency Medical Service
EOO	Emergency Operations Organization
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
FAR	Floor Area Ratio
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
GBCI	Green Building Certification Institute
GHG	greenhouse gas
gpd	gallons per day
gpm	gallons per minute
GWP	Global Warming Potential
HFC	hydrofluorocarbons
HSA	Hyperion Service Area
HTP	Hyperion Treatment Plant

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HVAC	Heating, Ventilation and Air Conditioning
I-10	Santa Monica Freeway
ISO	Interim Control Ordinance
ITE	Institute of Transportation Engineers
km	kilometers
kV	kilovolt
kWh	kilowatt-hours
LACoFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sanitation District
LBP	Lead-based paint
lbs/day	pounds per day
LCFS	Low Carbon Fuel Standard
Ldn	day-night average noise level
LEED	Leadership in Energy and Environmental Design
Leq	equivalent energy noise level/ambient noise level
LOS	Level of Service
LST	localized significance thresholds
LUST	leaking underground storage tank
LUTP	Land Use/Transportation Policy
MBTA	Migratory Bird Treaty Act
MCE	Maximum Considered Earthquake
MEP	maximum extent practicable
Metro	Los Angeles County Metropolitan Transit Authority
mgd	million gallons per day
mi	miles
MS4	medium and large municipal separate storm sewer systems
msl	mean sea level
mm	millimeters
Mmax	maximum moment magnitude
MTA	Metropolitan Transportation Authority
MWD	Metropolitan Water District
MWh	Mega-Watt hours
N ₂ O	nitrous oxide
NAAQS	National ambient air quality standards
NFRAP	No Further Remedial Action Planned Sites
NO ₂	nitrogen dioxide
NOP	Notice of Preparation
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
O ₃	Ozone
OAL	California Office of Administrative Law
OPR	Office of Planning and Research
Pb	lead
PEC	Potential environmental concern
PFC	perfluorocarbons
PGA	peak horizontal ground acceleration
PM	particulate matter
PM ₁₀	respirable particulate matter
PM _{2.5}	fine particulate matter
ppd	pounds per day
ppm	parts per million
PRC	Public Resources Code
PSI	pounds per square inch
PUC	Public Utilities Commission (also see CPUC)
PWS	Public water suppliers
RCP	Regional Comprehensive Plan
RCPG	Regional Comprehensive Plan and Guide
RCRA	Resource Conservation Recovery Act

RD	Reporting District
REC	Recognized Environmental Condition
ROG	Reactive Organic Gases
ROWD	Report of Waste Discharge
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCG	Southern California Gas Company
SCH	State Clearinghouse
SGVWC	San Gabriel Valley Water Company
sf	square feet
SF6	sulfur hexafluoride
SIP	State Implementation Plan
SLIC	Spills, Leaks, Investigation and Cleanup
SO2	sulfur dioxide
SO4	sulfates
SOx	sulfur oxides
SOPA	Society of Professional Archeologist
SPT	Standard Penetration Test
SRA	source receptor area
SRRE	Source Reduction and Recycling Element
SWAT	Solid Waste Assessment Test
SWF/LF	Solid Waste Information System
SWFP	Solid Waste Facility Permit
SWMP	stormwater management plan
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board
TAC	Toxic Air Contaminants
TOD	Transit Oriented District
TPH	total petroleum hydrocarbons
TSD	Treatment, Storage, and Disposal
TSP	Transportation Specific Plan
ULSD	Ultra Low Sulfur Diesel
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGBC	United States Green Building Council
USGS	U.S. Geological Survey
UST	underground storage tank
UWMP	Urban Water Management Plan
V/C	Volume-to-Capacity
VCP	Voluntary Cleanup Plan
VdB	Vibration decibels
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
WMA	Watershed Management Area
WMUDS	Waste Management Unit Database System
WNWRP	Whittier Narrows Water Reclamation Plant
WSA	Water Supply Assessment
µg/m3	micrograms per cubic meter

7. Mitigation Monitoring and Reporting Program
Meta Housing Corporation
Compton Senior Housing Development Phase II Project
Mitigated Negative Declaration No. 936

City of Compton
Meta Housing Corporation – Compton Senior Housing Development Phase II Project
Mitigated Negative Declaration No. 936
Mitigation Monitoring and Reporting Program

Section 21081.6 of the Public Resources Code and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines require adoption of a Mitigation Monitoring and Reporting Program (MMRP) for all projects for which an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) has been prepared. This requirement was originally mandated by Assembly Bill (AB) 3180 which was enacted on January 1, 1989 to ensure the implementation of all mitigation measures adopted through the CEQA process. Specifically, Section 21081.6 of the Public Resources Code states that "...the agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment...[and that the program]...shall be designed to ensure compliance during project implementation."

AB 3180 provided general guidelines for implementing monitoring and reporting programs, which are enumerated in more detail in Section 15097 of the CEQA Guidelines. However, specific reporting and/or monitoring requirements to be enforced during project implementation shall be defined prior to final approval of the proposed project by the decision-maker. In response to established CEQA requirements, the proposed MMRP shall be submitted to the City of Compton (Lead Agency) for consideration prior to completion of the environmental review process to enable the decision-makers appropriate response to the proposed project. Although the Lead Agency may delegate reporting or monitoring responsibilities to other agencies or entities, it "...remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program."

The MMRP describes the procedures for the implementation of the mitigation measures to be adopted for the proposed project as identified in the Initial Study/Mitigated Negative Declaration (IS/MND). The MMRP for the proposed project will be in place through all phases of the proposed project, including design (pre-construction), construction, and operation (post-construction both prior to and post-occupancy). The City of Compton Department of Planning and Economic Development shall be responsible for administering the MMRP activities or delegating them to staff, other City departments, consultants, or contractors. The City of Compton Department of Planning and Economic Development will also ensure that monitoring is documented through reports (as required) and that deficiencies are promptly corrected. The designated environmental monitor (e.g. City building inspector, project contractor, certified professionals, etc., depending on the provision specified below) will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to remedy problems.

Each mitigation measure is categorized by environmental topic area and corresponding number, with identification of:

- The enforcement agency
- The monitoring agency
- The monitoring phase (i.e., the phase of the Project during which the measure should be monitored)
- The monitoring frequency
- The action indicating compliance with the mitigation measure

All agencies and departments are in the City of Compton, unless otherwise noted.

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Mitigation Measure		Level of Significance After Mitigation	Monitoring Action/Timing	Responsible Division	Verification of Completion		
					Initials	Date	Remarks
Aesthetics							
AES-1	Construction equipment, debris, and stockpiled equipment shall be enclosed within a fenced or visually screened area to effectively block the line of sight from the ground level of neighboring properties. Such barricades or enclosures shall be maintained in appearance throughout the construction period. Graffiti shall be removed immediately upon discovery.	Less Than Significant	Review plan(s) at plan check and during construction.	City of Compton Building & Safety Department			
AES-2	All exterior building lighting, security lighting and parking area lighting shall be designed and located as to avoid intrusive effects on adjacent properties. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the extent feasible, subject to approval by the City of Compton. Lighting fixtures shall use shielding to prevent spillover lighting on adjacent off-site uses. This requirement would not apply to the common parking area between the Phase I and Phase II developments.	Less Than Significant	Review plan(s) at plan check.	City of Compton Planning & Economic Development Department			
AES-3	The exterior of the proposed structure shall be constructed of materials to minimize glare and reflected heat, such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces with non-reflective materials.	Less Than Significant	Review plan(s) at plan check.	City of Compton Planning & Economic Development Department			
Agriculture: No mitigation measures are required.							
Air Quality							
AQ-1	During site clearing, excavation, and grading activities, the construction contractor shall implement the following measures to reduce short-term fugitive dust emissions on nearby sensitive receptors: • All unpaved demolition and construction areas shall be wetted at least three times daily during excavation and	Less Than Significant	During clearing, grading, earth moving, or excavation operations.	City of Compton Building & Safety/ Public Works Departments			

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Mitigation Measure		Level of Significance After Mitigation	Monitoring Action/Timing	Responsible Division	Verification of Completion		
					Initials	Date	Remarks
	construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 61 percent. - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind. - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust. - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust. - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust. - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. - Trucks having no current hauling activity shall not idle but be turned off.						
Biological: No mitigation measures are required.							
Cultural Resources: No mitigation measures are required.							
Geology and Soils							
GEO-1	The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety of the City of Compton.	Less Than Significant	Prior to the issuance of grading and/or building permits	City of Compton Building & Safety/ Public Works Departments			
GEO-2	The Project shall comply with the conditions contained within the Geotechnical Investigation for the Proposed Project, as it may be subsequently amended or modified by	Less Than Significant	Prior to the issuance of grading and/or building permits	City of Compton Building & Safety/			

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Mitigation Measure		Level of Significance After Mitigation	Monitoring Action/Timing	Responsible Division	Verification of Completion		
					Initials	Date	Remarks
	the Department of Building and Safety of the City of Compton.			Public Works Departments			
Greenhouse Gas Emissions: No mitigation measures are required.							
Hazards and Hazardous Materials: No mitigation measures are required.							
	•						
Hydrology and Water Quality							
HWQ-1	Prior to the issuance of grading or building permits for the Proposed Project, a Notice of Intent to comply with the Construction General Permit to the State of California Regional Water Quality Control Board shall be prepared and submitted. A copy of the Notice of Intent acknowledgement from the State of California Regional Water Quality Board must be submitted to the City of Compton.	Less Than Significant	Verify compliance prior to issuance of grading or building permits.	City of Compton Building & Safety/ Public Works Departments			
HWQ-2	Prior to the commencement of project construction, a Stormwater Pollution Prevention Plan per requirements of the National Pollutant Discharge Elimination System Construction General Permit shall be prepared and submitted to the City of Compton for review and approval. A copy of the Storm Water Pollution Prevention Plan shall be available at the construction site and shall be implemented at all times on the construction site. The Storm Water Pollution Prevention Plan shall outline the source control and/or treatment control Best Management Practices to avoid or mitigate runoff pollutants at the construction site to the maximum extent practicable.	Less Than Significant	Verify compliance prior to issuance of grading or construction permits.	City of Compton Building & Safety/ Public Works Departments			
HWQ-3	The Project Applicant shall comply with post-construction Best Management Practices requirements as detailed in the Los Angeles County Standard Urban Stormwater Mitigation Plan.	Less Than Significant	Verify compliance prior to issuance of grading or construction permits.	City of Compton Building & Safety/ Public Works Departments			
Land Use and Planning: No mitigation measures are required.							
Noise							
NOISE-1	Construction activities shall be restricted to occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Saturday, except in cases of urgent necessity in the interest of public health and safety and then only with a permit from the Building Official.	Less Than Significant	Throughout construction activities.	City of Compton Building & Safety/ Public Works Departments			

7. Mitigation Monitoring and Reporting Program
Meta Housing Corporation
Compton Senior Housing Development Phase II Project
Mitigated Negative Declaration No. 936

Mitigation Measure		Level of Significance After Mitigation	Monitoring Action/Timing	Responsible Division	Verification of Completion		
					Initials	Date	Remarks
NOISE-2	Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices to the extent feasible.	Less Than Significant	Throughout construction activities.	City of Compton Building & Safety/ Public Works Departments			
NOISE-3	Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.	Less Than Significant	Throughout construction activities.	City of Compton Planning & Economic Development/ Building & Safety Departments			
NOISE-4	Barriers such as, but not limited to, plywood structures or flexible sound control curtains extending eight feet in height shall be erected around the perimeter of active construction areas wherever feasible and physically possible to minimize the amount of noise during construction on the nearby noise-sensitive uses.	Less Than Significant	Throughout construction activities.	City of Compton Planning & Economic Development/ Building & Safety Departments			
NOISE-5	A construction site notice shall be provided that includes the job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.	Less Than Significant	Throughout construction activities.	City of Compton Planning & Economic Development/ Building & Safety Departments			
Population and Housing: No mitigation measures are required.							
Public Services							
PS-1	Prior to the issuance of building permits for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the City's Fire Department to ensure conformity with their fire prevention and operational requirements.	Less Than Significant	Verify compliance prior to issuance of grading permits.	City of Compton Planning & Economic Development/ Building & Safety Departments/			

7. Mitigation Monitoring and Reporting Program
Meta Housing Corporation
Compton Senior Housing Development Phase II Project
Mitigated Negative Declaration No. 936

Mitigation Measure		Level of Significance After Mitigation	Monitoring Action/Timing	Responsible Division	Verification of Completion		
					Initials	Date	Remarks
				Fire Department			
PS-2	Prior to the issuance of building permits for the proposed project, the Project Applicant shall provide verification that the project meets all fire flow requirements determined by the Fire Department.	Less Than Significant	Verify compliance prior to issuance of grading permits.	City of Compton Planning & Economic Development/ Building & Safety Departments/ Fire Department			
PS-3	The final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the Los Angeles County Sheriff's Department to ensure it conforms to their operation requirements. Security features recommended by the Sheriff's Department shall be incorporated into the Proposed Project.	Less Than Significant	Verify compliance prior to issuance of building permits.	City of Compton Planning & Economic Development/ Building & Safety Departments/ Police Department			
PS-4	All individual buildings on-site shall have their respective street number ranges and/or letters prominently displayed in a manner that facilitates emergency vehicles.	Less Than Significant	Verify compliance prior to issuance of occupancy permit.	City of Compton Planning & Economic Development/ Building & Safety Departments			
PS-5	The applicant shall pay any applicable school fees to the Compton Unified School District to offset the impact of additional student enrollment at schools serving the Project area.	Less Than Significant	Verify compliance prior to issuance of occupancy permit.	City of Compton Planning & Compton Unified School District			
Recreation: No mitigation measures are required.							
Transportation and Traffic: No mitigation measures are required.							
Utilities and Service Systems							
UTIL-1	The project shall incorporate water conservation measures in its landscape design and installation. The Project landscape plan shall incorporate the following: - Weather-based irrigation controller with rain shutoff - Matched precipitation (flow) rates for sprinkler heads - Drip/microspray/subsurface irrigation where appropriate - Proper hydro-zoning, turf minimization and use of	Less Than Significant	Verify compliance prior to issuance of building permits.	City of Compton Building & Safety/ Public Works Departments			

7. Mitigation Monitoring and Reporting Program
Meta Housing Corporation
Compton Senior Housing Development Phase II Project
Mitigated Negative Declaration No. 936

Mitigation Measure		Level of Significance After Mitigation	Monitoring Action/Timing	Responsible Division	Verification of Completion		
					Initials	Date	Remarks
	native/drought tolerant plan materials ○ Use of landscape contouring to minimize precipitation runoff ○ A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 square feet and greater.						
UTIL-2	The Project shall incorporate the following water conservation features into its design: • Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. • Install restroom faucets with a maximum flow rate of 1.5 gallons per minute. • Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the Applicant shall be responsible for ensuring compliance. • Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)	Less Than Significant	Verify compliance prior to issuance of building permits.	City of Compton Building & Safety/ Public Works Departments			
UTIL-3	Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement,	Less Than Significant	Verify compliance prior to issuance of occupancy permit.	City of Compton Building & Safety/ Public Works			

7. Mitigation Monitoring and Reporting Program
Meta Housing Corporation
Compton Senior Housing Development Phase II Project
Mitigated Negative Declaration No. 936

Mitigation Measure		Level of Significance After Mitigation	Monitoring Action/Timing	Responsible Division	Verification of Completion		
					Initials	Date	Remarks
	and the Applicant shall be responsible for ensuring compliance.			Departments			
UTIL-4	The following solid waste reduction efforts shall be implemented to the satisfaction of the Compton Planning Department. • <i>(Operational)</i> Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program. • <i>(Construction)</i> Prior to the issuance of any construction permit, the Applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The construction contractor(s) shall only contract for waste disposal services with a company that recycles construction-related wastes. • <i>(Construction)</i> To facilitate on-site separation and recycling of construction-related wastes, the contractor(s) shall provide temporary waste separation bins on- site during construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.	Less Than Significant	Verify compliance prior to issuance of occupancy permit.	City of Compton Building & Safety/ Public Works Departments			

Section 8: Responses To Comments
(attached)



April 28, 2015

Robert Delgadillo, Planning Manager
City of Compton
Planning and Economic Development Department
205 S. Willowbrook Avenue
Compton, CA 90220

Re: Response to the AQMD Comment Letter on the Meta Housing Phase II Project.

Dear Mr. Delgadillo:

On behalf of Meta Housing Corporation (the Project Applicant), Parker Environmental Consultants has reviewed the comment letter submitted by the South Coast Air Quality Management District (SCAQMD) in response to the proposed Compton Senior Housing Development Phase II Mitigated Negative Declaration (proposed MND). The State CEQA Guidelines requires a lead agency to consider and keep on file comment letters submitted in response to an MND (CEQA Guidelines Section 15208). While the lead agency is required to provide written notification to any public agency which comments on a proposed MND of a public hearing, CEQA does not mandate that written responses be provided in the same manner as required for EIRs. Nevertheless, the comments presented below may be incorporated by reference as part of the Final IS/MND and forwarded to the commenting agency.

The SCAQMD has raised the concern that residents occupying both Phase I and II of the senior housing project would be exposed to substantial adverse health effect impacts from truck and train emissions operating on the adjoining streets and the Alameda Corridor. The SCAQMD staff is requesting the MND be revised to address potential adverse health impacts to future residents from exposure to train emissions that were not evaluated in the Draft MND. Specifically, the SCAQMD requests that, because future residents will be exposed to a significant source of toxic emissions from the trains, the Lead agency should therefore estimate the potential cancer risk to the future residents and compare the estimates to recognized thresholds in the Final MND. In addition to exposure to potential toxic emissions from the nearby train activity, the SCAQMD staff also recommends that the lead agency estimate potential health risks to the future residents from other sources of toxic emissions.

The California Environmental Quality Act (CEQA) requires that all projects requiring discretionary action by a public agency must evaluate and identify the potential environmental impacts of that project, and implement all feasible methods to reduce, avoid, or eliminate any significant adverse impacts. (Public Resources Code §21000 et seq.) With respect to this issue several recent court rulings have made it clear that CEQA does not require an EIR [or MND] to address the potential impacts of the environment on a

25000 Avenue Stanford, Suite 209
Santa Clarita, CA 91355
(661) 257-2282 (tel)
(661) 257-2272 (fax)
www.parkerenvironmental.com

Robert Delgadillo, Planning Manager
City of Compton
Planning and Economic Development Department
Re: Compton Senior Housing Development Phase II
April 28, 2015
Page 2 of 2

project. In *Ballona Wetlands Land Trust v. City of Los Angeles* (2011) 201 Cal.App.4th 455, 473-474, a revised environmental impact report for a coastal multi-family residential development was not required to address impacts on the project from sea-level rise caused by global warming. Also, in *South Orange County Wastewater Authority v. City of Dana Point* (2011) 196 Cal.App.4th 1604, an analysis of impacts from locating a residential development next to an existing source of noxious odors was not required. With respect to disclosure of impacts, the MND includes an accurate description of the surrounding land uses and identifies the Alameda Corridor railroad right of way as being adjacent to the site, east of Alameda Street. Thus, the exposure of train emissions is not required to be analyzed in the MND, as the train emissions are independent from the Proposed Project and are not generated by project traffic.

Further it should be noted that the AQMD has recently published the MATES IV Study (Draft Final Report, Multiple Air Toxics Exposure Study in the South Coast Air Basin, dated April 2015), which provides a regional air quality estimate of community exposure to air toxics as a function of both time and geography due to known toxic emissions sources. Although this is a regional model and is not designed for site planning purposes, the data nonetheless provides a regional carcinogenic risk assessment of the project area. We believe that this data is sufficient for disclosure purposes as it is a document that was published by the AQMD and incorporates the agency's accepted methodology and data input assumptions for a detailed Health Risk Assessment. As shown in the interactive data map, accessible from the AQMD's web site (See attached screenshot), the carcinogenic risk factor for the project area is 445 per million. For comparison purposes, Table ES-2 in the Mates IV study shows the estimated population weighted risk across the Basin is 367 per million (in 2015), and was 853 per million in 2005. More importantly, the carcinogenic risk factor is far less in the project area than other areas within the Basin.

Based on the information provided above, the lead agency has complied with Sections 15070 to 15073 of the State CEQA Guidelines. Mr. Delgadillo, should you have any questions regarding any of the responses or issues addressed above, please contact me at (661) 257-2282 or by email at shane@parkerenvironmental.com.

Sincerely,

PARKER ENVIRONMENTAL CONSULTANTS

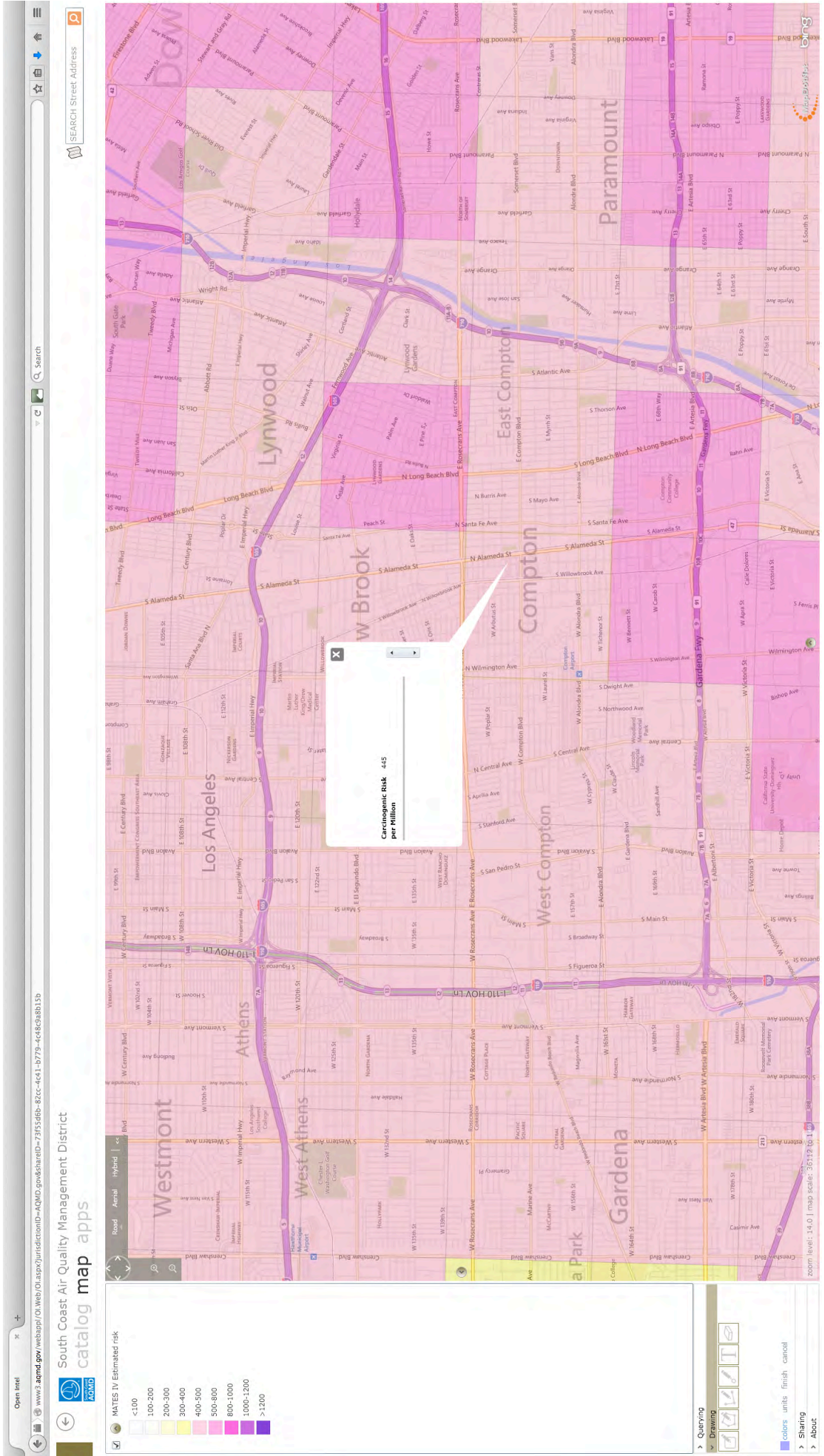


Shane Parker

Attachment A: MATES IV Interactive Map of the Project Area
Comment Letter from AQMD, dated April 16, 2015.



25000 Avenue Stanford, Suite 209
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www.parkerenvironmental.com





South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

April 16, 2015

rdelgadillo@comptoncity.org

Mr. Robert Delgadillo, Planning Manager
Planning Division
City of Compton
205 S. Willowbrook Avenue
Compton, CA 90220

Draft Initial Study/Mitigated Negative Declaration (DMND)
for the Proposed Meta Housing Corporation Compton Senior Housing Development
Phase II Located at 409, 413, and 415 North Alameda Street

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. In the introduction portion of the DMND on page four, a senior housing development (Phase I in Exhibit 2.3) is currently under construction. Based on SCAQMD records, the SCAQMD staff did not receive a CEQA document for the construction and operation of Phase I. Because residents occupying both Phase I and II senior housing would be exposed to substantial adverse health effect impacts from truck and train emissions operating on the adjoining streets and the Alameda Corridor, the SCAQMD staff would like to submit comments that SCAQMD staff believes apply to both Phases I and II during operations. The following comments are therefore meant as guidance for the Lead Agency and should be incorporated into the Final CEQA document.

Project Description and Surrounding Land Uses

The Lead Agency proposes construction of 36-units designed for residents described in the DMND as senior citizens, i.e., at least 55 years of age (page 14). The three-story residential building area is approximately 35,323 square feet on an approximately 0.81-acre site, which does not include a description of the Phase I site under construction. In footnote two on page five, the previous buildings depicted in the aerial photo in Exhibit 2.3 in the DMND have already been demolished. The site is currently vacant as described under existing land uses on page five. Surrounding land uses include the current construction of Phase I of Senior Housing to the west, family townhome residences to the northwest, a commercial/retail center to the south and the Alameda Corridor just east of the proposed project site. Construction is estimated to be completed over a 12-month period beginning around May 2015.

Siting of Sensitive Receptors Near A High-Volume Rail Corridor

Based on the description of surrounding land uses, the proposed residences will be sited next to North Alameda Street, which bounds the project site to the east. Just east of and parallel to North Alameda Street is the Alameda Corridor, which has an average train activity of 44 trains per day including approximately 132 locomotive engines.¹ Although the Lead Agency determined that potential short- and long-term emission impacts from the proposed project would be less than significant, potential adverse health impacts to future residents from exposure to train emissions were not evaluated in the DMND. Because future residents will be exposed to a significant source of toxic emissions from the trains, the Lead agency should therefore estimate the potential cancer risk to the future residents and compare the estimates to recognized thresholds in the Final MND.

This information is important for two reasons. First, the train trip emissions contribute to air quality impacts from the proposed project. Second, the California Air Resources Board has classified the particulate portion of diesel exhaust emissions as carcinogenic. If there is a substantial number of train trips with corresponding diesel-powered locomotive engines, an air toxics health risk analysis may be warranted to disclose the potential cancer risks. The SCAQMD has developed a methodology for estimating cancer risks from mobile sources in a document entitled Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Emissions. This document can be downloaded from the SCAQMD's CEQA web pages.²

In addition to exposure to potential toxic emissions from the nearby train activity, the SCAQMD staff recommends that the lead agency also estimate potential health risks to the future residents from other sources of toxic emissions. The Health Risk Assessment should also evaluate all permitted and unpermitted sources of toxic emissions within a one quarter mile radius of the site to determine if health risks are below SCAQMD thresholds. Otherwise, the lead agency has not demonstrated that public health will not be significantly impacted by this project and has failed to disclose the health impacts to future residents of the project.

Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final CEQA document. The SCAQMD staff is available to work with the Lead Agency to address these issues and any other air quality questions that may arise. Please contact Gordon Mize, Air Quality Specialist – CEQA Section, at (909) 396-3302, if you have any questions regarding these comments.

¹ Daily Train Trips: 530 /12 years (2003-2014) = Average of 44 trains per day. 3 locomotive engines per train times 44 trains per day = 132 locomotive engines per day. Alameda Corridor Transportation Authority: <http://acta.org/pdf/CorridorTrainCounts.pdf>.

² http://www.aqmd.gov/ceqa/handbook/mobile_toxic/diesel_analysis.doc.

Mr. Robert Delgadillo,
Planning Manager

3

April 16, 2015

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.
Program Supervisor
Planning, Rule Development & Area Sources

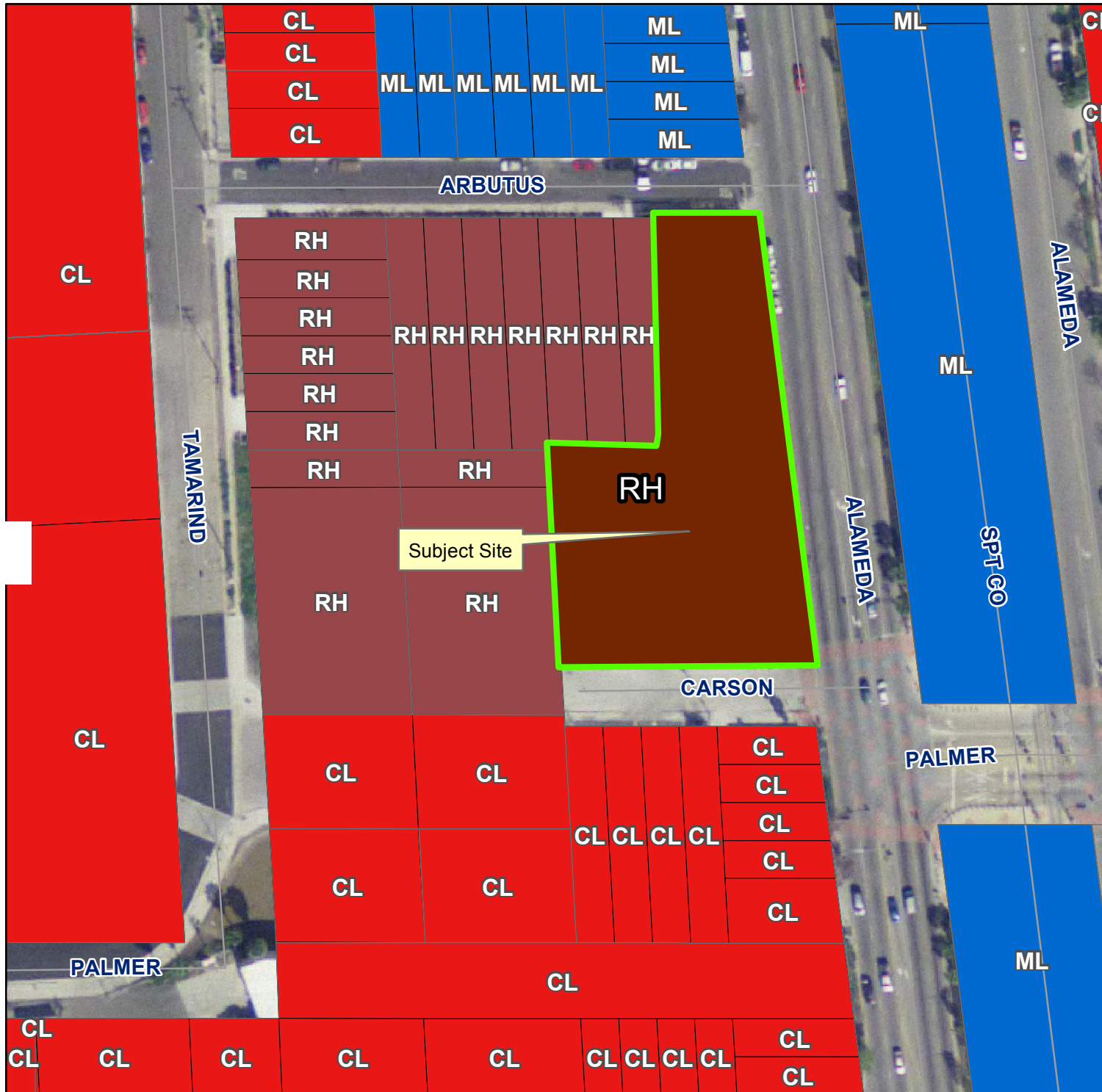
JW:JC:GM

LAC150317-03
Control Number

CITY OF COMPTON

Proposed Zoning Map

Mitigated Negative Declaration No. 936
 General Plan Amendment No. 2014-01
 Zone Change No. 2014-01
 Conditional Use Permit Case No. 2756
 Variance Case No. 2757
 409/413/415 N. Alameda St.
 APN's: 6166-010-910 thru 912



Legend

- parcels
- City Limits
- RA - Residential Agriculture
- RL - Low Density Residential
- RM - Medium Density Residential
- RH - High Density Residential
- P - Parking
- PRL - Parking/Low Density Residential
- PRM - Parking/Medium Density Residential
- PRH - Parking/High Density Residential
- CL - Limited Commercial
- CM - Commercial Manufacturing
- ML - Limited Manufacturing
- MH - Heavy Manufacturing
- B - Buffer
- LAC - Los Angeles County
- UNZONED



THIS MAP IS A PUBLIC RESOURCE OF GENERAL INFORMATION. THE CITY OF COMPTON MAKES NO WARRANTY, REPRESENTATION OR GUARANTY AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATABASE INFORMATION PROVIDED HEREIN. THE READER SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF COMPTON EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF COMPTON SHALL ASSUME NO LIABILITY FOR:

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2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER.

June 23, 2015

TO: MAYOR AND COUNCIL MEMBERS
FROM: CITY MANAGER
**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON ADOPTING THE BUDGET FOR FISCAL YEAR
2015/2016**

SUMMARY:

The Fiscal Year 2015/2016 Operating Budget for the City of Compton is hereby transmitted to the City Council for review and adoption.

BACKGROUND:

Along with other cities in California, Compton continues on a path to recovery from the worst recession in recent history. The real estate and development markets in Los Angeles County continue to improve and Compton's core revenues, such as sales, use, and property taxes are gradually rising.

The City of Compton's General Fund budget is a balanced budget for 2015/16 with revenue of approximately \$58 million and expenses of approximately \$58 million. The revenue estimates include baseline revenue of approximately \$53 million, which is garnered from traditional revenue, such as sales, use and property taxes. Staff is confident in the baseline revenue, as it was derived from nine months worth of closely watched revenues from 2014/15.

Staff anticipates that additional revenue (Revenue Enhancements) of nearly three million dollars will be gained from implementation of new user fees, Development Impact Fees, and rent or liquidation of unoccupied property assets. The final source of revenue includes the General Fund capturing approximately \$1.85 million in fees from non-General Fund departments through the City's Cost Allocation program. The 2015/16 budget was balanced without the use of any of the City's \$2.9 million in fund balance from 2013/14. As required by the Council's new Fiscal Reserve Policy, we have also budgeted an additional \$550,000 in the 2015/16 budget to be added to the reserve. If approved as proposed, the new Reserve Fund would have a balance of approximately \$3.4 or approximately six percent of planned General Fund expenditures.

STATEMENT OF THE ISSUE:

The Preliminary Budget is derived from the 2014/15 budgets with some additional liabilities as previously projected. The budget includes a significant increase in expenditures as the 2015/16

PROPOSED FY 2015-16 BUDGET**PAGE: TWO**

budget requires the continued payment for debt service and bond interest, an increased Internal Borrowing Repayment, and the increased cost of new employee labor agreements.

Although the budget is balanced and does not pose a reduction in service from 2014/15 levels, it is not a budget that increases services or expands the existing pool of employees needed to provide the level of service desired by the citizens of Compton. The budget also does not adequately address the critical need to maintain and replace the aging and badly deteriorated infrastructure and capital equipment and facilities. The Council will continue to face the challenge of providing services, given the continuing need to address the issue of deferred maintenance and equipment replacement.

The FY 2015/16 Preliminary Budget advances the priorities of the Mayor and Council, and the community as voiced in the community budget workshops:

- Maintenance of Public Infrastructure
- Neighborhood Improvement
- Public Safety
- Fiscal Stability
- Communication/Transparency
- Governance
- Economic Development

FINANCIAL IMPACT

	<u>PROPOSED BUDGET</u> <u>FY 2015-2016</u>
<u>TOTAL REVENUE</u>	\$173,292,817
<u>TOTAL EXPENSES</u>	\$173,292,817
<u>GENERAL FUND RECURRENT REVENUE</u>	\$ 53,113,854
<u>GENERAL FUND REVENUE ENHANCEMENTS</u>	\$ 4,845,200
<u>TOTAL GENERAL FUND REVENUES</u>	\$ 57,959,054
<u>TOTAL GENERAL FUND EXPENSES</u>	\$ 57,959,054

RECOMMENDATION:

Staff recommends that the Council accept the Proposed Budget for public comment, revision, and adoption.

JOHNNY FORD
CITY MANAGER

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
ADOPTING THE BUDGET FOR FISCAL YEAR 2015-2016**

WHEREAS, the Compton City Charter Section 1407 requires that an annual budget be presented and adopted by City Council on or before June 30th; and

WHEREAS, eight community workshops and agendized Council meeting discussions were scheduled and held from May 14, 2015 through June 23, 2015; and

WHEREAS, the City Council has fixed the time and place for holding a public hearing on the proposed 2015-2016 Fiscal Year budget and has caused notice of said hearing to be published and the proposed 2015-2016 Fiscal Year budget has been available for inspection at the City Clerk’s Office consistent with Compton City Charter Section 1405; and

WHEREAS, following notice duly given, the City Council held public hearings on June 16, 2015 and June 23, 2015, regarding adoption of the Budget for Fiscal Year 2015-2016 and considered all information, documents and comments presented.

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

SECTION 1. That the proposed Fiscal Year 2015-2016 Annual Budget of the City of Compton, as set forth in the proposed Annual Budget document, including amendments, if any, approved by the City Council as reflected in this meeting’s minutes, is hereby adopted pursuant to Section 1407 of the Compton City Charter and made effective July 1, 2015.

SECTION 2. That a certified copy of this Resolution, along with this meeting’s approved minutes evidencing City Council adopted amendments, if any, shall be attached to the Fiscal Year 2015-2016 Annual Budget and the same shall be filed with the City Manager, City Controller and City Treasurer and that a copy of said Resolution and Annual Budget shall be placed and shall remain on file in the Office of the City Clerk.

SECTION 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this ____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

Resolution No. _____
Page 2

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the ____ day of _____, 2015.

That said Resolution was adopted by the following vote:

AYES: COUNCIL MEMBERS–
NOES: COUNCIL MEMBERS–
ABSENT: COUNCIL MEMBERS–
ABSTAINS: COUNCIL MEMBERS–

CITY CLERK OF THE CITY OF COMPTON

Exhibit A

2015-2016 Budget Changes

<u>Department</u>	<u>Fund</u>	<u>Amount</u>	<u>Reason</u>
City Clerk	6200	\$89,250	Add (1) Reproduction Equip. Operator
City Manager	2800	\$829,678	Add additional funding for the year
	1064	\$-70,625	Reduce Grant due to prior year expense
	1066	\$-53,155	Reduce Grant due to prior years expense
	1070	\$5,273	Add additional funding for the year
	2674	\$96	Add additional funding for the year
	1001	\$-87,944	Delete (1) Administrative Specialist
	1001	\$88,623	Add (1) Administrative Assistant
Building & Safety	1001	\$-65,678	Delete (1) Office Assistant I
	1001	\$-87,113	Delete (1) Accounting Specialist
Community Develop.	1001	\$86,992	Add (1) Planning Technician
Fire Department	3030	\$348,000	Add to complete Camera Project
	1003	\$-28,187	Reduce funding to meet revenue
Human Resources	1001	\$103,689	Add (1) Administrative Analyst I
	2766	\$275,000	Add additional prior years funding
Park & Recreation	3030	\$1,200,250	Add Capital for CARE Projects
	2679	\$200,000	Add Park Renovation for Sibrie Park Funding
	1069	\$16,000	Add for CARE Projects

#9.

Public Works Eng.	1900	\$27,732	Add additional prior year's revenue
	5117	\$76,837	Add additional funding for Capital
	1518	\$298,289	Add full grant funding
	2100	\$-261,812	Decrease funding
Public Works Str.	1012	\$1,174,998	Add additional prior year's revenue
	1520	\$1,178,515	Add additional prior year's revenue
	5117	\$52,701	Add additional revenue
	2100	\$-668,492	Delete amount
Public Works Wtr.	5000-89	\$43,335	Add additional revenue
	5000-90	\$-1,750,000	Reduce revenue for expense
	5003	\$700,000	Add revenue
	5001	\$-43,335	Reduce revenue
	2688-85	\$2,000	Add additional prior year's revenue
LA County Sheriff	1001	\$240,396	Add addition expense

RESOLUTION SIGN-OFF FORM

DEPARTMENT: City Management

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING THE BUDGET FOR FISCAL YEAR 2015-2016

Kelly Montgomery
DEPARTMENT MANAGER’S SIGNATURE

6/18/2015 12:44:24 PM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

6/18/2015 5:28:58 PM
DATE

Stephen Ajobiewe
CITY CONTROLLER

6/18/2015 4:12:54 PM
DATE

Kelly Montgomery
CITY MANAGER

6/18/2015 12:45:49 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 23, 2015

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: ROBERT DELGADILLO, PLANNING MANAGER
COMMUNITY DEVELOPMENT DEPARTMENTSUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
APPROVING THE ADOPTION OF DEVELOPMENT IMPACT FEES
APPLICABLE TO NEW RESIDENTIAL, COMMERCIAL AND INDUSTRIAL
DEVELOPMENT TO FUND PUBLIC IMPROVEMENTS AND FACILITIES**SUMMARY:**

The City Council will consider a resolution approving the Citywide enactment of Development Impact Fees ("DIF") for public facilities and capital improvements. The proposed impact fees will require all new development to pay its share of the capital costs associated with its development. Willdan Financial Services has completed their analysis, prepared a report and has recommended the appropriate impact fee amounts for:

1. Law Enforcement
2. Fire Protection
3. Transportation
4. General Government
5. Parks
6. Public Works

All new development would be subject to the payment of impact fees at the time of building permit issuance based on square footage for non residential land uses and on a per dwelling unit basis for residential land uses. Existing development is exempt from the payment of impact fees. The completed DIF study is attached and the recommended fee schedule is shown below in Table 1 from the report.

Table 1

Land Use	Law Enforcement	Fire Protection	Transpor- tation	General Government	Parks ¹	Public Works/ Transit	Grand Total
<i>Residential - Fee Per Dwelling Unit</i>							
Single Family Unit	\$ 138	\$ 385	\$ 1,115	\$ 1,362	\$ 4,395	\$ 710	\$ 8,105
Multi-family Unit	108	306	775	1,078	3,480	562	6,309
<i>Nonresidential - Fee per 1,000 Square Feet</i>							
Commercial	\$ 26	\$ 163	\$ 1,849	\$ 260	\$ -	\$ 134	\$ 2,432
Office	35	216	1,410	347	-	179	2,187
Industrial	18	109	202	173	-	89	591

BACKGROUND:

The City retained Willdan Financial Services in April of 2014 to prepare a Development Impact Fee analysis and to recommend proposed impact fees. Willdan Financial Services has worked with the Directors of each department impacted by development and reviewed the City's Capital Improvement Program, master plans and other information describing anticipated new development and the facilities required to meet the needs of new development. Willdan Financial Services has evaluated the demands placed on the existing facilities and infrastructure and recommended methodologies for developing an appropriate and comprehensive impact fee schedule to defray the costs of new capital infrastructure.

The changing fiscal landscape in California during the past 30 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends stand out:

- The passage of a string of tax limitation measures;
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- Steep reductions in federal and state assistance.

Therefore many cities and counties have had to adopt a policy of "growth pays its own way." This policy shifts the burden of funding infrastructure expansion from existing rate and taxpayers onto new development.

Development Impact Fees are one time charges to developers that are used to offset capital costs resulting from new development that necessitate the expanding of existing facilities or the development of new facilities to serve the growth in a municipality the new development causes. The collection of these fees allows the municipality to provide the same level of service to the new growth in the community without shifting the cost of growth related projects onto the existing residents. Under the Fee Mitigation Act, California Government Code sections 66000 - 66025, impact fees are not intended to fund planned facilities needed to correct existing deficiencies.

STATEMENT OF ISSUE:

Analysis

The DIF report summarizes the methodology and findings for determining the proposed fees covering (1) transportation, (2) parks and recreation, (3) government facilities, (4) fire (5) public works and (6) police. The report then presents the recommended impact fee amounts.

The analysis prepared by Willdan Financial Services undertook the following basic steps in formulating the recommended impact fees for each of the six categories:

1. Estimate of future growth
2. Identify facility standards and determine the cost of such facilities required to serve new development

3. Calculate the fee schedule
4. Identify the need for alternative funding requirements

Growth projections were used in the analysis to determine the anticipated use intensity (service population, trips, and occupancy) and were used as indicators of demand to determine facility needs and allocate those needs between existing and new development.

The service population for parks includes only residents because residents, rather than workers, are the primary users of the facilities and planning for park facilities tends to focus only on population projections. The service population for municipal facilities, fire, and police includes residents and workers employed in Compton. The demand for traffic and related transportation facilities is based on vehicle trips. Vehicle trips are based on average trip rates per dwelling unit and per thousand building square feet.

Facility demand is based on the service population or trip generation data described above. Occupant density assumptions ensure a reasonable relationship between the size of a development project, the increase in service population associated with the project, and the amount of the fee.

The occupant density factors used in the report are shown below in Table 2.1 of the report.

Table 2.1: Occupant Density

<i><u>Residential</u></i>		
Single Family	4.08	Residents Per Dwelling Unit
Multifamily	3.23	Residents Per Dwelling Unit
<i><u>Nonresidential</u></i>		
Commercial	2.50	Employees per 1,000 square feet
Office	3.33	Employees per 1,000 square feet
Industrial	1.67	Employees per 1,000 square feet

Sources: U.S. Census Bureau, 2007-2011 American Community Survey, Tables B25024 and B25033; The Natelson Company, Inc., Employment Density Study Summary Report, prepared for the Southern California Association of Governments, October 31, 2001, SCAG region data; Willdan Financial Services.

The process for establishing an impact fee requires the preparation of a study that fulfills the requirements of the Mitigation Fee Act (Government Code Sections 66000-66008), the law governing the imposition and administration of impact fees. Section 66001 of the Mitigation Fee Act provides that in any action establishing, increasing, or imposing a fee as a project condition of approval by a local agency, the local agency shall do all of the following:

#10.

- Identify the purpose of the fee;
- Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified and that identification may be made by reference to a capital improvement plan, an applicable general or specific plan, or other public documents that identify the public facilities;
- Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed; and
- Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

The impact fee study attached to this report is intended to satisfy the aforementioned requirements of the Mitigation Fee Act and identify the maximum fee that can justifiably be imposed on new development. The City Council may set the fee at any level up to the maximum justified by the study.

As stated above the recommended fee for each of the six categories are:

Table 2						
Land Use	Fire	Transportation	Parks	Public Works	Law Enforcement	Government
Single family	\$385	\$1,115	\$4,395	\$710	\$138	\$1,362
Multi- family	\$306	\$775	\$3,480	\$562	\$108	\$1,078
Commercial	\$163	\$1,849		\$134	\$26	\$260
Office	\$216	\$1,410		\$179	\$35	\$347
Industrial	\$109	\$202		\$89	\$17	\$173

As stated above the recommended fee for each of the primary land use categories are shown in Table 2:

Table 3	
City of Compton	
Land Use	Fee
Single Family (unit)	\$8,105
Multifamily (unit)	\$6,309
Commercial (per 1000 sq. ft.)	\$2,432
Office (per 1000 sq. ft.)	\$2,187
Industrial (per 1000 sq. ft.)	\$591

Below is Table 4 which illustrates how the proposed Compton DIF's compare to the fees charged by surrounding cities.

Table 4										
Land Use	Lynwood	Torrance (1)	Long Beach Low	High	South Gate (2) Low	High	El Segundo	Whittier	Average	Compton
Single Family	\$5,159	Exempt	\$7,034	\$7,034	\$ 4,478	\$19,319	\$22,936	\$7,693	\$10,522	\$8,105
Multifamily	\$4,913	\$2,094	\$5,700	\$5,700	Varies	Varies	\$15,264	\$6,417	\$6,681	\$6,309
Commercial	\$4,376	\$5,485	\$ 3,806	\$5,306	Varies	Varies	\$3,157	0	\$3,688	\$2,432
Office	\$2,181	\$5,003	\$2,960	\$3,960	Varies	Varies	\$3,704	0	\$2,968	\$2,187
Industrial	\$1,999	\$1,163	\$1,547	\$447	Varies	Varies	\$1,750	0	\$1,151	\$591

Note: Only includes development impact fees charged by each city. Excludes fees charged by other agencies.

- 1 Fees for transportation, and undergrounding (sewer & storm drain) services. "Local Commercial" fee shown for Commercial. "General Commercial" fee shown for Office. "Light Industrial" fee shown for Industrial.
- 2 The City of South Gate only charges an impact fee for water capacity. The fee is charged by meter size, from 3/4" to 8" and does not correspond with 1,000 of square feet of nonresidential space.
- 3 High fee is based on Quimby Act Park Fees.

As can be seen from Table 4, all of the proposed DIF's are below the average of similar fees of the surrounding cities.

The City will restrict the fee revenue obtained through the six DIF's to the acquisition of land, construction of facilities and buildings, and purchase of related equipment, furnishings, and vehicles used to serve new development as described in the "Use of Fee Revenues" finding on page 43 of the report. The City report recommends that the City should keep fee revenue generated in segregated accounts.

To put the proposed fees in real world terms, table 3 below provides five hypothetical land use development scenarios using the proposed impact fees that would be paid at the when a building permit is issued.

Table 3	
Land Use	Impact Fee Due at Building Permit
A Single Family residence	\$8,105
36 Unit Multifamily project	\$227,124
142,000 square foot industrial project	\$83,922
135,000 square foot commercial retail project	\$328,320
5,000 square foot retail/restaurant project	\$12,160

The fees above would apply to:

1. The new construction of commercial and industrial buildings;
2. The new construction of residential units;
3. The expansion of existing commercial and industrial buildings, (New square footage only).

Residential room additions and new garages to existing developed residential properties would not be subject to development impact fees.

Environmental Determination:

The project is Statutory Exempt under Section 15262 of the State CEQA Guidelines "Feasibility and Planning Studies". The Development Impact Fee Report establishes fees for subsequent development that will be subject to the provisions of CEQA. Therefore, no additional environmental review is required.

FISCAL IMPACT:

The proposed adoption of Development Impact Fees will have a positive fiscal impact to the City and General Fund by bringing in additional revenues for capital projects that would otherwise require general fund expenditures. Based on the proposed fee amounts contained

#10.

Staff Report – Resolution Adopting Development Impact Fee's
June 23, 2015, Page 6 of 6

within the report, the revenue anticipated over the next 15 years is \$21.3 million. However this figure will change due to fluctuations in development and the increases in the impact fees over the 15 years. This figure is only a guideline of the magnitude of the revenue impacts fees can generate.

RECOMMENDATION:

Approve the attached resolution for adoption of Development Impact Fees for the City of Compton.

**ROBERT DELGADILLO
PLANNING MANAGER**

**STEVEN MASURA, DIRECTOR
COMMUNITY DEVELOPMENT**

APPROVED FOR FORWARDING:

**JOHNNY FORD
CITY MANAGER**

Exhibits

- 1) Aerial Map
- 2) Development Impact Fee report
- 3) Resolution approving adoption of Development Impact Fees

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
APPROVING THE ADOPTION OF DEVELOPMENT IMPACT FEES
APPLICABLE TO NEW RESIDENTIAL, COMMERCIAL AND INDUSTRIAL
DEVELOPMENT TO FUND PUBLIC IMPROVEMENTS AND FACILITIES**

WHEREAS, the City of Compton is authorized by Article XI, Section 7 of the California Constitution to make and enforce within its limit all local, police, sanitary and other ordinances and regulations not in conflict with general laws; and

WHEREAS, this direct grant of police power provides cities with the authority to impose fees, charges and rates for regulatory purposes; and

WHEREAS, the adoption of development impact fees is authorized through the Fee Mitigation Act Government Code sections 66000 to 66025; and

WHEREAS, the City of Compton will impose development impact fees on new residential, commercial and industrial development projects pursuant to the Fee Mitigation Act Government Code sections 66000 to 66025 to fund public improvements made necessary by such new development projects; and

WHEREAS, the City's Development Impact Fees consist of six separate components: (1) Police; (2) Fire; (3) Parks; (4) Government (5) Transportation; (6) Public Works; and

WHEREAS, the City's Development Impact Fees may be established and adjusted by Resolution of the City Council from time to time in accordance with the procedures set forth in state law; and

WHEREAS, the proposed development impact fees and report were available for public inspection and review at the City Clerk's office of the City of Compton for period of at least (10) days prior to said City council meeting; and

WHEREAS, the project is Statutory Exempt under Section 15262 of the State CEQA Guidelines "Feasibility and Planning Studies". The Development Impact Fee Report establishes fees for subsequent development that will be subject to the provisions of CEQA, no additional environmental review is required; and

WHEREAS, following notice duly given, the City Council held a public hearing on June 23, 2015, regarding adoption of Development Impact Fees for new residential, commercial and industrial development amendment conformed to the goals of the General Plan; and

WHEREAS, the City Council considered all the information presented pertaining to the implement Development Impact Fees for new residential, commercial and industrial development; and

WHEREAS, the City Council finds and determines that the fees, rates and charges established in this Resolution are in an amount reasonably necessary to recover the costs of providing the municipal services and facilities for development.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. That effective July 1, 2015, the Development Impact Fees for new residential, commercial and industrial development projects shall be the Fees listed in the Development Impact Fee Table below.

Land Use	Law Enforcement	Fire Protection	Transpor- tation	General Government	Parks ¹	Public Works/ Transit	Grand Total
<i>Residential - Fee Per Dwelling Unit</i>							
Single Family Unit	\$ 138	\$ 385	\$ 1,115	\$ 1,362	\$ 4,395	\$ 710	\$ 8,105
Multi-family Unit	108	306	775	1,078	3,480	562	6,309
<i>Nonresidential - Fee per 1,000 Square Feet</i>							
Commercial	\$ 26	\$ 163	\$ 1,849	\$ 260	\$ -	\$ 134	\$ 2,432
Office	35	216	1,410	347	-	179	2,187
Industrial	18	109	202	173	-	89	591

Section 2. That the Development Impact Fees imposed and collected by the City shall be used to fund the Public Facilities in accordance with the Mitigation Fee Act and shall not be used to correct current deficiencies in public facilities or to make improvements for existing development.

Section 3. That copies of this Resolution shall be filed in the Offices of the City Clerk, City Manager, City Treasurer, City Controller, Building and Safety, Successor Agency and the Planning and Economic Development Departments.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this ____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this ____ day of _____, 2015.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS–
NOES: COUNCIL MEMBERS–
ABSENT: COUNCIL MEMBERS–
ABSTAIN: COUNCIL MEMBERS–

CITY CLERK OF THE CITY OF COMPTON

Public Facilities Impact Fee Report

City of Compton

Administrative Draft

June 4, 2015



Submitted by:



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Executive Summary

This report summarizes an analysis of the need for public facilities and capital improvements to support future development in Compton through 2030. It is the City's intent that the costs representing future development's share of these facilities and improvements be imposed on that development in the form of a development impact fee, also known as a public facilities fee. The public facilities and improvements included in this analysis are divided into the fee categories listed below:

Law Enforcement	General Government
Fire Protection	Parks
Transportation	Public Works and Transit

Background and Study Objectives

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. The primary purpose of this report is to calculate and present fees that will enable the City to expand its inventory of public facilities, and therefore maintain its facilities standards, as new development leads to increases in service demands.

The City imposes public facilities fees under authority granted by the *Mitigation Fee Act* (the *Act*), contained in *California Government Code* Sections 66000 *et seq.* This report provides the necessary findings required by the *Act* for adoption of the fees presented in the fee schedules contained herein.

All fee-funded capital projects should be programmed through the City's five-year Capital Improvement Plan (CIP). Using a CIP can help the City identify and direct its fee revenue to public facilities projects that will accommodate future growth. By programming fee revenues to specific capital projects, the City can help ensure a reasonable relationship between new development and the use of fee revenues as required by the *Mitigation Fee Act*.

Facility Standards and Costs

This fee analysis uses three approaches to calculate facilities standards and allocate the costs of planned facilities to accommodate growth in compliance with the *Mitigation Fee Act* requirements.

The **existing inventory** approach is based on a facility standard derived from the City's existing level of facilities and existing demand for services. This approach results in no facility deficiencies attributable to existing development. This approach is often used when a long-range plan for new facilities is not available. Only the initial facilities to be funded with fees are identified in the fee study. Future facilities to serve growth will be identified through the City's annual capital improvement plan and budget process and/or completion of a new facility master plan. In this study, this approach is used for the police, fire, general government, parks, and public works fees.

The **planned facilities** approach is based on a master plan that uses standards applied to projected growth to estimate facility needs. This approach allocates costs based on the ratio of planned facilities that serve new development to the increase in demand

associated with new development. This approach is appropriate when specific planned facilities can be identified that only benefit new development. Examples include street improvements to avoid deficient levels of service or a sewer trunk line extension to a previously undeveloped area. This approach is appropriate when planned facilities would not serve existing development. This approach is only used for roadway facilities in this study.

The **system plan** approach is also based on a master facilities plan, but in this case the needed facilities serve both existing and new development. This approach allocates existing and planned facilities across existing and new development to determine new development's fair share of facility needs. This approach is used when it is not possible to differentiate the benefits of new facilities between new and existing development. Often the master plan is based on increasing facility standards, so the agency must find non-impact fee revenue sources to fund existing development's fair share of planned facilities. This approach is not used in this analysis.

Public Facilities Fee Schedule Summary

Table E.1 summarizes the maximum justified development impact fees based on the analysis contained in this report.

Table E.1: Maximum Justified Impact Facilities Fee Summary

Land Use	Law Enforcement	Fire Protection	Transportation	General Government	Parks ¹	Public Works/ Transit	Grand Total
<i>Residential - Fee Per Dwelling Unit</i>							
Single Family Unit	\$ 138	\$ 385	\$ 1,115	\$ 1,362	\$ 4,395	\$ 710	\$ 8,105
Multi-family Unit	108	306	775	1,078	3,480	562	6,309
<i>Nonresidential - Fee per 1,000 Square Feet</i>							
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Office	35	216	1,410	347	-	179	2,187
Industrial	18	109	202	173	-	89	591

¹ Shows Mitigation Fee Act Fees. Quimby Act fees are \$13,101 and \$10,371 for single family and multifamily dwelling units, respectively.

The City of Compton has entered into development agreements that cover certain projects that will be developed before the implementation of the impact fees. The development agreements specify the impact fees that may be charged to new development in these areas. Therefore, new fees adopted by the City Council would only apply to development in areas that do not currently have development agreements in place.

Other Funding Needed

In addition to impact fees, other funding sources will be needed to fully fund the City's planned public facility improvements. Impact fees may only fund the share of public facilities related to new development in Compton. They may not be used to fund the share of facility needs generated by existing development or by development outside of the City. In addition, the development agreements in place currently may limit fees

charged to new development to a level that is lower than the development project's proportionate share of facility costs. Additional funding will be needed to compensate for this limitation in fee revenue charged in areas with development agreements.

As shown in **Table E.2**, approximately \$36 million in non-fee funding will be needed to complete the transportation projects included in the impact fee program. All other impact fees are based on the existing facility inventory. Therefore, it will fund facilities only at the existing standard of facilities per capita and will not raise the level of service provided to existing development, and no non-fee funding needs have been identified.

The City will need to develop alternative funding sources to complete the planned public facility improvements. Potential sources of revenue include existing or new general fund revenues, existing or new taxes, special assessments, and grants.

Table E.2: Non-Impact Fee Funding Required

Fee Category	Net Project Cost	Projected Impact Fee Revenue	Additional Funding Required
Transportation DIF	\$ 44,422,469	\$ 8,440,269	\$ 35,982,200
Total	\$ 44,422,469	\$ 8,440,269	\$ 35,982,200

Sources: Table 6.6; Willdan Financial Services.

1. Introduction

This report presents an analysis of the need for public facilities to accommodate new development in Compton. This chapter provides background for the study and explains the study approach under the following sections:

- Public Facilities Financing in California;
- Study Objectives;
- Compton Impact Fee Program;
- Study Methodology; and
- Organization of the Report.

Public Facilities Financing in California

The changing fiscal landscape in California during the past 30 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends stand out:

- The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996;
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- Steep reductions in federal and state assistance.

Faced with these trends, many cities and counties have had to adopt a policy of “growth pays its own way.” This policy shifts the burden of funding infrastructure expansion from existing rate and taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees. Assessments and special taxes require the approval of property owners and are appropriate when the funded facilities are directly related to the developing property. Development fees, on the other hand, are an appropriate funding source for facilities that benefit all development jurisdiction-wide. Development fees need only a majority vote of the legislative body for adoption.

Study Objectives

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. The City of Compton presently does not have an impact fee program in place. All existing fees are determined on a per project basis in the Development Agreement. The primary purpose of this report is to establish a City impact fee program based on the most current available facility plans and growth projections. The proposed fees will enable the City to expand its inventory of public facilities as new development leads to increases in service demands.

Impact fees must comply with the Mitigation Fee Act (the Act), contained in California Government Code Sections 66000 et seq. This report provides the necessary findings required by the Act for adoption of the fees presented in the fee schedules contained herein.

Compton is forecast to experience moderate growth through this study's planning horizon of 2030. This growth will create an increase in demand for public services and the City facilities required to deliver them. Given the revenue challenges described above that are common to most cities in California, Compton has decided to use a development impact fee program to ensure that new development funds the share of facility costs associated with growth. This report makes use of the most current available growth forecasts, facility plans, and engineering studies to update the City's fee program and ensure that it is representative of the facility needs resulting from new development. The planning documents and assumptions used to determine facility needs resulting from new development are detailed in the following chapters.

All fee-funded capital projects should be programmed through the City's five-year Capital Improvement Plan (CIP). Using a CIP can help the City identify and direct its fee revenue to public facilities projects that will accommodate future growth. By programming fee revenues to specific capital projects, the City can help ensure a reasonable relationship between new development and the use of fee revenues as required by the Mitigation Fee Act.

Compton Impact Fee Program

Compton does not currently have an impact fee program. Until now, mitigation fees were agreed upon on a project by project basis.

It is recommended practice that agencies update impact fees annually for inflation in the cost of public facilities. It is also recommended that agencies conduct a comprehensive fee update at least every five years to incorporate changes in facility standards, facility costs, and development projections. This study provides the documentation needed for a comprehensive update of the City's impact fee program.

Development agreements currently in place should specify the impact fee levels that may be charged to new development in these areas. The fees calculated in this study would only apply in areas not currently subject to an existing development agreement.

Study Methodology

Public facilities fees are calculated to fund the cost of facilities required to accommodate growth. The four steps followed in a public facilities fee study include:

1. **Estimate existing development and future growth:** Identify a base year for existing development and a growth forecast that reflects increased demand for public facilities;
2. **Identify facility standards:** Determine the facility standards used to plan for new and expanded facilities;
3. **Determine facilities required to serve new development and their costs:** Estimate the total amount and cost of planned facilities, and identify the share required to accommodate new development; and
4. **Calculate fee schedule:** Allocate facilities costs per unit of new development to calculate the public facilities fee schedule.

The key public policy issue in development impact fee studies is the identification of facility standards (step #2, above). Facility standards document a reasonable relationship between new development and the need for new facilities. Standards ensure that new development does not fund deficiencies associated with existing development.

Types of Facility Standards

There are three separate components of facility standards:

- *Demand standards* determine the amount of facilities required to accommodate growth, for example, park acres per thousand residents, square feet of library space per capita, or gallons of water per day. Demand standards may also reflect a level of service such as the vehicles-to-capacity (V/C) ratio used in traffic planning.
- *Design standards* determine how a facility should be designed to meet expected demand; for example, park improvement requirements and technology infrastructure for city office space. Design standards are typically not explicitly evaluated as part of an impact fee analysis but can have a significant impact on the cost of facilities. Our approach incorporates current facility design standards into the fee program to reflect the current construction cost of public facilities.
- *Cost standards* are an alternate method for determining the amount of facilities required to accommodate growth based on facility costs per unit of demand. *Cost standards* are useful when demand standards were not explicitly developed for the facility planning process. *Cost standards* also enable different types of facilities to be analyzed based on a single measure (cost or value), useful when disparate facilities are funded by a single fee program. Examples include facility costs per capita, per vehicle trip, or cost per gallon of water per day.

New Development Facility Needs and Costs

A number of approaches are used to identify facility needs and costs to serve new development. Often there is a two-step process: (1) identify total facility needs, and (2) allocate to new development its fair share of those needs.

Total facility needs are often identified through a master facility planning process that takes place prior to the impact fee study. Engineered facility plans are particularly important in the areas of traffic, water, sewer, and storm drainage because of the specialized technical analysis required to identify facility needs. If facility master plans do not exist, this study identifies a preliminary plan for the use of fee revenues based on interviews with staff.

There are three common methods for determining new development's fair share of planned facilities costs: the **existing inventory method**, the **system plan method**, and the **planned facilities method**. The method selected often depends on the degree to which the community has engaged in comprehensive facility master planning to identify facility needs.

The formula used by each approach and the advantages and disadvantages of each method is summarized below:

Existing Inventory Method

The existing inventory method allocates costs based on the ratio of existing facilities to demand from existing development as follows:

$$\frac{\text{Current Value of Existing Facilities}}{\text{Existing Development Demand}} = \$/\text{unit of demand}$$

Under this method, new development funds the expansion of facilities at the same standard currently serving existing development. By definition, the existing inventory method results in no facility deficiencies attributable to existing development. This method is often used when a long-range plan for new facilities is not available. Only the initial facilities to be funded with fees are identified in the fee study. Future facilities to serve growth are identified through an annual capital improvement plan and budget process, possibly after completion of a new facility master plan.

Planned Facilities Method

The planned facilities method allocates costs based on the ratio of planned facility costs to demand from new development as follows:

$$\frac{\text{Cost of Planned Facilities}}{\text{New Development Demand}} = \$/\text{unit of demand}$$

This method is appropriate when specific planned facilities can be identified that only benefit new development. Examples include street improvements to avoid deficient levels of service or a sewer trunk line extension to a previously undeveloped area. This method is appropriate when planned facilities will not serve existing development. Under this method new development funds the expansion of facilities at the standards used for the master facility plan.

System Plan Method

This method calculates the fee based on the value of existing facilities plus the cost of planned facilities, divided by demand from existing and new development:

$$\frac{\text{Value of Existing Facilities} + \text{Cost of Planned Facilities}}{\text{Existing} + \text{New Development Demand}} = \$/\text{unit of demand}$$

This method is useful when planned facilities need to be analyzed as part of a system that benefits both existing and new development. It is difficult, for example, to allocate a new fire station solely to new development when that station will operate as part of an integrated system of fire stations that together achieve the desired level of service. Police substations, civic centers, and regional parks provide examples of similar facilities.

The system plan method ensures that new development does not pay for existing deficiencies. Facility standards based on policies such as those found in General Plans are often higher than existing facility standards. This method enables the calculation of the existing deficiency required to bring existing development up to the policy-based standard. The local agency must secure non-fee funding for that portion of planned facilities required to correct the deficiency to ensure that new development receives the level of service funded by the impact fee.

Methodologies Used in This Study

This study uses the existing inventory method to calculate the impact fee levels for police, fire, general government, parks, and public works. While some planned facilities have been identified, these do not include all facilities that will be needed through the 2030 planning horizon.

The transportation impact fee is calculated using the planned facilities method. The City's transportation planning documents, Bike Master Plan, and Safe Routes to School

plan have been used to identify the transportation improvements needed to maintain the City's adopted traffic level of service standards with the additional traffic generated by growth through the 2030 planning horizon.

Organization of the Report

The determination of a public facilities fee begins with the selection of a planning horizon and development of growth projections for population and employment. These projections are used throughout the analysis of different facility categories, and are summarized in Chapter 2.

Chapters 3 through 7 identify facility standards and planned facilities, allocate the cost of planned facilities between new development and other development, and identify the maximum justified development impact fee for each of the following facility categories:

- ♦ Police Facilities
- ♦ Fire Protection Facilities
- ♦ Transportation Facilities
- ♦ General Government Facilities
- ♦ Parks Facilities
- ♦ Public Works Facilities

Chapter 9 details the procedures that the City must follow when implementing a development impact fee program. Impact fee program adoption procedures are found in *California Government Code* Sections 66018 and 66019.

The five statutory findings required for adoption of the proposed public facilities fees in accordance with the Mitigation Fee Act are documented in Chapter 10.

2. Growth Projections

Growth projections are used as indicators of demand to determine facility needs and allocate those needs between existing and new development. This chapter explains the sources for the growth projections used in this study.

Estimates of existing development and projections of future growth are critical assumptions used throughout this report. These estimates are used as follows:

- The estimate of existing development in 2014 is used as an indicator of existing facility demand and to determine existing facility standards.
- The estimate of total development at the 2030 planning horizon is used as an indicator of future demand to determine total facilities needed to accommodate growth and remedy existing facility deficiencies, if any.
- Estimates of growth from 2014 through 2030 are used to (1) allocate facility costs between new development and existing development, and (2) estimate total fee revenues.

The demand for public facilities is based on the service population creating the need for the facilities, although indirectly for roadway facilities. The service population for parks includes only residents because residents, rather than workers, are the primary users of the facilities and planning for park facilities tends to focus only on population projections. The service population for municipal facilities, fire, and police includes residents and workers employed in Compton. The demand for traffic and related transportation facilities is based on vehicle trips. Vehicle trips are based on average trip rates per dwelling unit and per thousand building square feet.

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types used in this analysis are defined below:

- **Single family:** Attached and detached non-age restricted one-unit dwellings.
- **Multi-family:** All attached non-age restricted multi-family dwellings such as duplexes and condominiums.
- **Commercial:** All commercial, retail, educational, and hotel/motel development.
- **Office:** All general, professional, and medical office development.
- **Industrial:** All manufacturing and warehouse development.

Some developments may include more than one land use type, such as a residential development with both single and multi-family uses. In those cases the facilities fee would be calculated separately for each land use type.

The City should have the discretion to determine which land use type best reflects a development project's characteristics for the purposes of imposing an impact fee. The roadway impact fee should be based on the trip generation rate of a proposed development. Occupant densities (residents per dwelling unit or workers per building square foot) are the most appropriate characteristics to use for the other impact fees.

The fee imposed should be based on the land use type that most closely represents the probable occupant density or trip generation rate of the development.

Occupant Densities

All fees in this report are calculated for a specific development project based on dwelling units or building square feet, while facility demand is based on the service population or trip generation data described above. Occupant density assumptions ensure a reasonable relationship between the size of a development project, the increase in service population associated with the project, and the amount of the fee.

The occupant density factors used in this report are shown in **Table 2.1**. The residential density factors are based on data for Compton from the 2000 U.S. Census, which is the most current data available for housing occupancy in Compton. Consistent with the City's current impact fees, senior unit fees are calculated using the multi-family occupant density factor, reflecting lower average occupancy of senior units compared to unrestricted family units.

The nonresidential occupancy factors are based on occupancy factors found in the *Employment Density Study Summary Report*, prepared for the Southern California Association of Governments by The Natelson Company. Though not specific to Compton, the Natelson study covered employment density over a wide array of land use and development types, making it reasonable to apply these factors to other areas. The specific factors used in this report are for developing suburban areas, as defined by the Natelson study.

Table 2.1: Occupant Density

<u><i>Residential</i></u>		
Single Family	4.08	Residents Per Dwelling Unit
Multifamily	3.23	Residents Per Dwelling Unit
<u><i>Nonresidential</i></u>		
Commercial	2.50	Employees per 1,000 square feet
Office	3.33	Employees per 1,000 square feet
Industrial	1.67	Employees per 1,000 square feet

Sources: U.S. Census Bureau, 2007-2011 American Community Survey, Tables B25024 and B25033; The Natelson Company, Inc., *Employment Density Study Summary Report*, prepared for the Southern California Association of Governments, October 31, 2001, SCAG region data; Willdan Financial Services.

Existing and Future Development

Table 2.2 shows the estimated number of residents, dwelling units, employees, and building square feet in Compton, both at the present time and in 2030. The number of existing dwelling units was based on information from the California Department of Finance. The number of current and future residents is based on the estimated number

of dwelling units and the single and multi-family residential density factors shown in Table 2.2.

Table 2.2: Demographic Assumptions

	2014	2030	Increase
Residents ¹	97,300	118,100	20,800
Dwelling Units ²			
Single Family	19,200	24,200	5,000
Multi-family	<u>5,400</u>	<u>6,000</u>	<u>600</u>
Total	24,600	30,200	5,600
Building Square Feet (000s) ³			
Commercial	4,080	5,009	929
Office	2,012	2,470	458
Industrial	<u>9,701</u>	<u>11,909</u>	<u>2,208</u>
Total	15,793	19,388	3,595
Employment ³			
Commercial	10,200	12,522	2,322
Office	6,700	8,225	1,525
Industrial	<u>16,200</u>	<u>19,888</u>	<u>3,688</u>
Total	33,100	40,635	7,535

Note: Figures have been rounded to the hundreds.

¹ 2014 population estimate from California Department of Finance (DOF).
2030 estimate based on developing all undeveloped residential parcels in City at current densities.

² Existing dwelling units from CA Department of Finance, Projected growth from City of Compton General Plan Housing Element.

³ Square footage estimated based on employment densities (See Table 2.2).
Excludes local government employees.

Sources: California Department of Finance (DOF), Table E-5, 2014; City of Compton General Plan; California Employment Development Department (EDD); Employment Density Study Summary Report, prepared by the Natelson Company, October 2001; Willdan Financial Services, 2014.

3. Police Facilities

The purpose of the police impact fee is to fund the police facilities needed to serve new development. A maximum justified fee is presented based on the existing level of police facilities per capita at the end of this study's planning horizon.

Service Population

Police facilities are used to provide law enforcement and public safety services to both residents and businesses. The service population used to determine the demand for police facilities includes both residents and workers with jobs located in Compton. Table 3.1 shows the current police facilities service population and the estimated service population at the 2030 planning horizon.

Both residents and businesses create demand for police facilities; however, residents and workers do not create demand for facilities at an equal rate. It is assumed that relative facilities demand is proportional the time people spend working compared to the time they spend not working. Thus, each worker is weighted at 0.31 and each resident is weighted at 1.00, based on the ratio of 40 working hours per week to 128 non-working hours per week. The weighting factor of 0.31 is based on an average 40-hour workweek. Some workers work more than 40 hours, while others work less.

Table 3.1: Police Facilities Service Population

	Residents	Workers	Service Population
Existing (2014)	97,300	33,100	107,600
New Development (2014-2030)	20,800	7,535	23,100
Total (2030)	118,100	40,635	130,700
Weighting factor	1.00	0.31	

Note: Workers are weighted at 0.31 of residents based on the ratio of work hours to non-work hours in a week (40/128).

Source: Table 2.1; Willdan Financial Services.

Facility Inventories and Standards

This section describes the City's police facility inventory, facility standards, and cost of planned facilities.

Existing Inventory

Table 3.2 summarizes the City's current inventory of police facilities and vehicles. The estimated value shown for police vehicles was provided by the City. A detailed list of police vehicles is attached to this report as Appendix Table A.1.

Table 3.2: Police Existing Facilities Inventory

	Acres	Unit Cost ¹	Value
<u>Land (acres)</u>			
Police Station	1.20	\$ 1,456,000	\$ 1,747,200
Police Substation	0.50	1,456,000	<u>728,000</u>
Subtotal			\$ 2,475,200
<u>Buildings</u>			
Police Station			\$ 760,821
Police Substation			<u>71,600</u>
Subtotal			\$ 832,421
<u>Vehicles</u>			
			\$ 188,895
Total Value of Existing Facilities			\$ 3,496,517

Sources: Loopnet.com; City of Compton; Appendix Table A.1; Willdan Financial Services.

Cost Allocation

Table 3.3 shows the existing standard cost per capita for police facilities, which is the projected per capita investment in police facilities at the planning horizon. This value is calculated by dividing the total value of police facilities at the 2030 planning horizon by the projected future service population.

Table 3.3: Law Enforcement Facilities Existing Standard

Value of Existing Facilities	\$	3,496,517
Existing Service Population		107,600
Cost per Capita	\$	32
Facility Standard per Resident	\$	32
Facility Standard per Worker ¹		10

¹ Based on a weighing factor of 0.31.

Sources: Tables 3.1 and 3.2; City of Compton; Willdan Financial Services.

Fee Schedule

Table 3.4 shows the maximum justified police facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of non-residential building space).

Table 3.4: Law Enforcement Facilities Fee - Existing Standard

Land Use	A		B	C = A x B		D = C x 0.05	E = C + D	F = E / 1,000	
	Cost Per		Density	Admin		Total Fee ¹	Fee per		
	Capita			Base Fee ¹	Charge ^{1, 2}		Sq. Ft.		
<u>Residential</u>									
Single Family	\$	32	4.08	\$	131	\$	7	\$	138
Multi-family		32	3.23		103		5		108
<u>Nonresidential</u>									
Commercial	\$	10	2.50	\$	25	\$	1	\$	26
Office		10	3.33		33		2		35
Industrial		10	1.67		17		1		18

¹ Persons per dwelling unit or per 1,000 square feet of nonresidential.

² Administrative charge of 5.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.1 and 3.3

Use of Fee Revenue

The City can use police facilities fee revenues for the construction or purchase of buildings, land, and equipment that are part of the system of police facilities serving new development.

Table 3.5 shows the estimated funding available for police facilities based on the maximum justified fees and projected development through 2030.

The City will need to identify police facilities that are needed to serve new development. Construction of those facilities may be supplemented with revenue from other sources.

Table 3.5: Revenue Projection - Existing Standard

Cost per Capita	\$ 32
Growth in Service Population (2014 - 2030)	<u>23,100</u>
Fee Revenue	\$ 739,000
Net Cost of Planned Facilities	<u>-</u>
Non-Planned Facilities to Be Identified	\$ 739,000

Sources: Tables 3.1, 3.3 and 3.4.

4. Fire Protection Facilities

The purpose of the fire protection impact fee is to fund the fire protection facilities needed to serve new development. A maximum justified fee is presented based on the existing standard of fire facilities per capita. While some planned fire facilities have been identified, these do not include all facilities that will be needed through the 2030 planning horizon. For this reason, the maximum justified fire protection impact fee is based on the existing standard. This will ensure that the City will be able to at least maintain its current level of fire protection facilities per capita as growth occurs.

Service Population

The Compton Fire Department provides fire protection and emergency response services to both residences and businesses in Compton. Therefore, the demand for fire protection facilities is based on the service population of residents and workers with jobs located in Compton. Demand for services is based on resident and worker service population, and not building size, because emergency medical calls typically make up the majority of responses provided by fire departments. As the number of residents and workers increases, the number of emergency medical calls and the need for fire protection and emergency response facilities is also expected to increase.

Table 4.1 shows the estimated service population in 2014 and 2030. To calculate service population for fire protection facilities, residents are weighted at 1.00 and each worker is weighted at 0.69. The 0.69 per-worker weighting factor is based on an extensive study carried out by planning staff in the City of Phoenix.

Data on fire department service calls by land use type show that workers generate higher relative levels of demand for fire protection services than for police and municipal facilities. As a result, the 0.69 worker weighting factor used to estimate demand for fire services is higher than the 0.31 weighting factor used for municipal facilities and police facilities in this study. For most fire departments, a large portion of the calls for service are for emergency medical care. Nonresidential land uses generate a large number of emergency medical calls due to worker illnesses and injuries, as well as illnesses and injuries to customers at retail and office establishments.

Detailed data on fire department responses by land use in Compton were not available. There are few studies we are aware of that attempt to compare the demand per resident for fire department services to the demand per worker. Willdan has analyzed service call data to estimate relative fire department service demand per resident and per worker for a small number of cities and fire districts in California. However, these studies may not be representative of call demand in Compton because they covered fire districts with a relatively low population and idiosyncratic land uses. The results of these studies often show a large degree of variability when data from successive years is compared.

Therefore, data from the worker weighting study carried out by the City of Phoenix Planning Department were used to estimate the relative demand for services and facilities from residents and workers for the Compton impact fee study. The study considered the number of calls to residential and nonresidential land uses, and weighed calls to each land use category by the average time of each type of call. Willdan believes that the City of Phoenix study is the best available source for estimating the worker weighting factor for use in other cities for the following reasons:

- ♦ *Phoenix is a large city with a diverse array of commercial, office and industrial land uses.* Compared to studies of small fire departments, the results derived from a sample of service calls in Phoenix are less likely to be skewed by one or more major incidents that occurred during the period of analysis. In addition, the results derived from the Phoenix study are less likely to be skewed by a few unusually prevalent land uses than the results for a smaller city.
- ♦ *The Phoenix study was based on a large, random sample of fire and EMS calls.* The results of the study were based on a random sample of 816 calls for fire and emergency medical service calls.
- ♦ *Worker weighting factors should be fairly independent of the land use mix present in a specific city.* It is reasonable to use factors for the relative demand for fire and emergency medical services calls determined in the City of Phoenix to other areas. Emergency medical calls are the largest share of fire department service calls, and it is reasonable to assume that, across cities, residents and workers have similar rates of illnesses and injuries requiring emergency medical care. Weighting factors from the Phoenix study are estimated on a per-resident and per-worker basis, and are not tied to the specific mix of land uses present in a particular city.

Table 4.1: Fire Facilities Service Population

	Residents	Workers ¹	Service Population
Existing (2015)	97,300	33,100	120,100
New Development (2015-2030)	20,800	7,535	26,000
Total (2030)	118,100	40,635	146,100
Weighting factor	1.00	0.69	

Note: Service population weighting factors based on City of Phoenix service call data weighted by the relative proportions of residential and nonresidential land use in the City, allowing the results of this survey to be applied in other areas.

Source: Tables 2.1; City of Phoenix, AZ.

Facility Inventories and Standards

This section describes the City's fire protection facility inventory, standards, and associated costs.

Existing Inventory

Table 4.2 summarizes the City's inventory of existing fire protection land, buildings, and firefighting equipment. The estimated land value is based on a review of recent listings for vacant parcels similar to those where the fire facilities are located. Estimated building, vehicle, and equipment values are based on information provided the Compton

Fire Department and the cost of recently developed facilities in other fire departments Willdan has worked with.

Table 4.2: Existing Fire Facilities Land and Building Inventory

	Acres	Unit Cost	Value ¹
<u>Land (acres)</u>			
Fire Station No. 1	0.72	\$ 1,456,000	\$ 1,048,320
Fire Station No. 2	0.14	1,456,000	203,840
Fire Station No. 3	0.29	1,456,000	422,240
Fire Station No. 4	1.37	1,456,000	1,994,720
Fire Training Tower	0.63	1,456,000	917,280
Subtotal	3.15		\$ 4,586,400
<u>Buildings²</u>			
Fire Station No. 1			\$ 205,989
Fire Station No. 2			50,155
Fire Station No. 3			964,667
Fire Station No. 4			108,033
Fire Training Tower			23,098
Subtotal			\$ 1,351,943
<u>Vehicles and Apparatus (See Appendix Table A.2)</u>			\$ 4,843,897
Total Value of Existing Facilities			\$ 10,782,239

¹ Unit costs are replacement values supplied by the City of Compton based on purchase price in CAFR.

Sources: Loopnet.com; City of Compton; Willdan Financial Services.

Facility Standard

For the purposes of determining an impact fee, the different types of fire protection facilities are combined into a cost standard. **Table 4.3** shows the existing standard of fire protection facilities per capita in Compton. By using the existing level of facilities per capita as the basis for the fire protection impact fee, the City will be able to at least maintain its current level of fire protection facilities per capita as growth occurs. In addition to the existing facilities shown in Table 4.2, a portion of the current municipal improvements impact fee fund balance is also included in the existing inventory. These funds represent investment by existing development to fund fire facilities, even though those funds have not yet been expended.

Table 4.3: Fire Protection Facilities Existing Standard

Value of Existing Facilities	\$	10,782,239
Existing Service Population		120,100
Cost per Capita	\$	90
Facility Standard per Resident	\$	90
Facility Standard per Worker ¹		62

¹ Based on a weighing factor of 0.69.

Sources: Tables 4.1 and 4.2; City of Compton; Willdan Financial Services.

Fee Schedule

Table 4.4 shows the maximum justified fire protection facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space).

Table 4.4: Fire Protection Facilities Fee - Existing Standard

Land Use	A		B	C = A x B		D = C x 0.05	E = C + D	F = E / 1,000			
	Cost Per	Capita	Density	Base Fee ¹	Admin		Total Fee ¹	Fee per			
					Charge ^{1, 2}	Sq. Ft.					
<u>Residential</u>											
Single Family	\$	90	4.08	\$	367	\$	18	\$	385		
Multi-family		90	3.23		291		15		306		
<u>Nonresidential</u>											
Commercial	\$	62	2.50	\$	155	\$	8	\$	163	\$	0.16
Office		62	3.33		206		10		216		0.22
Industrial		62	1.67		104		5		109		0.11

¹ Persons per dwelling unit or per 1,000 square feet of nonresidential.

² Administrative charge of 5.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.1 and 4.3

Use of Fee Revenue

The City can use fire protection fee revenues for the construction or purchase of buildings, land and equipment that are part of the system of fire protection facilities serving new development.

Table 4.5 shows the estimated funding available for fire protection facilities based on the maximum justified fees, the fees charged under development agreements, and projected development through 2030. Approximately \$2.3 million is projected to be available for fire protection facilities improvements to accommodate new development.

Table 4.5: Revenue Projection - Existing Standard

Cost per Capita	\$ 90
Growth in Service Population (2014 - 2030)	<u>26,000</u>
Fee Revenue	\$ 2,340,000
Net Cost of Planned Facilities	<u>-</u>
Value of Facilities to be Identified	\$ 2,340,000

Sources: Tables 4.1, 4.3 and 4.4.

5. Transportation Facilities

The purpose of the roadway impact fee is to fund the improvements to the City's street network needed to maintain an acceptable level of service (LOS) as new development occurs. The need for traffic improvements through 2030 is caused by a combination of new development in Compton, vehicle trips coming from outside the City, and existing deficiencies in level of service. The maximum justified roadway impact fee is based on a traffic study that isolates the share of traffic facilities costs that should be allocated to new development in Compton. Only this share of costs is included in the proposed roadway impact fee.

Trip Demand

The share of roadway improvement costs allocated to each unit of new development is based on the relative amount of new trip demand generated by that development. Trip demand during the afternoon peak hour of traffic is used because this is generally the busiest time of day for traffic, and road improvements are needed to provide capacity to accommodate peak levels of traffic. The traffic study used for this analysis identified improvements needed to mitigate deficiencies during the peak hour.

Table 5.1 shows the relative trip demand from each unit of new development (dwelling unit or 1,000 square feet of nonresidential development). Trip demand is based on the number of non-pass-by trips generated by each type of development, adjusted for average trip length. Pass-by trips are links that do not add more than one mile to a trip that would already have taken place without the intermediate stop.

Table 5.1: Trip Rate Adjustment Factors

	Primary Trips ¹	Diverted Trips ¹	Total Excluding Pass-by ¹	Average Trip Length ²	Adjust-ment Factor ³	ITE Category	Average Daily Trips ⁴	Trip Demand Factor ⁵
	A	B	C = A + B	D	E = C x D / 6.9		F	G = E x F
<i><u>Residential</u></i>								
Single Family	86%	11%	97%	7.9	1.11	Single Family Housing (210)	9.57	10.62
Multi-family	86%	11%	97%	7.9	1.11	Apartment (220)	6.65	7.38
<i><u>Nonresidential</u></i>								
Commercial	47%	31%	78%	3.6	0.41	Shopping Center (820)	42.94	17.61
Office	77%	19%	96%	8.8	1.22	General Office Building (710)	11.01	13.43
Industrial	79%	19%	98%	9.0	1.28	General Heavy Industrial (120)	1.50	1.92

¹ Percent of total trips. Primary trips are trips with no midway stops, or "links". Diverted trips are linked trips whose distance adds at least one mile to the primary trip. Pass-by trips are links that do not add more than one mile to the total trip.

² In miles.

³ The trip adjustment factor equals the percent of non-pass-by trips multiplied by the average trip length and divided by the systemwide average trip length of 6.9 miles.

⁴ Trips per dwelling unit or per employee.

⁵ The trip demand factor is the product of the trip adjustment factor and the average daily trips.

Sources: San Diego Association of Governments, Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, July 1998; Institute of Traffic Engineers, Trip Generation, 8th Edition; Willdan Financial Services.

The peak hour trip demand generated by new development is a reasonable measure of new development's demand for traffic facilities. The need for new or expanded roads is

typically determined based on peak-hour trip volumes because capacity needs are based on the busiest periods of the day. The trip demand rate from Table 5.1, multiplied by dwelling units for residential land use categories or by thousands of square feet of building space for nonresidential categories, equals the total peak hour trip demand generated by that land use type. **Table 5.2** shows the trip demand generated by existing development and anticipated new development in Compton through the 2030 planning horizon.

Table 5.2: Land Use Scenario and Total Trips

Land Use	Trip Demand Factor	2015		Growth 2015 to 2030		Total - 2030	
		Units / 1,000 SF	Trips	Units / 1,000 SF	Trips	Units / 1,000 SF	Trips
<u>Residential</u>							
Single Family	10.62	19,200	203,904	5,000	53,100	24,200	257,004
Multi-family	7.38	5,400	39,852	600	4,428	6,000	44,280
Subtotal		24,600	243,756	5,600	57,528	30,200	301,284
<u>Nonresidential</u>							
Commercial	17.61	4,080	71,849	929	16,356	5,009	88,205
Office	13.43	2,012	27,021	458	6,151	2,470	33,172
Industrial	1.92	9,701	18,625	2,208	4,240	11,909	22,865
Subtotal		15,793	117,495	3,595	26,747	19,388	144,242
Total			361,251		84,275		445,526
			81%		19%		100%

Sources: Tables 2.1 and 5.1; Willdan Financial Services

Project Needs and Costs

Table 5.3 shows the improvements needed to accommodate projected 2030 traffic volumes. Project costs were estimated in the traffic study.

Project costs for the improvements included in this report include the full cost of the improvement, including right of way, curb, gutter, and sidewalk. In many cases, developers will dedicate right of way and/or construct curb, gutter, sidewalks, and outer lanes. Developer dedication of facilities included in the impact fee program would warrant impact fee credits.

Table 5.3: Transportation - Improvement Costs

Improvement	Estimated Improvement Cost
<i><u>Traffic Improvements</u></i>	
City-Wide Traffic Signal Improvements	\$ 4,922,469
Wilmington Ave & Compton Blvd Bridges	11,000,000
Bike Master Plan Improvements	15,500,000
Safe Routes to School Improvements	12,500,000
Traffic Management Operations Center (Ph. 2)	<u>500,000</u>
Subtotal	\$ 44,422,469
New Development's Share of Trips in 2030	19%
Costs Allocated to New Development	\$ 8,440,269

Sources: FY 2014-2017 Capital Improvement Plan, City of Compton; Table 5.2, Willdan Financial Services.

Fair Share Allocation to New Development

Based on the total improvement cost allocated to new development shown in Table 5.3 and the anticipated new trip demand shown in Table 5.2, **Table 5.4** shows new development's cost per trip demand unit.

Table 5.4: Cost per Trip to Accommodate Growth

Existing Development Share of Planned Facilities	\$ 35,982,200
Fee Program Share of Planned Facilities Costs	\$ 8,440,269
Growth in Daily Trips	<u>84,275</u>
Cost per Trip	\$ 100

Sources: Tables 5.2 and 5.3; Willdan Financial Services.

Fee Schedule

Table 5.5 shows the maximum justified transportation impact fee schedule. The cost per trip demand unit is converted to a fee per unit of new development based on the trip demand factors shown in Table 5.1.

Table 5.5: Transportation Impact Fee Schedule

Land Use	A	B	C = A x B		D = C x 0.05	E = C + D		E / 1,000
	Cost Per Trip	Trip Demand Factor	Base Fee ¹	Admin Charge ^{1, 2}		Total Fee ¹	Fee per Sq. Ft.	
<u>Residential</u>								
Single Family	\$ 100	10.62	\$ 1,062	\$ 53		\$ 1,115		
Multi-family	100	7.38	738	37		775		
<u>Nonresidential</u>								
Commercial	\$ 100	17.61	\$ 1,761	\$ 88		\$ 1,849	\$ 1.85	
Office	100	13.43	1,343	67		1,410	1.41	
Industrial	100	1.92	192	10		202	0.20	

¹ Persons per dwelling unit or per 1,000 square feet of nonresidential.

² Administrative charge of 5.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 5.1 and 6.3; Willdan Financial Services.

Use of Fee Revenue

The City can use roadway fee revenues to develop the traffic improvements needed to accommodate new development. The City plans to use the fee revenues to fund the portion of the traffic improvements shown in Table 5.3 that is allocated to new development.

Non-Fee Funding Required

The City will need to use non-fee funding sources for the portion of facility costs not allocated to growth within Compton. Therefore, impact fee revenue will not fully fund the planned roadway improvements and \$36 million in non-fee funding will be required to fully fund the facilities, or new development will have paid too high a fee.

6. General Government Facilities

This chapter documents the maximum defensible impact fee for general government facilities. The municipal facilities included in this fee category include the Compton City Hall and the Old City Hall.

Service Population

Municipal facilities are used to provide services to both residents and businesses. The service population used to determine the demand for municipal facilities includes both residents and workers with jobs located in Compton. **Table 6.1** shows the current municipal facilities service population and the estimated service population at the planning horizon of 2030.

Both residents and businesses create demand for municipal facilities; however, residents and workers do not create demand for facilities at an equal rate. It is assumed that relative facility demand is proportional to the time people spend working compared to the time they spend not working. Thus, each worker is weighted at 0.31 and each resident is weighted at 1.00, based on the ratio of 40 working hours per week to 128 non-working hours per week. The weighting factor of 0.31 is based on an average 40-hour workweek. Some workers work more than 40 hours, while others work less.

Table 6.1: General Government Service Population

	Residents	Workers	Service Population
Existing (2014)	97,300	33,100	107,600
New Development (2014-2030)	20,800	7,535	23,100
Total (2030)	118,100	40,635	130,700
Weighting factor	1.00	0.31	

Note: Workers are weighted at 0.31 of residents based on the ratio of work hours to non-work hours in a week (40/128).

Source: Table 2.1; Willdan Financial Services.

Facility Inventories and Standards

The general government impact fee is based on the existing inventory standard, which uses the inventory of existing facilities and the existing service population to project the cost of facilities needed at the end of the planning horizon. (See the Introduction for more information.) **Table 6.2** shows the existing inventory of general government facilities and equipment, along with their estimated replacement value. The estimated land value is based on a review of recent listings for vacant parcels similar to those where the municipal facilities are located. Estimated building and equipment values have been provided by the City.

Table 6.2: General Government Facilities Existing Inventory

	Acres	Unit Cost ¹	Value
<u>Land (acres)</u>			
New City Hall	6.21	\$ 1,456,000	\$ 9,041,760
Neighborhood Center (Old City Hall)	3.60	1,456,000	5,241,600
Subtotal	9.81		\$ 14,283,360
<u>Buildings</u>			
City Hall			\$ 5,637,725
Neighborhood Center (Old City Hall)			1,063,668
Council Chambers			724,550
Other Buildings (See Appendix A.3)			2,159,087
Subtotal			\$ 9,585,030
<u>Equipment (Appendix Table A.4)</u>			\$ 10,328,496
Total Value of Existing Facilities			\$ 34,196,886

¹ Unit costs are replacement valuations supplied by the City of Compton.

Sources: Loopnet.com; City of Compton; Appendix Tables A.1 and A.2, Willdan Financial Services.

Table 6.3 shows the projected per capita investment in general government facilities at the planning horizon. This value is calculated by adding the combined value of existing and planned municipal facilities and then dividing that sum by the future 2030 service population.

Table 6.3: General Government Facilities Existing Standard

Value of Existing Facilities	\$ 34,196,886
Existing Service Population	107,600
Cost per Capita	\$ 318
Facility Standard per Resident	\$ 318
Facility Standard per Worker ¹	99

¹ Based on a weighing factor of 0.31.

Sources: Tables 6.1 and 6.2; City of Compton; Willdan Financial Services.

Fee Schedule

Table 6.4 shows the maximum justified general government fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space).

Table 6.4: General Government Facilities Fee - Existing Standard

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee ¹	D = C x 0.05 Admin Charge ^{1, 2}	E = C + D Total Fee ¹	E / 1,000 Fee per Sq. Ft.
<u>Residential</u>						
Single Family Unit	\$ 318	4.08	\$ 1,297	\$ 65	\$ 1,362	
Multi-family Unit	318	3.23	1,027	51	1,078	
<u>Nonresidential</u>						
Commercial	\$ 99	2.50	\$ 248	\$ 12	\$ 260	\$ 0.26
Office	99	3.33	330	17	347	0.35
Industrial	99	1.67	165	8	173	0.17

¹ Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

² Administrative charge of 5.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 6.3; Willdan Financial Services

Use of Fee Revenue

The City can use general government fee revenues for the refurbishment, construction or purchase of buildings and land that are part of the system of general government facilities serving new development.

Table 6.5 shows the projected fee revenue that would be generated by new development.

Table 6.5: Revenue Projection - Existing Standard

Cost per Capita	\$ 318
Growth in Service Population (2014 - 2030)	<u>23,100</u>
Fee Revenue	\$ 7,346,000
Net Cost of Planned Facilities	<u>-</u>
Facilities to Be Identified	\$ 7,346,000

Sources: Tables 6.1, 6.2 and 6.3.

7. Park Facilities

The purpose of this fee is to generate revenue to fund the park facilities needed to serve new development. The impact fee is based on the parkland and trails standards found in the Compton General Plan.

Service Population

Facility standards for parks are typically expressed as a ratio of park acres per 1,000 residents. Residents are considered to be the primary users of parks in the City of Compton; therefore, demand for parks and associated facilities is based on the City’s residential population, rather than a combined resident-worker service population. **Table 7.1** provides estimates of the City’s current resident population and a projection for the year 2030.

Table 7.1: Parks Service Population	
	Residents
Existing (2014)	97,300
Growth (2014 - 2030)	20,800
Total (2030)	118,100
Source: Table 2.1.	

Facility Inventories and Standards

This section describes the City’s park facility inventory, facility standards, and park facility costs.

Existing Inventory

Table 7.2 summarizes the City’s existing park inventory, and **Table 7.3** shows the City’s existing park equipment inventory.

Table 7.2: Park Land Inventory

	Acreage
<u><i>Community Parks</i></u>	
Burrell-MacDonald Park	5.00
Gonzales Park	14.06
Kelly Park	3.80
Lueders Park	6.00
Wilson Park	<u>3.90</u>
Subtotal	32.76
<u><i>Neighborhood Parks</i></u>	
Ellerman Park	1.80
Fig/Oleander Park	0.80
Cesar Chavez Park	2.40
Raymond Street Park	2.50
Sibrie Park	3.80
South Park	4.83
Tragniew Park	4.50
Walter R. Tucker Park	<u>4.90</u>
Subtotal	25.53
 Total - Existing Parkland	 58.29

Source: City of Compton.

Table 7.3: Existing Park Equipment Inventory

Facility	Total Cost
Tractor	\$ 16,374
Scraper	5,328
Computers & Accessories	14,875
Communication Links and Data Servers	35,658
Other Items	18,347
Graffiti Removal Machines	115,401
Lighting Equipment	<u>53,520</u>
Total	\$ 259,503

Source: City of Compton.

Park Facility Standards

Park facility standards establish a reasonable relationship between new development and the need for expanded park facilities. Information regarding the City's existing inventory of existing parks facilities was obtained from City staff.

The most common measure in calculating new development's demand for parks is the ratio of park acres per resident. In general, facility standards may be based on the Mitigation Fee Act (using a jurisdiction's existing inventory of park facilities), or an adopted policy standard contained in a master facility plan or general plan. Facility standards may also be based on a land dedication standard established by the Quimby Act.¹

Mitigation Fee Act

The Mitigation Fee Act does not dictate use of a particular type or level of facility standard for public facilities fees. To comply with the findings required under the law, facility standards must not burden new development with any cost associated with facility deficiencies attributable to existing development.² A simple and clearly defensible approach to calculating a facility standard is to use the jurisdiction's existing ratio of park acreage per 1,000 residents. Under this approach, new development is required to fund new park facilities at the same level as existing residents have provided those same types of facilities to date.

Quimby Act

The Quimby Act does specify facility standards to use for parkland dedication. The Act only includes dedication of parkland and does not require construction of park improvements. The Act specifies that the dedication requirement must be a minimum of 3.0 acres and a maximum of 5.0 acres per 1,000 residents. Funds collected through the Quimby ordinance can only be used for purchasing land to create neighborhood and community parks, not open space. A jurisdiction can require residential developers to dedicate above the three-acre minimum if the jurisdiction's existing park standard as of the last Census justifies the higher level (up to five acres per 1,000 residents). The standard used must also conform to the jurisdiction's adopted general or specific plan standards.

The Quimby Act only applies to land subdivisions. A jurisdiction cannot apply the Quimby Act to development on land subdivided prior to adoption of a Quimby ordinance, such as development on infill lots. The Quimby Act also would not apply to residential development on future approved projects on single parcels, such as many types of multi-family development.

The Quimby Act allows payment of a fee in lieu of land dedication. The fee is calculated to fund acquisition of the same amount of land that would have been dedicated. The fee does not include the cost of park improvements because the land dedication requirement does not include improvements.

The Quimby Act allows use of in-lieu fee revenue for any park or recreation facility purpose. Allowable uses of revenue include land acquisition, park improvements including recreation facilities, and rehabilitation of existing park and recreation facilities.

City of Compton Park Facilities Standards

To calculate new development's need for new parks, municipalities commonly use a ratio expressed in terms of developed park acres per 1,000 residents. **Table 5** shows the existing standard for improved park acreage per 1,000 residents. Per the Quimby Act, it can require 3.0 acres per 1,000 capita for residential subdivisions, but as a policy decision, the City will require half of the Quimby standard, 1.5 acres per 1,000 capita.

¹ *California Government Code §66477.*

² See the *benefit* and *burden* findings in *Chapter 11, Mitigation Fee Act Findings*.

Table 7.4: Existing Parkland Standard

	Mitigation Fee Act	Quimby Act
Total Park Acreage	58.29	n/a
Service Population (2014)	<u>97,300</u>	n/a
Existing Standard (Acres per 1,000 Residents)	0.60	1.50

Sources: Tables 7.1 and 7.2; Willdan Financial Services.

Parkland Unit Costs

Table 7.5 shows the estimated cost per acre for neighborhood and community parks, as well as the cost per mile for trails. Land acquisition costs are based on a review of recent listings for vacant parcels in Compton similar to those where the parks are located. The estimated land value for parks is lower than for other facilities considered in this report, such as the fire station and city hall, because parks tend to be located on larger parcels outside of the commercial district.

Improvement costs are based on an amenities estimate of \$250,000 per acre. This estimate includes site improvements and basic park/school amenities such as basketball or tennis courts, restrooms, parking lots, and other basic amenities.

Table 7.5: Parkland Unit Costs

	Cost Per Acre	Share
Park Equipment	\$ 259,503	
Improved Park Acres	<u>58.29</u>	
Special Use Facilities Cost per Improved Acre	\$ 4,000	
Standard Park Improvements ¹	<u>250,000</u>	
Park Improvements Per Acre Subtotal	\$ 254,000	15%
Land Acquisition	<u>\$ 1,456,000</u>	<u>85%</u>
Total	\$ 1,710,000	100%

¹ Improvement costs are estimated at \$250,000 per acre for site improvements (curbs, gutters, water, sewer, and electrical access), plus basic park and school field amenities such as basketball or tennis court, restroom, parking, tot lot, irrigation, turf, open green space, pedestrian paths, and picnic tables. Excludes special use facilities such as recreation centers and pools.

Sources: Tables 7.2, 7.3; Loopnet.com; Willdan Financial Services.

Table 7.6 shows the park facilities needed to accommodate new development at the existing standard and the Quimby standard, respectively. To achieve the standard by the planning horizon, depending on the amount of development subject to the Quimby Act, new development must fund the purchase and improvement of between 12.48 and 31.2 parkland acres, at a total cost ranging between \$21.3 million and \$48.6 million.

The facility standards and resulting fees under the Quimby Act are higher, because development will be charged to provide 1.5 acres of parkland per 1,000 residents, and 0.60 acres of improvements, whereas development not subject to the Quimby Act will be charged to provide only 0.60 acres of parkland per 1,000 residents, and 0.60 acres of improvements. Since the exact amount of development that will be subject to the Quimby fees is unknown at this time, Table 7.6 presents the range of total facility costs that may be incurred depending on the amount of development subject to the Quimby Act.

Table 7.6: Park Facilities to Accommodate New Development

	Calculation	Parkland	Improvements	Total Range ¹
<u>Parkland (Quimby Act), Improvements (Mitigation Fee Act)²</u>				
Facility Standard (acres/1,000 residents)	A	1.50	0.60	
Resident Growth (2014-2030)	B	20,800	20,800	
Facility Needs (acres)	$C = (B / 1,000) \times A$	31.20	12.48	
Average Unit Cost (per acre)	D	\$ 1,456,000	254,000	
Total Cost of Parkland To Serve New Development	$E = C \times D$	\$ 45,427,000	\$ 3,170,000	\$ 48,597,000
<u>Parkland and Improvements - Mitigation Fee Act³</u>				
Facility Standard (acres/1,000 residents)	F	0.60	0.60	
Resident Growth (2014-2035)	G	20,800	20,800	
Facility Needs (acres)	$H = (G / 1,000) / F$	12.48	12.48	
Average Unit Cost (per acre)	D	\$ 1,456,000	254,000	
Total Cost of Parkland To Serve New Development	$I = H \times D$	\$ 18,170,880	\$ 3,169,900	\$ 21,340,780

Note: Totals rounded to the hundreds.

¹ Values in this column show the range of the cost of parkland acquisition and development should all development be either subject to the Quimby Act, or to the Mitigation Fee Act, respectively.

² Cost of parkland to serve new development shown if all development is subject to the Quimby Act (Subdivisions of 50 units or more).

Parkland charged at 1.5 acres per 1,000 residents; improvements charged at the existing standard.

³ Cost of parkland to serve new development shown if all development is subject to the Mitigation Fee Act. Parkland and improvements are charged at the existing standard.

Sources: Tables 7.1, 7.4, and 7.5.

Parks Cost per Capita

Table 7.7 shows the cost per capita of providing park facilities at the General Plan facility standards. The cost per capita is shown separately for land and improvements and for each type of park facility.

Table 7.7: Cost Per Capita Standard

	Calculation	<u>Land</u>		<u>Improvements</u>
		Quimby Fee	Impact Fee	Impact Fee
<u>Parkland</u>				
Parkland Investment (per acre)	A	\$ 1,456,000	\$ 1,456,000	\$ 254,000
Facility Standard (acres per 1,000 residents)	B	1.50	0.60	0.60
Total Cost Per 1,000 capita	$C = A \times B$	\$ 2,184,000	\$ 874,000	\$ 152,000
Cost Per Resident	$D = C / 1,000$	\$ 2,184	\$ 874	\$ 152

Source: Tables 7.4 and 7.5.

Fee Schedule

In order to calculate fees by land use type, the investment in park facilities is determined on a per resident basis for both land acquisition and improvement. These investment factors (shown in Table 7.7) are investment per capita based on the unit cost estimates and facility standards.

Tables 7.8a and **7.8.b** show the park facilities fee based on the minimum Quimby standard and the existing standard, respectively. The City would collect the fee based on only one of the two approaches as appropriate. Each fee includes a component for park improvements based on the City's existing standard. The investment per capita is converted to a fee per dwelling unit.

The total fee includes an administrative charge to fund costs that include: (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Table 7.8a: Park Facilities Fee Schedule - Quimby Act

Land Use	A	B	C = A x B		D = C x 0.05	E = C + D
	Cost Per Capita	Density	Base Fee ¹	Admin Charge ^{1, 2}	Total Fee ¹	
<u>Single Family</u>						
Parkland	\$ 2,184	4.08	\$ 8,911	\$ 446	\$ 9,357	
Improvements	874	4.08	3,566	178	3,744	
Total					\$ 13,101	
<u>Multifamily Family</u>						
Parkland	\$ 2,184	3.23	\$ 7,054	\$ 353	\$ 7,407	
Improvements	874	3.23	2,823	141	2,964	
Total					\$ 10,371	

¹ Persons per dwelling unit or per 1,000 square feet of nonresidential.

² Administrative charge of 5.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 7.7; Willdan Financial Services.

Table 7.8b: Park Facilities Fee Schedule - Mitigation Fee Act

Land Use	A	B	C = A x B		D = C x 0.05	E = C + D
	Cost Per Capita	Density	Base Fee ¹	Admin Charge ^{1, 2}	Total Fee ¹	
<u>Single Family</u>						
Parkland	\$ 874	4.08	\$ 3,566	\$ 178	\$ 3,744	
Improvements	152	4.08	620	31	651	
Total					\$ 4,395	
<u>Multifamily Family</u>						
Parkland	\$ 874	3.23	\$ 2,823	\$ 141	\$ 2,964	
Improvements	152	3.23	491	25	516	
Total					\$ 3,480	

¹ Persons per dwelling unit or per 1,000 square feet of nonresidential.

² Administrative charge of 5.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 7.7; Willdan Financial Services.

Use of Fee Revenue

The City plans to use park facilities fee revenue to purchase parkland or construct improvements to add to the system of park and recreation facilities that serves new development. The City may only use impact fee revenue to provide facilities needed to serve new development.

8. Public Works and Transit

This chapter documents the maximum defensible impact fee for Public Works and Transit facilities. The facilities included in this fee category include the Library and the MLK Transit Center.

Service Population

Public Works and Transit facilities are used to provide services to both residents and businesses. The service population used to determine the demand for public works and transit facilities includes both residents and workers with jobs located in Compton. **Table 8.1** shows the current public works and transit facilities service population and the estimated service population at the planning horizon of 2030.

Both residents and businesses create demand for public works and transit facilities; however, residents and workers do not create demand for facilities at an equal rate. It is assumed that relative facility demand is proportional to the time people spend working compared to the time they spend not working. Thus, each worker is weighted at 0.31 and each resident is weighted at 1.00, based on the ratio of 40 working hours per week to 128 non-working hours per week. The weighting factor of 0.31 is based on an average 40-hour workweek. Some workers work more than 40 hours, while others work less.

Table 8.1: Public Works and Transit Service Population

	Residents	Workers	Service Population
Existing (2014)	97,300	33,100	107,600
New Development (2014-2030)	20,800	7,535	23,100
Total (2030)	118,100	40,635	130,700
Weighting factor	1.00	0.31	

Note: Workers are weighted at 0.31 of residents based on the ratio of work hours to non-work hours in a week (40/128).

Source: Table 2.1; Willdan Financial Services.

Facility Inventories and Standards

The public works impact fee is based on the existing inventory standard, which uses the inventory of existing facilities and the existing service population to project the cost of facilities needed at the end of the planning horizon. (See the Introduction for more information.) **Table 8.2** shows the existing inventory of public works facilities and equipment, along with their estimated replacement value. The estimated land value is based on a review of recent listings for vacant parcels similar to those where the public works and transit facilities are located. Estimated building and equipment values have been provided by the City.

Table 8.2: Existing Public Works and Transit Facilities

	Acres	Units	Unit Cost ¹	Value
<u>Existing Library</u>				
Land (acres)	0.89	acres	\$ 1,456,000	\$1,295,840
Public Works			-	186,077
MLK Transit Center				15,699,019
Equipment				<u>656,916</u>
Total Value - Existing Public Works Facilities				\$ 17,837,852

Sources: City of Compton; Willdan Financial Services.

Table 8.4 shows the planned public works and transit facilities. Since the facilities costs represent less than the future development's fair share of existing facilities, the City will be able to construct these facilities along with other unplanned future facilities with development impact fee revenues.

Table 8.3: Planned Public Works/Transit Facilities

	Total
Groundwater Production Well	\$ 1,400,000
Groundwater Reservoir	<u>1,010,000</u>
Net Cost of Planned Facilities	\$ 2,410,000

Source: City of Compton Public Works Department

Table 8.4 shows the projected per capita investment in public works facilities at the planning horizon. This value is calculated by adding the combined value of existing and planned public works and transit facilities and then dividing that sum by the future 2030 service population.

Table 8.4: Public Works/Transit Facilities Existing Standard

Value of Existing Facilities	\$ 17,837,852
Existing Service Population	<u>107,600</u>
Cost per Capita	\$ 166
Facility Standard per Resident	\$ 166
Facility Standard per Worker	51

Sources: Tables 8.1 and 8.2; Willdan Financial Services.

Fee Schedule

Table 8.5 shows the maximum justified public works fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space).

Table 8.5: Public Works/Transit Facilities Fee - Existing Standard

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee ¹	D = C x 0.05 Admin Charge ^{1, 2}	E = C + D Total Fee ¹	E / 1,000 Fee per Sq. Ft.
<i><u>Residential</u></i>						
Single Family Unit	\$ 166	4.08	\$ 676	\$ 34	\$ 710	
Multi-family Unit	166	3.23	535	27	562	
<i><u>Nonresidential</u></i>						
Commercial	\$ 51	2.50	\$ 128	\$ 6	\$ 134	\$ 0.13
Office	51	3.33	170	9	179	0.18
Industrial	51	1.67	85	4	89	0.09

¹ Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

² Administrative charge of 5.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 8.3; Willdan Financial Services

Use of Fee Revenue

The City can use public works and transit facilities fee revenues for the refurbishment, construction or purchase of buildings and land that are part of the system of public works facilities serving new development.

Table 8.6 shows the projected fee revenue that would be generated by new development.

Table 8.6: Revenue Projection - Existing Standard

Cost per Capita	\$ 166
Growth in Service Population (2014 - 2030)	23,100
Fee Revenue	\$ 3,830,000
Net Cost of Planned Facilities	2,410,000
Facilities to Be Identified	\$ 1,420,000

Sources: Tables 8.1, 8.3 and 8.4.

9. Implementation

Impact Fee Program Adoption Process

Subject to the advice of legal counsel, the City Council should hold a public hearing and adopt a resolution to implement the updated impact fees documented in this report. The fee resolution could reference the ordinance, set the amount of the fees, and reference this report to justify the amount of the fees. The Council should make a finding that this action is consistent with both the ordinance and with *California Government Code* Sections 66018 and 66019, which establish requirements for the impact fee implementation process. The City should:

- At least 10 days prior, publish notice of a public hearing on the proposed impact fee.
- At least 10 days prior, send a notice of a public hearing to any party that has submitted a written request for such a notice.
- At least 10 days prior to the hearing, have this report and all supporting documentation such as the updated facility master plans available for review by the public.
- Hold the public hearing to consider a resolution adopting the updating impact fees.
- City Council should adopt a resolution establishing the updated impact fee amounts.

Identify Non-Fee Revenue Sources

This fee study identified revenue deficiencies attributable to the existing service population, facility demand generated by development outside of Compton, and fee limitations imposed by development agreements. As fees may only be imposed under the Act to fund new development's fair portion of facilities, the City should consider how deficiencies might be supplemented through the use of alternative funding sources. This issue applies to the transportation fees for the City of Compton.

Potential sources of revenue include existing or new general fund revenues, the use of existing or new taxes, or grant funding from an outside agency. Any new special tax would require two-thirds voter approval, while new assessments or property-related charges would require majority property-owner approval.

Inflation Adjustment

Fees should be updated annually for inflation in facilities costs. The impact fee ordinance specifies that the *Engineering News-Record* Construction Cost Index for San Francisco should be used for the roadway and park and recreation fees, while the Building Cost Index should be used for the municipal facilities fee. The City should consider including changes in land value when conducting annual inflation updates. Calculating the land cost index may require the periodic use of a property appraiser. To calculate prospective fee increases, each index should be weighed against the share of total planned facility costs represented by land or construction, as appropriate.

Reporting Requirements

The City should comply with the annual and five-year reporting requirements of the *Act*. For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-fee revenues is essential. Identification of the timing of receipt of other revenues to fund the facilities is also important.

Fee Accounting

The City should deposit fee revenues into separate restricted fee accounts for each of the fee categories identified in this report. Fees collected for a given facility category should only be expended on new facilities of that same category.

Programming Revenues and Projects with the CIP

The City should maintain a Capital Improvement Plan (CIP) to adequately plan for future infrastructure needs. The CIP should commit all projected fee revenues and fund balances to specific projects. These should represent the types of facilities needed to serve growth and described in this report. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues. The CIP also provides the documentation necessary for the City to hold funds in a project account for longer than five years if necessary to collect sufficient monies to complete a project.

With or without a CIP, the City may decide to alter the scope of the planned projects or to substitute new projects as long as those new projects continue to represent an expansion of the City's facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, the City should consider revising the fees accordingly.

Renovations and Changes in Use

Impact fees should be charged to new development projects that increase the demand for City facilities. In this study, service demand is allocated to development projects based on residential dwelling units or nonresidential building square footage. Accordingly, impact fees would generally not be charged for building renovations, unless new dwelling units or new nonresidential space is created.

If a renovation is associated with a change in use that results in increased public facilities demand, the difference between the fees that would have been charged for the prior use and the new use may be charged. For example, if commercial space is renovated and converted to offices, the City may charge the difference between the office impact fees and the commercial impact fees.

10. Mitigation Fee Act Findings

Fees are imposed on new development projects by local agencies responsible for regulating land use (cities and counties). To guide the imposition of facilities fees, the California State Legislature adopted the Act with Assembly Bill 1600 in 1987 and subsequent amendments. The *Mitigation Fee Act*, contained in *California Government Code* §§66000 – 66025, establishes requirements on local agencies for the imposition and administration of fees. The Act requires local agencies to document five statutory findings when adopting fees.

The five findings in the Act required for adoption of the maximum justified fees documented in this report are: 1) Purpose of Fee, 2) Use of Fee Revenues, 3) Benefit Relationship, 4) Burden Relationship, and 5) Proportionality. This chapter describes how this Impact Fee Report supports the findings that must be made by the City Council when establishing or increasing fees. The City Council may adopt these findings or other findings when adopting updated impact fees.

Purpose of Fee

- *Identify the purpose of the fee (§66001(a)(1) of the Act).*

It is the policy of the City that new development will not burden the existing service population with the cost of facilities required to accommodate growth. The purpose of the fees proposed by this report is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fees advance a legitimate City interest by enabling the City to fund the facilities needed to provide municipal services to new development.

Use of Fee Revenues

- *Identify the use to which the fees will be put. If the use is financing facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in §65403 or §66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the facilities for which the fees are charged (§66001(a)(2) of the Act).*

Fees proposed in this report, if enacted by the City, would be available to fund expanded facilities to serve new development. Facilities funded by these fees are designated to be located within the City. Fees addressed in this report will be restricted to funding the following facility categories: police facilities, fire facilities, transportation facilities, general government facilities, parks facilities and public works facilities.

Summary descriptions of the planned facilities, such as size and cost estimates, were provided by the City and are included in Chapters 3 through 8 of this report. More thorough descriptions of certain planned facilities, including their specific location, if known at this time, are included in master plans, capital improvement plans, traffic studies, or other City planning documents or are available from City staff. The City may change the list of planned facilities to meet changing needs and circumstances of new development, as it deems necessary. The fees should be updated if these amendments result in a significant change in the fair share cost allocated to new development.

Planned facilities to be funded by the fees are described in the “Use of Fee Revenues” section in each facility category chapter.

Benefit Relationship

- *Determine the reasonable relationship between the fees' use and the type of development project on which the fees are imposed (§66001(a)(3) of the Act).*

The City will restrict fee revenue to the acquisition of land, construction of facilities and buildings, and purchase of related equipment, furnishings, and vehicles used to serve new development as described above under the “Use of Fee Revenues” finding. The City should keep fees in segregated accounts. Facilities funded by the fees are expected to provide a City-wide network of facilities accessible to the additional residents and workers associated with new development. Under the Act, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new residential and non-residential development that will pay the fees.

Burden Relationship

- *Determine the reasonable relationship between the need for the public facilities and the types of development on which the fees are imposed (§66001(a)(4) of the Act).*

The need for facilities is based on a facility standard that represents the demand generated by new development for those facilities. Facility demand is determined as follows:

- The demand for park facilities, public works facilities, general government facilities, fire facilities, and police facilities is based on residential population and the number of workers in the City and a cost standard calculated for each facility type; and
- The demand for transportation facilities is based on the number of projected vehicular trips generated per use classification.

For each facility category, demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development.

The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

Chapter 2, *Growth Projections* provides a description of how service population and growth projections are calculated. Facility standards are described in the *Facility Standards* sections of in each facility category chapter.

Proportionality

- *Determine how there is a reasonable relationship between the fees amount and the cost of the facilities or portion of the facilities attributable to the*

development on which the fee is imposed (§66001(b) of the Act).

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's generation of population, employment, or vehicle trips. Larger new development projects can result in a higher service population or a higher trip generation rate, resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees can ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

See *Chapter 2, Growth Projections*, or the *Service Population* or *Trip Rate Demand* sections in each facility category chapter for a description of how population, employment, or Trip Rate Adjustment Factors are determined for different types of land uses. See the *Fee Schedule* section of each facility category chapter for a presentation of the proposed facilities fees.

Appendix A: Detailed Lists of Facilities and Equipment Inventories

Appendix Table A.1: Law Enforcement Vehicle Inventory

Item	Original Cost
2006 Ford Focus 2X4 SE Sedan	\$ 14,078
2006 Ford Focus 2X4 SE Sedan	14,078
2006 Ford Focus 2X4 SE Sedan	14,078
2006 Ford Focus 2X4 SE Sedan	14,078
2006 Ford Focus 2X4 SE Sedan	14,078
2007 Ford Taurus (Vehicle) - IFAFP53U67A187515	14,177
2007 Ford Taurus (Vehicle) - IFAFP53U87A187516	14,177
2007 Ford Taurus (Vehicle) - IFAFP53UX7A187517	14,177
2007 Ford Taurus (Vehicle) - IFAFP53UI7A187518	14,177
2007 Ford Ranger (Pick Up Truck) - 1FTYR10UX7PA40492	11,767
2007 Ford Ranger (Pick Up Truck) - 1FTYR10U17PA40493	11,767
2007 Ford Focus (Vehicle) - IFAFP34N57W203329	12,755
2007 Ford Focus (Vehicle) - IFAFP34N17W203330	12,755
2007 Ford Focus (Vehicle) - IFAFP34N37W203331	<u>12,755</u>
Total	\$ 188,895

Source: City of Compton.

Appendix Table A.2: Fire Protection Vehicles, Apparatus and Equipment

Equipment	Original Cost
2005 Ford Type II Leader Van Ambulance - VIN no IFDSS34P15HA10097	\$ 72,051
2005 Ford Type II Leader Van Ambulance - VIN no IFDSS34P45HA03855	72,051
2005 Ford Type II Leader Van Ambulance - VIN no IFDSS34P85HA03857	72,051
2005 Ford Type II Leader Van Ambulance - VIN no IFDSS34P95HA15175	72,051
2005 Ford Type II Leader Van Ambulance - VIN no IFDSS34P05HA15176	72,051
2005 Ford Type II Leader Van Ambulance - VIN no IFDSS34P25HA15177	72,051
F350 DRW Crew Cab Pickup	30,000
Outfitting Command Vehicle	45,000
Vehicle - Ford Excursion XLS	40,000
Workstation and Printer	20,726
Equipment	17,210
Extrication Tool (qty. 2 ea)	5,099
Rescue Air Cushion Kit	6,926
50 Ton Air Bag Set	5,697
2006 Haulmark Edge Trailer	24,793
Paint, Graphics, Delivery of Trailer	6,285
Two Line Decon Shower	10,240
2007 Ford Taurus (Vehicle) - IFAFP53U47A187514	14,177
Defibrillator/Monitors (qty. 3)	50,765
Exhaust extraction system	33,488
Exhaust extraction system	50,376
Exhaust extraction system	39,921
Exhaust extraction system	20,078
2008 Ford Taurus	21,893
2008 Ford Taurus	21,893
2008 Ford Taurus	21,893
2008 Ford Taurus	21,893
2008 Ford Taurus	21,893
Exhaust extraction system	23,578
2008 Ford Crown Victoria	26,240
Altec Lift Trucks (2 No)	155,103
1LP12 Monitor for Paramedic and Accessories (1001-690-000-4334)	19,882
Fire Engine (5 Nos)	1,300,000
Fire Apparatus	279,000
Communication Link and Data Back up equipment Fire Station 2 - Cisco smartnet equipments and a	16,846
Emergency Ambulances For Fire Department - VIN # 1FDSS34P38DB51586 (check no 185676)	71,265
Emergency Ambulances For Fire Department - VIN # 1FDSS34P18DB42949 (check no 185676)	71,265
Emergency Ambulances For Fire Department - VIN # 1FDSS34P48DB35008 (check no 183708)	71,265
Computer Equipment - from CDWG (1003-690-000-4334)	13,087
Communication Equipment for Compton Police Dept - Motorola Inc (3030-610-000-4250)	1,128,405
Camera Project - Leverage Information System -(3030-690-000-4334)	230,960
Camera Project - Leverage Information System -(3030-690-000-4334)	58,317
Camera Project - Leverage Information System -(3030-690-000-4334)	158,658
Camera Project - The Ascent Company -(3030-690-000-4334)	109,478
Camera Project - Leverage Information System -(2800-690-S66-4269)	147,997
Total	\$ 4,843,897

Source: City of Compton

Appendix Table A.3: Miscellaneous Building Inventory

Item		Original Cost
Gonzales Rec Center	City Manager	\$ 325,325
Burrell - McDonald Rec Center	City Manager	281,173
Leuders Rec Center	City Manager	260,592
Wilson Rec Center	City Manager	236,191
Building Improvement and Lead Abatement	General Services	230,551
ICMS Office	City Manager	99,123
Water Department Building	City Manager	79,849
Love Pool Building	City Manager	55,760
Love Pool	City Manager	51,553
Addition: Kelly Rec Center	City Manager	44,100
Kelly Rec Center	City Manager	41,531
Tucker Restroom	City Manager	40,968
Jakie Robinson Stadium	City Manager	36,774
Empty Building	City Manager	36,488
Property Storage Building	City Manager	30,131
Raymond Restroom	City Manager	25,142
Addition: Office/Shops Building	City Manager	25,100
Special Services Building	City Manager	25,025
Chlorine Storage/Water Dept Building	City Manager	20,238
Chemical Building	City Manager	16,959
Kelly Restroom	City Manager	16,937
Golf Course Pro Shop	City Manager	16,707
Storage Building	City Manager	15,932
Sebrie Restroom	City Manager	14,356
Gonzales Restroom	City Manager	14,356
Auto Shop	City Manager	13,860
Welding/Vehicle Storage	City Manager	13,860
VFW Building	City Manager	9,925
Raymond Scorekeepers Bld	City Manager	9,084
Office/Shops Building	City Manager	8,705
South Restroom	City Manager	7,258
Water/Park/Lounge Building	City Manager	6,228
Garage	City Manager	5,834
Garage	City Manager	5,055
Tool Storage No. 1	City Manager	4,982
Tool Storage No. 2	City Manager	4,982
Golf Course Work Shop	City Manager	4,630
Garage/Storage Building	City Manager	4,614
Garage-Water Dept Building	City Manager	3,900
Garage-Paint	City Manager	3,270
Kelly Scorekeepers Bld	City Manager	2,989
Storage Building	City Manager	2,866
Utility Building	City Manager	1,641
Electrical/Traffic/Lighting Shed	City Manager	1,427
Electrical Office	City Manager	1,350
Tool Shed-Parks	City Manager	965
Heritage House	City Manager	800
Total		\$ 2,159,087

Source: City of Compton

Appendix Table A.4: General Government Equipment Inventory

Item	Location	Original Cost
Machinery and Equipment - Equipment Rental Fund 6000		\$ 6,262,514
Heidelberg Printing Press and UV Coating Machine for Reproduction Unit (Lease Purchase - repayment to start in Sept :	Reproduction	394,149
23 Nos Printers - made up of 22 Nos RICOH and one HP Printers at Various Departments/Offices of the City	2005	404,700
Upgrade to the Network and communication links at City Hall - purchased from CDWG - Cisco smartnet equipments and	Building & Safety	24,911
Various items Furniture and installed fittings for City Attorney's Dept - payment to National Business Furniture (check no	City Attorney	5,397
Sire Software	City Clerk	94,269
Office Desk	City Clerk	5,622
2 Laptop Computers for office of Council Person Dr. Willie Jones and 1 Printer for Planning Dept with following particulars:	City Council and PEDD	8,209
Printing Software - Document Management Software (lease financed)	City Manager	94,269
American LeFrance Eagle Bumper Engine (lease financed)	City Manager	124,729
Heldberg Printing Press	City Manager	213,436
Furniture - 11 items (6 Desks, 2 Drawer File Tables, 3 Quo Executive Chairs) for two new offices in City Manager's Office	City Manager	13,335
Water Fountains (3) at City Chambers - Major Repair cost by Specialty Environments Company Inc.	City Manager	25,820
Computers and Computer Accessories (4 computers and 1 Monitors) with following particulars:	City Manager	5,250
Computers, 50' flat screen and Computer Accessories purchased from CDWG - Non-Deptal / City Manager for FY 2009/	City Manager	47,156
Illuminated Seal, Street Pole Banners, Lighting Hardware and Alluminum Sheet - ASAP Sign Company (check no 17763	City Manager	45,606
Film Processor / Speedsetter 400 Platesetter Hardware	City Manager - for Reproduction	92,307
2 No Monuments Signs (Aluminum double sided dimensions "72" X "84") at City Hall and Gateway Plaza	City Manager (1001-610-000-4332)	82,658
2 No Monuments Signs at Santa Fee & Artesia, Elsegundo & Central Blvd., and Lighting Poles	City Manager (1001-610-000-4332)	50,591
HP SB DC7900 with HP SB LP1965 "19 Monitor	CRA's Fund - Controller's Office use	5,250
Advenger 2810D W/Onboard and Reel Cleaner	General Services	11,708
Biloei (Replacement)	General Services	17,200
Camera Project - Leverage Information System -(2800-780-S66-4269)	Grants Dept	229,300
Server software - Microsoft License and Service Agreement - 3 years	Information Systems	465,785
EMC Disaster Recovery Equipment	Information Systems	348,055
Network Equipment and Upgrade Accessories (CISCO) financed through capital lease from Key Government Finance Inc	IT	251,083
Hardware and software upgrades to City's Phone System	IT	170,593
EMC Disaster Recovery Equipment - capital lease from CIT Technology Financing Services, Inc.	IT	348,055
20 Mobile Data Computers for MLES - purchased from Acura Systems International Inc (Check No185585)	MLES	105,940
Computer Equipment - from CDWG (1001-670-000-4335)	MLES	33,801
T3 Motion Inc - Surveillance Camera and equipment (1061-680-004-4334)	MLES	138,719
Camera Project - Leverage Information System -(1061-670-004-4334)	MLES	69,717
New computer and server system	Non-Departmental	13,439
New computer and server system	Non-Departmental	26,752
New computer and server system	Non-Departmental	7,427
Communication Equipment - Future Design (3030-610-000-4332)	Non-Dept	24,054
Trailers - supplied by Modular Space Corp (3030-610-000-4334)	Non-Dept	27,221
Computer Equipment - Best Buy Biz Adv (3030-610-000-4332)	Non-Dept	22,328
PED Security Cameras 2800-780-566-4269	PEDD	10,700
Alluminum Seals / Banners for Compton Creek - by ASAP Sign Company (check no 180129) - CDBG Fund	PEDD	6,443
Total		\$ 10,328,496

Source: City of Compton

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Planning

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE ADOPTION OF DEVELOPMENT IMPACT FEES APPLICABLE TO NEW RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT TO FUND PUBLIC IMPROVEMENTS AND FACILITIES

<ManagersName>
DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 23, 2015

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: GLEN W.C. KAU, P.E., DIRECTOR
PUBLIC WORKS / MUNICIPAL UTILITIES

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON ORDERING THE LEVY AND COLLECTION OF
ASSESSMENTS WITHIN THE LIGHTING AND LANDSCAPE
DISTRICT NO. 1 FISCAL YEAR 2015/2016**

SUMMARY

This resolution will approve the Ordering of the Levy and Collection of Assessments Charges on the Lighting and Landscape District No.1 for Fiscal Year 2015-2016.

BACKGROUND

At its regularly scheduled of June 9, 2015, the City Council adopted resolutions Initiating Proceedings, accepting the Preliminary Engineering Report, Declaring its Intent to Levy and Collect Assessments and Charges, and appoint a time and place for hearing protests for the Lighting and Landscape District No. 1 for Fiscal Year 2015/2016.

The time for the hearing of protests is set for June 23, 2015 at 6:20 P.M. to be held in the City Council Chambers, 205 South Willowbrook Avenue, Compton, California.

STATEMENT OF THE ISSUE

These funds are required to operate the street lighting and landscaping in the City of Compton for Fiscal Year 2015/2016. The action of this meeting is to hold the noticed public hearing. The City Council will receive public comments and make any revisions deemed essential.

RECOMMENDATION

Staff recommends approval of the attached Resolution.

**GLEN W. C. KAU, P.E., DIRECTOR
PUBLIC WORKS / MUNICIPAL UTILITIES DEPARTMENT**

APPROVED FOR FORWARDING:

**JOHNNY FORD
CITY MANAGER**

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE
LIGHTING AND LANDSCAPE DISTRICT NO. 1 FOR FISCAL YEAR 2015/2016**

WHEREAS, the City Council of the City of Compton has by previous resolution initiated proceedings and declared its intention to levy and collect assessments against lots and parcels of land within the Landscape and Lighting District No.1 (hereinafter referred to as the "District") for Fiscal Year 2015/2016, 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 (hereinafter referred to as the "Act"); and

WHEREAS, the designated Assessment Engineer, Willdan Financial Services has prepared and filed with the City Clerk of the City of Compton and the City Clerk has presented to the City Council the Engineer's Report (hereinafter referred to as the "Report") in connection with the proposed levy and collection of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; 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, 2015 and ending June 30, 2016, to pay the costs and expenses of operating, maintaining and servicing landscaping, lighting and appurtenant facilities located within the District; and

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

SECTION 1. The above recitals are true and correct.

SECTION 2. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving or amending the Report prepared in connection herewith; the levy and collection of assessments, and considered all oral and written statements, protests and communications made or filed by interested persons.

SECTION 3. Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- a) The land within the District will receive special benefit by the operation, maintenance and servicing of landscaping, lighting and appurtenant facilities within the boundaries of the District.
- b) The District includes all of the land receiving such benefit.
- c) The net amount to be assessed upon the lands within the District has been apportioned by a formula and method, which fairly distributes the net amount among the eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the Fiscal Year commencing July1, 2015 and ending June 30, 2016.
- d) The proposed special benefit assessment calculated and apportioned for Fiscal Year 2015/2016 are consistent with the previously adopted Rate and Method and constitute a continuation of existing assessments. That the assessments are imposed exclusively to finance the maintenance, operation and servicing expenses for streets.

SECTION 4. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration and servicing of the improvements including streetlights, traffic signals, landscaping including turf, ground cover, shrubs and trees, irrigation systems, drainage systems, and all appurtenant facilities related thereto or that may be authorized pursuant to the provisions of the Act.

SECTION 5. The County Auditor of Los Angeles County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall 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 levy shall be paid to the City Treasurer and placed in a fund for the District.

SECTION 6. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Compton Lighting and Landscape District No.1, and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in the Report.

SECTION 7. The adoption of this Resolution constitutes the District annual levy for the Fiscal Year commencing July 1, 2015 and ending June 30, 2016.

SECTION 8. The Assessment Engineer selected by the City Council is hereby authorized and directed to file a copy of this Resolution and the assessments with the County Auditor of the County of Los Angeles in August 2015.

SECTION 9. Copies of this Resolution shall be filed in the offices of the City Manager, City Controller, and Public Works Engineering Departments.

SECTION 10. The Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the ____ day of _____, 2015.

That said Resolution was adopted by the following vote, to wit:

AYES: **COUNCIL MEMBERS-**
NOES: **COUNCIL MEMBERS-**
ABSTAIN: **COUNCIL MEMBERS-**
ABSENT: **COUNCIL MEMBERS-**

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Public Works-Engineering

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE LIGHTING AND LANDSCAPE DISTRICT NO. 1 FISCAL YEAR 2015/2016

Glen Kau
DEPARTMENT MANAGER’S SIGNATURE

6/16/2015 11:10:31 AM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

6/17/2015 11:38:11 PM
DATE

Stephen Ajobiewe
CITY CONTROLLER

6/17/2015 5:43:02 PM
DATE

Kelly Montgomery
CITY MANAGER

6/16/2015 9:42:17 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 23, 2015

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: GLEN K.C. KAU, P.E.,DIRECTOR
PUBLIC WORKS/MUNICIPAL UTILITIES DEPARTMENT**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON ORDERING THE LEVY AND COLLECTION OF
ASSESSMENTS OF SEWER SERVICE CHARGE FOR FISCAL YEAR
2015-2016**

SUMMARY

This resolution will approve Ordering the Levy and Collection of Assessments of Sewer Service Charge for Fiscal Year 2015/2016.

BACKGROUND

At its regularly scheduled meeting of June 9, 2015, the City Council adopted resolutions Initiating Proceedings, accepting the Preliminary Engineer's Report, Declaring its Intent to Levy and Collect Assessments and Charges, and appoint a time and place for hearing protests for the Sewer Service Charge for Fiscal Year 2015-2016.

The time for the hearing of protests is set for June 23, 2015 at 6:25 P.M. to be held in the City Council Chambers, 205 South Willowbrook Avenue, Compton, California.

STATEMENT OF THE ISSUE

These funds are required to operate and maintain the sewer collection system in the City of Compton for Fiscal Year 2015/2016. The action of this meeting is to hold the noticed public hearing. The City Council receives public comment and makes any revisions deemed essential.

RECOMMENDATION

Staff recommends approval of the attached Resolution.

**GLEN W. C. KAU. P.E., DIRECTOR
PUBLIC WORKS/MUNICIPAL UTILITIES DEPARTMENT**

APPROVED FOR FORWARDING:

**JOHNNY FORD
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS OF SEWER SERVICE CHARGE FOR FISCAL YEAR 2015/2016

WHEREAS, the City Council of the City of Compton has by previous resolution initiated proceedings and declared its intention to levy and collect sewer service charges against lots and parcels of land within the City of Compton (hereinafter referred to as the "City") for Fiscal Year 2015/2016; and

WHEREAS, the designated Assessment Engineer, Willdan Financial Services has prepared and filed with the City Clerk of the City of Compton and the City Clerk has presented to the City Council the Engineer's Report (hereinafter referred to as the "Report") in connection with the proposed levy and collection of sewer service charges upon eligible parcels of land within the City, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect service charges against parcels of land within the City for the Fiscal Year commencing July 1, 2015 and ending June 30, 2016, to pay the costs and expenses of operating, maintaining and servicing sewer facilities located within the City; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving or amending the Report prepared in connection herewith; the levy and collection of service charges, and considered all oral and written statements, protests and communications made or filed by interested persons.

SECTION 3. Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- a) The land within the City will be benefited by the operation, maintenance and servicing of the sewer facilities within the boundaries of the City.
- b) The City includes all of the land receiving such benefit.
- c) The net amount to be charged upon the lands has been apportioned by a formula and method, which fairly distributes the net amount among chargeable parcels in proportion to the estimated benefit to be received by each parcel from the improvements and services for the Fiscal Year commencing July 1, 2015 and ending June 30, 2016.
- d) The proposed charges for Fiscal Year 2015/2016 constitute a continuation of existing charges. That the charges are imposed exclusively to finance the maintenance, operation and servicing expenses for sewer facilities.

SECTION 4. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration and servicing of the sanitary sewer system and repayment of a portion of the annual payment on the sewer bonds previously issued for the reconstruction of the sewer system and all appurtenant facilities related thereto.

SECTION 5. The County Auditor of Los Angeles County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall 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 levy shall be paid to the City Treasurer and placed in a special fund.

SECTION 6. The City Treasurer shall deposit all money representing charges collected by the County to the credit of a fund for the City of Compton Sewer Service Charge, and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in the Report.

SECTION 7. The adoption of this Resolution constitutes the annual levy of the sewer service charge for the Fiscal Year commencing July 1, 2015 and ending June 30, 2016.

SECTION 8. The Assessment Engineer selected by the City Council is hereby authorized and directed to file a copy of the Resolutions and charges with the County Auditor of the County of Los Angeles no later than August 2015.

SECTION 9. Copies of this Resolution shall be filed in the offices of the City Manager, City Controller, and Public Works Departments.

SECTION 10. The Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the ____ day of _____, 2015.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Public Works-Engineering

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS OF SEWER SERVICE CHARGE FOR FISCAL YEAR 2015/2016

Glen Kau
DEPARTMENT MANAGER’S SIGNATURE

6/16/2015 10:54:11 AM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

6/17/2015 11:18:10 PM
DATE

Stephen Ajobiewe
CITY CONTROLLER

6/17/2015 5:41:46 PM
DATE

Johnny Ford
CITY MANAGER

6/16/2015 10:59:46 AM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 23, 2015

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: GLEN W. KAU, P.E., DIRECTOR
PUBLIC WORKS / MUNICIPAL UTILITIES**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON APPROVING THE ENGINEER'S REPORT OF WILL DAN
FINANCIAL SERVICES FOR THE CITY OF COMPTON'S LIGHTING
AND LANDSCAPE ASSESSMENTS DISTRICT NO. 1 CHARGES FOR
FISCAL YEAR 2015/2016**

SUMMARY

This resolution will approve the Engineer's Report for the Lighting and Landscape Assessment District No. 1 Charges for Fiscal Year 2015/2016.

BACKGROUND

At the City Council meeting held on June 9, 2015, the City Council adopted resolutions Initiating Proceedings, accepting the Preliminary Engineer's report Declaring its Intent to Levy and Collect Assessments and Charges, and appoint a time and place for hearing protests for the Lighting and Landscape District Charge for Fiscal Year 2015/2016.

The time for the hearing of protests was set for June 23, 2015 6:20 P.M. to be held in the City Council Chambers, 205 South Willowbrook Avenue, Compton, California.

STATEMENT OF THE ISSUE

These funds are required to operate and maintain the street lighting and landscaping within the City of Compton for Fiscal Year 2015-2016.

RECOMMENDATION

Staff recommends approval of the attached Resolution.

**GLEN W. C. KAU, P.E., DIRECTOR
PUBLIC WORKS/ MUNICIPAL UTILITIES DEPARTMENT**

APPROVED FOR FORWARDING:

**JOHNNY FORD
CITY MANAGER**

Attachments: FY 2015-2016 Engineer's Report

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE ENGINEER’S REPORT OF WILLDAN FINANCIAL SERVICES FOR THE CITY OF COMPTON’S LIGHTING AND LANDSCAPE ASSESSMENTS DISTRICT NO. 1 CHARGES FOR FISCAL YEAR 2015/2016

WHEREAS, the City Council pursuant to provisions of the *Landscaping and Lighting Act of 1972 (commencing with Section 22500) Part 2, Division 15 of the California Streets and Highways Code* (hereinafter referred to as the “Act”) and provisions of the City of Compton Municipal Code (hereinafter referred to as the “Municipal Code”) did by previous Resolution, order the preparation of the Fiscal Year 2015/2016 Engineer’s Report for the Lighting and Landscape District No. 1 Charge (hereinafter referred to collectively as the “Districts”), and

WHEREAS, the City Council pursuant to applicable provisions of the Act or Municipal Code proposes to levy and collect assessments and charges against lots and parcels of land within the Districts for the Fiscal Year 2015/2016, to pay the maintenance, servicing and operation of the improvements related thereto, and

WHEREAS, Willdan Financial Services (the designated Engineer) in accordance with *Section 22623* of the Act and provisions of the Municipal Code, has prepared and filed with the City Clerk an Engineer’s Report for Fiscal Year 2015/2016 and said report has been presented to the City Council and is incorporated herein by reference, and

WHEREAS, this City Council has examined and reviewed the Engineer’s Report as presented, and is preliminarily satisfied with the description of the Districts, the improvements identified therein, each of the budget items and documents as set forth, and is satisfied that the proposed assessments and charges have been spread proportionately in accordance with the special benefit each property receives from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer’s Report or as modified by Council action and incorporated herein.

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

SECTION 1. The above recitals are true and correct.

SECTION 2. The Engineer’s Report as presented is hereby approved pursuant to *Section 22623* of the Act and provisions of the Municipal Code, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 3. Copies of this resolution shall be filed in the offices of the City Manager, City Controller and Public Works Departments.

SECTION 4. The Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this ____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

Resolution No. _____
Page 2

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the ____ day of _____, 2015.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON



City of Compton

Landscape and Lighting District No. 1

2015/2016 PRELIMINARY ENGINEER'S REPORT

Intent Meeting: June 9th, 2015
Public Hearing: June 23rd, 2015

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



#13.

ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Assessments for the:

Landscape and Lighting District No. 1

**City of Compton
Los Angeles County, State of California**

This Report identifies the parcels within the District and all relevant zones therein, 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 9th day of June, 2015.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Compton

By: 
Jose Omoteotl, Project Manager
District Administration Services

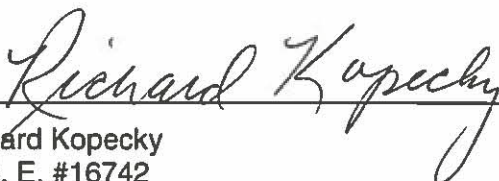
By: 
Richard Kopecky
R. C. E. #16742



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I. INTRODUCTION

The City of Compton (“City”) annually levies and collects special assessments in order to maintain the improvements that provide special benefit to properties within the Compton Landscape and Lighting District No.1 (“District”). Assessments are levied annually for the District pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the “1972 Act”).

The Engineer’s Report (“Report”) describes the District, applicable changes to the District, including any annexations or substantial changes in the improvements, and the proposed assessments for the fiscal year commencing July 1, 2015 and ending June 30, 2016 (“2015/2016”). The assessments are based on the historical and estimated cost to maintain the improvements that provide a special benefit to properties within the District and Zones, as described herein. The improvements within the District and the corresponding costs, including all expenditures, deficits, surpluses, revenues, and reserves, are assessed for each Zone.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessment Number by the Los Angeles County Assessor’s Office. The Los Angeles County Auditor/Controller uses Assessment Numbers and specific Fund Numbers to identify properties assessed for special district benefit assessments on the tax roll.

Following consideration of all public comments and written protests at a noticed public hearing and review of the Engineer’s Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council may then order the levy and collection of assessments for fiscal year 2015/2016 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll for each assessable parcel in fiscal year 2015/2016.

II. PROVISIONS OF THE 1972 ACT

The Method of Apportionment described for the District utilizes commonly accepted assessment-engineering practices and have been established pursuant to the 1972 Act in compliance with the provisions of the California Constitution Article XIID. As generally defined, the improvements and the associated assessments for any district formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of 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 streetlights and traffic signals.
- 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, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- 5) The installation of park or recreational improvements including, but not limited to the following:
 - i. Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - ii. Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - i. The cost of preparation of the Report, including plans, specifications, estimates, diagram, and assessment;
 - ii. The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - iii. Compensation payable to the County for collection of assessments;
 - iv. Compensation of any engineer or attorney employed to render services;
 - v. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
 - vi. Costs associated with any elections held for the approval of a new or increased assessment.

III. DESCRIPTION OF THE DISTRICT AND SERVICES

A. GENERAL DESCRIPTION OF THE DISTRICT AND SERVICES

The District boundary is coterminous with the boundary of the City of Compton. The District consists of seven (7) distinct benefit zones ("Zones"):

ZONE	DESCRIPTIONS
1	Residential
2	Commercial
3	Heavy Manufacturing
4	Limited Manufacturing
5	Gateway Town Center
6	Churches
7	Exempt

A diagram showing the exterior boundaries of the District, the boundaries of designated Zones within the District has been previously filed in the office of the City Clerk and is incorporated herein by reference. For a detailed description of the lines and dimensions of any lots or parcels within the District, reference is made to the Los Angeles County

Assessor parcel maps for fiscal year 2015/2016, which are by reference made part of this Report.

The District provides for the maintenance, servicing and operation of landscape and lighting improvements within public easements and right-of-ways throughout the District.

Currently, there are 6,207 lights in the District, out of which 1,458 lights are owned by the City. A plan showing the size and location of street lights and traffic signals to be installed, maintained and serviced and, in general, the landscaping and parkway maintenance to be performed in each Zone in the District is on file in the office of the City Clerk and is hereby made a part of this Report by reference.

The tables on the following pages show the street light and safety light inventory in the City.

STREET LIGHT INVENTORY

Location	Record #	I.D. #	Sequence #	Soffit	Metal Halide 250 WT 10' Globe	Metal Halide 150 WT	Metal Halide 250 WT
1 Compton Boulevard and Willowbrook Avenue Service West Road S-W Corner	61	495	1000-010	-	-	-	5
2 Compton Boulevard and Acacia Avenue Service S-E Corner	129	363	1000-020	-	-	-	6
3 Myrrh Street and Willowbrook Avenue Service NW Corner	131	365	1000-030	-	-	-	8
4 Acacia Avenue and Myrrh Street Service N-E Corner	130	364	1000-040	-	-	-	3
5 Compton Boulevard between Oleander Avenue and Willowbrook Avenue N/W Corner	127	361	1000-050	-	-	-	12
6 Compton Boulevard and Wilmington Avenue South Median	62	496	1000-055	-	-	-	6
7 Compton Boulevard East of Wilmington Avenue	132	366	1000-060	-	-	-	4
8 Compton Boulevard between Kemp Avenue and Wilmington Avenue	133	203	1000-070	-	-	-	4
9 Wilmington Avenue Between School Street and Compton Boulevard	134	204	1000-080	-	-	-	7
10 Wilmington Avenue between Palmer Street and School Street	135	206	1000-090	-	-	-	7
11 Wilmington Avenue between Arbustus Street and Brazil Street	136	207	1000-100	-	-	-	4
Wilmington Avenue between Elm Street and Arbustus Street	114	185	1000-110	-	-	-	8
Wilmington Avenue between Maple Street Elm Street	228	238	1000-120	-	-	-	8
Wilmington Avenue between Maple Street and Rosecrans Avenue	139	210	1000-130	-	-	-	6
15 Wilmington Avenue between Rosecrans Avenue and Plum Street	97	165	1000-140	-	-	-	6
16 Wilmington Avenue between Plum Street and Cressey Street	121	199	1000-150	-	-	-	4
17 Wilmington Avenue between 137th Street and 139th Street	141	211	1000-170	-	-	-	4
18 Wilmington Avenue between Stockwell Street and 137th Street	116	628	1000-180	-	-	-	10
19 Wilmington Avenue between 134th Street and Stockwell Street	116	189	1000-190	-	-	-	10
20 Wilmington Avenue between 132nd Street and 134th Street	144	213	1000-200	-	-	-	10
21 Wilmington Avenue between 130th Street 132nd Street	108	497	1000-210	-	-	-	10
22 Wilmington Avenue between 130th Street and El Segundo Boulevard	146	241	1000-220	-	-	-	12
23 Wilmington Avenue and Stockwell Street South East Corner	152	373	1000-230	-	-	23	-
24 138th St & 139th St Between Wilmington Avenue and Paulsen Avenue	231	376	1000-234	-	-	10	-
25 Nord Street between Paulsen Avenue and Grape Avenue	151	372	1000-270	-	-	27	-
26 Nord Street between Anzac Avenue and Wilmington Avenue	264	619	1000-280	-	-	15	-
27 2007 North Kalsman Avenue	147	367	1000-300	-	-	21	-
28 Parmelee Avenue between Stockwell Street Piru Street	148	368	1000-310	-	-	16	-
29 Parmelee Avenue between 136th Street and 137th Street	149	369	1000-320	-	-	16	-
30 Parmelee Avenue between 137th Street and 138th Street	230	370	1000-330	-	-	24	-
31 Parmelee Avenue between 138th Street and 139th Street	265	620	1000-340	-	-	16	-

STREET LIGHT INVENTORY

	Location	Record #	I.D. #	Sequence #	Soffit	Metal Halide 250 WT 10' Globe	Metal Halide 150 WT	Metal Halide 250 WT
32	Alondra Boulevard and Wilmington Avenue Service N/W	267	622	1000-345	-	-	-	10
33	Alondra Boulevard and Kemp Avenue Service N/W	258	494	1000-350	-	-	-	10
34	Alondra Boulevard and Grandee Avenue Service N/W	27	67	1000-360	-	-	-	10
35	Alondra Boulevard and Northwood Avenue Service N/E	156	216	1000-370	-	-	-	10
36	Alondra Boulevard and Northwood Avenue Service N/W	31	71	1000-380	-	-	-	8
37	Alondra Boulevard and Tajauta Avenue Service N/W	158	217	1000-390	-	-	-	8
38	Alondra Boulevard and Nestor Avenue Service N/W	30	69	1000-400	-	-	-	8
39	Alondra Boulevard and Central Avenue Service North East Corner	268	623	1000-410	-	-	-	8
40	Wilmington Avenue between Greenleaf Boulevard & North of Carob Street	160	242	1000-430	-	-	-	8
41	Wilmington Avenue/North of Carob Street & South of Carob Street	207	261	1000-440	-	-	-	8
42	Wilmington Avenue South of Carob Street and North of Walnut Street	269	624	1000-450	-	-	-	8
43	Wilmington Avenue North of Walnut Street and South of Walnut Street	161	219	1000-480	-	-	-	8
	Wilmington Avenue North of Artesia Boulevard and Artesia Boulevard Overpass	162	220	1000-485	-	-	-	21
	Wilmington Avenue and Carob Street North East Corner Service	167	262	1000-490	-	-	16	-
46	Carob Street and Acacia Avenue North East Corner Service	274	635	1000-495	-	-	15	-
47	1825 South Acacia Avenue Service	168	263	1000-500	-	-	36	-
48	Walnut Street East of Wilmington Avenue South East Corner Service	275	636	1000-505	-	-	30	-
49	Walnut Street between Anderson Avenue and Wilmington Avenue	163	221	1000-510	-	-	26	-
50	Walnut Street between Anderson Avenue and Central Avenue	164	378	1000-520	-	-	14	-
51	Anderson Street from Artesia Boulevard to North of Walnut Street	165	379	1000-530	-	-	23	-
52	Alameda Street East between Alondra Boulevard and Tichenor Street	233	388	1000-545	-	-	8	-
53	Alameda Street East between Tichenor Street and Greenleaf Boulevard	239	447	1000-550	-	-	8	-
54	Alameda Street East between Greenleaf Boulevard and Auto Drive South	243	472	1000-555	-	-	7	-
55	Acacia Avenue and Artesia Freeway Underpass	169	381	1000-590	10	-	-	-
56	Central Avenue and Artesia Freeway Overpass	238	429	1000-605	-	-	-	8
57	Clemmer Drive and Tartar Lane Service North East Corner	177	389	1000-610	-	-	4	-
58	Rosecrans Avenue Overpass and Alameda Street	174	385	1000-640	-	-	-	30
59	Rosecrans Avenue Underpass and Alameda Street	174	454	1000-650	20	-	-	-
60	Palmer Street between Alameda Street and Chester Avenue	183	396	1000-660	-	-	13	-
61	Palmer Street between Long Beach Boulevard and Chester Avenue	182	395	1000-670	-	-	17	-
62	Long Beach Boulevard and Tucker Street Service North West Corner	185	399	1000-680	-	-	-	20
63	Long Beach and Kay Street Service North of North East Corner	217	404	1000-700	-	-	-	17

STREET LIGHT INVENTORY

	Location	Record #	I.D. #	Sequence #	Soffit	Metal Halide 250 WT 10' Globe	Metal Halide 150 WT	Metal Halide 250 WT
64	Long Beach Boulevard and Elm Street Service South West Corner	186	400	1000-720	-	-	-	15
65	Long Beach Boulevard and Elm Street Service South East Corner in Alley	220	405	1000-740	-	-	-	15
66	Long Beach Boulevard and Myrrh Street Service North West Corner in Alley	187	401	1000-750	-	-	-	16
67	Long Beach Boulevard and Myrrh Street Service North East Corner	221	403	1000-760	-	-	-	15
68	Long Beach Boulevard and Pauline Street Service North West Corner in Alley	188	402	1000-800	-	-	-	16
69	Long Beach Boulevard and Pauline Street Service South East Corner in Alley	214	406	1000-810	-	-	-	13
70	Stockton Street between Alhambra Avenue and Long Beach Boulevard	184	397	1000-840	-	-	16	-
71	Pine Street between Alhambra Avenue and Long Beach Boulevard	184	626	1000-842	-	-	16	-
72	Arlington Avenue between Alhambra Avenue and Long Beach Boulevard	235	398	1000-845	-	-	8	-
73	Compton Boulevard between Alameda Street West Road & Willowbrook Avenue East Road	59	360	1000-880	-	-	-	12
74	Laurel Street and Poinsettia Avenue Service South West Corner	180	393	1000-890	-	19	-	-
75	Laurel Street and Sloan Avenue Service South West Corner	181	394	1000-930	-	19	-	-
	114 North Holly Avenue	189	407	1000-970	-	22	-	-
	1617 E Palmer Street to 1905 E Palmer Street	192	411	2000-010	-	-	5	-
76	1613 E. San Luis To 1905 E. San Luis	190	409	2000-020	-	-	6	-
79	1609 San Marcus to 1905 San Marcus	191	410	2000-030	-	-	6	-
80	Alondra Boulevard between Santa Fe Avenue and Pearl Avenue	178	390	2000-040	-	-	18	-
81	Alondra Boulevard between Mayo Avenue & Poinsettia Avenue	179	391	2000-050	-	-	20	-
82	Alondra Boulevard between Poinsettia Avenue and Long Beach Boulevard	234	392	2000-060	-	-	6	-
83	Harbor Avenue/ Susana Road and Artesia Freeway Underpass	198	415	2000-070	12	-	-	-
84	Atlantic Avenue and 710 Freeway Underpass	194	412	2000-090	-	-	5	-
85	Artesia Boulevard and Alameda Street Connector Road	3	5	2000-095	-	-	-	10
86	Santa Fe Avenue and Artesia Freeway Underpass on Santa Fe Avenue	272	630	2000-100	8	-	-	-
87	Santa Fe Avenue and Artesia Freeway W/B Off Ramp Underpass	98	168	2000-100	12	-	-	-
88	Police Parking Lot and Heritage House	195	222	1000-630	-	-	-	8
TOTAL LIGHTS					62	60	491	474

INTERSECTION SAFETY LIGHT INVENTORY

	Location	Record #	I.D. #	T5 -1 Tube	T5-2 Tube	Cobra	Soffit Lite	10' Globe	King Globes
1	Compton Boulevard and Willowbrook Avenue	61	294	-	8	-	-	-	-
2	Compton Boulevard and Acacia Avenue	46	106	-	4	-	-	-	-
3	Compton Boulevard and Oleander Avenue	57	287	-	2	-	-	-	-
4	Compton Boulevard and Aranbe Avenue	49	267	-	2	-	-	-	-
5	Compton Boulevard and Wilmington Avenue	62	297	-	4	-	-	-	-
6	Compton Boulevard and Dwight Avenue	53	277	-	4	-	-	-	-
7	Compton Boulevard and Tajauta Avenue	254	485	-	4	-	-	-	-
8	Compton Boulevard and Central Avenue	52	274	-	4	-	-	-	-
9	Compton Boulevard and Aprilia Avenue/ Deodora Avenue	48	109	-	4	-	-	-	-
10	Compton Boulevard and Wadsworth Avenue	202	419	-	1	-	-	-	-
11	Rosecrans Avenue and Willowbrook Avenue	96	160	-	-	8	-	-	-
12	Rosecrans Avenue and Acacia Avenue	77	114	-	4	-	-	-	-
13	Rosecrans Avenue and Oleander Avenue	93	152	-	2	-	-	-	-
14	Rosecrans Avenue and Aranbe Avenue	80	122	-	2	-	-	-	-
15	Rosecrans Avenue and Matthisen Avenue	91	148	-	2	-	-	-	-
16	Rosecrans Avenue and Wilmington Avenue	97	164	-	4	-	-	-	-
17	Wilmington Avenue and Poplar Street	114	186	-	2	-	-	-	-
18	Rosecrans Avenue and Dwight Avenue	85	134	-	2	-	-	-	-
19	Rosecrans Avenue and Fire Station	86	136	-	2	-	-	-	-
20	Rosecrans Avenue and Tajauta Avenue	95	158	-	2	-	-	-	-
21	Rosecrans Avenue and Parmelee Avenue	125	358	-	2	-	-	-	-
22	Rosecrans Avenue and Central Avenue	123	353	-	3	1	-	-	-
23	Central Avenue and 148th Street/ Brazil Street	39	87	-	-	2	-	-	-
24	Central Avenue at Piru Street/ Sam Littleton/ Stockwell Street	38	85	-	4	-	-	-	-
25	El Segundo Boulevard and Slater Avenue/ Parmelee Avenue	66	306	-	4	-	-	-	-
26	El Segundo Boulevard and Compton Avenue	64	301	-	4	-	-	-	-
27	El Segundo Boulevard and Grandee Avenue	65	303	-	4	-	-	-	-
28	El Segundo Boulevard and Wilmington Avenue	203	422	-	4	-	-	-	-
29	Wilmington Avenue and 131st Street	108	173	-	-	4	-	-	-
30	Wilmington Avenue and Stockwell Street	116	190	-	-	3	-	-	-
31	Wilmington Avenue and 139th Street	109	174	-	2	-	-	-	-
32	Willowbrook Avenue and Myrrh Street	107	344	-	-	8	-	-	-
33	Acacia Avenue and Myrrh Street	2	2	-	5	-	-	-	-

INTERSECTION SAFETY LIGHT INVENTORY

	Location	Record #	I.D. #	T5 -1 Tube	T5-2 Tube	Cobra	Soffit Lite	10' Globe	King Globes
34	Alondra Boulevard and Willowbrook Avenue	25	58	-	-	8	-	-	-
35	Alondra Boulevard and Acacia Avenue	10	22	-	2	-	-	-	-
36	Alondra Boulevard and Oleander Avenue	21	47	-	2	-	-	-	-
37	Alondra Boulevard and Center Street	15	33	-	2	-	-	-	-
38	Alondra Boulevard and Wilmington Avenue	26	62	-	4	-	-	-	-
39	Wilmington Avenue and Laurel Street	113	181	-	1	3	-	-	-
40	Alondra Boulevard and Central Avenue	16	35	-	3	-	-	-	-
41	Central Avenue and 156th Street	40	90	-	2	-	-	-	-
42	Alondra Boulevard and Caswell Avenue	14	30	-	2	-	-	-	-
43	Alondra Boulevard and Aprilia Avenue	200	225	-	2	-	-	-	-
44	Central Avenue and Caldwell Street	205	230	-	4	-	-	-	-
45	Central Avenue and Greenleaf Boulevard	253	483	-	4	-	-	-	-
46	Central Avenue and Saint George Warehouse	257	489	-	-	2	-	-	-
47	Central Avenue and Walnut Street	43	97	-	4	-	-	-	-
48	Central Avenue North Side and Artesia Boulevard	44	100	-	3	-	-	-	-
49	Central Avenue South and Albertoni Street/ Artesia Boulevard	45	103	-	-	4	-	-	-
50	Central Avenue and Mahalo Place/ Radbard Street	42	95	-	-	2	-	-	-
51	Wilmington Avenue and Caldwell Street	111	176	-	-	2	-	-	-
52	Greenleaf Boulevard and Wilmington Avenue	70	315	-	-	4	-	-	-
53	Wilmington Avenue and Carob Street	112	179	-	-	3	-	-	-
54	Wilmington Avenue and Walnut Street	118	194	-	-	2	-	-	-
55	Wilmington Avenue North Side and Artesia Boulevard	119	197	-	-	3	-	-	-
56	Wilmington Avenue South Side and Artesia Boulevard	120	350	-	-	3	-	-	-
57	Wilmington Avenue and Ralph	115	187	-	-	4	-	-	-
58	Wilmington Avenue and Victoria Street	117	191	-	-	4	-	-	-
59	Victoria Street and Telephone Company	105	341	-	-	2	-	-	-
60	Artesia Boulevard and Acacia Avenue	32	72	-	-	3	-	-	-
61	Compton Boulevard and Douglas DollarHide Drive	59	290	-	-	4	-	-	-
62	Compton Boulevard and Alameda Street	47	264	-	-	-	-	-	8
63	Compton Boulevard and Santa Fe Avenue	58	111	-	-	4	-	-	-
64	Compton Boulevard and Mayo Avenue	56	284	-	-	4	-	-	-
65	Compton Boulevard and Long Beach Boulevard	55	281	-	-	8	-	-	-
66	Compton Boulevard and Bullis Road	51	271	-	-	4	-	-	-

INTERSECTION SAFETY LIGHT INVENTORY

	Location	Record #	I.D. #	T5 -1 Tube	T5-2 Tube	Cobra	Soffit Lite	10' Globe	King Globes
67	Compton Boulevard and Bradfield Avenue	50	269	-	-	4	-	-	-
68	Compton Boulevard and Harris Avenue	124	356	-	-	4	-	-	-
69	Alameda Street and Palmer Street/ Carson Place	9	20	-	-	-	-	-	8
70	Palmer Street and Willow Avenue	276	637	-	-	4	-	-	-
71	Santa Fe Avenue and Palmer Street	102	335	-	-	4	-	-	-
72	Alameda Street and Elm Street	6	12	-	-	-	-	-	4
73	Rosecrans Avenue West Roadway and Alameda Street	79	119	-	-	2	-	-	-
74	Rosecrans Avenue East Roadway and Alameda Street	78	116	-	-	2	-	-	-
75	Rosecrans Avenue and Santa Fe Avenue	94	155	-	-	4	-	-	-
76	Santa Fe Avenue and Tucker Street	104	338	-	-	2	-	-	-
77	Santa Fe Avenue and Pine Street	201	416	-	-	2	-	-	-
78	Rosecrans Avenue and Mayo Avenue	92	150	-	-	2	-	-	-
79	Long Beach Boulevard and Palmer Street	74	324	-	-	4	-	-	-
80	Rosecrans Avenue and Long Beach Boulevard	90	145	-	-	4	-	-	-
81	Long Beach Boulevard and Tucker Street	76	327	-	-	2	-	-	-
82	Long Beach Boulevard and Arlington Avenue/ Pine Street	71	318	-	-	4	-	-	-
83	Bullis Road and Pine Street	37	83	-	-	2	-	-	-
84	Rosecrans Avenue and Bullis Road	83	130	-	-	4	-	-	-
85	Rosecrans Avenue and Bradfield Avenue	82	127	-	-	4	-	-	-
86	Rosecrans Avenue and Pannes Avenue	263	618	-	-	3	-	-	-
87	Rosecrans Avenue and Harris Avenue	89	143	-	-	2	-	-	-
88	Rosecrans Avenue and Gibson Avenue	87	139	-	-	3	-	-	-
89	Atlantic Avenue and San Vincente Street	36	81	-	-	4	-	-	-
90	Myrrh Street and Alameda Street	240	450	-	-	-	-	-	8
91	Alondra Boulevard and Tamarind Avenue	24	55	-	-	2	-	-	-
92	Alondra Boulevard and Alameda Street	11	24	-	-	-	-	-	8
93	Alondra Boulevard and Santa Fe Avenue	23	52	-	-	4	-	-	-
94	Santa Fe Avenue and Myrrh Street	101	332	-	-	2	-	-	-
95	Alondra Boulevard and Mayo Avenue	20	44	-	-	4	-	-	-
96	Alondra Boulevard and Poinsettia Avenue	22	49	-	-	4	-	-	-
97	Long Beach Boulevard and Myrrh Street	73	322	-	-	4	-	-	-
98	Alondra Boulevard and Long Beach Boulevard	19	41	-	-	4	-	-	-
99	Alondra Boulevard and Bradfield Avenue	13	28	-	-	2	-	-	-

INTERSECTION SAFETY LIGHT INVENTORY

	Location	Record #	I.D. #	T5 -1 Tube	T5-2 Tube	Cobra	Soffit Lite	10' Globe	King Globes
100	Alondra Boulevard and Harris Avenue	17	38	-	-	2	-	-	-
101	Alondra Boulevard and White Avenue	199	224	-	-	2	-	-	-
102	Alondra Boulevard and Atlantic Avenue	122	200	-	-	8	-	-	-
103	Long Beach Boulevard and Bullis Road/ Temple Avenue	72	320	-	-	5	-	-	-
104	Greenleaf Boulevard and Plaza Drive/ Tamarind Avenue	284	645	-	-	4	-	-	-
105	Greenleaf Boulevard and Alameda Street	68	311	-	-	8	-	-	-
106	Greenleaf Boulevard and Santa Fe Avenue	100	330	-	-	4	-	-	-
107	Alameda Street and Towne Center Drive	280	641	-	-	2	-	-	-
108	Alameda Street and Auto Drive South	204	227	-	-	2	-	-	-
109	Alameda Street and Artesia Boulevard North Off Ramp	4	9	-	-	4	-	-	-
110	Artesia Boulevard and Alameda Street Connector Road	3	5	-	-	-	-	-	-
111	Crystal Park Hotel and Artesia Boulevard	35	78	-	-	2	-	-	-
112	Alameda Street and Manville Street	8	17	-	-	4	-	-	-
113	Santa Fe Avenue and Artesia Boulevard	98	168	-	-	3	-	-	-
114	Artesia Boulevard and Harbor Avenue/ Susana Road	34	76	-	-	4	-	-	-
TOTAL				-	126	245	-	-	36

B. SPECIFICATIONS FOR MAINTENANCE AND SERVICING

The lighting and traffic signal system shall be maintained and serviced to provide adequate illumination and traffic control. Maintenance and servicing shall include but not be limited to removal, repair, replacement or relocation of light standards, traffic signals, poles, bulbs, fixtures, circuits and appurtenances.

The Southern California Edison Company, their successors, or assigns, shall furnish energy for lights and traffic signals. The level of illumination shall be adequate for the intended purpose in each Zone. Rates for energy shall be those authorized by the Public Utilities Commission, State of California.

The landscaping improvements include, but are not limited to, the operation, maintenance and servicing of ornamental structures, landscaping including trees, shrubs, grass and other ornamental vegetation, and appurtenant facilities, including irrigation systems and drainage devices located in public streets or rights-of-way within the boundaries of the District.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the ornamental structures, landscaping and appurtenant facilities, including, but not limited to, repair, removal or replacement of all or part of any of the ornamental structures, landscaping or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease, or sandblasting and painting of walls and other improvements within the street area to remove or cover graffiti.

Servicing means the furnishing of electricity for the lighting and operation of the ornamental structures, landscaping and appurtenant facilities, and water for the irrigation and control of the landscaping and the maintenance of any of the ornamental structures, landscaping and appurtenant facilities.

The plans and specifications for the operation, maintenance and servicing of the landscaping are on file in the office of the City Clerk, the City Engineer and the various service departments where they are available for public inspection. The plans and specifications are voluminous and are not bound in this Report but by this reference are incorporated herein and made a part of this Report.

IV. METHOD OF APPORTIONMENT

A. GENERAL DESCRIPTION OF THE DISTRICT AND SERVICES

The District and assessments provide for the continued maintenance, servicing and operation of the improvements within the District boundaries. The District is divided into seven (7) distinct benefit Zones categorized by land use and the special benefit received from the improvements as outlined in Section IV B. It has been determined that the assessed parcels receive special benefits from the improvements. It is the opinion of the public works supervisors that, on a long-term basis, an equality of effort and expenditure is achieved throughout the District.

Parcels identified as being within the District share in both the cost and the benefits of the improvements. The costs associated with the improvements, are equitably spread between benefiting parcels within the District. Only parcels that receive benefit from the improvements are assessed, and each parcel is assessed in proportion to the estimated special benefit received. The funds collected from the assessments are dispersed and used for the maintenance, services and operation of the improvements provided within the District. Properties receive the following special benefits from the District improvements:

Adequate lighting on public streets and traffic signals to control the flow of traffic and pedestrians are considered important for their contribution to public convenience and safety. Protection of property and reduction of traffic accidents are specific benefits that properties realize within the District. The lighting benefit is directly related to safety and property protection and therefore increases the perceived and actual usability of residential, commercial and industrial properties. Placement of and the intensity of street lighting has received past and ongoing studies by the City officials and consultants with the intent of intensifying such lighting in the area from the curb to the property line and also the onsite level of lighting. Traffic signals contribute to the control of traffic, thereby providing a measure of safety and pedestrian and vehicular accessibility to residential, commercial and industrial properties. Community activities are increased when public infrastructure such as street lights and traffic signals are in place, improved, operable, safe and well maintained.

The maintenance of parkways, including landscaping and trees is of necessity, an ongoing and long-range activity. Properties within the District receive special benefit from the landscaping improvements through improved erosion resistance, dust and debris control, reduced vandalism, enhanced urban environment and improved aesthetic appeal of the properties. As a result of the age of the development of various areas, the level of deterioration within the City and in particular neighborhoods is different, requiring different types and levels of maintenance effort. The intent of the public works staff is to reduce complaints and problems while achieving an acceptable level of maintenance in all areas. The ongoing attempt is to achieve clean, graffiti free streets while maintaining the newer areas and upgrading the older areas.

B. METHODOLOGY

The assessments and method of apportionment described in this Report utilizes commonly accepted assessment engineering practices and have been established pursuant to the 1972 Act. Any new or increased assessment will be subject to the substantive and procedural requirements of the Constitution, Article XIID, Section 4.

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method that fairly distributes the net amount to be assessed among all assessable parcels in proportion to the estimated benefits to be received by each parcel from the improvements. The benefit formula used should reflect the composition of the parcels, and the improvements and services provided, to fairly proportion the costs based on special benefit to each parcel.

To reflect the composition of the parcels the District has been divided into seven (7) distinct benefit Zones as follows:

ZONE	DESCRIPTIONS
1	Residential
2	Commercial
3	Heavy Manufacturing
4	Limited Manufacturing
5	Gateway Town Center
6	Churches
7	Exempt

The methodology is based on the parcel's land use and size compared to other parcels that are associated with the improvements. For example, an examination of the lighting pattern and lumens of light provided indicates that the lighting intensity in general is much greater in front of non-residential properties than in residential areas or residential properties. The additional lighting provides greater benefit to such non-residential properties because it provides additional protection from robberies and vandalism and provides an enhanced appearance and increased safety in access to potential customers.

In the Residential Zone, all the parcels in the District receive a basic similar special benefit from the improvements, due to their similarity in use and proximity to the improvements. However with frontage a major factor in development and potential usage, adjusted front footage has been used as a measure of such development and use benefit.

In the Commercial Zones, the special benefit to each parcel is derived not only from the benefits to the property as described above, but also the enhancement of the property through the enhanced ability to attract clients, employees, and customers to the parcel. The estimated cost of the improvements in a Commercial Zone has been divided among the parcels within the Zone according to the adjusted front footage of each parcel in the Zone.

The City of Compton has traditionally recognized the role of church and schools in the community; the contribution of churches and church schools in meeting educational, welfare and recreational needs of youth and others; the influence of churches in stabilizing the community and thereby reducing crime and other costs; the role of churches in meeting the nutritional and emotional needs of senior and low income persons; and has partially recognized the reduced costs which are experienced by the community by reason of the above services to society by assigning a reduced assessment rate for churches.

Public property owned by any public agency and in use in the performance of a public function, which is included within the boundary of the District, shall not be subject to the assessment. Other properties that are considered exempt from the assessments are those that receive little or no benefit from the improvements, have restricted development or provide substantially similar improvements, such as, common areas, flood control drainage, right-of-way and rivers.

The cost of the improvements has been apportioned to all assessable parcels within the District on an adjusted front footage basis. Table II in the District Budget section of this Report shows the per lineal foot assessment within each of the seven (7) Zones based on the three improvement categories composed of lighting, landscape and traffic signals.

The Los Angeles County Assessor's maps were utilized to determine the front footage of each respective parcel within the District. Adjustments have been made to the frontage shown in the Assessor's maps for corner, odd shaped and interior (no street frontage) lots. The criteria used to determine front footage is as follows:

LOT	CRITERIA
1. Rectangular Lots	Street frontage on a public street
2. Irregular Shaped Lots	(a) Width of lot at set back line, or (b) Average of front and rear lot line lengths, or (c) Street frontage, whichever is most representative of benefit
3. Flag Lots	One-half of the lot width as measured on the rear lot line, which is parallel to the public street
4. Corner Lots	The narrowest frontage on a public street if residential, average of both frontages if non-residential
5. Interior Parcels	Front footage and number of parcels
6. Condominiums	Front footage and number of parcels

Other unusual or rarely occurring conditions shall be treated in accordance with the Landscape and Lighting District Procedures Manual or based on prior accepted procedures.

C. ASSESSMENT

Assessment is comprised of three categories: lighting, landscape and signals. Assessment rate per front foot for each of the three categories are outlined in Table II of this report. As an example, for a residential parcel with front footage of 50 feet, total assessment amount is calculated as follows:

$$(50 * \$0.935 \text{ [lighting assessment]}) + (50 * \$1.886 \text{ [landscape assessment]}) + (50 * \$0.244 \text{ [signals assessment]}) = \$153.25$$

V. DISTRICT BUDGETS

The 1972 Act provides that the estimated costs of the improvements shall include the total cost of the improvements for the fiscal year, incidental expenses, and may include reserves to operate the District until assessment collections are transmitted to the City from the County.

The 1972 Act also provides that the amount of any surplus, deficit, or contribution must be included in the estimated cost of improvements. The net amount to be assessed on the lots or parcels within the District is the total cost of installation, maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

The estimated net amount to be assessed for fiscal year 2015/2016 is \$4,210,119. Table III shows a summary of the total assessments per Zone for the three improvement categories of lighting, landscape and traffic signals. The rates of assessment are the same as the rates approved in fiscal year 2014/2015.

A summary of the estimated costs for the District for fiscal year 2015/2016 is shown in Table I of this Section.

A. DESCRIPTION OF BUDGET ITEMS

The following describes the costs funded through the District and shown in the budget.

Maintenance Costs (Labor, Benefits and Material) - Includes all labor, material and equipment required to properly maintain, service and operate the improvements within the District by City staff and others. All improvements within the District will be maintained and serviced on a regular basis. The frequency and specific maintenance operations required will be determined by City staff and in certain instances are incorporated in the agreements with the Southern California Edison Company.

Utilities (Electricity and Water) - The furnishing of water required for the irrigation of the parkway and median landscaping and the maintenance of the ornamental structures and appurtenant facilities. The furnishing of electricity as required for the operation of the street lighting, traffic signals, parkway and median controls and appurtenant facilities, as outlined in agreements with the Southern California Edison Company and under rates as set by the Public Utilities Commission.

Maintenance and Repairs - Repairs that are unforeseen and not normally included in the yearly maintenance cost. This may include repair of damage due to vandalism, storms and other natural occurrences, planned upgrades of the improvements and the cost of subcontractors for maintenance and other services, including tree trimming.

Graffiti Coating for SCE Light Poles - Funds to replace more than 2000 steel poles within the City of Compton with safer and more aesthetically pleasing concrete poles. This program will provide special coating of the new light poles to prevent graffiti and vandalism. The purchase will be made using the FY 2013-2014 L&L Funds.

Park Acquisition – Funds used to acquire the Compton Camp Fire Regional Activity Center site during FY 2013-2014 to be used as an open space recreational park.

Direct and Other Administration - The cost of City department staff personnel involved in providing the coordination for maintenance and servicing, responding to public concerns and levying and collecting assessments. This includes, where appropriate, reimbursement for time spent by other City staff such as, Finance and Accounting, the City Attorney, the City Manager, City Council and the Public Works staff.

Consultants and Professional Services - The costs of contracting with professionals to provide services specific to the levy administration, including preparation of the Engineer's Report, resolutions, and levy submittal to the County. The costs charged by the County to place and collect the assessments on the County property tax rolls. These fees also include any additional administrative, legal, and engineering services specific to the District such as costs to prepare and mail notices of the Public hearing.

Reserve Collection/(Transfer) – Represents contributions or transfers of funds from the District reserve fund.

Other Revenues/General Fund (Contributions) – Represents revenue from other sources such as the City of Compton General Fund.

Total Net Estimated Cost - Total direct cost plus total administrative costs less any transfers from the reserve fund or contributions from other revenue sources.

Total Parcels – The total number of parcels within the District.

Total Parcels Levied – The total number of parcels within the District that will receive special benefit and be assessed for the fiscal year.

Total Front Footage – The total front footage of parcels within the District calculated according to the methodology detailed in this Report.

Assessment Amount – The total amount to be assessed this fiscal year.

Cost Allocation Plan ("CAP") - Summarizes a comprehensive analysis completed for the City of Compton, California (the "City") to determine the appropriate allocation of costs from City central service departments to the departments that provide services directly to the community. The primary objective is to allocate costs from departments that provide services internally to operating departments that conduct the day-to-day operations necessary to serve the community. These internal service costs are those: (a) incurred for a common or joint purpose benefiting more than one cost objective, and (b) not readily assignable to the cost objectives specifically benefitted, without effort disproportionate to the results achieved. The term "indirect costs," as used herein, applies to costs of this type originating in the central service departments. Typical central service departments include the City Manager and City Controller, whereas, typical operating departments include Fire, Public Works, and enterprise funds.

To ensure central service department costs are appropriately allocated to the operating departments, we analyzed and identified expenditures to determine which costs are allowable versus unallowable in accordance with Office of Management and Budget (OMB)-87 principles. Costs that are typically considered to be unallowable include, but are not limited to: General Advertising, Entertainment, Award Ceremonies, Capital Improvements, Bad Debt, Lobbying, Contingencies, Legislative Body (City Council), Debt Service, Promotional Items.

As such, unallowable costs were excluded from this CAP, including indirect costs associated with City Council (reflected as a negative number under allowable costs).

B. FISCAL YEAR 2015/2016 PROPOSED BUDGET**TABLE I – PROPOSED BUDGET**

CITY OF COMPTON	
LANDSCAPE AND LIGHTING DISTRICT NO. 1 (PROPOSED)	
FY 2015/2016 Budget	
DIRECT COSTS	
Personnel	
Salary	\$102,861
Benefits	74,628
Training	34,711
Materials and Equipment	
Materials	278,520
Machinery & Equipment	200,000
Street Maintenance and Repair*	
Street Sweeping	584,715
Catch Basin Cleaning	0
Tree Trimming	200,000
Median Maintenance	200,000
Other Contract Services	200,000
Park Acquisitions	266,400
Utilities	
Electricity	1,300,000
Water (rubbish)	300,000
Cost Allocation	287,581
TOTAL DIRECT COSTS	\$4,029,416
ADMINISTRATION COSTS	
County Administration	\$4,926
Consultants & Professional Services	0
TOTAL ADMINISTRATION COSTS	\$4,926
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
TOTAL DIRECT AND ADMIN COSTS	\$4,034,342
Reserve Fund	175,777
Unfunded Costs**	0
Total Net Estimated Cost	\$4,210,119
DISTRICT STATISTICS	
Total Parcels	20,336
Total Parcels Levied	19,502
Total Front Footage Levied	1,126,061
Assessment Amount	\$4,210,119
FUND BALANCE	
Beginning Fund Balance	(\$1,127,340)
Adjustments	0
Anticipated Ending Balance as of 6/30/2016	(\$1,127,340)

*Includes Park Acquisition and Graffiti Coating for SCE Light Poles

**Unfunded Costs are due to expense exceeding revenues

**CITY OF COMPTON
LANDSCAPE AND LIGHTING DISTRICT NO. 1
FISCAL YEAR 2015/2016
TABLE II – ASSESSMENT RATE PER FRONT FOOT**

ZONE	ZONE DESCRIPTION	LIGHTING ASSESSMENT (\$)	LANDSCAPE ASSESSMENT (\$)	SIGNALS ASSESSMENT (\$)	TOTAL ASSESSMENT (\$)
1	Residential	0.935	1.886	0.244	3.065
2	Commercial	2.742	5.530	0.717	8.989
3	Heavy Mfg.	1.824	3.680	0.476	5.980
4	Limited Mtg.	1.018	2.054	0.266	3.338
5	Gateway Town Center	8.686	17.516	0.000	26.202
6	Churches	0.104	0.211	0.027	0.342
7	Exempt	0.000	0.000	0.000	0.000

**CITY OF COMPTON
LANDSCAPE AND LIGHTING DISTRICT NO. 1
FISCAL YEAR 2015/2016
TABLE III – SUMMARY OF ASSESSMENTS**

ZONE	NUMBER OF PARCELS	FRONT FOOTAGE	LIGHTING ASSESSMENT (\$)	STREET LANDSCAPE ASSESSMENT (\$)	SIGNALS ASSESSMENT (\$)	TOTAL ASSESSMENT (\$)
1	17,862	914,330	854,907.25	1,724,443.92	223,098.79	2,802,449.96
2	1,022	93,807	257,218.70	518,752.53	67,259.60	843,230.83
3	261	72,559	132,347.86	267,017.61	34,538.15	433,903.62
4	280	35,970	36,617.60	73,882.67	9,568.06	120,068.33
5	1	280	2,436.16	4,912.71	0.00	7,348.87
6	76	9,114	947.87	1,923.07	246.08	3,117.01
7	834	0.00	0.00	0.00	0.00	0.00
TOTAL	20,336	1,126,061	1,284,475.44	2,590,932.51	334,710.67	4,210,118.62

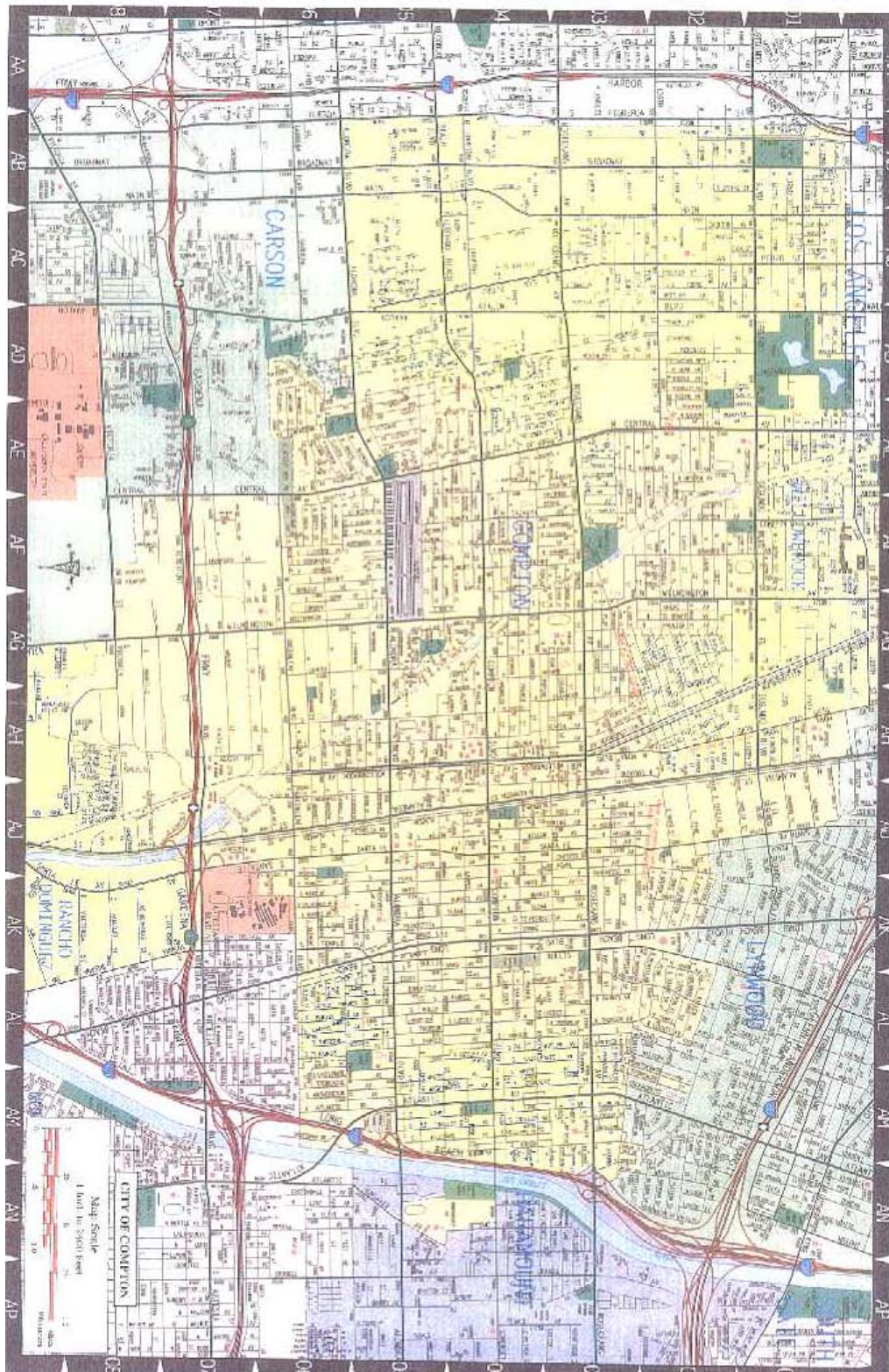
EXHIBIT A – ASSESSMENT ROLLS

The proposed assessment amounts for fiscal year 2015/2016 for the Landscape and Lighting District are sent under separate cover and hereby referenced to in this report. Parcel identification, for each lot or parcel within the District shall be the Assessor Parcel Numbers as shown on the Los Angeles County Assessor's map for the year in which this Report is prepared.

The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the property tax roll for each parcel in fiscal year 2015/2016.

If any parcel submitted for assessment is identified by the County Auditor/Controller to be an invalid parcel number or the parcel Land Use changes for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment/Charge amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment/Charge rates approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment. Similarly, if a parcel Land Use changes, the assessment/charge amount applied shall be recalculated and applied according to the approved method of apportionment and assessment rates.

EXHIBIT B – CITY OF COMPTON'S DIAGRAM



RESOLUTION SIGN-OFF FORM

DEPARTMENT: Public Works-Engineering

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE ENGINEER’S REPORT OF WILLDAN FINANCIAL SERVICES FOR THE CITY OF COMPTON'S LIGHTING AND LANDSCAPE ASSESSMENTS DISDISTRICT NO. 1 CHARGES FOR FISCAL YEAR 2015/2016

Glen Kau
DEPARTMENT MANAGER’S SIGNATURE

6/16/2015 10:51:28 AM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

6/17/2015 11:56:57 PM
DATE

Stephen Ajobiewe
CITY CONTROLLER

6/17/2015 5:43:36 PM
DATE

Kelly Montgomery
CITY MANAGER

6/16/2015 9:43:30 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 23, 2015

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: GLEN W. C. KAU, P.E., DIRECTOR
PUBLIC WORKS / MUNICIPAL UTILITIES DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE ENGINEER'S REPORT OF WILL DAN FINANCIAL SERVICES FOR THE CITY OF COMPTON'S SEWER SERVICE CHARGE FOR FISCAL YEAR 2015-2016

SUMMARY

This resolution will approve the Engineer's Report for the Sewer Service Charge for Fiscal Year 2015-2016.

BACKGROUND

At its regularly scheduled meeting of June 9 2015, the City Council adopted resolutions Initiating Proceedings, accepting the Preliminary Engineer's Report, Declaring its Intention to Levy and Collect Assessments and Charges, and appoint a time and place for hearing protests for the Sewer Service Charge for Fiscal Year 2015-2016.

The time for the hearing of protests is set for June 23, 2015 at 6:25 P.M. to be held in the City Council Chambers, 205 South Willowbrook Avenue, Compton, California.

STATEMENT OF THE ISSUE

These funds are required to operate and maintain the sewer collection system within the City of Compton for Fiscal Year 2015-2016.

RECOMMENDATION

Staff recommends approval of the attached Resolution.

GLEN W. C. KAU, P.E., DIRECTOR
PUBLIC WORKS / MUNICIPAL UTILITIES DEPARTMENT

APPROVED FOR FORWARDING:

JOHNNY FORD
CITY MANAGER

Attachments: FY 2015 / 2016 Engineer's Report

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON APPROVING THE ENGINEER’S REPORT OF WILLDAN
FINANCIAL SERVICES FOR THE CITY OF COMPTON’S SEWER
SERVICE CHARGE FOR FISCAL YEAR 2015/2016**

WHEREAS, the City Council pursuant to provisions of the California Constitution and provisions of the City of Compton Municipal Code (hereinafter referred to as the “Municipal Code”) did by previous Resolution, order the preparation of the Fiscal Year 2015/2016 Engineer’s Report for the Sewer Service Charge (hereinafter referred to collectively as the “Districts”), and

WHEREAS, the City Council pursuant to applicable provisions of the Act or Municipal Code proposes to levy and collect assessments and charges against lots and parcels of land within the Districts for the Fiscal Year 2015/2016, to pay the maintenance, servicing and operation of the improvements related thereto, and

WHEREAS, Willdan Financial Services (The designated Engineer) in accordance with *Section 22623* of the Act and provisions of the Municipal Code, has prepared and filed with the City Clerk an Engineer’s Report for Fiscal Year 2015/2016, and said report has been presented to the City Council and is incorporated herein by reference, and

WHEREAS, this City Council has examined and reviewed the Engineer’s Report as presented, and is preliminarily satisfied with the description of the Districts, the improvements identified therein, each of the budget items and documents as set forth, and is satisfied that the proposed assessments and charges have been spread proportionately in accordance with the special benefit each property receives from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer’s Report or as modified by Council action and incorporated herein.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
COMPTON DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. The above recitals are true and correct.

SECTION 2. The Engineer’s Report as presented is hereby approved pursuant to *Section 22623* of the Act and provisions of the Municipal Code, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 3. Copies of this resolution shall be filed in the offices of the City Manager, City Controller and Public Works Departments.

SECTION 4. The Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

Resolution No. _____
Page 2

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2015.

That said Resolution was adopted by the following vote, to wit:

AYES:	COUNCIL MEMBERS-
NOES:	COUNCIL MEMBERS-
ABSTAIN:	COUNCIL MEMBERS-
ABSENT:	COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON



City of Compton

Sewer Service Charge

2015/2016 PRELIMINARY ENGINEER'S REPORT

Intent Meeting: June 9th, 2015
Public Hearing: June 23rd, 2015

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I. INTRODUCTION

To ensure a flow of funds for a portion of the ongoing maintenance and operation of the sanitary sewer facilities, within the boundaries of the City of Compton, the City Council has previously established a Sewer Service Charge.

On November 5, 1996, California voters approved Proposition 218. This Constitutional amendment was the latest in a series of initiatives altering the revenue-raising discretion of California local agencies. The provisions of the Proposition are set forth in California Constitutional Articles XIII C and XIII D.

As relevant to the City of Compton Sewer Service Charge, California Constitution Article XIII D, Sections 1 through 5, provide for additional substantive and procedural requirements, as outlined below.

Proposition 218 defines, "Assessments" as:

"... any levy or charge by an agency upon real property that is based upon the special benefit conferred upon the real property... "Assessment" includes, but is not limited to, "special assessment," "benefit assessment," "maintenance assessment" and "special assessment tax."..."

Article XIII D Section 2(e) of the Constitution of the State of California defines "Charges" as:

"..."charge" means any levy other than an ad valorem tax, a special tax, or an assessment, imposed by an agency upon a parcel or upon a person as an incident of property ownership, including a user fee or charge for a property related service."

Although District assessments and charges are generally collected on the property tax rolls, District "assessments" and "charges" are not "taxes." Assessments and charges are distinct from the regular one percent (1%) property tax and property tax debt overrides in that assessment rates and charges are not levied on an ad valorem basis. The Sewer Service levy is considered a charge under Proposition 218.

Proposition 218 requires that beginning July 1, 1997, all new and existing assessments (with some exceptions) conform to new substantive and procedural requirements. However, certain assessments are exempted from the conformity requirement until they are increased. Generally, these exemptions include:

- Assessments used exclusively to fund sidewalks, streets, sewers, water, flood control, drainage systems, or vector control.
- Assessments used exclusively for bond repayments, the cessation of which would violate the Contract Impairment Clause of the U.S. Constitution.
- Assessments previously approved by a majority of voters.
- Assessments approved by all the property owners at the time the assessments were initially imposed.

The City Council has previously determined that the charges for the Sewer Service constitute a continuation of charges existing on the effective date of Article XIII D, that the assessments and charges were imposed exclusively to finance the maintenance and operation expenses for sewers and that the charges as they existed before July 1, 1997 are exempt from the requirements of Article XIII D, Section 4 of the California Constitution. In that the charges are used exclusively to fund sewers under the provision for exemption defined in Section 5(a) of the Article.

This Report for the City of Compton Sewer Service Charge ("Charge") has been prepared pursuant to the order of the City of Compton, in compliance with City Municipal Code ("Code") and statutory requirements for the State of California. The Report covers Fiscal Year 2015/2016 beginning July 1, 2015 and ending June 30, 2016.

II. IMPROVEMENTS

The monies collected by the City for the Charge are used for the maintenance of the existing sanitary sewer system and repayment of a portion of sewer bonds previously issued for the reconstruction of the City's sewer system. Maintenance includes the repair or replacement of damaged mains, manholes and appurtenant structures in order to maintain the system for the health, safety and welfare of the parcels charged within the City, all work to be performed within public streets or rights-of-way.

III. METHODOLOGY

The Charge is levied on the basis of historical water consumption data. Past studies have shown a high degree of correlation between water consumption and sewer discharge for a majority of the users within the area. As shown below, fees for the respective users have been divided into six (6) use zones ("Zones"). The Zones are identified as follows:

Zone	Type of User	Average Monthly Water Consumption
1	Residential & Small Commercial	Less than 10,000 cu. ft.
2	Commercial & Industrial	10,000 to 25,000 cu. ft.
3	Commercial & Industrial	25,000 to 50,000 cu. ft.
4	Commercial & Industrial	50,000 to 75,000 cu. ft.
5	Commercial & Industrial	More than 75,000 cu. ft.
6	Vacant lots, Seniors, Septic Tank Users, Public Property & Disabled Citizens	Exempt

A flat fee for residential users has been utilized, while a sliding fee for commercial and industrial users was determined to be the most equitable for said users within the City of Compton. Zone 6 provides for exemptions from the Charge for vacant lots properties that have septic tanks, properties currently owned by senior or disabled citizens, and publicly owned properties. Exemptions are applied upon receipt and filing of an application for such exemption with the City.

The City of Compton has historically recognized that senior citizens and the disabled have a water usage which is lower than other housing units and that the cost of such reduced usage services are covered in the main part by general property taxes and other City revenues and not by direct application of the Sewer Service Charge.

The City of Compton Public Works Department has determined that the rate of sewer service charge for all the assessable parcels within the limits of the City of Compton for Fiscal Year 2015/2016 shall remain the same as Fiscal Year 2014/2015. The total estimated charged for sewer service for all parcels is \$927,951.

In order to ensure timely and efficient collections of the sewer service charges, the City of Compton utilizes the Los Angeles County Assessor's office property tax billing system for collection of the sewer service charges. Upon receipt of the sewer service charges through the property tax billing system, the funds received by the Los Angeles County Assessor's office are forwarded to the City of Compton and are placed in a designated fund for exclusive use of the operation and maintenance of the sewer system of the City of Compton.

IV. DISTRICT BUDGET

The following describes the costs funded through the Charge and shown in the budget.

Maintenance Costs (Labor, Benefits, and Equipment) – Includes all labor, material and equipment required to properly maintain and service the sewer system by City staff and others. All improvements within the District will be maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required.

Debt Service – Pledged revenues under the Trust Agreement for the payment of Bonds issued for the reconstruction of the sewer system.

Administration – The cost of City department staff personnel involved in providing the coordination for maintenance and servicing, responding to public concerns and levying and collecting assessments. This includes, where appropriate, reimbursement for time spent by other City staff such as, Finance and Accounting, the City Attorney, the City Manager, City Council and the Public Works staff. The cost also includes contracts with professionals to provide additional engineering or administrative services specific to the District and County fees.

Reserve Fund Transfer/(Contributions) – Represents contributions or transfers of funds from the reserve fund.

Other Revenues/General Fund (Contributions) – Represents revenue from other sources such as the City of Compton General Fund.

Total Net Estimated Cost – Total direct cost plus total administrative costs and transfers from/to the rebate reserve fund or contributions from other revenue sources.

Total Parcels – The total number of parcels within the District.

Total Parcels Levied – The total number of parcels within the District that will be charged for the Fiscal Year.

Charge Amount – The total amount to be charged this Fiscal Year.

Cost Allocation Plan (“CAP”) - Summarizes a comprehensive analysis completed for the City of Compton, California (the “City”) to determine the appropriate allocation of costs from City central service departments to the departments that provide services directly to the community. The primary objective is to allocate costs from departments that provide services internally to operating departments that conduct the day-to-day operations necessary to serve the community. These internal service costs are those: (a) incurred for a common or joint purpose benefiting more than one cost objective, and (b) not readily assignable to the cost objectives specifically benefitted, without effort disproportionate to the results achieved. The term “indirect costs,” as used herein, applies to costs of this type originating in the central service departments. Typical central service departments include the City Manager and City Controller, whereas, typical operating departments include Fire, Public Works, and enterprise funds.

To ensure central service department costs are appropriately allocated to the operating departments, we analyzed and identified expenditures to determine which costs are allowable versus unallowable in accordance with Office of Management and Budget (OMB)-87 principles. Costs that are typically considered to be unallowable include, but are not limited to: General Advertising, Entertainment, Award Ceremonies, Capital Improvements, Bad Debt, Lobbying, Contingencies, Legislative Body (City Council), Debt Service, Promotional Items.

As such, unallowable costs were excluded from this CAP, including indirect costs associated with City Council (reflected as a negative number under allowable costs).

TABLE I – PROPOSED BUDGET FISCAL YEAR 2015/2016

CITY OF COMPTON	
SEWER SERVICE CHARGE	
DIRECT COSTS	FY 2015/16
Maintenance Costs	
Labor	\$0
Benefits	0
Machinery & Equipment	0
Debt Service	\$713,240
Cost Allocation	68,110
TOTAL DIRECT COSTS	\$781,350
ADMINISTRATION COSTS	
County Administration	\$4,143
Other Professional Services	142,459
TOTAL ADMINISTRATION COSTS	\$146,601
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
TOTAL DIRECT AND ADMINISTRATION COSTS	\$927,951
Other Revenues/Reserve Fund (Contributions)	0
Unfunded Costs	0
Total Net Estimated Cost	\$927,951
DISTRICT STATISTICS	
Total Parcels	20,724
Total Parcels Levied	16,370
Charge Amount	\$927,951

**CITY OF COMPTON
SEWER SERVICE CHARGE
FISCAL YEAR 2015/2016**

TABLE II –CHARGE SUMMARY

ZONE	TYPE OF USER	AVERAGE MONTHLY WATER USAGE (CUBIC FEET)	NUMBER OF PARCELS	ANNUAL CHARGE (\$)	ANNUAL REVENUE (\$)
1	Residential & Small Commercial	Less than 10,000	16,119	54	870,426
2	Commercial & Industrial	10,000 to 25,000	160	135	21,600
3	Commercial & Industrial	25,000 to 50,000	43	270	11,610
4	Commercial & Industrial	50,000 to 75,000	23	405	9,315
5	Commercial & Industrial	More than 75,000	25	600	15,000
6	Vacant Lots, Septic Tanks, Senior and Disabled Citizens	Exempt	4,354	0	0
TOTAL			20,724	N/A	927,951

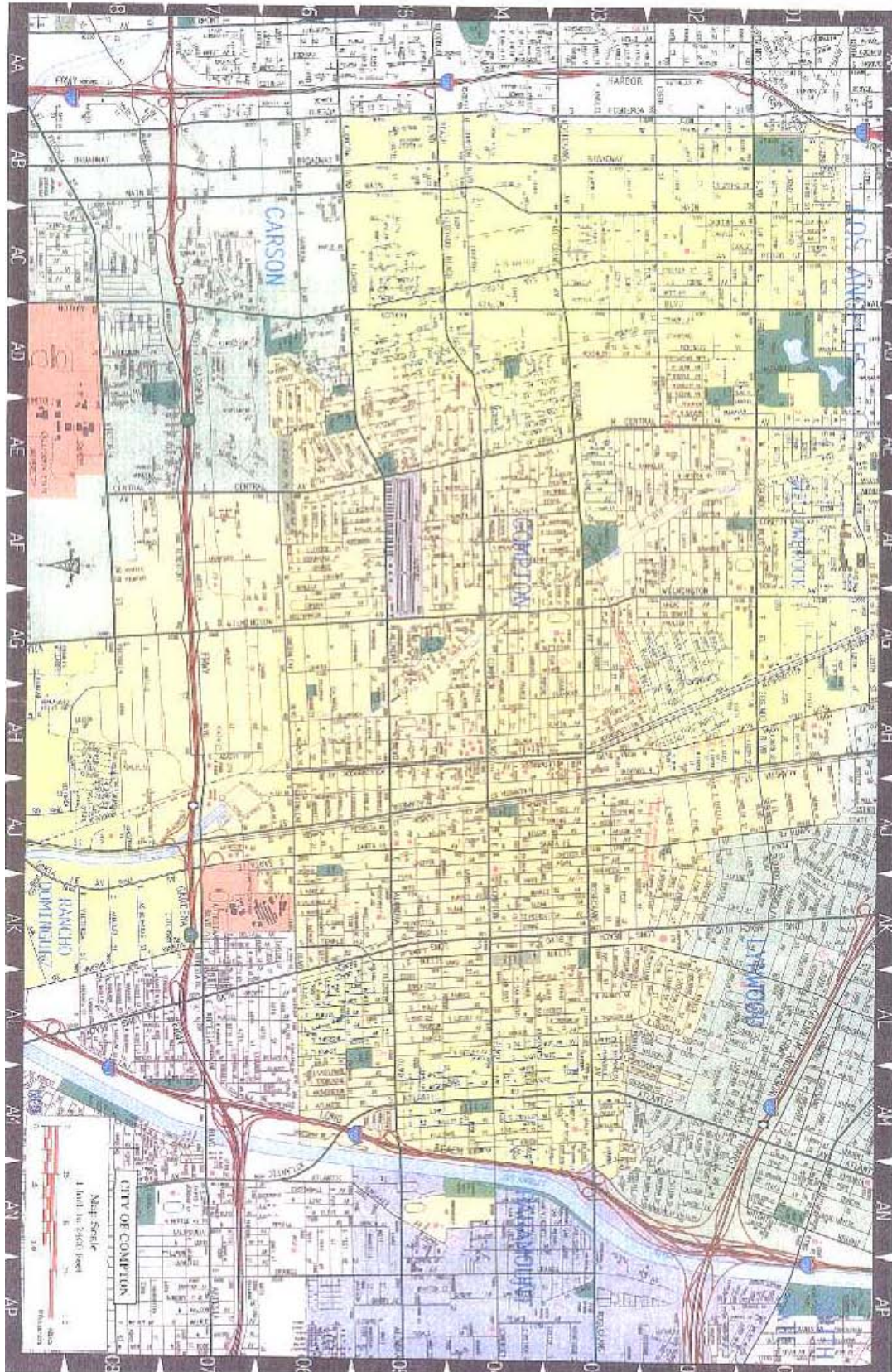
EXHIBIT A – ASSESSMENT ROLL

The proposed assessment amounts for Fiscal Year 2015/2016 for the Sewer Service Charge are sent under separate cover and hereby referenced to in this Report. Parcel identification, for each lot or parcel within the District shall be the Assessor Parcel Numbers as shown on the Los Angeles County Assessor's map for the year in which this Report is prepared.

The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the property tax roll for each parcel in Fiscal Year 2015/2016.

If any parcel submitted for assessment is identified by the County Auditor/Controller to be an invalid parcel number or the parcel Land Use changes for the current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment/Charge amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment/Charge rates approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment. Similarly, if a parcel Land Use changes, the assessment/charge amount applied shall be recalculated and applied according to the approved method of apportionment and assessment rates.

EXHIBIT B – CITY OF COMPTON'S DIAGRAM



RESOLUTION SIGN-OFF FORM

DEPARTMENT: Public Works-Engineering

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE ENGINEER'S REPORT OF WILLDAN FINANCIAL SERVICES FOR THE CITY OF COMPTON'S SEWER SERVICE CHARGE FOR FISCAL YEAR 2015/2016

Glen Kau
DEPARTMENT MANAGER’S SIGNATURE

6/16/2015 11:11:59 AM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

6/17/2015 11:46:50 PM
DATE

Stephen Ajobiewe
CITY CONTROLLER

6/17/2015 5:43:19 PM
DATE

Kelly Montgomery
CITY MANAGER

6/16/2015 9:42:52 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 23, 2015

TO: MAYOR AND COUNCIL MEMBERS

FROM: GLEN W.C. KAU, P.E., DIRECTOR
DEPARTMENT OF PUBLIC WORKS & MUNICIPAL UTILITIES

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH STETSON ENGINEERS, INC. AND ISSUE A PURCHASE ORDER FOR \$229,928 TO DESIGN A NEW WATER TREATMENT PLANT FOR WELL NO. 20 AND PREPARE CONSTRUCTION PLANS AND SPECIFICATIONS.

SUMMARY

This resolution authorizes the City Manager to accept the professional services proposal of and enter into a professional services agreement with Stetson Engineers, Inc. and issue a purchase order in the amount of \$229,928.00 (Two Hundred Twenty-Nine Thousand Nine Hundred Twenty-Eight Dollars and Zero Cents) to design a new water treatment plant for Well No. 20 at 1300 El Segundo Blvd and prepare construction plans and specifications. Included in the Stetson Engineers, Inc. proposal are professional services that will be utilized during the construction phase of the project and will be coordinated with the construction contractor.

BACKGROUND

The City's Well No. 20 was constructed in 2013 and pumps directly into a new 750,000 above ground reservoir. This new well and reservoir were designed and constructed to provide additional infrastructure to augment the existing water system. Specifically, the new reservoir would allow staff to increase the system pressure in the northeastern portion of the water system and provide for critical emergency water storage to meet fire flow demands. However, during well development it was determined the water quality included high levels of manganese (approximately 110 ug/L) that is well above the secondary drinking water standards of 50 ug/L for the State of California. Due to the existing high level of manganese Well No. 20 has not been approved for potable use by the Division of Drinking Water. Therefore, the City has determined the proper action would be to design and construct an appropriate treatment system to remove the manganese from the drinking water to non-detectable levels.

The goal of the project is to have a water treatment plant that can be located within the existing reservoir fenced area and is designed with sufficient design capacity that can utilize a single pass or phase treatment technology in order to remove manganese to non-detectable levels.

#15.

**Staff Report – Resolution Agreement with Stetson Engineers, Inc.
Design and Construction Documents for Water Treatment Plant for
Well No. 20 – 1300 El Segundo Blvd
June 23, 2015, page 2**

Staff solicited request for proposals for the design of a new water treatment plant. The following three (3) proposals were received from qualified engineering firms:

VENDOR

Stetson Engineers, Inc
Civiltec Engineering, Inc.
CivilSource

Because the request for proposal is for professional services the proposals received were evaluated based the following criteria (not lowest bid): completeness of proposal, quality of previous work performed, understanding of the projects scope of work, experience of project team, references, and proposed work schedule. Each proposal was thoroughly reviewed by staff and scored using a matrix of specific project criteria to determine which vendor is the most qualified to provide the necessary professional design services.

STATEMENT OF THE ISSUE

City has identified a need for a qualified and experienced engineering consulting firm to assess and design the new water treatment plant and provide assistance with the construction bidding process and construction engineering support. Staff believes the installation a new water treatment plant for Well No. 20 is necessary in order to obtain approved by the Division of Drinking Water for public use. Staff recommends that the City Council approve the proposed resolution authorizing the City Manager to enter into a professional services agreement and issue a purchase order in the amount of \$229,928.00 (Two Hundred Twenty-Nine Thousand Nine Hundred Twenty-Eight Dollars and Zero Cents).

ALTERNATIVE

None proposed.

FISCAL IMPACT

Funds are allocated in the 2014-15 Fiscal Year budget in Account No. 5003-880-000-4269 (Other Contract Services) for this agreement. This account has a balance of \$891,835.00 and after this deduction there will be \$661,907.00 left in the Other Contract Services account.

Staff Report – Resolution Agreement with Stetson Engineers, Inc.
Design and Construction Documents for Water Treatment Plant for
Well No. 20 – 1300 El Segundo Blvd
June 23, 2015, page 3

RECOMMENDATION

It is staff recommendation that the Mayor and City Council adopt the attached Resolution.

**CHAD BLAIS, DEPUTY DIRECTOR
DEPARTMENT OF PUBLIC WORKS & MUNICIPAL UTILITIES
WATER UTILITY DIVISION**

**GLEN W. C. KAU, P.E., DIRECTOR
DEPARTMENT OF PUBLIC WORKS & MUNICIPAL UTILITIES**

APPROVED FOR FORWARDING:

**JOHNNY FORD
CITY MANAGER**

JF:GK:CB:tm

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A
PROFESSIONAL SERVICES AGREEMENT WITH STETSON
ENGINEERS, INC. AND ISSUE A PURCHASE ORDER FOR \$229,928 TO
DESIGN A NEW WATER TREATMENT PLANT FOR WELL NO. 20 AND
PREPARE CONSTRUCTION PLANS AND SPECIFICATIONS**

WHEREAS, it is the responsibility of the Water Utility Division of the Public Works & Municipal Utilities Department to ensure a safe and adequate water supply for drinking and firefighting purposes; and

WHEREAS, the City's Well No. 20 was constructed in 2013 and pumps directly into a new 750,000 above ground reservoir. This new well and reservoir were designed and constructed to provide additional infrastructure to augment the existing water system; and

WHEREAS, during well development it was determined the water quality included high levels of manganese (approximately 110 ug/L) that is well above the secondary drinking water standards of 50 ug/L for the State of California. Due to the existing high level of manganese Well No. 20 has not been approved for potable use by the Division of Drinking Water; and

WHEREAS, staff believes the proper action would be to design and construct an appropriate treatment system to remove the manganese from the drinking water to non-detectable levels; and

WHEREAS, the Division advertised for professional services proposals from engineering firms for design services and preparation of construction plans and specifications for a new water treatment plant for Well No. 20; and

WHEREAS, sealed proposals were received from the engineering firms of Stetson Engineers, Inc., Civiltec Engineering, Inc. and CivilSource; and

WHEREAS, staff reviewed the proposals submitted by the firms and ranked the proposal from Stetson Engineers, Inc. was best qualified to provide the professional services required for the design of a new treatment plant; and

WHEREAS, funds for the services to be performed are available in the Water Utility Division's 2014-15 Fiscal Year Budget in Account No. 5003-880-000-4269 (Other Contract Services).

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. That the proposal of Stetson Engineers, Inc. in the amount of \$229,928.00 (Two Hundred Twenty-Nine Thousand Nine Hundred Twenty-Eight Dollars and Zero Cents) for the design of a new water treatment plant is hereby accepted.

SECTION 2. That the City Manager, upon the advice and approval of the City Attorney is hereby authorized to enter into a professional services agreement with Stetson Engineers, Inc. for preparation of the design documents for the new water treatment plant for Well No. 20 at 1300 El Segundo Blvd and prepare construction plans and specifications.

Resolution No. _____
Page 2

SECTION 3. That funds for these services are available in the Water Utility Division’s Fiscal Year 2014-2015 budget in Account No. 5003-880-000-4269 (Other Contract Services).

SECTION 4. That a purchase order is hereby authorized to issued in the amount of \$229,928.00 (Two Hundred Twenty-Nine Thousand Nine Hundred Twenty-Eight Dollars and Zero Cents) to Stetson Engineers, Inc.

SECTION 5. That a certified copy of this Resolution shall be filed in the offices of the City Manager, City Controller, City Clerk, City Attorney and Water Utility Division.

SECTION 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2015.

That said Resolution was adopted by the following vote to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON

**PROFESSIONAL SERVICES AGREEMENT
BETWEEN
CITY OF COMPTON
AND
STETSON ENGINEERS INC.**

This **AGREEMENT** is entered by and between the **CITY OF COMPTON**, a municipal corporation of the State of California (hereinafter referred to as "**CITY**") located at 205 South Willowbrook Avenue, Compton, California 90220, and **STETSON ENGINEERS INC.** (hereinafter referred to as "**CONSULTANT**"), located at 861 Village Oaks Dr., Suite 100, Covina, California 91724.

RECITALS:

WHEREAS, the City seeks to install a water treatment plant for Well No. 20 at 1300 El Segundo Blvd for the benefit of the entire water system because it will be designed and built to augment the Water Utility Division current and future operational needs; and

WHEREAS, the City has identified a need for a qualified and experienced engineering consulting firm to assess and design the new water treatment plant and provide assistance with the construction bidding process and construction engineering support; and

WHEREAS, by Resolution No. _____, adopted on the ____ day of _____ 2015, the City Council authorized the City Manager to enter into a professional services agreement with the Consultant (Stetson Engineers, Inc.) to provide the design services required; and

WHEREAS, Consultant represents that it is specifically trained, experienced, competent, and has the resources to provide such services which will be required by this project; and

WHEREAS, Consultant is willing to render such professional services subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, Consultant and City, for the consideration, terms and conditions herein described, mutually agree as follows:

AGREEMENT:

1. Services to be rendered by Consultant. It is the mutual understanding of the parties that the Consultant shall perform and be responsible for providing assessment and design for a new booster pump station for the Water Utility Division of the Public Works/Municipal Utilities Department of the City. Services to be performed include General Administration, Meetings and Presentations; Site Investigation and Evaluation; Preliminary Design Report (PDR) and Investigation; Final Design and Construction Documents; Construction Bidding Through Contract Award' and Construction Engineering Support. Consultant's services shall be rendered in two (2) phases. Phase I consists of the design of the new water treatment plant and assistance to the City with preparation of the Request for Bids to select a contractor's for construction of the project. Phase II consists of the Consultant performing all necessary technical assistance required in conjunction with resolving contractor's work related to installing the new water treatment plant. Services to be rendered shall include, but not be limited to the below-indicated tasks and deliverables:

- A. General: The Consultant shall work closely as a part of the project team with Water Utility Division staff to develop a design for the facility that meets the needs of the utility. This objective will be accomplished through frequent and routine communication and meetings of the project team, a series of design review workshops, and close coordination with the Water Utility Division and other City Departments.
- B. Design philosophy: The overall design philosophy for the facility will be toward functionality, durability, minimal maintenance requirements, energy efficiency, economy, employee comfort, and the facility shall be aesthetically pleasing while keeping within the context of its function as a municipal water treatment facility. The City requires the water treatment plant design be located within the existing reservoir fenced area and is designed with sufficient design capacity that can utilize a single pass or phase treatment technology in order to remove manganese to non-detectable levels.
- C. Site Surveying: Retain a licensed surveyor to survey the property and develop any required site topographic maps, utility maps, and any other base mapping information necessary to complete the work if necessary. The Consultant shall provide any additional surveying required to complete the work and prepare a project base map.
- D. Site Investigation: The consultant shall review existing well and reservoir drawings (no as-builds available), previously completed geotechnical report for the existing reservoir site, and conduct site investigations in order to provide layout of facility.
- E. Geotechnical Investigation: Shall be conducted as part of the scope of work if the design consultant determines the existing geotechnical report (available upon request) for the reservoir site is inadequate to determine onsite conditions.
- F. Assisting City in Permitting: The consultant shall assist the City in obtaining all required building and regulatory permits or exemptions (i.e. NPDES, LACSD, RWQCB, etc).
- G. Preliminary Design Report: Provide all necessary personnel, resources, and subconsultants to complete the specified design work to the satisfaction of the City. The Preliminary Design Report (PDR) shall include but not limited to site layouts, piping, recommendation for best method of treatment, and options for City's evaluation. Consultant shall plan for a minimum submittal review of the PDR at the 40%, 70% and 100% stages. From this final report, an alternative will be selected and final design will proceed. The Consultant shall develop the site plan in accordance with the requirements of the City.
- H. Project Schedule: The Consultant shall develop and regularly maintain a project schedule that includes all phases of the project through completion of the construction and startup and takeover of the facility by the City. The schedule shall be presented in a Gantt chart format and it shall contain sufficient detail to allow tracking of the progress of the work through each phase. The schedule shall be in an electronic format that is compatible with MicroSoft Project and the schedule and all updates shall be submitted to the City in MS Project electronic format. Keeping the project on schedule shall be a priority and goal for the Consultant throughout the completion of the project.
- I. Other issues as required to complete the work: The Consultant shall outline and provide a detailed description in the proposal of any other tasks required to complete the work.

Failure to account for items that would be considered usual and customary to this project shall not be justification for additional compensation or an extension of contract time.

- J. Final Design: Provide all necessary personnel, resources, and subconsultants to complete the specified design work to the satisfaction of the City. Upon approval of the preliminary design, the Consultant shall proceed with Final Design and the development of documents suitable for bidding.
1. Objective: The final design shall incorporate the approved components of the preliminary design into Drawings and Specifications suitable for public bidding and construction while staying within the established project budget.
 2. Based on the selected alternative developed, the Consultant shall prepare and submit design documents to the City for review at intervals of 50%, 90% and 100% of design completion and shall include but not necessarily be limited to:
 - a) Site plan design (Scale 1"=10' @ full size)
 - b) Site Utilities (Scale 1"=10' @ full size)
 - c) Mechanical and piping requirements
 - d) Filtration and backwash requirements
 - e) Chemical feed requirements
 - f) PLC System (in consultation with the City's SCADA integrator and treatment technology vendor)
 - g) SCADA system setup and communications (in consultation with the City's SCADA integrator)
 - h) Electrical
 3. Specifications: The Consultant shall prepare project specifications in CSI format to cover all aspects of the project. The specifications shall be crafted to encourage the competitive bidding for materials and components. Specifications shall include:
 - a) Construction Technical Specifications
 - b) Special Provisions
 - c) Construction Bid Documents
 - d) Construction Schedule and Cost Estimates
 4. Constructability:
 - a) The Consultant shall be fully responsible for the constructability of the final design and bidding documents.
 - b) Notwithstanding any recommendations or approvals by the City, the Consultant shall not be relieved from responsibility for the workability and suitability of the design and all associated details.
 5. Cost Estimating: During final design, routinely update the project cost estimate and keep the City informed of any changes to the overall costs of the project.
 6. Schedule:

- a) The project schedule shall be regularly updated throughout the design process.
 - b) The schedule shall include design, bidding, and construction work.
 - c) The project schedule shall clearly include the review times required by the City and any other reviewing authority. Failure to include these review periods within the schedule and any delays resulting there from shall not be a basis for additional compensation or an extension of time.
7. Review and approval: The Final Design shall be reviewed and approved by the City. No extension of time shall be granted for failure to gain necessary approvals and permits for the projects. The project shall not proceed to the bidding phase without the prior written approval of the City.
- K. Quality Assurance/Quality Control Plan: Prior to starting work, the Consultant shall prepare a project specific Quality Assurance/Quality Control Plan (QA/QC). The QA/QC Plan shall include but shall not necessarily be limited to:
1. Schedule monitoring and compliance
 2. Project reviews both internal and external
 3. Project communications
 4. Project meetings
 5. Standards to be used
 6. Cost review and control
 7. Quality Control methods and criteria
- L. Permit requirements: The Consultant shall be responsible to provide all information necessary to obtain the required approvals and permits for the work.
- M. Project Meetings: A project kickoff meeting will be held prior to starting work. Routine communication is expected and required. Project meetings shall be held regularly as needed but not less than monthly unless agreed to by all parties. Monthly progress reports:
1. Progress reports shall be submitted by the first of every month.
 2. No payments will be released to the Consultant without an acceptable monthly report.
 3. Each report shall detail progress made during the previous month, planned work for the coming month and any issues that need to be resolved.
 4. All monthly reports shall include an undated project schedule.
 5. Monthly reports shall not exceed one type written page not including updated schedules, charts or tables.
- N. Bidding Services: The project shall be competitively bid to engage a qualified contractor at an equitable price with minimal change orders. Consultant Responsibilities for Bidding:
1. Provide all necessary personnel, resources, and subconsultants to assist the City in competitively bidding the work.
 2. Prepare bidding forms, conditions of the Contract, and the form of Agreement between the Contractor and the City. The City will provide boiler plate information wherever available and prudent.
 3. Assist the City in answering questions from prospective bidders.

4. Participate in a pre-bid meeting with prospective contractors explaining the project concepts and goals and answering questions that come up.
5. Prepare addenda as required to clarify or modify the design.
6. Assist the City in evaluating the bids and recommending an award.

O. Construction Administration Services: Consulting Engineer Responsibilities for Construction Administration Services:

1. Provide engineering design services on an as-needed basis for quality assurance/quality control purposes during construction.
2. Attend meetings as necessary to clarify design intent.
3. Review and respond in writing to RFI's and RFCO's in a timely manner.
4. Provide amended drawings and calculations as needed in response to contractor's RFI's or RFCO's for clarifications, or for changes requested by the City.
5. Provide contract management and administration consultation including providing recommendations for bid acceptance, insurance and bond review, and contract award.
6. Prepare supplementary sketches and details as required to resolve field construction problems that may be encountered.
7. Review and provide advice to the City on change order(s) and/or extra work order(s) as needed. Assist the City in the analysis of estimates provided by contractor as the basis for RFO's.
8. Provide efficient and timely review of submittals for complete and strict conformance with the contract plans, specifications and documents. Assure that any deviations or substitutions submitted by the contractor shall be equal to or of better quality than specified in the contract documents for:
 - a) Construction shop drawings
 - b) Manufacturer's design of systems
 - c) Any other submittals required by the Contract Documents
 - d) Return submittals to the Project Manager, and keep (2) copies of all preliminary and final shop drawings that have been reviewed for conformance. At the end of the job we will submit to the City the second copy of the reviewed submittals.
 - e) Prepare construction "record" or "as-builts" drawings based on marked-up documents and drawings received from the City's Project Manager and inspection staff. Submit one (1) full-size original mylar reproducible set of construction "record" drawings and an electronic copy of the AutoCAD file to the City in accordance with the City's Digital Submission Standards.

The City shall operate and maintain the facilities after completion of construction and successful start-up period.

As more fully described in the City's **"Request for Proposals Water Bond Improvement Project: Well No. 20 Water Treatment Plant"** (issued March 9, 2015) and the in Consultant's **"Proposal"** dated April 15, 2015, both of which are incorporated herein by this reference.

Consultant acknowledges that in entering into this Agreement the City is relying on Consultant's special skills and experience to do and perform the services in accordance with best standards of professional practice. While performing the Services, Consultant agrees to

perform all the said work and furnish all the necessary materials at its own cost and expense necessary to complete said services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances and to the reasonable satisfaction of the City.

Consultant services hereunder shall be performed in good, workmanlike and professional manner. Consultant shall be responsible for correcting and completing all errors and omissions related to the services provided by the Consultant for this Agreement at no additional cost to the City. "Errors" and "Omissions" for purposes of this paragraph are defined to mean a failure by the Consultant to meet the standards of its profession as set forth in the preceding paragraph. The acceptance of the services by City does not release Consultant from these obligations.

Consultant will be responsible for employing or engaging all persons necessary to perform the services. All of Consultant's staff will be qualified by training and experience to perform their assigned tasks. Consultant will give its personal attention to the fulfillment of the provisions of this Agreement by all of its employees and subcontractors, if any, and will keep the services under its control. On demand of City, if any employee or subcontractor of Consultant fails or refuses to carry out the provisions of this Agreement or appears to be incompetent or to act in a disorderly or improper manner, he or she will be discharged immediately from the services.

Stephen B. Johnson, P.E., Vice President of Consultant shall be primarily responsible for representing Consultant in performance of this Agreement.

2. Duration of Contract. Consultant agrees to commence the services provided for herein upon written Notification to Proceed from the City and to continue in a diligent and professional manner until the services to be rendered are complete, unless terminated earlier. The parties anticipate that Consultant's Phase I design services will be completed within One Hundred Seventy (170) working days after commencement of the services by Consultant. Consultant shall perform additional services during the build phase of the project and shall be required to participate and complete all programming and integration services specified in the scope of services without impacting the construction contractor installing the new booster pump station designed by the Consultant.

Consultant will generally adhere to the schedule set forth by the City or otherwise agreed to by the parties provided, that City will grant reasonable extensions of time for the performance of the services occasioned by unusually lengthy governmental reviews of Consultant's work product or other unavoidable delays occasioned by unforeseen circumstances; provided, further, that such unavoidable delay will not include strikes, lockouts, work stoppages, or other labor disturbances conducted by, or on behalf of, Consultant's officers or employees.

Consultant acknowledges the importance to City of City's project schedule and agrees to put forth its best professional efforts to perform the services in a manner consistent with that schedule. City understands, however, that Consultant's performance must be governed by sound practices. Consultant will work such overtime or engage such personnel and equipment as necessary to maintain the schedule, without additional compensation.

3. Compensation. The method of payment for this Contract will be on a fee-for-services basis as specified within Consultant's "**Fee Proposal**" dated April 15, 2015 and incorporated herein. The total price paid the Consultant will include compensation for all work,

including travel, materials, supplies, vendor services, expenses and subcontracted work. No additional compensation will be paid to the Consultant, unless there is a change in the scope of the work or the scope of the project. In the instance of a change in the scope of work or scope of the project, adjustment to the total compensation will be negotiated between the Consultant and the City. Adjustment in the total compensation will not be effective until authorized and approved in writing by the City.

Progress payments may be made in arrears based on the percentage of work and deliverables completed by the Consultant. If Consultant fails to submit the required deliverable items according to schedule or as required by the Agreement, except for those amounts that are due and not reasonably in dispute, the City shall have the right to delay payment and/or terminate this Agreement in accordance with the provisions noted herein.

Consultant shall be reimbursed within thirty (30) days, or as promptly as fiscal procedures may permit, upon receipt by the City of itemized invoices for services completed. Invoices shall be submitted no later than 45 calendar days after the performance of work for which the Consultant is billing. Invoices shall detail the work performed on each task as applicable. Invoices shall be delivered or mailed to the **Deputy Director of Public Works/Municipal Utilities Department** at the following address: **City of Compton, 205 South Willowbrook Avenue, Compton, California 90220.**

As full and complete compensation for performance of all the services to be performed by the Consultant pursuant to this Agreement, City shall pay, and Consultant agrees to accept, a not-to-exceed maximum sum of **Two Hundred Twenty-Nine Thousand Nine Hundred Twenty-Eight Dollars (\$229,928.00)**. Consultant's services shall be performed in phases as identified in Section 1 above. The agreed cost breakdown for complete performance of each phase is as follows: Phase I - \$186,186.00 and Phase II - \$43,742.00.

In the event of termination, the Consultant shall be entitled to compensation for the undisputed reasonable value of services performed to the effective date of termination, including any noncancellable obligations incurred prior to termination; provided, however, that the City may condition payment of such compensation upon the Consultant's delivery to the City of any and all City property, documents, reports, records, materials and work product associated with the performance of this Agreement.

4. Ownership of Materials. All product produced by Consultant or its agents, employees, and subcontractors pursuant to this Agreement (the "Work Product") is the property of City. In the event this Agreement is terminated, all Work Product produced by Consultant or its agents, employees and subcontractors pursuant to this Agreement will be delivered to City pursuant to the termination clause of this Agreement. Consultant will have the right to make one (1) copy of the Work Product for Consultant's records.

The Work Product may be used by City and its agents, employees, representatives, and assigns, in whole or in part, or in modified form, for all purposes City may deem advisable, without further employment of or payment of any compensation to Consultant; provided, however, that if this Agreement is terminated for any reason prior to completion of the Project and if under such circumstances City uses, or engages the services of and directs another consultant to use the Work Product, City agrees to hold Consultant harmless from any and all liability, costs, and expenses relative to claims arising out of matters and/or events which occur subsequent to the termination of this Agreement as a result of causes other than the fault or negligence of Consultant, or anyone for whose acts it is responsible, in preparation of the Work

Product. Consultant will not be responsible for deficiencies solely attributable to modifications of the Work Product performed by others, or that arise from use of the Documents in connection with a project or site other than that shown in the Work Product.

5. Independent Contractor Status. Consultant, its officers, employees, subconsultants, subcontractors, agents and volunteers (collectively hereinafter the "Consultant"), will perform the services in Consultant's own way and pursuant to this Agreement as an independent contractor and in pursuit of Consultant's independent calling, and not as an employee of City. The persons used by Consultant to provide the services under this Agreement will not be considered employees of City for any purposes. Neither the City nor any of its officers, employees, agents or volunteers shall have any control over the conduct of the Consultant, except as expressly set forth in this Agreement. Consultant expressly warrants that while engaged in carrying out and complying with any terms and conditions of this Agreement that Consultant shall not at any time or in any manner, represent that Consultant is in any manner officers, employees, agents or volunteers of the City. Consultant shall obtain no rights to retirement, health care or any other benefit that accrue to City officials, officers, or employees. Consultant expressly waives any claim to such rights.

The payment(s) made to Consultant pursuant to the Agreement will be the full and complete compensation to which Consultant is entitled. City will not make any federal or state tax withholdings on behalf of Consultant or its agents, employees or subcontractors. City will not pay any workers' compensation insurance, retirement contributions or unemployment contributions on behalf of Consultant or its employees or subcontractors. Consultant agrees to indemnify and pay City within thirty (30) days for any tax, retirement contribution, social security, overtime payment, unemployment payment or workers' compensation payment which City may be required to make on behalf of Consultant or any agent, employee, or contractor of Consultant for work done under this Agreement. At the City's election, City may deduct the amounts paid pursuant to this Section, from any balance owing to Consultant.

6. Successors, Assignment and Delegation. City and the Consultant each binds themselves, their partners, successors, assigns and legal representatives to the other hereto and to partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in this Agreement.

The expertise and experience of Consultant are material considerations for this Agreement. Consultant shall not assign or transfer any interest in this Agreement or the performance of any of Consultant's obligations under this Agreement without the prior written consent of the City. Any attempted assignment or transfer of any of Consultant's rights, duties or obligations arising under this Agreement shall be null and void.

7. Nondiscriminatory Employment Practices. During the performance of this Agreement, the Consultant agrees not to discriminate against any employee or applicant for employment because of race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Such actions shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including

apprenticeship. The Consultant agrees to post in conspicuous places, available to employees, applicants and subcontractors for employment, notices setting forth the provisions of this non-discrimination clause.

In the event of the Consultant's non-compliance with the non-discrimination clause of this Agreement, this Agreement may be immediately canceled, terminated or suspended in whole or in part.

8. Subcontracting. Consultant's services are unique and personal. Except as may be specified in Consultant's Proposal and agreed to by the City, Consultant will not subcontract any portion of the services without prior written approval of City Manager or his/her designee. If Consultant subcontracts any of the services, Consultant will be fully responsible to City for the acts, errors and omissions of Consultant's subcontractor and of the persons either directly or indirectly employed by the subcontractor, as Consultant is for the acts and omissions of persons directly employed by Consultant. Nothing contained in this Agreement will create any contractual relationship between any subcontractor of Consultant and City. Consultant will be responsible for payment of subcontractors. Consultant will bind every subcontractor and every subcontractor of a subcontractor by the terms of this Agreement applicable to Consultant's work unless specifically noted to the contrary in the subcontract and approved in writing by City.

9. Other Consultants. The City reserves the right to employ other consultants in connection with the services.

10. Indemnification. Consultant shall indemnify and save harmless the City, its officials, officers, employees, agents and volunteers (collectively hereinafter the "City"), against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of the City and shall indemnify and save the City from any and all liability and expense including reimbursement of reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers' Compensation claims, of or by anyone whomsoever to the extent resulting from or arising out of the negligent, reckless or willful misconduct for the Consultant, its officers, employees, subconsultants, subcontractors or agents in the performance of the duties undertaken by Consultant pursuant to this Agreement.

This indemnification and hold harmless obligation does not extend to claims arising out of the negligence or willful misconduct of the City.

11. Insurance. Without limiting the Consultant's indemnification of the City, Consultant shall obtain and maintain, at its cost and expense, for the duration of the Agreement and any and all amendments, insurance against claims for injuries to persons or damage to property which may arise out of or in connection with performance of the services by Consultant or Consultant's agents, representatives, employees or subcontractors. The insurance will be obtained from an insurance carrier admitted and authorized to do business in the State of California. Such evidence shall specifically identify this Agreement and shall contain express conditions that the City is to be given written notice at least thirty (30) days in advance of any termination or implementation of a reduction of limits or material change of insurance coverage as specified herein. Failure on the part of the Consultant to procure or maintain insurance shall constitute a material breach upon which the City may immediately terminate this Agreement. All insurance required hereunder shall be primary with respect to any insurance maintained by the City.

Coverages and Limits. Consultant will maintain the types of coverages and minimum limits indicated below, unless the Risk Manager or City Manager, in consultation with the City Attorney approves a lower amount. These minimum amounts of coverage will not constitute any limitations or cap on Consultant's indemnification obligations under this Agreement. City, its officers, agents, volunteers and employees make no representation that the limits of the insurance specified to be carried by Consultant pursuant to this Agreement are adequate to protect Consultant. The coverage will contain no special limitations on the scope of its protection to the below-designated insureds except for Workers Compensation and errors and omissions insurance. Consultant will obtain occurrence coverage, excluding Professional Liability, which will be written as claims-made coverage. If Consultant believes that any required insurance coverage is inadequate, Consultant will obtain such additional insurance coverage, as Consultant deems adequate, at Consultant's sole expense.

11.1 **Commercial General Liability Insurance.** \$1,000,000 combined single-limit per occurrence for bodily injury, personal injury and property damage. If the submitted policies contain aggregate limits, general aggregate limits will apply separately to the work under this Agreement or the general aggregate will be twice the required per occurrence limit.

11.2 **Automobile Liability.** \$1,000,000 combined single-limit per accident for bodily injury and property damage.

11.3 **Workers' Compensation and Employer's Liability.** Workers' Compensation limits as required by the California Labor Code and Employer's Liability limits of \$1,000,000 per accident for bodily injury. Workers' Compensation and Employer's Liability insurance will not be required if Consultant has no employees and provides, to City's satisfaction, a declaration stating this.

11.4 **Professional Liability.** Errors and omissions liability appropriate to Consultant's profession with limits of not less than \$1,000,000 per claim. The coverage shall also provide an extended two (2) year reporting period commencing upon termination or cancellation of this Agreement.

Endorsements. For Commercial General Liability Insurance and Automobile Liability Insurance, Consultant will ensure that the policies are endorsed to name the City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers as **"additional insureds"** with respect to liability arising out of the activities of the Consultant. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City. ***Prior to City's execution of this Agreement, Consultant will furnish certificates of insurance and endorsements to City.***

Waiver of Subrogation. The policies shall contain a waiver of subrogation for the benefit of City.

12. Permits and Licenses. Consultant, at its own expense, during the term of this Agreement, shall obtain and maintain all appropriate business and professional permits, licenses and certificates that may be required in connection with the performance of services by the Consultant. Upon execution of this Agreement, the Consultant shall show evidence of a business license permit in conformance with *Section 9-1.2 of the Compton Municipal Code.*

13. Maintenance of Records. Consultant will maintain complete and accurate records with respect to costs incurred under this Agreement. All records will be clearly identifiable.

Consultant will allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of records and any other documents created pursuant to this Agreement. Consultant will allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years, or longer if required by law, from the date of final payment under this Agreement.

14. Warranties. Consultant represents and warrants (i) that Consultant has no obligations, legal or otherwise, inconsistent with the terms of this Agreement or with Consultant's undertaking this relationship with City, (ii) that the performance of the services called for by this Agreement do not and will not violate any applicable law, rule or regulation or any proprietary or other right of any third party, (iii) that Consultant will not use in the performance of his responsibilities under this Agreement any confidential information or trade secrets of any other person or entity and (iv) that Consultant has not knowingly entered into or will enter into any agreement (whether oral or written) in conflict with this Agreement.

15. General Compliance with Laws. Consultant will keep fully informed of federal, state and local laws and ordinances and regulations which in any manner affect those employed by Consultant, or in any way affect the performance of the services by Consultant. Consultant will at all times observe and comply with these laws, ordinances, and regulations and will be responsible for the compliance of the services with all applicable laws, ordinances and regulations.

16. Termination. In the event of the Consultant's failure to prosecute, deliver, or perform the services, after giving written notice of default and two (2) days to correct the same, then, in addition to any other remedies, City may terminate this Agreement for nonperformance by notifying Consultant in writing. Consultant has five (5) business days to deliver any documents owned by City and all work in progress to City address contained in this Agreement. City will make a determination of fact based upon the work product delivered to City and of the percentage of work that Consultant has performed which is usable and of worth to City in having the Agreement completed. Based upon that finding City will determine the final payment of the Agreement. In the event City elects to terminate, City will have the right to immediate possession of all Work Product and work in progress prepared by Consultant, whether located at the project site, at Consultant's place of business, or at the offices of a subconsultant.

The City's obligation is payable only from funds appropriated for the purpose of this Agreement. All funds for payments after the end of the current fiscal year are subject to the City's legislative appropriation for this purpose. In the event this Agreement extends into succeeding fiscal year periods and the City Council does not allocate sufficient funds for the next succeeding fiscal year payments, this Agreement shall terminate immediately upon written notice from the City.

Either Party, upon tendering thirty (30) calendar days written notice to the other Party, may terminate this Agreement for convenience. In this event and upon request of City, Consultant will assemble the work product without charge and put it in order for proper filing and closing and deliver it to City. Consultant will be paid for work performed to the termination date; however, the total will not exceed the lump sum fee payable under this Agreement. City will make the final determination as to the portions of tasks completed and the compensation to be made.

17. Force Majeure. In the event that performance by either party is rendered impossible (permanently or temporarily) due to acts of war, acts of terrorism, fires, floods,

epidemics, quarantine restrictions, or other natural occurrences, strikes, work slowdowns, lockouts (other than lockout by Consultant), or other similar acts to those described above or other causes beyond the reasonable control of such party, and without fault or negligence, said event shall excuse performance by such party, or in the case of temporary impossibility, shall excuse performance only for a period commensurate with the period of impossibility. Notwithstanding the foregoing, City shall have the right to terminate this Agreement upon any event that renders performance impossible. In such case, City shall be responsible for payment of compensation for the reasonable value of services rendered to the point at which this Agreement is terminated, but in no event to exceed the total lump sum fee payable under this Agreement.

18. Covenants Against Contingent Fees. Consultant warrants that Consultant has not employed or retained any company or person, other than a bona fide employee working for Consultant, to solicit or secure this Agreement, and that Consultant has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this Agreement. For breach or violation of this warranty, City will have the right to terminate this Agreement for nonperformance, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of the fee, commission, percentage, brokerage fees, gift, or contingent fee.

19. Claims And Lawsuits. By signing this Agreement, Consultant agrees that any Agreement claim submitted to City must be asserted as part of the Agreement process as set forth in this Agreement and not in anticipation of litigation or in conjunction with litigation. Consultant acknowledges that if a false claim is submitted to City by Consultant, it may be considered fraud and Consultant may be subject to criminal prosecution. Consultant acknowledges that California Government Code sections 12650 *et seq.*, the False Claims Act, applies to this Agreement and, provides for civil penalties where a person knowingly submits a false claim to a public entity. These provisions include false claims made with deliberate ignorance of the false information or in reckless disregard of the truth or falsity of information. If City seeks to recover penalties pursuant to the False Claims Act, it is entitled to recover its litigation costs, including attorney's fees. Consultant acknowledges that the filing of a false claim may subject Consultant to an administrative debarment proceeding as the result of which Consultant may be prevented to act as a Consultant on any public work or improvement for a period of up to five (5) years. Consultant acknowledges debarment by another jurisdiction is grounds for City to terminate this Agreement.

20. Certifications. The Consultant, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against he/she/it by a court of competent jurisdiction in any matter involving fraud or official misconduct in connection with obtaining, attempting to obtain, or performing a public (Federal, state or local) transaction or contract under a public transaction; violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or

destruction of records, making false statements, or receiving stolen property within the past 3 years; and

- are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in the preceding paragraph; and
- have not had one or more public transactions (Federal, State or local) terminated for cause or default within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

[Supply exceptions on separate page]

For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

[Attach separate page]

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction. The above certifications are part of this contract.

Signing this agreement on the signature portion thereof shall also constitute signature of the above Certifications.

Stephen B. Johnson, P.E., Vice President

(Date)

21. Jurisdiction, Venue and Governing Law. Any action at law or in equity brought by either of the Parties for the purpose of enforcing a right or rights provided for by this Agreement will be tried in a court of competent jurisdiction in the County of Los Angeles, State of California, and the Parties waive all provisions of law providing for a change of venue in these proceedings to any other county. This agreement will be governed by the laws of the State of California.

22. Testimony. Consultant will testify at City's request if litigation is brought against City in connection with Consultant's services under this agreement. Unless the action is brought by Consultant, or is based upon Consultant's actual or alleged negligence or other wrongdoing, City, upon prior written agreement with Consultant will compensate Consultant for time spent in preparation for testimony, testimony, and travel at Consultant's standard hourly rates at the time of actual testimony.

23. Waivers. The waiver by either Party of any breach or violation of any term, covenant, or condition of this Agreement or of any applicable law will not be deemed to be a waiver of such term, covenant, condition or law or of any subsequent breach or violation of same or of any other term, covenant, condition or law. The acceptance by either Party of any fee or other payment which may become due under this Agreement will not be deemed to be a waiver of any preceding breach or violation by the other Party of any term, covenant, or condition of this Agreement or any applicable law.

24. Authority. The individuals executing this Agreement and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions of this Agreement.

25. Severability. If any term, provision, condition or covenant of this Agreement or its application to any party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

26. Amendments. This Agreement may be modified or amended only be written document executed by both Consultant and City's City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Agreement.

27. Confidentiality. All documents, reports, information, data, and exhibits prepared or assembled by Consultant in connection with the performance of the services pursuant to the Agreement are confidential until released by the City to the public, and the Consultant will not make any of these documents or information available to any individual or organization not employed by the Consultant or the City without the written consent of the City before any such release.

28. Entire Agreement. This Agreement, together with any other written document referred to or contemplated by it embody the entire Agreement and understanding between the parties relating to the subject matter of it. The City Manager is authorized, in consultation with the City Attorney, to agree to non-material amendments to this Agreement. Neither this Agreement nor any of its provisions may be amended, modified, waived or discharged except in a writing signed by both parties.

29. Notices. Any notices required or permitted under this Agreement shall be effective when delivered in person; and effective one (1) business day after delivery by facsimile transmission; and effective five (5) days after mailing by U.S. Mail, postage prepaid and properly addressed as follows:

TO CONSULTANT:

**STETSON ENGINEERS, INC.
861 Village Oaks Dr., Suite 100
Covina, California 91724
Attn: Stephen B. Johnson, P.E., Vice President
(626) 967-6202**

TO CITY:

**CITY OF COMPTON
205 South Willowbrook Avenue
Compton, California 90220
Attn: Deputy Director, Public Works/Municipal
Water Utility Division
(310) 605-5555
(310) 763-4567 – fax.**

Note: A copy of any notice provided to the Deputy Director shall also be provided to: City Manager, 205 South Willowbrook Avenue, Compton, California 90220.

In the event of any change of address, the moving party is obligated to notify the other party of the change of address in writing. Each party may amend, supplement and update the notice list to add, delete or replace any listed individuals; however, the amendment must be in writing.

30. Miscellaneous. No provision of this Agreement is to be interpreted for or against either party because that party or that party's legal representative drafted such provision.

Should either party hereto, or any representative, successor or assign of either party hereto, resort to litigation to enforce the provisions of this Agreement, the party or parties prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to recover its or their reasonable attorney's fees and costs in such litigation from the party or parties against whom enforcement is sought.

IN WITNESS WHEREOF, CONSULTANT has executed this Agreement, and the **CITY**, by its City Manager, who is authorized to do so, has executed this Agreement.

STETSON ENGINEERINS, INC.
CONSULTANT

Dated: _____

By _____
Stephen B. Johnson, P.E., Vice President

CITY OF COMPTON
Recommended for Approval:

By _____
Glen W. C. Kau, P.E., Director
Public Works/Municipal Utilities Department

Dated: _____

Approved by:

#15.

Professional Services Agreement – Stetson Engineers, Inc.
Design for New Well No. 20 Water Treatment Plant
Public Works-Water Utility Division/Resolution No. _____

Dated: _____

By _____
Johnny Ford, City Manager

Approved as to form:

By _____
Craig J. Cornwell, City Attorney

Dated: _____

ATTEST:

Dated: _____

By _____
Alita Godwin, City Clerk

FEE PROPOSAL

TO PROVIDE
PROFESSIONAL DESIGN SERVICES
FOR
CITY OF COMPTON
WELL NO. 20 WATER TREATMENT PLANT



SUBMITTED TO:

CITY OF COMPTON
PUBLIC WORKS & MUNICIPAL UTILITIES DEPARTMENT
205 SOUTH WILLOWBROOK AVENUE
COMPTON, CA 90220

APRIL 15, 2015

SUBMITTED BY:
STETSON ENGINEERS INC.



861 Village Oaks Drive, Suite 100 • Covina, California 91724
Phone: (626) 967-6202 • FAX: (626) 331-7065 • Web site: www.stetsonengineers.com

Northern California • Southern California • Arizona • Colorado



861 Village Oaks Drive, Suite 100 • Covina, California 91724
Phone: (626) 967-6202 • FAX: (626) 331-7065 • Web site: www.stetsonengineers.com

Northern California • Southern California • Arizona • Colorado

April 15, 2015

Alita Godwin, CMC
City Clerk – City of Compton
205 South Willowbrook Avenue
Compton, CA 90220

Subject: Fee Proposal to Provide Professional Design Services for
City of Compton Well No. 20 Water Treatment Plant

Dear Ms. Godwin:

Stetson Engineers Inc. (Stetson) is pleased to provide the enclosed Fee Proposal to the City of Compton (City), in conjunction with the submittal of our Proposal to provide Professional Design Services for City of Compton Well No. 20 Water Treatment Plant. Also enclosed is Stetson's standard schedule of hourly rates and charges.

The enclosed proposed Fee Proposal is a "Not-to-Exceed" amount of \$229,928. Stetson has reviewed the requirements in the City's Request for Proposals and prepared the enclosed proposed fee based on Stetson's proposed scope of work.

Thank you for considering Stetson's Fee Proposal. We look forward to demonstrating Stetson's capabilities to the City of Compton.

Sincerely,



Stephen B. Johnson, P.E.
Vice President
Stetson Engineers Inc.

Stetson Engineers Inc.
Proposed Fees - Submitted April 15, 2015

#15



Standard Fee Schedule (Effective January 1, 2014)

	\$\$ Per Hour
Principal	225
Special Project Director	225
Project Manager, Senior	195
Supervisor I	195
Supervising Soil Scientist	180
Supervisor II	180
Supervisor III	175
Senior I	154
Senior II	138
Senior III	127
Construction Manager	126
Construction Manager/Oversight	110
Senior Construction Inspector	110
Senior Field Geologist	126
Senior Associate	116
Associate I	110
Associate II	105
Associate III	100
Associate Soil Scientist	100
Senior Assistant	97
Assistant I	93
Assistant II	88
Assistant Soil Scientist	88
Assistant III	83
GIS Manager	110
GIS Specialist I	93
GIS Specialist II	83
Technical Illustrator	83
AutoCAD Technician	83
Soil Technician	73
Aide I	68
Aide II	58
Aide III	53
Project Coordinator I	127
Project Coordinator II	93
Project Coordinator III	83
Contract Management	95
Administrative I (word processing)	68
Administrative II	58
Administrative III	53

Direct Expense Rates

Expense Description	Billing Rate
Fax (In-House)	\$0.30/sheet
CAD (In-House)	\$15.00/hour
GIS Expense (In-House)	\$15.00/hour
Specialty Computer Expense (In-House)	\$5.00/hour
Mileage	\$/mile
Reproduction B & W (In-House)	\$0.15/sheet
Reproduction Color 8.5 x 11 (In-House)	\$0.89/sheet
Reproduction Color 11 x 17 (In-House)	\$1.89/sheet
Plotter Reproduction (In-House)	\$1.50/sq. ft.
4 x 4 Truck w/Drill Rig	\$150.00/day
Survey Equipment	\$120.00/day

*Mileage is billed at the current IRS approved mileage rate and may be subject to change.

All other project reimbursable expenses (i.e., telephone, commercial transportation, meals, lodging, postage, outside reproduction, etc.) will be billed at cost.

Note: Testimony fees are 150% of standard rates and apply to depositions, court time and time spent on standby at attorneys' request. Travel time and preparation time is charged at standard rates. Stetson Engineers Inc. authorizes only staff at associate classification or higher to testify as expert witnesses.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Water Department

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH STETSON ENGINEERS, INC. AND ISSUE A PURCHASE ORDER FOR \$229,928 TO DESIGN A NEW WATER TREATMENT PLANT FOR WELL NO. 20 AND PREPARE CONSTRUCTION PLANS AND SPECIFICATIONS

Chad Blais
DEPARTMENT MANAGER’S SIGNATURE

6/10/2015 8:04:46 PM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

6/11/2015 5:16:09 PM
DATE

Stephen Ajobiewe
CITY CONTROLLER

6/11/2015 1:08:34 PM
DATE

Kelly Montgomery
CITY MANAGER

6/10/2015 10:29:46 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 23, 2015

TO: HONORABLE MAYOR AND CITY COUNCIL

**FROM: DELMONSHA GREEN DIRECTOR
COMPTON LOCAL HOUSING AUTHORITY**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A
MEMORANDUM OF UNDERSTANDING AGREEMENT WITH THE
SERVICE PLANNING AREA SIX COORDINATED ENTRY SYSTEM TO
ASSIST THE CHRONICALLY HOMELESS**

SUMMARY

This resolution authorizes the City Manager to enter into a partnership with Service Planning Area Six ("SPA 6") Coordinated Entry System ("CES") via Special Service Group-Homeless Outreach Program Integrated Care System ("SSG-HOPICS"), which has the highest homeless population. HOPICS will assist the chronically homeless individuals with permanent housing and supportive services in the City of Compton. The expectation of Coordinated Entry System is to bridge existing programs together across Los Angeles County within SPA 6, connecting homeless adults to the best resources for them.

BACKGROUND

CES was designed and piloted in early 2013 in Los Angeles' Downtown area under the direction and guidance of Home for Good/United Way. After the processes and procedures were developed, additional CES groups were formed in late 2013 in seven other geographic areas around the county. After developing the system through a series of pilots it was introduced to seven communities throughout Los Angeles County, and in the last year expanded to reach all eight Service Planning Areas (SPA) in Los Angeles County.

STATEMENT OF THE ISSUE

CES partnership will facilitate a program in the City of Compton to assist the chronically homeless with resources and supportive services, which includes but not limited to: immediate food, water, permanent housing, assisting in acquiring California ID, Social Security card and/or Birth Certificate. Under CES there is a same day intervention services which include transportation to emergency shelters. Outpatient mental health and substance abuse treatment services are also offered. This component provides integrated behavioral health services for homeless adults living with co-occurring disorders.

CES has partnered with numerous organizations such as: A Community of Friends, Community Centers Inc., First to Serve, SCHARP, United States Department of Veterans Affairs, Volunteers of America Los Angeles, and Watts Labor Community Action Committee. These organizations responsibility is to ensure each homeless individual needs are met.

**Staff Report – Resolution Authorizing MOU
Service Planning Area 6/Coordinated Entry System
June 23, 2015, page 2**

FISCAL IMPACT

CES is funded by the federal government and other sponsored organizations; therefore, this partnership between SPA 6 CES and the City of Compton will have no financial impact on the General Fund.

RECOMMENDATION

It is recommended that the Mayor and City Council adopt the attached Resolution authorizing the City Manager to enter into a partnership with Service Planning Area Six Coordinated Entry System to assist homeless individuals with permanent housing and supportive services in the City of Compton.

**DELMONSHA GREEN, DIRECTOR
COMPTON LOCAL HOUSING AUTHORITY**

APPROVED FOR FORWARDING:

**JOHNNY FORD
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING AGREEMENT WITH THE SERVICE PLANNING AREA SIX COORDINATED ENTRY SYSTEM TO ASSIST THE CHRONICALLY HOMELESS

WHEREAS, the Coordinated Entry System (“CES”) was designed and piloted in the downtown area of Los Angeles in early 2013 under the direction and guidance of Home for Good/United Way, and expanded to reach all eight (8) Service Planning Areas (“SPA”) in Los Angeles County; and

WHEREAS, CES was established to address the needs of the chronically homeless individuals and/or families and connecting them to the best resources for their needs; and

WHEREAS, CES programming includes a homeless Drop-In Center and a substance abuse-related Community Assessment Service Center (CASC), which are both designated by local public agencies as central hubs that offer assessment, referral and supportive services; and

WHEREAS, CES offers an outpatient mental health, treatment for substance use disorders, emergency shelter and services for homeless women on CALWORKS, and other homeless programs including rapid rehousing; and

WHEREAS, CES will work closely with Department of Public Social Services, Social Security Administration, Department of Mental Health and Department of Health Services to identify designated liaisons and streamline the process of accessing benefits and services; and

WHEREAS, partnership with CES will facilitate a program in the City of Compton to assist the chronically homeless with resources and supportive services, which includes but not limited to: immediate food, water, permanent housing, assisting in acquiring California ID, Social Security card and/or Birth Certificate; and

WHEREAS, CES is funded by the federal government and other sponsored organizations; therefore, this partnership between SPA 6 CES and the City of Compton will have no financial impact on the General Fund.

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

Section 1. That the City Manager is hereby authorized to enter into a Memorandum of Understanding with the Service Planning Area Six Coordinated Entry System to establish a non-financial agreement and partnership for Coordinated

Entry System (CES) for Chronically Homeless Single Adults in Service Planning Area Six (SPA 6).

Section 2. That a duly certified copy of this Resolution shall be delivered to the offices of the City Manager, City Controller and Housing Authority.

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this ____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

Resolution No. _____
Page 2

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof, held on the ____ day of _____, 2015.

That said Resolution was adopted by the following vote, to wit:

AYES:	COUNCIL MEMBERS-
NOES:	COUNCIL MEMBERS-
ABSENT:	COUNCIL MEMBERS-
ABSTAIN:	COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON

SPA 6 Coordinated Entry System

Memorandum of Understanding

Between participating organizations of Service Planning Area Six (SPA 6) Coordinated Entry System for Chronically Homeless Single Adults

This Memorandum of Understanding describes the non-financial agreement and partnership between the participating organizations listed below and is being formed for Coordinated Entry System (CES) for Chronically Homeless Single Adults in SPA 6. The CES is a community-centered, outcomes-based approach to identifying everyone experiencing homelessness in Service Planning Area Six (SPA 6). This team employs a by-name, targeted method of homeless client engagement, coordinates service provision, and coordinates housing navigation support in an organized and effective manner.

By signing this document participating organizations formally acknowledge the roles, and responsibilities outlined in this MOU. Further, the undersigned organizations agree to incorporate one or more of the activities outlined in this document into their operations in order to participate in the obtainment of the SPA 6 CES Community Design Team goals.

1. Introduction and Goals

The SPA 6 CES Team is a collaboration of service providers working in SPA 6 who share the common goal of ending homelessness. Understanding that the U.S. Department of Housing and Urban Development is requiring a coordinated assessment approach under its homeless programs, we agree to work collaboratively to effectively identify and engage the highest priority chronically homeless individuals in South Los Angeles and surrounding areas (identified and agreed upon by participating SPA 6 CES Team members, hereinafter referred to as the Team). SPA 6 CES provides housing navigation services to shepherd the most chronic and vulnerable clients through the entire housing application process. This process includes assisting clients in obtaining required documentation for housing applications, accompanying clients to appointments, and working as a liaison to the housing provider community. The Team provides assistance to clients through outreach, case management services, supportive services, housing placement and linkages for other ancillary support.

SPA 6 CES, in conjunction with United Way of Greater Los Angeles, is the collaboration of service providers in SPA 6 who commit to outreach to and engage 150 chronically homeless individuals in obtaining all necessary housing documents; 100 chronically homeless individuals will be placed into permanent housing; 85 chronically homeless individuals with the VI-SPDAT

#16.

score of 3 or 4 will be placed into permanent supportive housing; 15 chronically homeless individuals with the VI-SPDAT score of 1 or 2 will be placed into permanent housing; and 15 chronically homeless Veterans will be housed by the end of the 1 year grant period.

2. Roles and Responsibilities

A. Outreach

SPA 6 CES Outreach Team conducts outreach twice a week. The outreach team has distinguished specific geographic boundary in SPA 6 using the Homeless Count data and Census Tract of 2013 with specific locality based upon zip codes. Outreach workers administer the VI/SPDAT tool in the field; and are also responsible for providing follow-up support to the case management team.

B. Centralized Intake

The outreach team transports individuals to one of three *centralized intake centers* to be further assessed, receive immediate assistance for basic needs and *interim housing placement*.

C. Case Management

The case managers provide housing navigation services to help individuals complete necessary housing documents and enter data into community tracking system. Case management also involves linking clients to all necessary supports to prepare them for housing and help with the stabilization process.

D. Interim Housing

The clients identified as most vulnerable by the VI/SPDAT team are offered interim housing at one of three emergency shelters. These shelters have reserved slots for CES clients each week.

E. Permanent Housing

The definitive goal of this system is to place the most vulnerable chronically homeless single adults into appropriate permanent housing including permanent supportive housing or affordable housing. The following participating organizations play a role in the effort to place individuals on permanent housing. Supportive Services for Veteran Families Program

F. Administration

Special Service for Groups/Homeless Outreach Program Integrated Care System (SSG/HOPICS) IS THE CURRENT Lead Agency for SPA6 CES.

- I. **Community Design Team (Steering Committee) Leaders** are the primary contact persons to United Way Los Angeles for program updates, reporting and overall SPA 6 CES operations. The following organizations employ the two team leaders:
 - Veronica Lewis, Special Service for Groups- Homeless Outreach Program Integrated Care System
 - Quanetha Hunt, Volunteer of America Los Angeles- Pathways to Home
- II. The **Community Coordinator** role provides a centralized point of contact for data collection, coordination with all participating organizations, facilitates weekly co-case management conference calls and is the main *day-to-day* liaison to United Way LA. The **Community Matcher** manages the housing match process and is the main point of contact for permanent housing providers.
- III. **Community Engagement and Advocacy**

SPA 6 CES consists of the organizations outlined in this document. However, the goal is to expand participation to other service providers in SPA 6. Additionally, funding and other types of support from local elected officials and private donors are required to scale and sustain the SPA 6 CES.

G. Other Services

- I. **Mental Health and Substance Abuse Services** are a critical component of helping CES clients prepare for and remain stably housed. In some cases the most vulnerable and severely mentally ill individuals may require permanent housing with intensive services or board and care.
- II. **Employment and Education** services are important to further develop the skills and income potential of the CES clients.

3. Program and Evaluation

The Community Coordinator is responsible for documentation of the SPA 6 CES (i.e. descriptive workflow) created by all participating organizations involved with outreach, centralized intake, case management, and housing placement. Evaluation is focused on tracking activities related to SPA 6 CES's progress towards outcomes and desired goals. This includes, but not limited to, analyzing VI-SPDAT data and providing a biweekly report on client demographics as well as assessing other quantitative and qualitative data collected throughout the process. Evaluation will also conduct analyses to identify best practices as well as areas needing growth.

4. Duration and Modification of MOU

The partners agree that the term of the MOU are effective upon signatures from the Certified Organization or CES Affiliate and is subject to renewal unless earlier modified by mutual agreement or terminated by some or all parties. Any partner to the MOU may

#16.

request modification or its terms with a written request expressly purporting to be such an amendment, signed and acknowledged by all parties to the MOU. Request for modification should be sent to the Community Design Team Leaders identified in this document. There is no financial obligation from or to any of the participating organizations attached to the Memorandum of Understanding.

This space is intentionally blank

The SPA6 Coordinated Entry System
Lead Agency- Special Service for Groups/HOPICS
AND

[Name of Certified Organization]

3-Character UCI Organization Code

REGARDING

Specified Collaborative Agreement

- A.** The agency is a Service Planning Area Six (SPA6) Certified Organization effective [mm/dd/yyyy].
- B.** The Certified Organization will adhere to all aforementioned policies and procedures specified in the attached *SPA6 CES Operations Manual*.
- C.** The Certified Organization agrees to work in conjunction with the Lead Agency, Steering Committee, other Certified Organizations and CES Affiliates, where appropriate.
- D.** The Certified Organization will provide services at the following location(s):

E. Leveraged Resources:

The certified organization is willing to provide the following services to SPA6 CES participants with resources leveraged from other funding sources. Please select all that apply.

☐ Benefits Assistance	☐ Health Services	☐ Permanent Housing
☐ Case Management	☐ Independent Living Services	☐ Substance Use Services
☐ Crisis Intervention	☐ Interim Housing	☐ Supportive Services
☐ Education Services	☐ Life Skills Training	☐ Transportation Services
☐ Emergency Food	☐ Mental Health Services	☐ Other Leveraged Services
☐ Employment Services	☐ Outreach	☐ Other Leveraged Services

Please Specify: _____

Name

Title

Signature

Date

SECTION 1: PROGRAM OVERVIEW**1. Introduction and Goals**

The Service Planning Area Six Coordinated Entry System (SPA6 CES) Team is a collaboration of service providers working in SPA 6 who share the common goal of ending homelessness. Understanding that the U.S. Department of Housing and Urban Development is requiring a coordinated assessment approach under its homeless programs, we agree to work collaboratively to effectively identify and engage the highest priority chronically homeless individuals in South Los Angeles and surrounding areas (identified and agreed upon by participating SPA 6 CES Team members, hereinafter referred to as the Team). SPA 6 CES provides housing navigation services to shepherd the most chronic and vulnerable clients through the entire housing application process. This process includes assisting clients in obtaining required documentation for housing applications, accompanying clients to appointments, and working as a liaison to the housing provider community. The Team provides assistance to clients through outreach, case management services, supportive services, housing placement and linkages for other ancillary support.

SPA6 has the highest homeless population in the LA Continuum of Care. According to the 2013 Point In Time Homeless Count data, there are 11,234 homeless households in SPA6 including 9,434 single adults and 2,960 chronically homeless individuals. Within the last two years, SPA6 is working collaboratively to establish a strategic and consolidated plan to address the needs of our community, bridge the resources of SPA6 and maximize the limited resources offered to our homeless population. SPA6 began participating in the CES 100 day pilot in Fall 2013 and is working to create a SPA-Wide system that removes barriers to access for chronically homeless individuals including veterans.

SPA 6 CES, in conjunction with United Way of Greater Los Angeles, is the collaboration of service providers in SPA 6 who commit to outreach to and engage. The Fiscal Year 2014-15 goals are:

SPA6 CES Coordination Goals

Outcome 1: Of the providers that are not currently part of the CES collaborative at the start of the grant year, 50% will be engaged as partners (i.e., part of the CES collaborative or collective efforts) by the end of the grant period.

Outcome 2: The frequency and participation level at CES meetings by partners will be at minimum once monthly with 75% participation.

CES Housing Coordination and Placement Goals

Outcome 1: Based on the revised 2013 Los Angeles Homeless Count data (without the hidden homeless), 19% of the chronically homeless population in the SPA will be assessed with the VI-SPDAT

Outcome 2: Of those assessed with the VI-SPDAT, 150 chronically homeless individuals will obtain the documents and other materials needed to be placed in housing.

Outcome 3: 100 chronically homeless individuals will be placed into permanent housing over the grant period.

Outcome 4: 85 chronically homeless individuals with VI-SPDAT scores of 3 or 4 will be placed into permanent supportive housing over the grant period.

Outcome 5: 15 chronically homeless individuals with VI-SPDAT scores of 1 or 2 will be placed into permanent housing over the grant period.

Outcome 6: Of those placed, 15 will be chronically homeless Veterans.

Outcome 7: 85% of those housed will retain housing for one year.

Outcome 8: 100% of units created through turnover will be dedicated to chronically homeless persons.

Outcome 9: 100% of individuals not already enrolled will apply for mainstream benefits such as SSDI, mental health services, or physical health services within six months of housing placement.

Outcome 10: 100% of permanent supportive housing units will be reported to the local Continuum of Care HMIS system.

2. CES Components

A. Outreach

SPA 6 CES Outreach Team conducts outreach twice a week in two teams. The two teams are distinguished by a geographic boundary using Florence Avenue. The *North* team conducts outreach north of Florence and the *South* team provides outreach south of Florence. Outreach workers administer the VI/SPDAT tool in the field; and are also responsible for providing follow-up support to the case management team.

B. Centralized Intake

The outreach team transports individuals to one of two *centralized intake centers* (North and South) to be further assessed, receive immediate assistance for basic needs and *interim housing placement* if desired and available.

C. Case Management

The case managers provide housing navigation services to help individuals complete necessary housing documents and enter data into community tracking system. Case management also involves linking clients to all necessary supports to prepare them for housing and help with the stabilization process.

D. Interim Housing

The clients identified as most vulnerable by the VI/SPDAT team are offered interim housing at an emergency shelter. These shelters have reserved slots for CES clients each week.

E. Permanent Housing

The definitive goal of this program is to place the most vulnerable chronically homeless single adults into appropriate permanent housing including permanent supportive housing, regular affordable housing, or other types of subsidized housing.

F. Mental Health and Substance Abuse Services are a critical component of helping CES clients prepare for and remain stably housed. In some cases the most vulnerable and severely mentally ill individuals may require permanent housing with intensive services or board and care.

G. Employment and Education services are important to further develop the skills and income potential of the CES clients.

H. Veterans Services - Case management services/resources related to housing, medical and mental health will be provided by the U.S. Department of Veterans Affairs. The U.S. Department of Veterans Affairs can only assist to the extent its benefiting eligible Veterans.

I. Community Engagement and Advocacy

The SPA 6 CES consists of the organizations outlined in this document. However, the goal is to expand participation to other service providers in SPA 6. Additionally, funding and other types of support from local elected officials and private donors are required to scale and sustain the SPA 6 CES.

3. Leadership and Administration

- A. **Lead Agency** is the grant recipient of the United Way Funder's Collaborative and is responsible for administering the program and providing fiscal and contract management for the CES program. This agency is the primary contact to United Way Los Angeles for program updates, reporting and overall SPA 6 CES operations.
- B. **Community Design Team (Steering Committee)** is made up of some of the original architects of the project and other key representatives. This steering committee serves as the SPA6 CES governing and advisory board and has the authority to make decisions to modify or augment operations. This body meets once or twice per month and is responsible for maintaining open communication with the larger stakeholder group and the community as a whole as it pertains to the SPA6 CES.
- C. **SPA6 CES Stakeholder Group** is a newly developed group of people that represent a vast array of neighborhood groups, public and private agencies, and disciplines that are affected by homeless in SPA6. This group is critical to the effort to expand SPA6 CES beyond the pilot phase and create an effective and sustainable system of care for single individuals experiencing homelessness.
- D. The **Community Coordinator** role provides a centralized point of contact for data collection, coordination with all participating organizations, facilitates weekly co-case management conference calls and is the main *day-to-day* liaison to United Way LA.
- E. The **Community Matcher** manages the housing match process and is the main point of contact for permanent housing providers. The following organizations employ both roles.

SECTION 2: EXPANSION EFFORTS

1. The Pilot and Plan

The CES Pilot has allowed SPA6 to establish meaningful collaborative partnerships among private nonprofits and public agencies. Multiple homeless service providers were invited to participate in CES at the onset. However, eight providers were able to fully commit and identify resources to be leveraged for this effort. Our CES uses existing homeless services points of entry as the foundation of accessing services such as Access/Drop-In Centers. The existing structure divides SPA6 into two sub-regions that are defined by boundaries North or South of Florence Ave. The sub-regions each have their own outreach teams, centralized intake center and case managers. Permanent housing resources are shared SPA-Wide and

prioritized by the most vulnerable clients. More than 40 organizations participated in SPA6 CES Kick-Off event in November; and part of the expansion effort will re-engage attendees. Additionally, we recognize that there are many key stakeholders that need to be included in the planning process and will be hosting a series of meetings to engage them.

Specifically, the expansion effort will bring the following participants to the SPA6 CES Stakeholder group: housing providers/developers, law enforcement, public and private legal services, faith based organizations, volunteer organizations, health clinics, behavioral health providers, Work Source Centers and special population homeless service providers such as transitional age youth and domestic violence. Additionally, the City of Compton will be added to the SPA6 effort in conjunction with the Gateway Cities. Part of the planning process will determine whether or not SPA6 will increase the sub-regions beyond the existing two. We will ensure that there is a broad community engagement effort to educate individuals about the CES expansion effort; and plan to bring all of the necessary stakeholders into this process to develop a comprehensive system for chronically homeless adults in SPA6.

2. Certified SPA6 CES Organizations

The goal is to certify all groups or entities that plan to administer the VI-SPDAT in SPA6. In an effort to maintain and develop a system that is consistent SPA-wide, it is essential that certain protocols are adhered to by all organizations using the VI-SPDAT tool and participating in CES to ensure the following:

- The VI-SDPAT is administered and score correctly;
- Proper form is collected to protect clients rights;
- Data is able to be managed efficiently;
- SPA6 can accurately report data and outcomes;
- The community maintains high fidelity to the CES model and houses individuals based on their level of vulnerability; and
- Build a working relationship and trust with housing providers and developers.

A. Definition of Certified Organization

An organization is certified upon completion of the following actions:

- Attendance and completion of SPA6 CES Orientation by key staff members
- Completion of VI-SPDAT training
- Organization has submitted the Information Form
- MOU is signed by authorized signatories form both Lead Agency and the organization

- Organization has been assigned a Unique Client Identifier- two digit extension
- Organization's name has been added to the SPA-Wide consent form

B. Groups or entities that are eligible to become SPA6 Certified Organizations.

The following entities are eligible to become Certified Organizations:

- Nonprofit organizations in SPA6
- Recognized Neighborhood Groups
- Student Organizations
- Recognized Volunteer Organizations

SECTION 3: OPERATIONS AND PROCESSES

This section is intended to provide a brief overview of the current SPA6 CE processes. The Steering Committee and Stakeholder Group are working to develop a full SPA-wide system and guidelines by June 2015. All eligible organizations are required to complete the aforementioned Orientation and Training to become Certified.

1. Access to VI-SPDAT

Need to add language here once access is restricted

2. Administering VI-SPDAT

A. Consent Form

Prior to administering the VI-SPDAT the consent form (Attachment A) should be completed. This form allows the client to determine the level of information to be released and authorize which organizations may access their data.

B. Unique Client Identifier (UCI)

Each Certified Organization will be assigned a two-digit code to place at the end of each UCI. The Identifier is created using the following steps.

1. The first digit is the SPA Number (based on the location the client is currently residing in).

2. The next two digits of the UCI - First Two Letters of the first name of the **person administering the VI/SPDAT**.
3. Following two digits of the UCI - First Two Letters of the last name of the **person administering the VI/SPDAT**.
4. Next six digits - The two-digit month, two-digit-day, and two-digit year that the client is added to the database.
5. A Dash (-)
6. The two digit client number- This is represented by a number and a letter, and identifies the client by the order his or her survey was completed by a particular interviewer. Using rounds of the alphabet identify clients beginning with 1A (round 1 client A). The second client seen in the same day would be identified as 1B (round 1, client B) 1B. Round 1 is complete when you have utilized all of the letters of the alphabet (1A, 1B, 1C...1Z). If you happen to see more than 25 clients in a day (as there are only 25 letters in the alphabet), begin with the second alphabet round at 2A. Continue in rounds of the alphabet until you reach 9 rounds (1A-1Z, 2A-2Z, 3A-3Z..., 9A-9Z).
7. An assigned three character code describing the organization that was responsible for assessing the client. This code will be generated by the Data Center and assigned to Certified Organizations once they have completed the registration and orientation process. Generally, this code will reflect the organization's name and site (if there are multiple sites participating).
8. As an example, if outreach worker Jane Doe from registered agency Homeless Service Center (assigned three character code HS1) entered her third client of the day into the database on November 4, 2013, she would assign the client the following UCI: 6JADO110413-1C-HS1.

SPA #	1st 2 Letters of Interviewer LN	1st 2 Letters of Interviewer FN	2 Digit Month	2 Digit Day	2 Digit Year	Dash	# of Alphabet Round	Client Letter	Dash	2 Digit Code (Certified Organization)
6	JA	DO	11	04	13	-	1	C	-	HS

C. Messaging about VI-SPDAT- SPA 6 CES is designed to collaborate with homeless individuals and assist with meeting two goals - short term and long term. The short term goal is to help to with meeting basic needs related to food and shelter. The long term goal is to assist with obtaining permanent (stable) housing within (need time frame). In an effort to accomplish these goal, the SPA 6 CES team needs to collect some preliminary information via a survey; after which, we will connect you a case manager today and start the process toward obtaining permanent (stable) housing.

D. Submission of VI-SDPAT to Data Center

1. **For Handwritten/Paper VI-SPDATs-** Within two business days of completion of the VI-SPDAT the following items should be submitted to the Community Coordinator via electronic mail or facsimile.
 - i. A copy of the handwritten VI-SPDAT;
 - ii. A copy of the consent form; and
 - iii. Picture of the person that was surveyed (if applicable).
2. **For Electronically submitted VI-SPDATs-** Within two business days of completion of the VI-SPDAT the following items should be submitted to the Community Coordinator via electronic mail or facsimile.
 - i. The survey date and UCI;
 - ii. A copy of the consent form; and
 - iii. Picture of the person that was surveyed (if applicable).

E. Confirmation of Receipt of Information

The Data Center will confirm receipt of the VI-SPDAT submissions within five business days. The submitting organization will receive an email with one of the following responses:

1. For Complete Submissions, the email will:
 - i. Acknowledge receipt of all items; and
 - ii. Provide the system-generated VI-SPDAT score.
2. For Incomplete Submissions, the email will:
 - i. List all missing items;
 - ii. Ask clarifying questions; and or
 - iii. Request additional information.

3. Match Ready Clients

SPA6 CES s designed to place as many individuals as possible into permanent housing. After the VI-SPDAT is completed, the next important step is to work with the clients to get them match ready so that they can access unit/housing vacancies that come through the CES system.

A. Submission of Match Ready Documents to Data Center

Clients are considered *match ready* upon retrieval of all documents listed on the Housing Document Checklist (Attachment B). After all documents have been collected, follow the steps below to have the Mather officially classify clients as *match ready* in the system.

1. Email or fax the following documents to the Data Center:

- i. Referral Form (Attachment C)
- ii. Housing Document Checklist (Attachment B)
- iii. A copy of the documents
- iv. Match Initiation Form (Attachment D)

F. Confirmation of Receipt of Information

The Data Center will confirm receipt of the Match Ready documents within five business days. The submitting organization will receive an email with one of the following responses:

1. For Complete Submissions, the email will:
 - i. Acknowledge receipt of all items; and
 - ii. Provide the official date the client was entered/accepted in the system as match ready.
2. For Incomplete Submissions, the email will:
 - i. List all missing items;
 - ii. Ask clarifying questions; and or
 - iii. Request additional information.
 - iv. Clients will not be entered into the system as match ready until all requested information is received.

4. Housing Vacancies and Placement

The Matcher will check the system daily for new housing vacancies in that have become available. Additionally, as the CES County wide system continues to develop vacant units or available tenant based subsidies may not be placed in the CES database- but communicated to the Matcher via other means.

A. Vacancy Matches

As units or subsidies become available through CES, the Matcher will utilize the system to generate a list of the top three most vulnerable individuals from SPA6 that meet the housing provider's criteria.

B. Notification to Certified Organizations

Within one business day of generating the list of the top-three vulnerable CES clients, the Matcher will notify the Certified Organization that submitted the VI-SPDAT for the individual. Specifically, the designated contact person for the Certified Organization will receive a CES Housing Opportunity Notification Form (Attachment E) via email or fax.

The Housing Opportunity Notification form is used to inform Certified Organizations when their CES client is of the top three (3) most vulnerable clients being considered for housing.

Matcher Instructions:

Step 1: Review the housing vacancy details provided by the housing provider.

Step 2: Complete the vacancy detail section of the CES Housing Opportunity Notification form.

Step 3: Provide an email notification to the Certified Organization Lead to inform that the Housing Opportunity Notification form has been submitted via fax.

Step 4: Upon receiving the completed form submit all details to the housing provider via the contact information provided on the PSH Vacancy form.

The email should inform the Certified Organization that you have faxed the CES Housing Opportunity Notification form and the form should be completed and faxed back to you within 48hrs of receipt, unless the housing provider specifies a specific vacancy expiration date.

C. Responsibility of Certified Organization

The Certified Organization is responsible for acknowledging receipt of the *CES Housing Opportunity Notification Form*. Within two business days, the Certified Organization should make contact with the pre-eligible CES client and the entity with the vacancy. Throughout this process, ongoing communication with the Matcher and Community Coordinator is strongly encouraged.

The Certified Organization should communicate the final outcome to the Matcher by completing the bottom portion of the CES Housing Opportunity Notification Form and returning it to the Matcher within 3 business days of receipt. If the Certified Organization is successful in connecting the client to the housing provider, they must note any appointment details scheduled with the provider, or indicate other details in the notes section. If the Certified Organization was unsuccessful in connecting the client to the housing provider they must check the accurate explanation and provide supporting details. If the client has refused the housing opportunity, the client must sign in acknowledgement of refusal for CES Data Center records.

D. Protocol for Unreachable Clients: The Certified Organization is responsible for making the effort to contact the matched client to the best of their abilities. At least three

attempts should be made to contact the client via phone calls and outreach efforts. If the client is unreachable, the Certified Organization should communicate this outcome in the CES Housing Opportunity Notification Form and return it to the Matcher. Depending on vacancy expiration date and response from other matched candidates, the Matcher may grant an extension upon request. The Matcher should be notified immediately if the client is located after three business days, and is interested in the housing opportunity.

- E. **Clients Who Refuse Multiple Offers:** Following the CES model to assign with choice, clients have the right to refuse housing opportunities that they have been matched to. Valid reasons might include, but are not limited to, safety concerns with the location or condition of the property, the inability of the housing provider to make reasonable accommodations for disability, or requirements mentioned in the match initiation form not being met. Certified Organizations are responsible for recording and submitting client reasons for refusal of housing opportunities to the Data Center.

Should a client refuse three matches to permanent housing opportunities for invalid reasons, the client will be provided with a final listing of public housing resources and removed from the CES client caseload?? [what is the consequence?]

5. Housing Placement

The Data Center should be notified about all CES clients that have been placed into permanent housing. Within five business days of successful placement, please send the completed Housing Opportunity Notification Form to the Community Coordinator.

Certified Organization Instructions to Complete the form:

Step 1: Review the housing vacancy details.

Step 2: Notify your client.

If the client identified is no longer on your caseload due to varied circumstances or remain inaccessible please provide the detailed information to Maria Santa Cruz, Matcher immediately via email msantacruz@hopics.org and copy SPA6CES@hopics.org.

If you are aware of whom the client's case has been transferred please provide the current Housing Navigators contact information.

Step 3: Set up an appointment with the housing provider.

Step 4: Complete the Final Outcome section and/or Attempts to Contact the client section of the Housing Opportunity Notification form.

Step 5: Fax the completed form to Maria Santa Cruz, Matcher via fax (323) 948-0411.

6. SPA 6 CES Housing Documentation Fund

Many significant steps to housing an individual require funds that are currently not provided for through programs, federal grants, and/or cannot be afforded by the tenant. Some of these steps include: securing identification cards, birth certificates, social security cards, move in deposits, and move in supplies. The purpose of a flexible fund is to provide a monetary resource for those participants in the housing process as they work with an outreach worker and case manager to obtain permanent supportive housing.

A. Use of Funds:

These funds must be used solely for the benefit of the homeless individual and are not to be used to fund internal operations of any collaborating agency or for personal use. Some ways that the funds are used include, but are not limited to:

- Obtaining Department of Motor Vehicles Identification Cards, Birth Certificates and/or Social Security Cards (Not to exceed \$50 per person)
- Assisting with Move-in Deposits (Not to exceed \$150.00 per person)

B. Management of Funds:

SPA 6 CES, in conjunction with United Way of Greater Los Angeles, is a collaborative of service providers in SPA 6 who commit to outreach to and engage 265 chronically homeless persons, prepare housing documentation for 60 and house 20 into permanent housing by March 2014. Homeless Outreach Program Integrated Care System, a division of Special Service for Groups, is currently the fiscal agent for the SPA 6 CES Housing Fund. Thus, the Community Coordinator of the SPA 6 CES project (SSG-HOPICS Staff member) will act as the administrator over the SPA 6 CES Housing Documentation Fund.

7. Contact Information and Other Pertinent Information

List of Steering committee, Stakeholder group and Certified Organizations will go here.

SPA6 Coordinated Entry System Contact List

Last Name, First Name	CES Role	Telephone Number	Email Address
Centralized Intake/ Data Center			
Salisbury, Takita	Community Coordinator	(323) 948-0444 Ext. 131	tsalisberry@hopics.org
Santa Cruz, Maria	Matcher	(323) 948-0444 Ext.763	msantacruz@hopics.org
Outreach Team			
Marion, Sanders	Outreach Lead	(323) 948-0444 Ext. 116	mpate@hopics.org
Lewis, Tamika	Outreach- Lead Driver	(323) 377-1044	tlewis@hopics.org
Brown, Greg	Outreach- Lead Driver	(323) 777-7799	gregobro3@sbcglobal.net
Housing Navigators			
Daughtrey-Rider, Kristen	Housing Navigator	(323) 563-5675	krider@wlcac.org
Diaz, Jeremiah	Housing Navigator	(323) 758-4670	jdiaz@firsttoserve.org
Menjivar, William	Housing Navigator	(323) 410-0336	menji1975@gmail.com

RESOLUTION SIGN-OFF FORM

DEPARTMENT:

Housing Authority

RESOLUTION TITLE:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING AGREEMENT WITH THE SERVICE PLANNING AREA SIX COORDINATED ENTRY SYSTEM TO ASSIST THE CHRONICALLY HOMELESS

Delmonsha Green

DEPARTMENT MANAGER’S SIGNATURE

6/4/2015 1:08:16 PM

DATE

REVIEW / APPROVAL

Ruth Rugley

CITY ATTORNEY

6/4/2015 5:46:21 PM

DATE

Stephen Ajobiewe

CITY CONTROLLER

6/4/2015 1:13:51 PM

DATE

Johnny Ford

CITY MANAGER

6/4/2015 1:09:49 PM

DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 23, 2015

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: KAREEMAH BRADFORD, DIRECTOR
HUMAN RESOURCES**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
ESTABLISHING THE HOLIDAY SCHEDULE FOR CITY EMPLOYEES
FOR FISCAL YEAR 2015-2016**

SUMMARY

The purpose of this resolution is to establish is a holiday schedule for City of Compton employees for Fiscal Year 2015-2016. The resolution includes eligibility, accrual, use and carryover of established holidays.

BACKGROUND

In accordance with City of Compton Personnel Rules and Regulations, Rule 7.5A entitled, Holidays, City employees shall receive time off with pay on legal holidays as designated by the City Council. When a holiday falls on Sunday, the following Monday shall be observed, and when a holiday falls on a Saturday, the preceding Friday shall be observed.

STATEMENT OF FACT

There is a need for the City Council to establish the Holiday schedule for City employees for Fiscal Year 2015-2016.

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution, establishing the Holiday Schedule for City employees for Fiscal Year 2015-2016.

**KAREEMAH BRADFORD, DIRECTOR
HUMAN RESOURCES DEPARTMENT**

APPROVED FOR FORWARDING:

**JOHNNY FORD
CITY MANAGER**

JF:KB:kb

#17.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
ESTABLISHING THE HOLIDAY SCHEDULE FOR CITY EMPLOYEES FOR
FISCAL YEAR 2015-2016

WHEREAS, Rule 7.5A of the City of Compton Personnel Rules and Regulations establishes provisions for granting legal holidays for City employees; and

WHEREAS, there is a need for the City to post a holiday schedule for each fiscal year identifying the dates on which City offices will be closed.

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

Section 1. That the following holidays are hereby established as legal holidays for City employees, as set forth herein:

<u>HOLIDAY</u>	<u>DATE HOLIDAY OBSERVED</u>
Independence Day	July 3, 2015 */** (Friday)
Labor Day	September 7, 2015 (Monday)
Admission’s Day	Floating Holiday
Veteran’s Day	November 11, 2015 (Wednesday)
Thanksgiving Day	November 26, 2015 (Thursday)
Friday After Thanksgiving	November 27, 2015** (Friday)
Christmas Day	December 25, 2015** (Friday)
New Year’s Day	January 1, 2016** (Friday)
Martin Luther King Jr.’s Birthday	January 18, 2016 (Monday)
Lincoln’s Birthday	Floating Holiday
Washington’s Birthday (President’s Day)	February 15, 2016 (Monday)
Cesar Chavez’ Birthday	April 7, 2016 (Thursday)
Cinco de Mayo	May 5, 2016 (Thursday)
Memorial Day	May 30, 2016 (Monday)
Employee’s Birthday	Floating Holiday

****According to Personnel Rule 7.5A, when a holiday falls on a Saturday, the preceding Friday shall be observed.***

*****Employees impacted by the 10/40 Alternative Work Schedule will use this day as a floating holiday.***

Section 2. That employees that have unused Fiscal Year 2014-2015 floating holidays shall be allowed to extend the utilization of such floating holidays through December 31, 2015. Such extension shall apply through December 31, 2015 only and shall be nonrecurring.

Section 3. That the Birthday Holiday must be used within one year in which the birthday falls.

Section 4. That this holiday schedule is not applicable to sworn 56-hour Fire Suppression personnel who are eligible for compensation in lieu of holidays, with the exception of the Fire Chief, Deputy Fire Chief and any 40-hour Fire Battalion Chiefs.

Section 5. That employees whose birthdays, vacation or compensatory time off with pay falls on one of the holidays referenced above shall be entitled to another day off in accordance with the procedure established by the Department for use of paid leave benefits.

Section 6. That floating holidays accrued during Fiscal Year 2015-2016, except Employee's Birthday, must be utilized by June 30, 2016.

Section 7. That 4/10 employees shall be allowed to take 30 hours of Personal Holiday Leave and 5/40 employees shall be allowed to take 32 hours of Personal Holiday Leave either the week of December 21, 2015 or in the alternative the week of December 28, 2015, at the Department Head's discretion. Personal Holiday Leave does not accrue or carryover and shall not be reoccurring.

Section 8. That this holiday schedule is effective July 1, 2015 and shall continue to be observed as set forth in this Resolution, unless otherwise amended.

Section 9. That a certified copy of this Resolution shall be forwarded to each City department and agency.

Section 10. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this ____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

RESOLUTION NO. _____
PAGE 3

I, Alita Godwin, the City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested to by the City Clerk at a regular meeting thereof held on the ____ day of _____, 2015.

That said Resolution was adopted by the following vote, to wit:

AYES:	COUNCIL MEMBERS-
NOES:	COUNCIL MEMBERS-
ABSENT:	COUNCIL MEMBERS-
ABSTAIN:	COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Human Resources

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ESTABLISHING THE HOLIDAY SCHEDULE FOR CITY EMPLOYEES FOR FISCAL YEAR 2015-2016

Kareemah Bradford
DEPARTMENT MANAGER’S SIGNATURE

6/10/2015 2:21:19 PM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

6/11/2015 6:38:28 PM
DATE

Stephen Ajobiewe
CITY CONTROLLER

6/11/2015 1:09:21 PM
DATE

Kelly Montgomery
CITY MANAGER

6/10/2015 10:30:49 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 23, 2015

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: JON THOMPSON, FIRE CHIEF
COMPTON FIRE DEPARTMENT**

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A SITE ACCESS AGREEMENT WITH LOS ANGELES REGIONAL INTEROPERABLE COMMUNICATIONS SYSTEM AUTHORITY, A JOINT POWERS AUTHORITY FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF A PUBLIC SAFETY BROADBAND NETWORK FACILITY ON CITY-OWNED PROPERTY (COMPTON FIRE STATION NO. 4 - 950 WEST WALNUT STREET)

SUMMARY

Adoption of this resolution will authorize the City Manager to enter into a Site Access Agreement with the Los Angeles Regional Interoperable Communications System Authority (hereinafter "LA-RICS Authority") for a term of fifteen (15) years. The Site Access Agreement will license LA-RICS Authority and its contractors to construct, install, operate, maintain and repair a Public Safety Broadband Network (hereinafter "PSBN") facility on a specific portion of City-owned property, more particularly the site of Compton Fire Station No. 4, located at 950 West Walnut Street, Compton, California 90220.

BACKGROUND

Formed under a Joint Powers Agreement in 2009, the LA-RICS Authority is an interagency Joint Powers Authority ("JPA"), consisting of representatives from municipalities, public safety agencies and other public agencies in the Los Angeles region. The purpose of the LA-RICS Authority is to engage in a region-wide cooperative effort to plan and establish a wide-area interoperable public safety communications network known as LA-RICS. When commissioned, the system will provide first and secondary responders with the technology to coordinate, in real time, their response during emergencies. LA-RICS is comprised of two (2) independent, but compatible development projects including the Land Mobile Radio ("LMR") voice communications system that will provide day-to-day voice communications and the PSBN (also known as a Long Term Evolution ["LTE"] system which will provide broadband wireless day-to-day data communications. The JPA performs administrative and fiscal oversight of LA-RICS, identifies and pursues funding sources, sets policy and oversees construction projects related to the LA-RICS mission.

Staff Report – Resolution Authorizing Site Access Agreement
Los Angeles Regional Interoperable Communications System Authority
Construct, Operate, Maintain Public Safety Broadband Network Facility
City-owned Property - 950 West Walnut Street, Compton
June 23, 2015, page 2

LA-RICS is planned as an integrated system serving the Los Angeles County region, including the 88 cities and unincorporated area within a 4,084 square-mile service area, through voice and data radio communications systems. These systems constitute an interoperable communications network that would improve communications for first and secondary responders to communicate, in real time and across jurisdictional boundaries, for emergency response. It is the most comprehensive project of its kind in the nation, and will integrate communications for more than 50 law enforcement agencies, 31 fire departments, and various health, transportation, and education agencies.

Key to the system are the voice and data components, allowing first and secondary responders to transmit video to inform communications and response plans as events unfold. LA-RICS Authority will construct, own, operate and maintain the systems. For purposes of the LTE system, monopoles of no more than 70-feet (without appurtenances) would be constructed at sites throughout Los Angeles County. Where existing towers on-site meet project performance criteria, LTE antennas will be collocated wherever possible.

The LTE System is made of LTE broadband wireless network technology and will provide day-to-day data communication service for individual public safety agencies, provide emergency responders with high-speed access to life-saving multimedia information, and support the National Public Safety Broadband Initiative. The LTE system will provide a secure 4G data network to provide high-speed video and data access that is exclusive to public safety response.

To implement these proposed systems, the LA-RICS Authority must enter into Site Access Agreements with many of its 86 member agencies. These Site Access Agreements are necessary to license certain real property within the member agency's jurisdiction to the LA-RICS Authority for use as an LTE communications site.

STATEMENT OF ISSUE

Major natural and man-made disasters of the past decade demonstrate the urgent need for interagency public safety communications in the greater Los Angeles region. Interoperable communications represents the greatest regional need in emergency preparedness and homeland security. Currently, there is no adequate common communication system for all first responders in the Los Angeles region. Instead, there are 40 different radio systems serving 50 law enforcement agencies and 31 fire departments. Without interoperable communications, coordination is neither possible during initial response, nor for a period of time after arrival at the scene. It is the goal of

**Staff Report – Resolution Authorizing Site Access Agreement
Los Angeles Regional Interoperable Communications System Authority
Construct, Operate, Maintain Public Safety Broadband Network Facility
City-owned Property - 950 West Walnut Street, Compton
June 23, 2015, page 3**

LA-RICS, in concert with its member agencies, to fill this gap and provide a public safety grade voice and data distribution network that is interoperable. This interoperable system will facilitate timely and effective responses to emergencies while supporting routine day-to-day communications.

The LA-RICS Authority has determined that at least one City-owned site is needed within the City of Compton in order to provide effective LTE coverage as part of the overall regional LTE project – Compton Fire Station No.4, located at 950 West Walnut Street. By entering into the Site Access Agreement, the City of Compton will license the use of a portion of that City-owned property to the LA-RICS Authority for use as a LTE broadband communications site. The licensed site would include all necessary space and easements for access and utilities to construct, install, operate, maintain and repair an unmanned LTE communications facility.

By granting approval for the execution of the Site Access Agreement with LA-RICS, the City of Compton will assist in making the goal of interoperable communications in Los Angeles County a reality.

Environmental Review Requirements:

Approval and execution of the Site Access Agreement, and all work at the LTE site covered by the Site Access Agreement, is statutorily exempt from review under the California Environmental Quality Act (“CEQA”). Public Resources Code Section 21080.25, the statutory CEQA exemption adopted specifically for the LA-RICS, exempts these activities as long as they meet certain criteria set forth in the exemption. The LTE site covered by the proposed Site Access Agreement meets all of these criteria. This determination is based upon substantial evidence in the record that shows each of the following, as required by the exemption:

- (a) The site is publicly owned and already contain antenna support structures and/or a police, sheriff, or fire station, or other public facility that transmits or receives public safety radio signals.
- (b) Construction and implementation at the project site will not have a substantial adverse impact on wetlands, riparian areas, or habitat of significant value, and would not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of the Fish and Game Code), or the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the habitat of those species.

#18.

Staff Report – Resolution Authorizing Site Access Agreement
Los Angeles Regional Interoperable Communications System Authority
Construct, Operate, Maintain Public Safety Broadband Network Facility
City-owned Property - 950 West Walnut Street, Compton
June 23, 2015, page 4

- (c) Construction and implementation of the project at the site would not have a substantial adverse impact on historical resources pursuant to Section 21084.1.
- (d) Operation of the project at the project site would not exceed the maximum permissible exposure standards established by the Federal Communications Commission, as set forth in Sections 1.1307 and 1.1310 of Title 47 of the Code of Federal Regulations.
- (e) Any new LTE antenna support structures would comply with applicable state and federal height restrictions, and any height restrictions mandated by an applicable comprehensive land use plan adopted by an airport land use commission. The new monopoles shall not exceed 70 feet in height without appurtenances and attachments.
- (f) Each new central system switch is located within an existing enclosed structure at a publicly owned project site, or is housed at an existing private communications facility.
- (g) None of the sites are located on a school or sacred cultural site.

As the CEQA Lead Agency, the LA-RICS Authority has determined that all of the LTE sites, including that covered by the Site Access Agreement, meet all of the criteria listed above. Upon Council adoption and approval of the recommended action, a Notice of Exemption for the project site covered by the Site Access Agreement will be filed with the Registrar Recorder/County Clerk pursuant to Section 15062 of the State CEQA Guidelines.

FINANCIAL IMPACT

There is no anticipated fiscal impact for the City. Costs for construction, installation, operation, maintenance and repair of the Public Safety Broadband Network Facility will be the responsibility of the LA-RICS Authority.

RECOMMENDATION

Staff recommends that the Council adopt the attached Resolution authorizing the City Manager to enter into a Site Access Agreement with the Los Angeles Regional Interoperable Communications System Authority for a term of fifteen (15) years,

**Staff Report – Resolution Authorizing Site Access Agreement
Los Angeles Regional Interoperable Communications System Authority
Construct, Operate, Maintain Public Safety Broadband Network Facility
City-owned Property - 950 West Walnut Street, Compton
June 23, 2015, page 5**

licensing the LA-RICS Authority to construct, install, operate, maintain and repair a Public Safety Broadband Network facility on a specific portion of City-owned property, more particularly the site of Compton Fire Station No. 4, located at 950 West Walnut Street, Compton, California 90220.

**JON THOMPSON, FIRE CHIEF
COMPTON FIRE DEPARTMENT**

APPROVED AND FORWARDING:

**JOHNNY FORD
CITY MANAGER**

Attachments: Resolution
 LTE Site Access Agreement

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A SITE ACCESS
AGREEMENT WITH LOS ANGELES REGIONAL INTEROPERABLE
COMMUNICATIONS SYSTEM AUTHORITY, A JOINT POWERS AUTHORITY
FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE
AND REPAIR OF A PUBLIC SAFETY BROADBAND NETWORK FACILITY
ON CITY-OWNED PROPERTY (COMPTON FIRE STATION NO. 4 - 950
WEST WALNUT STREET)**

WHEREAS, major natural and man-made disasters of the past decade demonstrate the urgent need for interagency public safety communications in the greater Los Angeles region and currently, there is no adequate common communication system for all first responders in the Los Angeles region; and

WHEREAS, the Los Angeles Regional Interoperable Communications System Authority ("LA-RICS Authority") was formed under a Joint Powers Agreement in 2009, as an interagency Joint Powers Authority ("JPA"), consisting of representatives from municipalities, public safety agencies and other public agencies in the Los Angeles region with the purpose of engaging in a region-wide cooperative effort to plan and establish a wide-area interoperable public safety communications network known as LA-RICS; and

WHEREAS, LA-RICS is comprised of two (2) independent, but compatible development projects including the Land Mobile Radio ("LMR") voice communications system that will provide day-to-day voice communications and the Public Safety Broadband Network ("PSBN", also known as a Long Term Evolution ["LTE"]) system which will provide broadband wireless day-to-day data communications; and

WHEREAS, the LTE System is made of LTE broadband wireless network technology and will provide day-to-day data communication service for individual public safety agencies, provide emergency responders with high-speed access to life-saving multimedia information, and support the National Public Safety Broadband Initiative and the LTE system will provide a secure 4G data network to provide high-speed video and data access that is exclusive to public safety response; and

WHEREAS, when commissioned, the system will provide first and secondary responders with the technology to coordinate, in real time and across jurisdictional boundaries, their response during emergencies; and

WHEREAS, to implement these proposed systems, the LA-RICS Authority must enter into Site Access Agreements to license certain real property within multiple jurisdictions to the LA-RICS Authority for use as an LTE communications site; and

WHEREAS, the LA-RICS Authority has determined that at least one City-owned site is needed in order to provide effective LTE coverage as part of the overall regional LTE project; more particularly Compton Fire Station No.4, located at 950 West Walnut Street; and

WHEREAS, by entering into the Site Access Agreement, the City of Compton will license the use of a portion of that City-owned property to the LA-RICS Authority for use as a LTE broadband communications site, including necessary space and easements for access and utilities to construct, install, operate, maintain and repair an unmanned LTE communications facility; and

WHEREAS, as the CEQA Lead Agency, the LA-RICS Authority has determined that approval and execution of the Site Access Agreement, and all work at the LTE site covered by the Site Access Agreement, is statutorily exempt from review under the California Environmental Quality Act (“CEQA”); and

WHEREAS, all costs associated with and for the construction, installation, operation, maintenance and repair of the Public Safety Broadband Network Facility will be the responsibility of the LA-RICS Authority; and

WHEREAS, by granting approval for the execution of the Site Access Agreement with LA-RICS, the City of Compton will assist in making the goal of interoperable communications in Los Angeles County a reality.

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

Section 1. That the City Manager, upon advice and approval of the City Attorney is hereby authorized to enter into a Site Access Agreement with the Los Angeles Regional Interoperable Communications System Authority, a Joint Powers Authority for a term of fifteen (15) years, licensing the Los Angeles Regional Interoperable Communications System Authority to construct, install, operate, maintain and repair a Public Safety Broadband Network facility on a specific portion of City-owned property, more particularly the site of Compton Fire Station No. 4, located at 950 West Walnut Street, Compton, California 90220.

Section 2. That all costs associated with and for the construction, installation, operation, maintenance and repair of the Public Safety Broadband Network Facility will be the responsibility of the Los Angeles Regional Interoperable System Authority.

Section 3. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Attorney, the Fire, Public Works and Municipal Utilities, Building and Safety Departments and the Los Angeles County Sheriff’s Department, Compton Station.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this ____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

Resolution No. _____
Page 3

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held this _____ day of _____, 2015.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS–
NOES: COUNCIL MEMBERS–
ABSTAIN: COUNCIL MEMBERS–
ABSENT: COUNCIL MEMBERS–

CITY CLERK OF THE CITY OF COMPTON

LTE SITE ACCESS AGREEMENT

THIS LTE SITE ACCESS AGREEMENT ("Agreement"), is made and entered into in duplicate original this _____ day of _____, 2015,

BY AND BETWEEN

CITY OF COMPTON, a municipal corporation, hereinafter referred to as "Owner"

AND

THE LOS ANGELES REGIONAL INTEROPERABLE COMMUNICATIONS SYSTEM AUTHORITY, a Joint Powers Authority, hereinafter referred to as "LA-RICS Authority."

RECITALS:

WHEREAS, Owner is a member of the LA-RICS Authority, which was established pursuant to a Joint Powers Agreement dated January 2009 ("JPA") for the purpose of coordinating governmental services to establish a wide-area interoperable public safety communications network commonly known as LA-RICS;

WHEREAS, Owner owns certain real property described on Exhibit A (Site List) hereto ("Real Property"); and

WHEREAS, Owner desires to permit use of a portion of the Real Property by the LA-RICS Authority for use as a Long Term Evolution broadband ("Broadband" or "LTE") communication site; and

WHEREAS, the parties hereto acknowledge that: (a) LA-RICS AUTHORITY has retained Motorola ("LMR Vendor") to design, construct, and perform services with respect to a regional interoperable LMR telecommunications system as a part of the LA-RICS; (b) the LA-RICS Authority has retained Motorola ("LTE Vendor") to design and construct a regional interoperable Broadband telecommunications system as a part of the LA-RICS; (c) the federal First Responder Network Authority may, or may not retain one or more vendors (collectively, the "First Net Parties"), to design and construct a national interoperable Broadband telecommunications system of which the LA-RICS may be a part; and (d) any of the LA-RICS Authority member agencies may assume the LA-RICS Authority's rights and obligations under this Agreement and/or may perform services with respect to this LA-RICS; and

WHEREAS, LA-RICS AUTHORITY is willing to accept and exercise the rights granted by this Agreement for use of a LTE site located on the Real Property in accordance with the terms and conditions prescribed herein.

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby deemed a contractual part hereof, and the mutual promises, covenants, and conditions set forth herein, the parties hereto agree as follows:

1. **LTE SITE; LICENSE**

1.01 Owner hereby licenses to the LA-RICS AUTHORITY and LA-RICS AUTHORITY hereby accepts from Owner on the terms and conditions set forth herein, the use of land within a portion of the Real Property, together with all necessary space and easements for access and utilities to install and operate an unmanned LTE communication facility, consisting of the parcels of land shown on Exhibit A (Site List) attached hereto and incorporated herein by this reference (collectively, the "LTE Site" and each, individually, a "LTE Site").

1.02 The LA-RICS AUTHORITY acknowledges its personal inspection of the LTE Site and the surrounding area and evaluation of the extent to which the physical condition thereof will affect its operations. The LA-RICS AUTHORITY accepts the LTE Site in its as-is condition with no duty to investigate, and Owner makes no warranty, express or implied, as to the suitability of the LTE Site or the Real Property for the LA-RICS AUTHORITY's use; its physical condition, including the condition and stability of the soils or groundwater on or under any of the Real Property; and the presence of pollutants or contaminants therein.

1.03 LA-RICS AUTHORITY, the LTE Vendor, and/or the First Net Parties may make or construct or cause to be made or constructed additions, alterations, repairs, replacements or other changes to the LTE Site at the LA-RICS AUTHORITY's expense in accordance with all of the terms and conditions of this Agreement.

1.04 LA-RICS AUTHORITY hereby acknowledges the title or other legal right of possession of the Owner or its successors in the Real Property and covenants and agrees never to assail, contest, or resist said title.

1.05 Ownership of all improvements constructed by the LA-RICS AUTHORITY upon each and every site comprising the LTE Site and all alterations, additions or betterments thereto shall remain with the LA-RICS AUTHORITY or other agencies as may be provided by any applicable LA-RICS grant requirements. The LA-RICS AUTHORITY may remove any of its own improvements to the Real Property at any time during the term of the Agreement, and Owner hereby waives any and all lien rights it may have in relation thereto, statutory or otherwise.

2. **PURPOSE AND USE**

2.01 The sole purpose of this Agreement is to allow the LA-RICS AUTHORITY to use a parcel of the land on the Real Property for the installation, operation, maintenance, and repair of a Broadband communication facility. The LA-RICS AUTHORITY (and/or its member agencies, the LTE Vendor, the First Net Parties and/or other agents): (a) shall have the right to construct, install, repair, remove,

replace, maintain, and operate the LA-RICS AUTHORITY's LTE communications system, which typically consists of, without limitation, the infrastructure, shelters, equipment and related improvements listed on Exhibit B (Equipment List) attached hereto and incorporated herein by this reference (such LTE system and associated infrastructure, shelters, equipment and related improvements, collectively, the "LA-RICS Facility") and other related materials as may be deemed necessary by the LA-RICS AUTHORITY, and (b) shall be allowed access over, through and across each site comprising the Real Property for ingress to and egress from the applicable LTE Site 24 hours per day, 7 days per week without notice. Each LTE Site shall be used only for the purposes authorized by this Section 2.01, and such other purposes as are directly related thereto, and for no other purposes whatsoever (collectively the "Permitted Activities").

It is understood and agreed that LA-RICS AUTHORITY, by the acceptance of this Agreement and the grant of rights herein, and by LA-RICS AUTHORITY's use and occupancy of the LTE Site for the sole purpose set forth above and no other, has not acquired and will not acquire at any time in the future any property rights or interest in or to the LTE Site, the Real Property or any other part thereof, including in buildings and other structures, and LA-RICS AUTHORITY does not nor will it ever obtain any right or claim to the continued use of the LTE Site or any other part of the Real Property beyond those specifically given in and by this Agreement.

2.02 The LA-RICS AUTHORITY shall ensure that all usage of the LTE Site and/or the Real Property hereunder, including without limitation usage by the LTE Vendor, is in compliance with all terms and conditions of this Agreement.

2.03 Nothing contained in this Agreement shall be deemed or construed in any way to limit the Owner's authority to exercise any right or power concerning the utilization of the Real Property including without limitation the LTE Site; provided, however, that such Owner authority shall not include the exercise of any right or power that would interfere with the LA-RICS Facility.

3. APPROVALS/DESIGN REVIEW

The LA-RICS AUTHORITY shall furnish and submit to Owner copies of project plans and specifications (along with any other information reasonably requested by Owner) for the LTE Site at the 50%, 75%, and 100% stages of design development, for Owner's review and input. LA-RICS AUTHORITY agrees to discuss with Owner the Owner's concerns, if any, regarding the proposed plans and to work in good faith to address such concerns prior to implementation of said plans.

Upon the LA-RICS AUTHORITY's approval of the final site plan for the LTE Site, such final site plan will be deemed incorporated herein by reference as Exhibit C (Site Plan). Owner and the LA-RICS AUTHORITY acknowledge that the LA-RICS AUTHORITY is a California joint powers authority whose members have specified, pursuant to Section 4.04 of its Joint Powers Agreement and Section 6509 of the

California Government Code, that all common powers exercised by the LA-RICS AUTHORITY's Board of Directors shall be exercised in a manner consistent with, and subject to all the restrictions and limitations upon the exercise of such powers, as are applicable to the County of Los Angeles ("County") (i.e., the LA-RICS AUTHORITY has adopted the County's operating mode). Accordingly, Owner and the LA-RICS AUTHORITY agree that the LA-RICS AUTHORITY (i) will comply with the Owner's City Building Code requirements and (ii) will seek only those governmental approvals that would normally apply to the County, other than with respect to ministerial permits as described below. Notwithstanding the foregoing, the parties agree that their cooperation in addressing any concerns raised by the Owner is essential to the success of the LA-RICS project and that accordingly all such concerns will be taken into consideration throughout the LTE Site plan approval process, as described in this Section 3 (Approvals/Design Review and in Section 8 (Alterations).

Should ministerial permits be required, Owner shall expeditiously process such permits within its jurisdiction. To the extent there may be costs associated with Owner's review, such costs will be waived for LA-RICS AUTHORITY. The LA-RICS AUTHORITY may perform and obtain, at the LA-RICS AUTHORITY's sole cost and expense, soil borings, percolation tests, engineering reports, environmental investigations or other tests or reports on, over, and under each LTE Site to the extent necessary to proceed with design, construction, or for compliance with the California Environmental Quality Act and/or the National Environmental Policy Act, and/or to determine if the LA-RICS AUTHORITY's use of the LTE Site will be compatible with the LA-RICS AUTHORITY's engineering specifications and design and operational requirements. Owner shall work cooperatively and expeditiously with the LA-RICS AUTHORITY to complete review of any project plans and specifications, so as not to delay the design and construction of the LA-RICS Facility.

4. **TERM**

The initial term ("Initial Term") of the Agreement shall commence upon full execution of this Agreement ("Commencement Date") and shall terminate 15 years after the Commencement Date or upon written notice of termination (a) by LA-RICS AUTHORITY or (b) by Owner pursuant to Section 28 (Default) hereof. Prior to the expiration of the Initial Term the parties may negotiate and mutually agree to extend or renew the term of this Agreement.

5. **CONSIDERATION**

The consideration for the use granted herein shall be LA-RICS AUTHORITY's compliance with all of the terms and conditions of this Agreement.

6. **CONDITIONS PRECEDENT TO INSTALLATION OR ALTERATIONS OF EQUIPMENT**

Owner shall have the opportunity to review and provide input, if any, as to all project plans and specifications for the LA-RICS AUTHORITY's proposed alterations of the equipment comprising the LA-RICS Facility (not including "like-kind" replacements) after LA-RICS AUTHORITY's initial installation of the LA-RICS Facility on the LTE Site. In addition, Owner shall have the right to inspect said equipment and the LTE Site at any time during and after installation upon not less than 24 hours prior written notice to the LA-RICS AUTHORITY (except in cases of emergency pursuant to Section 14 hereof (Emergency Access) and, at LA-RICS AUTHORITY's option, with the right to require an LA-RICS AUTHORITY representative to accompany Owner during any such inspection of or access to a LTE Site. The LA-RICS AUTHORITY shall not commence installation of equipment or alteration of a LTE Site, or any portion thereof, until the Owner has reviewed the plans and specifications. Owner's review of the plans shall not release the LA-RICS AUTHORITY from the responsibility for, or the correction of, any errors, omissions or other mistakes that may be contained in the plans and specifications. The LA-RICS AUTHORITY shall be responsible for notifying Owner and all other relevant parties immediately upon discovery of such omissions and/or errors. The LA-RICS AUTHORITY shall not cause or permit any change of any equipment installed by the LA-RICS AUTHORITY on a LTE Site including power outputs or changes in the use of frequencies described in Exhibit B hereto (Equipment List), but not including "like-kind" replacements, except after Owner has been provided an opportunity to review and provide input, if any, into such plans and specifications.

Prior to the commencement of construction or installation of equipment or alteration of the LTE Site, and at all times thereafter, LA-RICS AUTHORITY shall (a) procure, maintain and comply with all permits, licenses, variances, authorizations and approvals required under applicable laws, rules and regulations of the jurisdiction in which the Site is located and any other governmental and quasi-governmental authorities having appropriate jurisdiction; ; and, (c) upon request, provide to the Owner copies of all permits, licenses, variances, authorizations and approvals obtained pursuant to this section and all insurance required hereunder. LA-RICS AUTHORITY shall, upon 24 hours prior notice, permit the Owner, its employees, agents or contractors to inspect the LTE Site while in the course of construction or installation to conduct any inspection, testing and approval of work. No construction materials or debris shall be stored in or on the Real Property without the prior written consent of the Owner. Upon completion of any construction or installation work, LA-RICS AUTHORITY shall entirely remove all material and debris related to such construction or installation from the Real Property.

7. INSTALLATION

7.01 LA-RICS AUTHORITY shall install the LA-RICS Facility at its own expense and risk as approved by Owner in accordance with the terms hereof, and such installation shall not cause radio frequency interference with equipment, transmission or reception (operated currently or in the future) by the Owner. LA-RICS AUTHORITY and/or its agent shall install interference protection devices such as isolators, cavities, circulators, or combiners as required or recommended by accepted

industry practices. Each component of the LA-RICS Facility shall be clearly identified with LA-RICS AUTHORITY's and, as applicable, member agency, LTE Vendor, and/or First Net Party's name, address, telephone number, Federal Communications Commission ("FCC") Agreement and frequencies in use. Such identification shall be attached to each component of the LA-RICS Facility in plain view.

7.02 LA-RICS AUTHORITY agrees that Owner may grant the use of any unused portion of the Real Property to any third party for the purpose of installing communications transmitting equipment, so long as such uses do not conflict or interfere with LA-RICS AUTHORITY's operations as provided for pursuant to this Agreement. Any third party granted rights by the Owner shall be required to comply with all applicable noninterference rules of the FCC.

7.03 Owner reserves the right, at its expense, to install on the Real Property, including without limitation within the LTE Site, its own communications shelter, telecommunication equipment, and appropriate tower space for telecommunications and/or microwave (collectively, the "Owner Facilities") so long as the installation of said Owner Facilities does not interfere with LA-RICS AUTHORITY's operations. LA-RICS AUTHORITY and Owner agree to make commercially reasonable efforts to resolve any radio frequency interference issues with equipment, transmission or reception caused by the installation of the Owner Facilities.

7.04 LA-RICS AUTHORITY accepts the LTE Site in an "as is" condition as of the date of full execution of this Agreement. LA-RICS AUTHORITY shall have the right to finance and construct approved equipment and related improvements on the LTE Site at LA-RICS AUTHORITY's sole cost and expense, except as may be provided otherwise by other agreements. Following the construction and installation of LA-RICS AUTHORITY's infrastructure, shelter, equipment, and related improvements, LA-RICS AUTHORITY may thereafter, at its sole cost and expense, perform construction, maintenance, repairs, additions to, and replacements of its equipment as necessary and appropriate for its ongoing business and has the right to do all work necessary to prepare, modify and maintain the LTE Site to accommodate LA-RICS AUTHORITY's infrastructure, shelter, equipment, and related improvements and as required for LA-RICS AUTHORITY's operations of the LA-RICS Facility at the LTE Site, including any structural upgrades required to accommodate LA-RICS AUTHORITY's infrastructure, shelter, equipment, and related improvements on the LTE Site. Except in cases of emergency, LA-RICS AUTHORITY shall provide Owner with at least 24-hour advance notification of its plans to enter upon the Owner's Real Property to perform construction, maintenance, repairs, additions to, and replacements of its equipment, including any structural upgrades required to accommodate LA-RICS AUTHORITY's infrastructure, shelter, equipment, and related improvements on the LTE Site.

7.05 Upon completion of the installation of the equipment comprising the LA-RICS Facility at the LTE Site, LA-RICS AUTHORITY shall provide Owner with as-built drawings of the LA-RICS Facility ("As-Builts"). Such As-Builts shall include the

location of any of LA-RICS AUTHORITY shelters, cabinets, grounding rings, cables, and utility lines associated with LA-RICS AUTHORITY use of the LTE Site in CAD and PDF formats. Upon receipt of the As-Builts by Owner, the As-Builts shall be deemed incorporated herein by reference as updates to Exhibit C (Site Plan). In the event that LA-RICS AUTHORITY fails to deliver the As-Builts as required by this section within ten business days of receipt of written notice, Owner may cause such As-Builts to be prepared on behalf of LA-RICS AUTHORITY and Owner shall assess a fee for such As-Builts, the cost of which shall become immediately due and payable to Owner upon invoice accompanied by supporting documentation of such fee. Owner shall be responsible for completion of and costs associated with As-Builts resulting from any modifications required by Owner.

8. ALTERATIONS

LA-RICS AUTHORITY shall make no renovations, alterations or improvements to the LTE Site or the Real Property other than to install, maintain, replace and operate the LA-RICS Facility in accordance with the documentation attached hereto as Exhibits A (Site List), B (Equipment List), and C (Site Plan) and/or as permitted elsewhere herein, without providing prior written notice to Owner, provided that such renovations, alterations, or improvements shall be consistent with the authorized use set forth in Section 2.0 ~~2.02~~ hereof. Notwithstanding the foregoing, however, it is understood and agreed that LA-RICS AUTHORITY shall have the right to: (a) make repairs and replacements of "like-kind" infrastructure, shelters, equipment, and/or related improvements without providing notice to the Owner, and (b) perform any alterations or modifications that may be required pursuant to the Spectrum Manager Lease Agreement between LA-RICS AUTHORITY and the First Net Parties dated July 1, 2013 (the "Spectrum Lease Agreement") or that may be required as a result of FCC rules or regulations, after providing notice to the Owner. LA-RICS AUTHORITY agrees to submit to the Owner, for review, all plans and specifications, working drawings, and other information reasonably required by the Owner covering proposed alterations by LA-RICS AUTHORITY. All work to be done by LA-RICS AUTHORITY shall be performed in accordance with the plans provided to Owner and shall, where required, be subject to inspection by Owner's City Building Inspector.

9. MAINTENANCE

Owner shall be responsible for maintenance of the Real Property, including the LTE Site, and such maintenance responsibility shall include general upkeep, landscaping, lawn-mowing, and related maintenance activities. The LTE Site shall be kept neat and clean by LA-RICS AUTHORITY and ready for normal use by Owner and other users. Should LA-RICS AUTHORITY fail to accomplish this, following 30 days written notice from Owner, Owner may perform the work and LA-RICS AUTHORITY shall pay the cost thereof upon written demand by Owner.

LA-RICS AUTHORITY shall be responsible for the timely repair of all damage to the LTE Site or the Real Property caused by the negligence or willful misconduct of LA-

RICS AUTHORITY, its employees, agents or business vendors, including without limitation the LTE Vendor. Should LA-RICS AUTHORITY fail to promptly make such repairs after 30 days written notice from Owner, Owner may have repairs made and LA-RICS AUTHORITY shall pay the cost thereof upon written demand by Owner.

10. **CONSTRUCTION STANDARDS**

Installation and maintenance of LA-RICS AUTHORITY's equipment including without limitation the LA-RICS Facility shall be performed in a neat and workmanlike manner and shall at all times comply in all respects to the statutes, laws, ordinances and regulations of any governmental authority having jurisdiction which are applicable to the installation, construction, operation and maintenance of LA-RICS AUTHORITY's equipment, including but not limited to the Owner's City Building Code.

LA-RICS AUTHORITY shall pay, or cause to be paid, all costs for work to be done by it, on the LTE Site, and for all materials furnished for or in connection with such work. If any lien is filed against the Real Property and/or LTE Site, LA-RICS AUTHORITY shall cause the lien to be discharged or recorded within 10 days after LA-RICS AUTHORITY receives written notice that such a lien has been filed. LA-RICS AUTHORITY shall indemnify, defend and hold the Owner harmless from any and all liability, loss, damage, costs, attorneys' fees and all other expenses on account of claims of liens or laborers or materialmen or others for work performed or materials or supplies furnished for LA-RICS AUTHORITY or persons claiming under LA-RICS AUTHORITY.

LA-RICS AUTHORITY shall remove any debris to the extent resulting from maintenance, operation and construction on the LTE Site by LA-RICS AUTHORITY, its agents or contractors (including without limitation the LTE Vendor). In the event that LA-RICS AUTHORITY fails to remove such debris from the LTE Site, Owner shall provide written notice to LA-RICS AUTHORITY and allow LA-RICS AUTHORITY ten business days after receipt of notice to remove such debris. After the expiration of such ten-business day period, Owner shall cause such debris to be removed and invoice LA-RICS AUTHORITY for the reasonable costs of said removal.

11. **OTHER OPERATIONAL RESPONSIBILITIES**

11.01 As applicable, LA-RICS AUTHORITY or its LTE Vendor or the First Net Parties shall:

(a) Comply with and abide by all applicable rules, regulations and directions of Owner.

(b) At all times hold a valid FCC Agreement for the Permitted Activities and comply with all applicable City and County ordinances and all State and Federal laws, and, in the course thereof, obtain and keep in effect all required permits and Agreements required to engage in the Permitted Activities on the LTE Site.

(c) Conduct the Permitted Activities in a courteous and non-profane manner, operate without interfering with the use of the Real Property by Owner or the public, except as herein permitted, and remove any agent, invitee or employee who fails to conduct Permitted Activities in the manner heretofore described.

(d) Assume the risk of loss, damage or destruction to the LA-RICS Facility and any and all fixtures and personal property belonging to LA-RICS AUTHORITY that are installed or placed within the LTE Site, unless such loss, damage or destruction was caused by the negligent or willful act or omission of the Owner, its agents, employees or contractors.

12. RELOCATION

12.01 Owner shall have the right to request relocation of the LA-RICS Facility or any portion thereof on no more than one occasion during the term hereof to another location on the Real Property ("Alternate Site"), provided:

(a) the Alternate Site: (i) is substantially similar to LA-RICS AUTHORITY's current LTE Site in size, (ii) is compatible with LA-RICS AUTHORITY's use pursuant to Section 2 hereof, and (iii) does not interfere with any portion of the LA-RICS Facility or the LA-RICS system or equipment;

(b) Except when relocation is necessitated through no act, fault or request of the Owner (e.g. acts of God, war, fire, earthquake, flood, calamity, terrorism, riot, etc.), Owner shall pay all costs incurred by LA-RICS AUTHORITY for relocation of LA-RICS AUTHORITY's equipment from the LTE Site to the Alternate Site and any improvement of the Alternate Site to make it substantially similar to the LTE Site, including all costs incurred to obtain all of the certificates, permits, and other approvals that may be required by any agency having jurisdiction, including costs required to comply with CEQA and the National Environmental Policy Act (NEPA), as applicable, prior to any activity at an Alternate Site that would constitute a "project" as that term is defined in Title 14, Section 15378 of the California Code of Regulations, as well as any soil boring tests needed to permit LA-RICS AUTHORITY's use of the Alternate Site;

(c) Owner shall give LA-RICS AUTHORITY at least six (6) months written notice before requiring relocation; and

(d) LA-RICS AUTHORITY's use pursuant hereto will not be interrupted and LA-RICS AUTHORITY shall be allowed, if necessary, to place temporary equipment on the Real Property during the relocation.

12.02 LA-RICS AUTHORITY shall have the right to request relocation of the LA-RICS Facility or any portion thereof to an Alternate Site on the Real Property pursuant to LA-RICS AUTHORITY's obligations under the Spectrum Lease Agreement, provided that:

(a) the Alternate Site: (i) is substantially similar to LA-RICS AUTHORITY's current LTE Site in size, (ii) is compatible with LA-RICS AUTHORITY's use pursuant to Section 2 hereof, and (iii) does not interfere with any portion of the LA-RICS Facility or the LA-RICS system or equipment;

(b) LA-RICS AUTHORITY shall pay all costs relating to relocation of LA-RICS AUTHORITY's equipment from the LTE Site to the Alternate Site and any improvement of the Alternate Site to make it substantially similar to the LTE Site, including all costs incurred to obtain all of the certificates, permits, and other approvals that may be required by any agency having jurisdiction, including costs required to comply with CEQA and the National Environmental Policy Act (NEPA), as applicable, prior to any activity at an Alternate Site that would constitute a "project" as that term is defined in Title 14, Section 15378 of the California Code of Regulations, as well as any soil boring tests needed to permit LA-RICS AUTHORITY's use of the Alternate Site;

(c) LA-RICS AUTHORITY shall give Owner at least six (6) months written notice of the requested relocation;

(d) LA-RICS AUTHORITY shall, at its sole cost and expense restore the initial Site in as good order and condition as when first occupied by LA-RICS AUTHORITY, reasonable wear and tear excepted. If LA-RICS AUTHORITY fails to restore the initial Site as required herein, the Owner may, at its option, upon giving of 30 days prior written notice, restore the initial LTE Site, and LA-RICS AUTHORITY shall reimburse the Owner for all reasonable cost and expense incurred in the restoration within 30 days after receipt of an invoice for such cost and expense.

13. **ACCESS TO LTE SITE**

13.01 Owner hereby grants to the LA-RICS AUTHORITY, its member agencies, the LTE Vendor, the First Net Parties, and other agents a nonexclusive right to use, at its sole risk, during the term ~~and option period~~ of this Agreement, the access which serves the LTE Site ("Access"). The LA-RICS AUTHORITY, on behalf of itself and its member agencies, the LTE Vendor, and the First Net Parties, acknowledge and accept the present condition of the Access on an "as is" basis. The LA-RICS AUTHORITY shall provide Owner with notice of all of its representatives or agents who are authorized to access the LTE Site pursuant to this Section.

13.02 LA-RICS AUTHORITY acknowledges and agrees that occasions may arise requiring the LA-RICS AUTHORITY to share in the cost of cleaning up of mud-slide debris and repairing the Access to its original accessible condition after a storm or heavy rainfall. LA-RICS AUTHORITY hereby agrees to pay its reasonable proportionate share of such clean-up repair costs within thirty (30) days of receipt of an invoice from Owner, and acknowledges and agrees that the details of any such clean-up or repair and associated cost may be disclosed to LA-RICS AUTHORITY by Owner upon at least thirty (30) days notice. Notwithstanding the foregoing, the LA-

RICS AUTHORITY's financial burden pursuant to this Section shall not exceed five thousand dollars (\$5,000) per incident.

14. EMERGENCY ACCESS BY OWNER

The Owner and its authorized agents may access the LTE Site at any time for the purpose of inspection and/or for making emergency improvements or repairs to the LTE Site or to interrupt or terminate LA-RICS AUTHORITY's transmission(s) from the LTE Site should LA-RICS AUTHORITY be unable or unwilling to respond to Owner's request to take immediate action to correct any deficiency which threatens Owner's operation on the LTE Site, provided that Owner shall endeavor to provide a 24-hour prior notice to LA-RICS AUTHORITY and shall access the LTE Site in the presence, if possible, of an LA-RICS AUTHORITY representative, if provided by LA-RICS AUTHORITY. Notwithstanding the foregoing, Owner shall not be required to provide notice to LA-RICS AUTHORITY prior to entering the LTE Site due to an emergency; provided, however, that under no circumstance shall the Owner access LA-RICS AUTHORITY's equipment cabinets. Owner shall use its best efforts to minimize any inconvenience or disturbance to LA-RICS AUTHORITY when entering the LTE Site. LA-RICS AUTHORITY shall reimburse Owner within thirty (30) days of receipt of Owner's written request for Owner's actual costs to correct any deficiency that is corrected by Owner pursuant to this Section.

15. RADIO FREQUENCY EMISSIONS/INTERFERENCE

15.01 No Interference. LA-RICS AUTHORITY shall not use the LTE Site in any way which causes radio frequency ("RF") interference in excess of levels permitted by the FCC or otherwise interferes with the use of the Property by Owner or Owner's agents, invitees or other licensees or users who may occupy portions of the Real Property at the time this Agreement is entered into. LA-RICS AUTHORITY shall be responsible for electromagnetic compatibility of LA-RICS AUTHORITY's equipment with existing and future equipment at the Real Property.

15.02 Interference With Public Safety Systems. In the event of any interference with Owner's Police or Fire Department, CWIRS, Paramedic or LAnet systems, or any future public safety-related systems, which is caused by LA-RICS AUTHORITY's equipment or operations, LA-RICS AUTHORITY shall be immediately notified by Owner of such interference. Following such notification, the parties will cooperatively discuss and reach agreement on how such interference will be resolved.

15.03 Interference With Non-Public Safety Systems. In the event LA-RICS AUTHORITY's operations or equipment causes interference with non-public safety-related systems of Owner or any other duly authorized occupant of the Real Property, written notice of such interference shall be provided to LA-RICS AUTHORITY. Owner agrees that Owner and/or any other occupants of the Real Property who currently have or in the future take possession of the Real Property will be permitted to install

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only such radio equipment that is of the type and frequency which will not cause measurable interference with the existing equipment of LA-RICS AUTHORITY.

15.04 Interference During Emergency. If any measurable interference caused by LA-RICS AUTHORITY's equipment with Owner's electronic equipment during an emergency incident occurs, the LA-RICS AUTHORITY will immediately cease operation, transmission or further use of LA-RICS AUTHORITY's equipment until such time as the emergency incident or interference has ended but LA-RICS AUTHORITY shall be permitted to power up its equipment for intermittent testing with notice.

15.05 Compliance With Law. LA-RICS AUTHORITY is aware of its obligation to comply with all applicable rules and regulations of the FCC pertaining to RF emissions standards, as well as applicable rules and/or regulations of any other federal or state agency (including without limitation the Occupational Safety and Health Administration ("OSHA") having jurisdiction over the installation, operation, maintenance and/or working conditions involving RF emissions and/or safety and work standards performed on or near communications towers and antenna-licensed premises. LA-RICS AUTHORITY agrees to be solely responsible for compliance with all applicable FCC and other governmental requirements with respect to installation, operation, and maintenance of its own equipment and for repairs to its own equipment at the LTE Site. LA-RICS AUTHORITY will immediately remedy its operations to comply with such applicable laws, rules and regulations as they apply to its operations, individually and in the aggregate, with all applicable FCC and other applicable governmental RF emissions standards, but shall only be liable for any violations of such applicable standards to the extent arising solely from LA-RICS AUTHORITY's equipment alone and not in combination with others. Where LA-RICS AUTHORITY's equipment, in combination with other, exceed or violates such standards, LA-RICS AUTHORITY shall reasonably cooperate with Owner and with other relevant parties to mitigate such violations in a timely manner.

16. **UTILITIES**

LA-RICS AUTHORITY shall, at its sole cost and expense, cause the installation of any utility service line required by or for the conduct of the Permitted Activities, and shall be responsible for the payment of all utilities necessary for the operation of the LA-RICS Facility on the LTE Site. If such installation is not feasible, as determined by Owner, LA-RICS AUTHORITY acknowledges and agrees that LA-RICS AUTHORITY nonetheless shall be responsible for any all costs of utilities used by LA-RICS AUTHORITY, which costs will be invoiced by Owner and paid by LA-RICS AUTHORITY within thirty (30) days of its receipt of such invoice.

17. **HOLD HARMLESS AND INDEMNIFICATION**

LA-RICS AUTHORITY agrees to indemnify, defend, save and hold harmless Owner and its agents, elected and appointed officers, and employees from and against

any and all liability, expense (including, without limitation, defense costs and legal fees), and claims for damages of any nature whatsoever, including, without limitation, bodily injury, death, personal injury, or property damage arising from or connected with LA-RICS AUTHORITY's operations or its services hereunder, including, without limitation, any Workers' Compensation suit, liability, or expense, arising from or connected with services performed on behalf of LA-RICS AUTHORITY by any person pursuant to this Agreement including without limitation the LTE Vendor.

Owner agrees to indemnify, defend, save and hold harmless LA-RICS AUTHORITY and its member agencies, agents, elected and appointed officers, employees, and contractors from and against any and all liability, expense (including, without limitation, defense costs and legal fees), and claims for damages of any nature whatsoever, including, without limitation, bodily injury, death, personal injury, or property damage arising from or connected with the negligence or willful misconduct of Owner and/or its agents, elected and appointed officers, employees, and contractors in connection with the performance of Owner's obligations hereunder.

18. INSURANCE

18.01 Without limiting LA-RICS AUTHORITY's obligations to Owner, LA-RICS AUTHORITY shall provide and maintain, at its own expense during the term of this Agreement, the following program(s) of insurance covering its operations hereunder. Such insurance shall be provided by insurer(s) satisfactory to the Owner's Risk Manager, and evidence of such programs satisfactory to the Owner Risk Manager, shall be delivered to the City Attorney's Office/Risk Manager, on or before the effective date of this Agreement. Such evidence shall specifically identify this Agreement and shall contain express conditions that Owner is to be given written notice at least thirty (30) days in advance of any modification or termination of any provisions of insurance and shall name the Owner as an additional insured (except for the Workers' Compensation Insurance). LA-RICS AUTHORITY may self-insure the insurance required under this Agreement, but LA-RICS AUTHORITY will require its contractors and subcontractors to provide commercial insurance as required in the Section, and any additional insurance required by LA-RICS AUTHORITY of its contractor(s) and/or subcontractor(s), shall name the Owner as an additional insured.

(a) General Liability. A program of insurance which shall be primary to and not contributing with any other insurance maintained by Owner, written on ISO policy form CG 00 01 or its equivalent, and endorsed to name the Owner as an additional insured, and shall include, but not be limited to:

(1) Comprehensive general liability insurance endorsed for Site-operations, products/completed operations, contractual, broad form property damage, and personal injury with a limit of not less than

General Aggregate:

\$2 million

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Products/Completed Operations Aggregate:	\$2 million
Personal and Advertising Injury:	\$1 million
Per occurrence	\$ 1 million

(2) Automobile Liability insurance (written on ISO form CA 00 01 or its equivalent) with a limit of liability of not less than \$1 million for each accident, and providing coverage for all “owned,” “hired” and “non-owned” vehicles, or coverage for “any auto,” used in LA-RICS AUTHORITY’s business operations.

(b) Workers Compensation. If applicable, a program of workers’ compensation insurance in an amount and form to meet all applicable requirements of the labor code of the State of California, and which specifically covers all persons providing services on behalf of LA-RICS AUTHORITY and all risks to such persons under the Agreement.

Each Accident:	\$1 million
Disease – policy limit:	\$1 million
Disease – each employee:	\$1 million

(c) **Commercial Property Insurance**. Such coverage shall:

- Provide coverage for Owner’s property, and any improvements and betterments; This coverage shall be at least as broad as that provided by the Causes-of-Loss Special Form (ISO form CP 10 30), including Ordinance or Law Coverage, flood, and Business Interruption equal to two (2) years annual rent;
- Be written for the full replacement cost of the property, with a deductible no greater than \$250,000 or 5% of the property value whichever is less. Insurance proceeds shall be payable to the Owner and LA-RICS AUTHORITY as their interests may appear and be utilized for repair and restoration of the Premises. Failure to use such insurance proceeds to timely repair and restore the Premises shall constitute a material breach of the Agreement.

(d) **Construction Insurance**. If major construction work is performed by LA-RICS AUTHORITY during the term of this Agreement (i.e. the initial construction/installation of structures, demolition of structures, construction of new structures, renovation or retrofit involving structures frame, foundation or supports, or more than 50% of building, etc.) then LA-RICS AUTHORITY or LA-RICS AUTHORITY’s contractor shall provide the following insurance. Owner shall determine the coverage limits required on a project by project basis:

- **Builder's Risk Course of Construction Insurance.** Such coverage shall insure against damage from perils covered by the Causes-of-Loss Special Form (ISO form CP 10 30). This insurance shall be endorsed to include earthquake, flood, ordinance or law coverage, coverage for temporary offsite storage, debris removal, pollutant cleanup and removal, testing, preservation of property, excavation costs, landscaping, shrubs and plants, and full collapse coverage during construction, without restricting collapse coverage to specified perils. Such insurance shall be extended to include boiler & machinery coverage for air conditioning, heating and other equipment during testing. This insurance shall be written on a completed-value basis and cover the entire value of the construction project, including Owner furnished materials and equipment, against loss or damage until completion and acceptance by the LA-RICS AUTHORITY and the Owner if required.

- **General Liability Insurance.** Such coverage shall be written on ISO policy form CG 00 01 or its equivalent, naming Owner as an additional insured, with limits of not less than the following:

General Aggregate:	\$50 million
Products/Completed Operations Aggregate:	\$50 million
Personal and Advertising Injury:	\$25 million
Each Occurrence:	\$ 25 million

The Products/Completed Operations coverage shall continue to be maintained in the amount indicated above for at least two (2) years from the date the Project is completed and accepted by the LA-RICS AUTHORITY and the Owner if required.

- **Automobile Liability.** Such coverage shall be written on iso policy form ca 00 01 or its equivalent with limits of not less than **\$5 MILLION** for bodily injury and property damage, in combined or equivalent split limits, for each single accident. Such insurance shall cover liability arising out of LA-RICS AUTHORITY's or LA-RICS AUTHORITY's contractor use of autos pursuant to this lease, including owned, leased, hired, and/or non-owned autos, as each may be applicable.
- **Professional Liability.** Such insurance shall cover liability arising from any error, omission, negligent, or wrongful act of the LA-RICS AUTHORITY's contractor and/or licensed professional (i.e. architects, engineers, surveyors, etc.) with limits of not less than \$5 million per claim and \$10 million aggregate. The coverage shall

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also provide an extended two-year reporting period commencing upon expiration, termination or cancellation of the construction project.

- **Workers Compensation and Employers' Liability Insurance** or qualified self-insurance satisfying statutory requirements. Such coverage shall provide Employers' Liability coverage with limits of not less than \$1 million per accident. Such policy shall be endorsed to waive subrogation against the Owner for injury to the LA-RICS AUTHORITY's or LA-RICS AUTHORITY's contractor employees. If the LA-RICS AUTHORITY's or LA-RICS AUTHORITY's contractor employees will be engaged in maritime employment, the coverage shall provide the benefits required by the U.S. Longshore and Harbor Workers Compensation Act, Jones Act or any other federal law to which the LA-RICS AUTHORITY is subject. If LA-RICS AUTHORITY or LA-RICS AUTHORITY's contractor will provide leased employees, or, is an employee leasing or temporary staffing firm or a professional employer organization (PEO), coverage also shall include an Alternate Employer Endorsement (providing scope of coverage equivalent to ISO policy form WC 00 03 01 A) naming the Owner as the Alternate Employer, and the endorsement form shall be modified to provide that Owner will receive not less than thirty (30) days advance written notice of cancellation of this coverage provision.

18.02 Insurer Financial Ratings. Insurance is to be provided by an insurance company acceptable to Owner with an A.M. Best rating of not less than A:VII, unless otherwise approved by Owner.

18.03 Failure to Maintain Coverage. Failure by LA-RICS AUTHORITY to maintain the required insurance, or to provide evidence of insurance coverage acceptable to Owner, shall constitute a material breach of this Agreement.

18.04 Notification of Incidents. Claims or Suits. LA-RICS AUTHORITY shall report to Owner any accident or incident relating to activities performed under this Agreement which involves injury or property damage which might reasonably be thought to result in the filing of a claim or lawsuit against LA-RICS AUTHORITY and/or Owner. Such report shall be made in writing within 72 hours of LA-RICS AUTHORITY's knowledge of such occurrence.

18.05 Compensation for Owner Costs. In the event that LA-RICS AUTHORITY fails to comply with any of the indemnification or insurance requirements of this Agreement, and such failure to comply results in any costs to Owner, LA-RICS AUTHORITY shall pay full compensation for all reasonable costs incurred by Owner.

19. FAILURE TO PROCURE INSURANCE

19.01 Failure on the part of LA-RICS AUTHORITY to procure or maintain the required program(s) of insurance shall constitute a material breach of contract upon which Owner may immediately terminate this Agreement, or at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, and all monies so paid by Owner shall be repaid by LA-RICS AUTHORITY to Owner upon demand.

19.02 Use of the LTE Site shall not commence until LA-RICS AUTHORITY has complied with the aforementioned insurance requirements, and shall be suspended during any period that LA-RICS AUTHORITY fails to maintain said insurance policies in full force and effect.

20. TAXES

20.01 The interest (as defined in California Revenue and Taxation Code Section 107) in the LTE Site created by this Agreement may be subject to property taxation if created. The party in whom the property interest is vested may be subject to the payment of the property taxes levied on the interest.

20.02 LA-RICS AUTHORITY shall pay before delinquency all lawful taxes, assessments, fees or charges which at any time may be levied by the Federal, State, Owner, City, or any other tax or assessment-levying body upon the LTE Site arising from LA-RICS AUTHORITY's use of the LTE Site.

20.03 If LA-RICS AUTHORITY fails to pay any lawful taxes or assessments upon the LTE Site which LA-RICS AUTHORITY is obligated to pay, LA-RICS AUTHORITY will be in default of the Agreement.

21.04 Owner reserves the right to pay any such tax, assessment, fees or charges, and all monies so paid by Owner shall be repaid by LA-RICS AUTHORITY to Owner upon demand. LA-RICS AUTHORITY and Owner agree that this is a Agreement and not a lease and no real estate interest is being conveyed herein.

21. NOTICES

Notices desired or required to be given pursuant to this Agreement or by any law now in effect shall be given by enclosing the same in a sealed envelope, Certified Mail – Return Receipt Requested, addressed to the party for whom intended and depositing such envelope, with postage prepaid, in the U.S. Post Office or any substation thereof, or any public letter box, and any such notice and the envelope containing the same, shall be addressed to LA-RICS AUTHORITY as follows:

LA-RICS
2525 Corporate Place, Second Floor

AUTHORITY

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Monterey Park, California 91754

ATTN: Executive Director

or such other place as may hereinafter be designated in writing by LA-RICS AUTHORITY. . 24-hour emergency contact information for LA-RICS is as follows:

CONSTRUCTION PERIOD: Patrick J. Mallon, (626) 969-6163

NETWORK OPERATIONS CENTER (Post-Construction):
Lieutenant Mark Wilkins, (323) 351-6507

The notices and the certificate of insurance and envelopes containing the same to the Owner shall be addressed as follows:

City of Compton Fire Department
201 South Acacia Avenue
Compton, California 90220
(310) 605-5670
(310) 632-8414 fax
Attn: Fire Chief

Copies to: City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: City Manager

Downey Dispatch Center
(562) 904-7313

City of Compton Fire Department On-Duty Battalion Chief
(310) 605-6272 office; (310) 612-1134 cell

or such other place or person as may hereinafter be designated in writing by Owner.

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing. Notices may also be provided by electronic mail or facsimile transmission, provided that such notices are followed up with a copy sent via US Mail.

22. LA-RICS FACILITY REMOVAL

22.01 LA-RICS AUTHORITY shall remove all of its LA-RICS Facility and personal and improvements from the LTE Site and the Real Property and restore the LTE Site to its original condition, reasonable wear and tear and damage or destruction by the acts of God beyond the control of LA-RICS AUTHORITY excepted, on or before the expiration of this Agreement, unless this Agreement is otherwise terminated or cancelled prior to the expiration date provided herein, in which case LA-RICS AUTHORITY shall remove from the LTE Site and the Real Property all of its LA-RICS Facility and personal property and improvements and restore the LTE Site to its original condition, reasonable wear and tear and damage or destruction by the acts of God beyond the control of LA-RICS AUTHORITY excepted, within ninety (90) days of the cancellation. If weather conditions or lack of access to the LTE Site render the timely removal of LA-RICS AUTHORITY's property impossible, then LA-RICS AUTHORITY shall have thirty (30) days from the earliest date on which access is possible in which to comply with this provision.

22.02 If LA-RICS AUTHORITY does not timely remove all of its LA-RICS Facility, personal property and improvements from the LTE Site and the Real Property within the time provided in this section, Owner may, but shall not be required to, remove the LA-RICS Facility and all personal property and improvements at LA-RICS AUTHORITY's expense. LA-RICS AUTHORITY shall reimburse Owner within thirty (30) days of receipt of an itemized accounting of the cost for such removal of personal property and improvements. Owner shall incur no liability for any damage to the LA-RICS Facility during removal or storage.

23. INDEPENDENT STATUS

This Agreement is by and between Owner and LA-RICS AUTHORITY and is not intended and shall not be construed to create the relationship of agent, servant, employee, partnership, joint venture or association as between Owner and LA-RICS AUTHORITY. LA-RICS AUTHORITY understands and agrees to bear the sole responsibility and liability for furnishing Workers' Compensation with respect to services performed on behalf of LA-RICS AUTHORITY pursuant to this Agreement.

24. AMENDMENT

Any modification of any of the terms and conditions hereof shall require a written amendment signed by an authorized agent of the LA-RICS AUTHORITY and an authorized agent of Owner.

25. ASSIGNMENT

25.01 This Agreement may not be sold, assigned or transferred by LA-RICS AUTHORITY without the approval or consent of the Owner, which consent may not be unreasonably withheld or conditioned. No change of stock ownership, partnership

interest or control of LA-RICS AUTHORITY or transfer upon partnership or corporate dissolution of LA-RICS AUTHORITY shall constitute an assignment hereunder.

25.02 To effect an assignment or transfer pursuant to this Section 25 (Assignment), LA-RICS AUTHORITY shall first deliver to the Owner:

- (i) A written request for approval;
- (ii) The name, address, and most recent financial statements of the proposed transferee, assignee or sublicensee;
- (iii) Proposed unredacted instrument of transfer or assignment or any or all of its rights hereunder; and
- (iv) Any other information reasonably requested by the CEO.

25.03 Owner shall approve or disapprove a proposed transfer, assignment or sublicense within sixty (60) days after LA-RICS AUTHORITY delivers all such items to the Owner. Owner's failure to respond to any request pursuant to this Section shall be deemed disapproval of said request.

25.04 In the case of an assignment of this Agreement, the proposed instrument shall include a written assumption by the assignee of all obligations of LA-RICS AUTHORITY under the Agreement arising thereafter and assignee shall be liable to perform the full obligations of the LA-RICS AUTHORITY under this Agreement and as a condition to the completion of such transfer must cure, remedy, or correct any event of default existing at the time of such transfer in a manner satisfactory to the Owner.

25.05 In the case of a sublicense, the proposed instrument shall specifically include a provision that the sublicensee shall comply with and be subject to all of the terms covenants, and conditions of this Agreement.

25.06 Owner shall have the right to lease or license the use of space on LA-RICS Authority's telecommunications pole to third party(ies), if such telecommunications pole is capable of housing such third party(ies), based on terms mutually agreeable to the LA-RICS Authority. Owner shall submit any proposed lease or license to the LA-RICS Authority for review and approval prior to entering into such lease or license, which approval shall not be unreasonably withheld. Such proposed instrument shall specifically include: (a) a provision that the lease or license shall comply with and be subject to all of the terms covenants, and conditions of this Agreement, and (b) a requirement that any third party use of LA-RICS Authority's telecommunications pole shall not interfere with LA-RICS Authority's use of the LA-RICS Facility or its operations. The parties agree that any revenues generated by such third party leases or licenses by Owner shall be retained by Owner, except for an amount to be agreed upon between Owner and LA-Rics Authority, which sum is intended to compensate LA-RICS AUTHORITY for its operational, administrative and other costs associated with third party use of the LA-RICS Authority's telecommunications pole. LA-RICS Authority shall

provide the Owner with the estimated sum LA-RICS Authority intends to charge for its operational, administrative and other costs associated with the proposed third party(ies) use at the time such proposed lease or license is submitted to the LA-RICS Authority's review and approval.

26. SUBORDINATION AND NON-DISTURBANCE

Owner shall obtain, not later than 15 days following the execution of this Agreement, a Non-Disturbance Agreement, as defined below, from its existing mortgagees, ground lessors and master lessors, if any, of the Real Property. At Owner's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust, or other security interest (a "Mortgage") by Owner which from time to time may encumber all or part of the Real Property; provided, however, as a condition precedent to LA-RICS AUTHORITY being required to subordinate its interest in this Agreement to any future Mortgage covering the Real Property, Owner shall obtain for LA-RICS AUTHORITY's benefit a non-disturbance and attornment agreement in a form reasonably satisfactory to LA-RICS AUTHORITY and containing at a minimum the terms set forth hereinbelow ("Non-Disturbance Agreement"), and shall recognize LA-RICS AUTHORITY's right to remain in occupancy of and have access to the LTE Site as long as LA-RICS AUTHORITY is not in default of this Agreement beyond applicable notice and cure periods. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor in interest or any purchase of Lender's or its successor's interest (a "Purchaser") acquires an ownership interest in the Real Property, Lender or such successor in interest or Purchaser will (a) honor all of the terms of this Agreement, (b) fulfill Owner's obligations under this Agreement, and (c) promptly cure all of the then-existing Owner defaults under this Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LA-RICS AUTHORITY will execute an agreement for the Lender's benefit in which LA-RICS AUTHORITY: (i) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of the Lender, (ii) agrees to attorn to Lender if Lender becomes the owner of the Real Property, and (iii) agrees to accept a cure by Lender of any of Owner's defaults, provided such cure is completed within the deadline applicable to Owner.

27. CONDEMNATION

In the event of any condemnation of the Real Property (or any portion thereof), LA-RICS AUTHORITY may terminate this Agreement upon written notice to Owner if such condemnation may reasonably be expected to disrupt LA-RICS AUTHORITY's operations at the LTE Site for more than forty-five (45) days. LA-RICS AUTHORITY may on its own behalf make a claim in any condemnation proceeding involving the LTE Site for losses related to the equipment comprising the applicable LA-RICS Facility, its relocation costs and its damages and losses (but not for the loss of its interest, if any, under this Agreement). Any such notice of termination shall cause this Agreement to

expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement, and Owner and LA-RICS AUTHORITY shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other, if any, under this Agreement.

28. **DEFAULT**

Except as otherwise provided in this Agreement, in the event of a default hereunder by LA-RICS AUTHORITY, Owner shall provide written notice thereof to LA-RICS AUTHORITY. LA-RICS AUTHORITY shall have sixty (60) days from the date of said notice in which to cure the default, provided that LA-RICS AUTHORITY shall have such extended period beyond sixty (60) days as may be required if the nature of the cure is such that it reasonably requires more than sixty (60) days and LA-RICS AUTHORITY has commenced to cure the default within the 60-day period and has acted with reasonable diligence in commencing and pursuing such cure to completion. Owner may not maintain any action or effect any remedies for default against LA-RICS AUTHORITY unless and until LA-RICS AUTHORITY has failed to cure a default within the time periods set forth in this section. In the event that LA-RICS AUTHORITY fails to cure a default within sixty (60) days or as otherwise provided in this section, Owner may: (a) cure the default and invoice LA-RICS AUTHORITY for all costs reasonably incurred in effecting such cure, or (b) terminate this Agreement upon written notice to LA-RICS AUTHORITY, take possession of the LTE Site and remove all LA-RICS AUTHORITY's improvements located thereon. In the event of a default hereunder by Owner, LA-RICS AUTHORITY shall provide written notice thereof to Owner. Owner shall have sixty (60) days from the date of said notice in which to cure the default, provided that Owner shall have such extended period beyond sixty (60) days as may be required if the nature of the cure is such that it reasonably requires more than sixty (60) days and Owner has commenced to cure the default within the 60-day period and has acted with reasonable diligence in commencing and pursuing such cure to completion. LA-RICS AUTHORITY may not maintain any action or effect any remedies for default against Owner unless and until Owner has failed to cure a default within the time periods set forth in this section. In the event that Owner fails to cure a default within sixty (60) days or as otherwise provided in this section, LA-RICS AUTHORITY may: (a) cure the default and invoice Owner for all costs reasonably incurred by LA-RICS AUTHORITY in effecting such cure, or (b) terminate this Agreement upon written notice to Owner.

29. **WAIVER**

29.01 Any waiver by either party of the breach of any one or more of the covenants, conditions, terms and agreements herein contained shall not be construed to be a waiver of any other breach of the same or of any other covenant, condition, term or agreement herein contained, nor shall failure on the part of either party to require exact, full and complete compliance with any of the covenants, conditions, terms or agreements herein contained be construed as in any manner changing the

terms of this Agreement or stopping either party from enforcing the full provisions thereof.

29.02 No option, right, power, remedy, or privilege of either party shall be construed as being exhausted by the exercise thereof in one or more instances. The rights, powers, options, and remedies given either party by this Agreement shall be cumulative.

30. HAZARDOUS MATERIALS

The parties hereto hereby warrant and represent that they shall comply with all applicable Federal, State, and local laws and regulations concerning the use, release, storage and disposal of hazardous substances on the LTE Site and the Real Property. For purposes of this Agreement, the term "hazardous substances" shall be deemed to include hazardous, toxic or radioactive substances, as defined in California Health and Safety Code Section 25316, as amended from time to time, or the same or a related defined term in any successor or companion statutes, and crude oil or byproducts of crude oil other than crude oil which exists on the Real Property as a natural formation, and those chemicals and substances identified pursuant to Health and Safety Code Section 25249.8., as it may be amended from time to time.

The parties each agree to indemnify and defend the other and the other's agents, officers, employees, and contractors against any and all losses, liabilities, claims and/or costs (including reasonably attorneys' fees and costs) to the extent arising from the indemnifying party's breach of any warranty or agreement contained in this Section.

31. DAMAGE OR DESTRUCTION

Either party shall have the right to terminate this Agreement with respect to all or any portion of the LTE Site in the event of one of the following: (a) the applicable Real Property or the LTE Site is damaged by fire or other casualty, incidents of war, earthquake, or other violent action of the elements such that repairs cannot reasonably be expected to be completed within forty-five (45) days following said damage (or Owner in its sole discretion elects not to make such repair); or (b) the applicable Real Property or LTE Site is damaged by fire or other casualty, incidents of war, earthquake, or other violent action of the elements such that such damage may reasonably be expected to disrupt LA-RICS AUTHORITY's operations at such LTE Site for more than forty-five (45) days. Notwithstanding the foregoing, in the event of any of the damage described in this Section, LA-RICS AUTHORITY shall have the right to elect to perform or cause to be performed any of the required repairs to the applicable Real Property or LTE Site should Owner elect not to undertake such repairs. Any notice of termination provided pursuant to this Section shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement, and the parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement, if any.

Should any matter or condition beyond the control of the parties, such as war, public emergency, calamity, fire, earthquake, flood or act of God prevent performance of this Agreement by either party, such party shall be relived of the performance of such obligations during the time period of the event.

LA-RICS AUTHORITY shall be solely responsible for any damage or loss to LA-RICS AUTHORITY's equipment resulting from theft or vandalism or resulting from any other cause, except to the extent caused by Owner's acts or omissions.

32. **AUTHORIZATION WARRANTY**

The parties hereto represent and warrant that the person executing this Agreement for each of them is an authorized agent who has actual authority to bind such party to each and every term, condition, and obligation of this Agreement and that all requirements of such party have been fulfilled to provide such authority.

33. **INDEPENDENT CONTRACTOR STATUS**

This Agreement is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or association between Owner and LA-RICS AUTHORITY. LA-RICS AUTHORITY shall bear the sole responsibility and liability for furnishing Worker's Compensation benefits to any person for injuries from or connected with services performed on behalf of LA-RICS AUTHORITY pursuant to this Agreement as required by law. The foregoing indemnification does not apply to liability caused by the negligence of the Owner.

34. **GOVERNING LAW, JURISDICTION, AND VENUE**

This Agreement shall be governed by, and construed in accordance with the internal laws of the State of California. LA-RICS AUTHORITY agrees and consents to the exclusive jurisdiction of the courts of the State of California for all purposes regarding this Agreement and further agrees and consents that venue of any action brought hereunder shall be exclusively in the County of Los Angeles.

35. COMPLIANCE WITH APPLICABLE LAW

In the performance of this Agreement, each party and anyone acting on such party's behalf pursuant to this Agreement shall comply with all applicable Federal, State and local laws, rules, regulations, ordinances, directives, guidelines, policies and procedures (including without limitation the rules and regulations of the FCC, the Federal Aviation Administration ("FAA"), and OSHA, and all provisions required thereby to be included in this Agreement are hereby incorporated herein by reference.

36. COMPLIANCE WITH CIVIL RIGHTS LAWS, NONDISCRIMINATION AND AFFIRMATIVE ACTION

36.01 LA-RICS AUTHORITY hereby assures that it will comply with Subchapter VI of the Civil Rights Act of 1964, 42 USC Sections 2000 (e) (1) through 2000 (e) (17), to the end that no person shall, on the grounds of race, creed, color, sex, religion, ancestry, age, condition or physical handicap, marital status, political affiliation, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subject to discrimination under this Agreement or under any project, program or activity supported by this Agreement.

36.02 LA-RICS AUTHORITY certifies and agrees that it will deal with its subcontractors, bidders, or vendors without regard to or because of race, color, religion, ancestry, national origin, sex, age, physical or mental disability, marital status, or political affiliation.

36.03 LA-RICS AUTHORITY certifies and agrees that it, its affiliates, subsidiaries, or holding companies shall comply with all applicable Federal and State laws and regulations to the end that no person shall, on the grounds of race, color, religion, ancestry, national origin, sex, age, physical or mental disability, marital status, or political affiliation, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under this Agreement or under any project, program, or activity supported by this Agreement.

36.04 If the Owner finds that any of the above provisions of this Section have been violated, such violation shall constitute a material breach of this Agreement upon which the Owner may terminate, or suspend this Agreement.

36.05 While the Owner reserves the right to determine independently that the anti-discrimination provisions of this Agreement have been violated, in addition, a determination by the California Fair Employment Practices Commission, the Federal Equal Employment Opportunity Commission that LA-RICS AUTHORITY has violated Federal or State anti discrimination laws or regulations shall constitute a finding by Owner that LA-RICS AUTHORITY has violated the anti-discrimination provisions of this Agreement.

36.06 In the event LA-RICS AUTHORITY violates the antidiscrimination provisions of the Agreement, the parties agree that it is difficult to ascertain the amount

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of liquidated damages, and hereby agree that the Owner shall, at its sole option, be entitled to the sum of FIVE HUNDRED DOLLARS (\$500.00) for each such violation pursuant to California Civil Code 1671 as liquidated damages in lieu of terminating or suspending this Agreement.

37. **NON EXCLUSIVITY**

Nothing herein is intended or shall be construed as creating any exclusive arrangement with LA-RICS AUTHORITY. This Agreement shall not restrict the Owner from acquiring similar, equal or like goods and/or services from other entities or sources.

38. **NOTICE OF EMPLOYEES REGARDING THE FEDERAL EARNED INCOME CREDIT**

LA-RICS AUTHORITY shall notify its employees, and shall require each Contractor and Subcontractor to notify its employees, that they may be eligible for the Federal Earned Income Credit under the federal income tax laws. Such notice shall be provided in accordance with the requirements set forth in Internal Revenue Service Notice No. 1015.

39. **PUBLIC RECORDS ACT**

39.01 Any documents submitted by LA-RICS AUTHORITY or its agents including without limitation the LTE Vendor and all information obtained in connection with the Owner's right to inspect the LTE Site or any other rights provided by this Agreement shall become the exclusive property of the Owner. All such documents become a matter of public record and shall be regarded as public records, except as specifically provided by California Government Code Section 6250 et seq. ("Public Records Act") and which are marked "trade secret," "confidential," or "proprietary." The Owner shall not be in any way liable or responsible for the disclosure of any such records including, without limitation, those so marked, if disclosure is required by law, or by an order issued by a court of competent jurisdiction.

39.02 In the event the Owner is required to defend an action on a Public Records Act request as requested by LA-RICS AUTHORITY for any of the aforementioned documents, information, books, records, and/or contents of a proposed marked "trade secret," "confidential", or "proprietary," LA-RICS AUTHORITY agrees to refund and indemnify the Owner from all costs and expenses, including without limitation reasonable attorney's fees, incurred in such action or liability arising under the Public Records Act within thirty days after LA-RICS AUTHORITY's receipt of Owner's invoice.

39.03 Any documents submitted by Owner or its agents and all information obtained in connection with LA-RICS AUTHORITY's rights provided by this Agreement shall become the exclusive property of LA-RICS AUTHORITY. All such documents become a matter of public record and shall be regarded as public records, except as

specifically provided by California Government Code Section 6250 et seq. ("Public Records Act") and which are marked "trade secret," "confidential," or "proprietary." LA-RICS AUTHORITY shall not be in any way liable or responsible for the disclosure of any such records including, without limitation, those so marked, if disclosure is required by law, or by an order issued by a court of competent jurisdiction.

39.04 In the event the LA_RICS AUTHORITY is required to defend an action on a Public Records Act request as requested by the Owner for any of the aforementioned documents, information, books, records, and/or contents Owner agrees to refund and indemnify the LA-RICS AUTHORITY from all costs and expenses, including without limitation reasonable attorney's fees, incurred in such action or liability arising under the Public Records Act within thirty days after Owner's receipt of LA-RICS AUTHORITY's invoice.

40. **OTHER TERMS AND CONDITIONS**

40.01 Advertising Materials and Signs. Except for warning signs required by law, LA-RICS AUTHORITY shall not post signs upon the LTE Site or improvements thereon, or distribute or cause to be distributed any advertising materials unless prior approval therefor is obtained from the Owner.

40.02 Habitation. The LTE Site shall not be used for human habitation.

40.03 Illegal Activities. LA-RICS AUTHORITY shall not knowingly permit any illegal activities to be conducted upon the LTE Site.

40.04 Safety. LA-RICS AUTHORITY shall immediately correct any unsafe condition on the LTE Site, as well as any unsafe practices occurring thereon, to the extent such unsafe condition or practice occurs as a result of LA-RICS AUTHORITY's use of the LTE Site. LA-RICS AUTHORITY shall cooperate fully with Owner in the investigation of any accidental injury or death occurring on the LTE Site, including a prompt report thereof to the Owner. LA-RICS AUTHORITY shall cooperate and comply fully with Owner, State, municipal, federal or any other regulatory agency having jurisdiction thereover, regarding any safety inspections and certifications of any and all LA-RICS AUTHORITY's structures and enclosures. LA-RICS AUTHORITY, at its expense, may use any and all appropriate means of restricting public access to the LTE Site.

40.05 Sanitation. No offensive matter, refuse, or substance constituting an unnecessary, unreasonable or unlawful fire hazard, or material detrimental to the public health in violation of the law, shall be permitted or remain on the LTE Site and within a distance of fifty (50) feet thereof, and LA-RICS AUTHORITY and Owner shall prevent any accumulation thereof from occurring.

40.06 Security Devices. LA-RICS AUTHORITY, at its own expense, may provide any legal devices or equipment and the installation thereof, designated for the purpose of protecting the LTE Site from theft, burglary or vandalism, provided written

approval for installation thereof is first obtained from the Owner. Owner shall be responsible for securing the Real Property.

41. **NON-AVAILABILITY OF FUNDING**

The parties acknowledge and agree that LA-RICS' AUTHORITY's performance of its obligations under this Agreement is subject to the continuing availability of federal grants or other funds for the LA-RICS Project. This Agreement may be terminated by LA-RICS AUTHORITY (and the LA-RICS Facility removed from the LTE Site in accordance with Section 22 (LA-RICS Facility Removal)hereof) upon a loss or reduction of grant funds or other applicable funding sources.

42. **ACKNOWLEDGMENT OF INELIGIBILITY FOR RELOCATION ASSISTANCE**

LA-RICS AUTHORITY hereby disclaims any status as a "displaced person" as such is defined in Government Code Section 7260 and hereby acknowledges his ineligibility for relocation assistance as provided in Government Code Section 7260 through 7276, inclusive, as interpreted in Title 25, Chapter 6, Section 6034(b) (1) of the California Administrative Code upon the future cancellation or termination of this Agreement.

43. **LA-RICS AUTHORITY'S STAFF AND EMPLOYMENT PRACTICES**

43.01 LA-RICS AUTHORITY shall designate one member of its staff as an Operations Manager with whom the Owner may deal with on a daily basis. Any person selected by LA-RICS AUTHORITY as an Operations Manager shall be fully acquainted with LA-RICS AUTHORITY's operation, familiar with the terms and the conditions prescribed therefore by this Agreement, and authorized to act in the day-to-day operation thereof.

43.02 LA-RICS AUTHORITY shall establish an identification system for each of its personnel assigned to service the LTE Site that clearly indicates the name of the person. The identification system shall be furnished at LA-RICS AUTHORITY expense and may include appropriate uniform attire and name badges as routinely maintained by LA-RICS AUTHORITY.

44. **BANKRUPTCY**

The Owner and LA-RICS AUTHORITY hereby expressly agree and acknowledge that it is the intention of both parties that in the event that during the term of this Agreement LA-RICS AUTHORITY shall become a debtor in any voluntary or involuntary bankruptcy proceeding (a Proceeding) under the United States Bankruptcy Code, 11 U.S.C. 101, et seq. (the Code), this Agreement is and shall be treated as an unexpired lease of nonresidential real property for purposes of Section 365 of the Code, 11 U.S.C. 365 (as may be amended), and, accordingly, shall be subject to the provisions of subsections (d)(3) and (d)(4) of said Section 365 (as may be amended).

45. SUCCESSORS AND ASSIGNS

Subject to any provision hereof restricting assignment or subletting by LA-RICS AUTHORITY, this Agreement shall bind the parties, their personal representatives, successors and assigns.

46. SEVERABILITY

The invalidity of any provision of this Agreement, as determined by a court of competent jurisdiction shall in no way affect the validity of any other provision hereof.

47. INTERPRETATION

Unless the context of this Agreement clearly requires otherwise: (i) the plural and singular numbers shall be deemed to include the other; (ii) the masculine, feminine and neuter genders shall be deemed to include the others; (iii) "or" is not exclusive; and (iv) "includes" and "including" are not limiting.

48. ENTIRE AGREEMENT

This Agreement (and the attached exhibits) contains the entire agreement between the parties hereto with respect to the matters set forth herein, and no addition or modification of any terms or provisions shall be effective unless set forth in writing, signed by both Owner and LA-RICS AUTHORITY.

IN WITNESS WHEREOF, the LA-RICS AUTHORITY has executed this Agreement or caused it to be duly executed and Owner has caused this Agreement to be executed on the day, month and year first above written.

THE LOS ANGELES REGIONAL
INTEROPERABLE COMMUNICATIONS
SYSTEM AUTHORITY

CITY OF COMPTON, A Municipal
Corporation of the State of California

A California Joint Powers Authority

By: _____

By: _____

Johnny Ford, City Manager

Print Name: _____

Its: _____

APPROVED AS TO FORM:

ATTEST:

MARK J. SALADINO
County Counsel

By: _____
Deputy

By: _____
Alita Godwin, City Clerk

APPROVED AS TO FORM:

By: _____
Craig J. Cornwell, City Attorney

EXHIBIT A
SITE LIST

CPTFD04: 950 W. Walnut St. Compton CA 90220

DRAFT

EXHIBIT B

EQUIPMENT LIST

Site CPTFD04

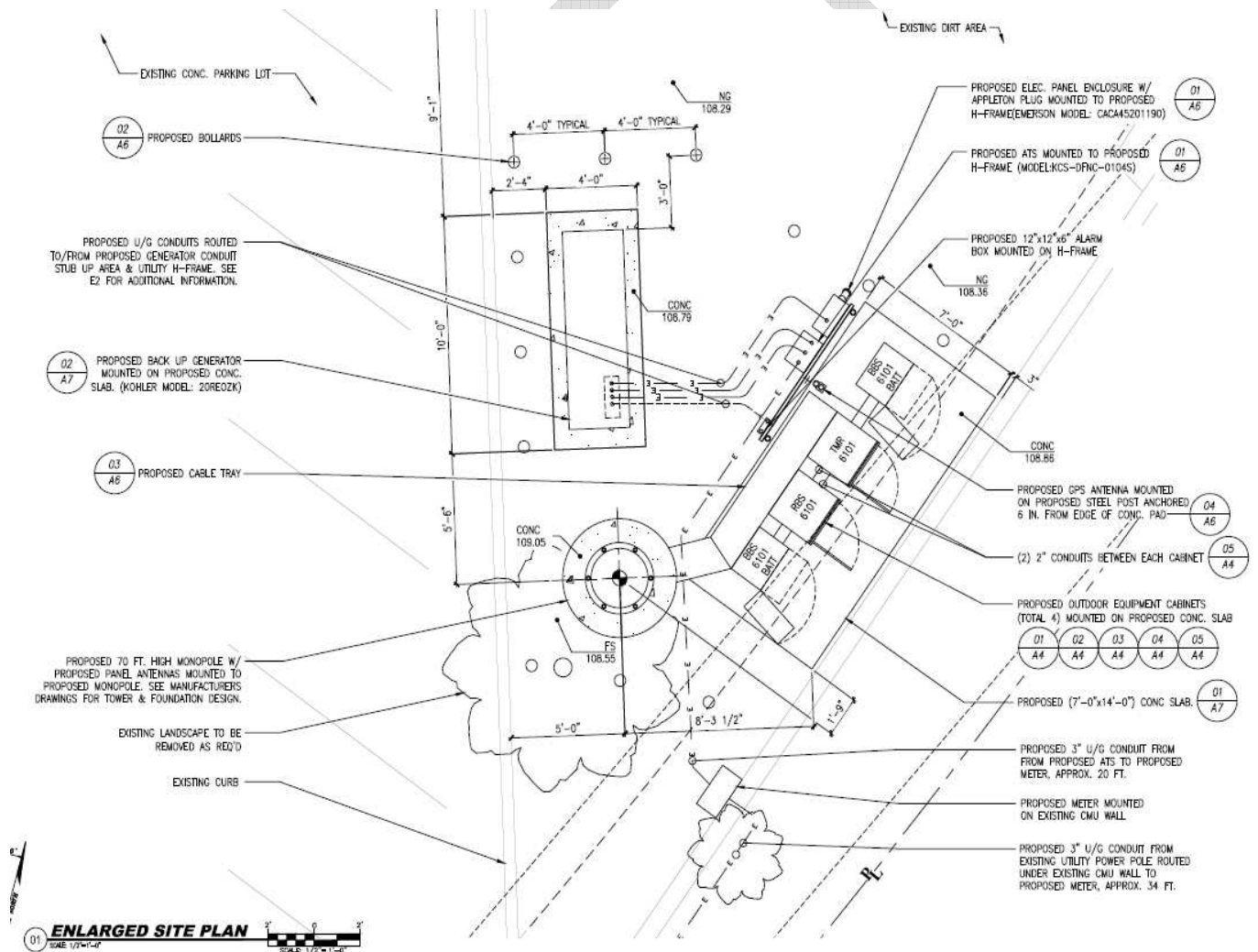
- Monopole Tower
- Tower Light Kits (where required by FAA)
- Antenna Support Hardware
- LTE Antennas and line
- Microwave Dishes
- Generator & Fuel
- Automatic Transfer Switch
- Electrical H-Frame
- Equipment Pad
- RBS Radio Cabinet (at all LTE sites)
- BBS Radio Battery Cabinet (at all LTE sites)
- TMR Microwave Cabinet (at sites with microwave)
- BBS Microwave Battery Cabinet (at sites with more than 6 microwave radios)
- MPLS Site Router (at all LTE sites)
- Fiber Network Interface Device (at Fiber Sites)

EXHIBIT C

SITE PLAN

SITE PLAN ATTACHED

Site CPTFD04



RESOLUTION SIGN-OFF FORM

DEPARTMENT: City Attorney

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A SITE ACCESS AGREEMENT WITH LOS ANGELES REGIONAL INTEROPERABLE COMMUNICATIONS SYSTEM AUTHORITY, A JOINT POWERS AUTHORITY FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF A PUBLIC SAFETY BROADBAND NETWORK FACILITY ON CITY-OWNED PROPERTY (COMPTON FIRE STATION NO. 4 - 950 WEST WALNUT STREET)

Ruth Rugley
DEPARTMENT MANAGER’S SIGNATURE

6/17/2015 6:22:59 PM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

6/18/2015 11:09:32 AM
DATE

Stephen Ajobiewe
CITY CONTROLLER

6/18/2015 10:15:02 AM
DATE

Kelly Montgomery
CITY MANAGER

6/17/2015 8:21:20 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 23, 2015

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: KAREEMAH BRADFORD, DIRECTOR
HUMAN RESOURCES DEPARTMENT**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON AMENDING THE HUMAN RESOURCES
DEPARTMENT'S FISCAL YEAR 2014-2015 BUDGET AND
AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO
THE SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY
FOR METROLINK TRAIN PASSES (\$55,650)**

SUMMARY

The purpose of this resolution is to amend the Human Resources Department's Fiscal Year 2014-2015 budget and authorize the issuance of a purchase order of \$55,560.00 to the Southern California Regional Rail Authority ("SCRRA") to pay for Metrolink train passes.

BACKGROUND

Federal and State standards require cities to develop and implement mobile source air pollution reduction programs consistent with regional air quality goals established by the California Clean Air Act of 1988.

The City has developed a plan for reducing mobile source air pollution that provides incentives for carpool, vanpool, bike, walk and public transit modes of travel. Monthly rail passes (only available through the Southern California Regional Rail Authority) are issued to program participants commuting to and from work on the trains.

STATEMENT OF FACT

It is necessary to amend the Human Resources budget to pay for Metrolink train passes issued in the month of February in Fiscal Year 2013-2014, and for passes issued during Fiscal Year 2014-2015. These expenditures total fifty-five thousand, six hundred fifty (\$55,650) dollars

FISCAL IMPACT

While this expenditure will not have any fiscal impact on General Fund revenues, funds will need to be transferred between accounts as follows:

#19.

**Staff Report - Resolution Authorizing Budget Amendment (HR)
Issuance of P.O. to Southern California Regional Rail Authority
for Metrolink Train Passes
June 23, 2015, page 2**

<u>From Account No.</u>	<u>Description</u>	<u>Amount</u>
2625 000 000 3990	Prior Years Revenue	\$55,650

<u>To Account No.</u>	<u>Description</u>	<u>Amount</u>
2625 560 000 4269	Other Contractual Services	\$55,650

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution to amend the Human Resources Department's Fiscal Year 2014-2015 budget to pay for Metrolink train passes for the month of February 2014 and the entire 2014-2015 Fiscal Year.

**KAREEMAH BRADFORD, DIRECTOR
HUMAN RESOURCES DEPARTMENT**

APPROVED FOR FORWARDING:

**JOHNNY FORD
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AMENDING THE HUMAN RESOURCES DEPARTMENT’S FISCAL YEAR
2014-2015 BUDGET AND AUTHORIZING THE ISSUANCE OF A
PURCHASE ORDER TO THE SOUTHERN CALIFORNIA REGIONAL RAIL
AUTHORITY (SCRRA) FOR METROLINK TRAIN PASSES (\$55,650)

WHEREAS, Federal and State standards require cities to develop and implement mobile source air pollution reduction programs consistent with regional air quality goals established by the California Clean Air Act of 1988; and

WHEREAS, the City’s plan for reducing mobile source air pollution provides incentives for carpool, vanpool, bike, walk and public transit modes of travel; and

WHEREAS, the City provides monthly rail passes to program participants commuting to and from work on the Southern California Regional Rail Authority Metrolink Train for the Fiscal Year 2014-2015; and

WHEREAS, these rail passes are only available through the Southern California Regional Rail Authority; and

WHEREAS, it is necessary to amend the Human Resources budget to pay for Metrolink train passes in the amount of fifty-five thousand, six hundred fifty (\$55,650) dollars for the month of February 2014 in Fiscal Year 2013-2014, and for the entire 2014-2015 Fiscal Year; and

WHEREAS, that funds for this amendment are available in the Prior Years Revenue Account.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. That the following unappropriated funds shall be transferred and appropriated according to the following:

<u>From Account No.</u>	<u>Description</u>	<u>Amount</u>
2625-000000-3990	Prior Years Revenue	\$55,650
<u>To Account No.</u>	<u>Description</u>	<u>Amount</u>
2625-560000-4269	Other Contractual Services	\$55,650

SECTION 2. That the City Manager is hereby authorized to issue a purchase order to the Southern California Regional Rail Authority in the amount of fifty-five thousand, six hundred fifty (\$55,650) dollars for Metrolink Train passes for the month of February 2014 in Fiscal Year 2013-2014 and for the entire 2014-2015 Fiscal Year.

SECTION 3. That a certified copy of this Resolution shall be forwarded to the City Manager’s Office, the City Controller’s Office and the Human Resources Department.

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this ____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, the City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested to by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2015.

That said Resolution was adopted by the following vote, to wit:

AYES: Council Members-
NOES: Council Members-
ABSENT: Council Members-
ABSTAIN: Council Members-

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Human Resources

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE HUMAN RESOURCES DEPARTMENT’S FISCAL YEAR 2014-2015 BUDGET AND AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO THE SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY (SCRRA) FOR METROLINK TRAIN PASSES

Kareemah Bradford
DEPARTMENT MANAGER’S SIGNATURE

6/17/2015 11:58:30 AM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

6/18/2015 12:19:31 AM
DATE

Stephen Ajobiewe
CITY CONTROLLER

6/17/2015 5:45:16 PM
DATE

Kelly Montgomery
CITY MANAGER

6/17/2015 4:42:35 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 23, 2015

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: JON THOMPSON, FIRE CHIEF
COMPTON FIRE DEPARTMENT**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A
PURCHASE ORDER TO COMM-LINE COMMUNICATIONS TO
PURCHASE BROADBAND MODEMS FOR THE FIRE
DEPARTMENTS EMERGENCY RESPONSE VEHICLES FOR
EMERGENCY DISPATCHING AND WIFI SERVICES (\$17,702.91)**

SUMMARY

This resolution authorizes a purchase order in the amount of \$17,702.91 to Comm-Line Communications for the purchase of broadband modems.

BACKGROUND

The Fire Department is required to maintain and provide emergency two-way Mobile/Portable radio communication equipment. The Fire Department currently needs to upgrade its Mobile Data communication system over to a Cellular Broadband system by July 2015.

STATEMENT OF THE ISSUE

To accomplish the upgrade mentioned above, it is necessary to install broadband modems for our emergency response vehicles. Not only will the upgrade accommodate the change to mobile data communication on the vehicle, but it will also provide Wi-Fi access to our IPADs. These IPADs will be used by emergency medical personnel for Electronic Patient Care Report (EPCR). This will improve our data gathering to assist with Quality Improvement for patient care. It will also assist with faster billing. We currently have a contract with this vendor for maintenance and repairs and they are giving us very competitive pricing.

FISCAL IMPACT

Funds in the amount of \$17,702.91 have been budgeted and are available in the Fire Department's 2014/15 Fiscal Year budget in Account No. 1001 690 000 4250.

Staff Report – Resolution Authorizing P.O. Comm-Line Communications/Purchase Broadband Modems
June 23, 2014, page 2

ALTERNATIVE

Choose another vendor or go without maintenance service resulting in higher repair cost.

RECOMMENDATION

Staff recommends that this Resolution be adopted authorizing the issuance of a purchase order to Comm-Line Communications.

**JON THOMPSON, FIRE CHIEF
COMPTON FIRE DEPARTMENT**

APPROVED TO FORWARD:

**JOHNNY FORD
CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER
TO COMM-LINE COMMUNICATIONS TO PURCHASE BROADBAND
MODEMS FOR THE FIRE DEPARTMENTS EMERGENCY RESPONSE
VEHICLES FOR EMERGENCY DISPATCHING AND WIFI SERVICES
(\$17,702.91)**

WHEREAS, the Fire Department is upgrading its mobile data system and will begin to transmit data over a broadband network, replacing the need to do it over radio waves; and

WHEREAS, it is vitally important to equip the Fire Department with Broadband modems to accomplish this upgrade; and

WHEREAS, this upgrade will also accommodate the Fire Department's need to have a Wi-Fi connection for its IPADs to use for Electronic Patient Care Reporting (EPCR) as well as field inspections in the future; and

WHEREAS, Comm-Line Communications is currently under contract to repair and maintain the Fire Department's communication system and can easily provide the necessary equipment to satisfy this upgrade; and

WHEREAS, funds for this expenditure have been identified within the Fire Department's budget for Fiscal Year 2014/15.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. That the City Manager is authorized to issue a purchase order to for to Comm-Line Communications Company for the sum of \$17,702.91 for the purchase of Broadband Modems for Fire Department response vehicles for emergency dispatching and WiFi services.

SECTION 2. That funds for this expenditure are available in the Fire Department's 2014/15 Fiscal Year budget in Account No. 1001 690 000 4250.

SECTION 3. That a copy of this Resolution shall be filed in the Offices of the City Manager, City Controller and Fire Department.

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

Resolution No. _____
Page 2

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested to by the City Clerk at a regular meeting thereof held on the ____ day of _____, 2015.

That said Resolution was adopted by the following vote, to wit:

AYES:	COUNCIL MEMBERS–
NOES:	COUNCIL MEMBERS–
ABSENT:	COUNCIL MEMBERS–

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Fire Department

RESOLUTION TITLE: A RESOLUTION OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO COMM-LINE COMMUNICATIONS TO PURCHASE BROADBAND MODEMS FOR THE FIRE DEPARTMENTS EMERGENCY RESPONSE VEHICLES FOR EMERGENCY DISPATCHING AND WIFI SERVICES (\$17,720.91)

Jon Thompson
DEPARTMENT MANAGER’S SIGNATURE

6/17/2015 11:51:22 AM
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

Stephen Ajobiewe
CITY CONTROLLER

6/17/2015 5:41:18 PM
DATE

Kelly Montgomery
CITY MANAGER

6/17/2015 4:42:14 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 23, 2015

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: VAN WILSON, DIRECTOR
GENERAL SERVICES DEPARTMENT**

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING CHANGE ORDER NUMBER 001 FROM S.C. FUELING SOLUTIONS AND AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO REPLACE AND UPGRADE THE DISPENSARY SYSTEM FOR THE FUEL PUMPS AT THE CITY'S MAINTENANCE YARD (\$95,550.50)

SUMMARY

Adoption of the attached resolution will accept Change Order Number 001 from S.C. Fueling Solutions and authorize the City Manager to issue a purchase order to replace the gas dispensers, replace the fuel card system, and upgrade the electrical conduit and fittings for the fuel pumps, in the amount of \$95,550.50.

BACKGROUND

In May 2014, the unleaded product line ruptured in the unleaded turbine tank top sump releasing fuel into the containment area. The diesel fuel line also showed evidence of deterioration and probable failure. On February 03, 2015, City Council approved Resolution Number 24,081 to replace both fuel lines in addition to replacing the required containment boxes and appurtenant, and upgrade the vapor line to a dual wall containment.

The containment boxes and vapor lines were replaced and upgraded. However, once the contractor unearthed the concrete fueling pad, it was discovered that the moisture leaked through the concrete, which caused a rust build up in the conduit and fueling tank. The current fueling pumps are over fifteen years old. The Los Angeles County Inspector recommended and staff agreed that the conduit, fueling tanks, and the card reader system should be upgraded.

STATEMENT OF ISSUE

The fueling pumps at the City's maintenance yard allow City vehicles to fuel as needed. The services that the recommended company will perform are as follows:

- Install two new dual product gasboy dispensers to replace existing.
- Install one fuel master card system to replace existing.
- Provide drawings, applications and submittals to LA County and SCAQMD for permit modifications.

#21.

S.C. Fueling Solutions Change Order 001 Staff Report

June 23, 2015

Page 2

- Supply and install new piping for additional product to each dispenser with all required penetration fittings.
- Supply and install additional hanging hardware.
- Demo and excavate remaining tank top flat work.
- Disposal of all flat work.
- Provide Vac truck for pea gravel aggregate removal.
- Supply and replace piping and electrical penetration fittings in both diesel and gas fill sumps.
- Remove existing electrical conduit wire and fittings.
- Provide and install new electrical conduit and explosion proof fittings for tank and dispenser equipment.
- Re-pipe vent lines with double wall fiberglass piping.
- Provide two additional SB-989 sump tests.
- Form and pour additional concrete over excavated areas.
- Provide final inspection testing with SCAQMD and LADWP.

The City is still in a state of urgency and City fueling services are minimal while our temporary vendor Valero Gas provides fuel to the City of Compton. The City has now completed the repair of the containment boxes and the vapor lines have been replaced and upgraded. Upon approval of this resolution, the conduit, fueling tanks, and the card reader system will be upgraded.

ALTERNATIVE

If the City chooses not to approve the change order to S.C. Fueling Solutions for the purposes of upgrading the conduit, fueling tanks, and the card reader systems located at the City's maintenance yard, the conduit and pumps will remain inoperable.

FISCAL IMPACT

Funds must be transferred from the following accounts:

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
6000-600-000-4101	6000-600-000-4269	\$80,000.00
6000-600-000-4282	6000-600-000-4269	\$10,000.00
6000-600-000-4297	6000-600-000-4269	\$ 5,550.50

Funds shall be available in the amount of \$95,550.50 in the General Services Fiscal Year 2014-2015 budget, Account No. 6000-600-000-4269.

S.C. Fueling Solutions Change Order 001 Staff Report
June 23, 2015
Page 3

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution.

**VAN WILSON, DIRECTOR
GENERAL SERVICES DEPARTMENT**

APPROVED FOR FORWARDING:

**JOHNNY FORD
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
ACCEPTING CHANGE ORDER NUMBER 001 FROM S.C. FUELING
SOLUTIONS AND AUTHORIZING THE CITY MANAGER TO ISSUE A
PURCHASE ORDER TO REPLACE AND UPGRADE THE DISPENSARY
SYSTEM FOR THE FUEL PUMPS AT THE CITY’S MAINTENANCE YARD
(\$95,550.50)

WHEREAS, in May 2014, the unleaded supply line ruptured in the unleaded turbine tank top sump releasing fuel into the containment area and the Veeder-Root tank monitoring system disabled the supply line, as required, to prevent further fuel loss; and

WHEREAS, current regulations now require a solid pipe product line as opposed to the past flex pipe product lines; and

WHEREAS, it was is in the best interest of the City to replace both fuel lines in addition to replacing the required containment boxes and appurtenant fittings and the State Water Resources Control Board requires that once uncovered, the vapor line must be upgraded to dual wall containment as well; and

WHEREAS, Resolution Number 24,081 was approved on February 3, 2015 to replace both fuel lines, the containment boxes and upgrade the vapor lines; and

WHEREAS, that the conduit, fueling tanks, and the card reader system should also be upgraded; and

WHEREAS, the fueling pumps at the City’s maintenance yard allows City vehicles to fuel as needed at wholesale costs, whereas due to the disabled supply line, City vehicles are currently fueling at Valero Gas that charges “retail” fuel rates; and

WHEREAS, the change order to S.C. Fueling Solutions for the purposes of upgrading the conduit, fueling tanks, and the card reader systems located at the City’s maintenance yard is in the best interest of the City; and

WHEREAS, funds in the amount of \$95,550.50 will be transferred to account number 6000-600-000-4269 in the General Services Fiscal Year 2014-2015 budget.

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

SECTION 1. That the City Manager is authorized to issue a purchase order to S.C. Fueling Solutions foe change order number 001 provide repair/upgrades for the fuel pumps at the City’s maintenance yard.

SECTION 2. That funds shall be transferred as follows:

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
6000-600-000-4101	6000-600-000-4269	\$80,000.00
6000-600-000-4282	6000-600-000-4269	\$10,000.00
6000-600-000-4297	6000-600-000-4269	\$ 5,550.50

Resolution No. _____
Page 2

SECTION 3. That a purchase order in the amount of \$95,550.50 is authorized to be issued from account number 6000-600-000-4269.

SECTION 4. That copies of this Resolution shall be filed in the offices of the City Manager, City Controller, City Clerk, City Attorney, General Services and the Public Works/Municipal Utilities Department.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this ____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk, at a regular meeting thereof, held on the ____ day of _____, 2015.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

CITY CLERK OF THE CITY OF COMPTON



#21.

25350 Magic Mtn. Pkwy #300
Valencia, CA 91355
p. 818-524-9410 f. 818-475-1607
CSLB#889756 sales@scfuelingsolutions.com

Date: 4/28/2015

Project Name: Compton Change Order 001

We here at SCFS know the importance of clearly understanding & delivering what our clients want. Quality, reliable workmanship with dedication to maintaining schedules & budgets. With that in mind, SCFS conducts its' work with care & diligence to provide the peace of mind that comes with knowing you've hired the best.

S.C. Fueling Solutions is pleased to quote the following scope of work and/or materials for the compensation of:

Total \$95,550.50

Scope of Work

- Install two new dual product gasboy dispensers to replace existing.
- Install one fuel master card system to replace existing.
- Provide drawings, applications and submittals to LA County and SCAQMD for permit modifications.
- Supply and install new piping for additional product to each dispenser with all required penetration fittings.
- Supply and install additional hanging hardware
- Demo and excavate remaining tank top flat work
- Disposal of all flat work
- Provide Vac truck for pea gravel aggregate removal
- Supply and replace piping and electrical penetration fittings in both diesel and gas fill sumps
- Remove existing electrical conduit wire and fittings
- Provide and install new electrical conduit and explosion proof fittings for tank and dispenser equipment
- Re-pipe vent lines with double wall fiberglass piping
- Provide two additional SB-989 sump tests
- Form and pour additional concrete over excavated areas
- Provide final inspection testing

Equipment Included See Appendix A: "Equipment List"

Contractor _____

Initials
Schedule

Client _____

#21. , determined

Schedule of Values

- 70 % due upon receipt of signed agreement
- 15% due upon equipment delivery
- 15% due upon passing Final inspection

Exclusions

- Material, parts and/or labor not listed in this proposal
- Fuel required for testing at final
- Demolition and removal of rocks, rubble or debris in excess of 4”
- Soil samples
- Contamination waste removal and/or waste remediation
- Security
- Storage of materials after delivery
- Duplicate LA City Fire permits if project exceeds 180 days.
- Beyond 1 mobilizations
- Capable computer system to install software
- Man way lids and/or covers (we will attempt to salvage existing during excavation)

Accepted by: _____

Date: _____

Appendix A **Equipment List**

QTY.

PART #

DESCRIPTION

2	9853KXTW2 DF	Gasboy 2 Hose/2 Product Electronic Dispenser
		Standard Speed up to 22 GPM side load
2	N/S	Gasboy Pulse Output – Dual
2	Y	Gasboy Vapor Recovery Kit
2	032671	Gasboy Hose Clamp & Spring Reel
2	032655	Gasboy Hose Clamp & Spring Reel
4	M14476K001	Gasboy Support Post Kit
2	A4005EVR-052	EMC New Balance Blk EVR Noz
2	A4119EVR-020	EMC Balanced EVR Breakaway
2	53236564106031	G/Y 6’ Vent Prem Hose EVR
2	53236564000700	7’ Premier Hose EVR
2	A4041-002	EMC Pump MT Coax Splitter
2	53232772400474	G/Y 3/4x4 MXMS Flexsteel
2	11A-0100	OPW Diesel Nozzle – Green
2	66V-0300	OPW ¾” Breakaway Sng Use
2	241TPS-0241	OPW ¾ x ¾ Hose Swivel
2	53232713201269	1 x 12 MXM Flexsteel HW
2	53232772400174	¾” x 12” MXMS Whip Hose
1	FMU-2500 PLUS	Fuelmaster ProKee 2500 Series Master Unit – Two Hose Control
		Includes Network Interface Card for Ethernet Communication
		Pedestal & Surge Protection
2	199001	Fuelmaster Additional Hoser Controler W/50Amp Relay
1	227838A	Fuelmaster Windows Plus Software
100	172405BL	Fuelmaster ProKee Blue
1	941D0120	Fuelmaster ProKee Encoder

Bravo Additional Shear Valve Bracket

2	BRKT-B2	Bra Stabilizer Brkt B/U MT (for new Bravo UDC)

Additional UDC Hardware

2	DEB-0200	OPW 2” Entry Fitting
2	FF15X18HMXM346	FLX 1.5 x 18 MXM Swivel
2	10BHMP-5830	OPW 1-1/2” EMCY VL/DBL Male

- Smith Fiberglass Piping
- Bravo Penetration Fittings
- Explosion-proof Electrical Conduit
- Electrical Wire
- 2500 psi concrete
- #5 rebar

Contractor_____

Initials

Client_____

RESOLUTION SIGN-OFF FORM

DEPARTMENT: General Services

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING CHANGE ORDER NUMBER 001 FROM S.C. FUELING SOLUTIONS AND AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO REPLACE AND UPGRADE THE DISPENSARY SYSTEM FOR THE FUEL PUMPS AT THE CITY’S MAINTENANCE YARD (\$95,550.50)

Triphenia Simmons
DEPARTMENT MANAGER’S SIGNATURE

6/18/2015 11:43:15 AM
DATE

REVIEW / APPROVAL

Craig Cornwell
CITY ATTORNEY

6/18/2015 8:13:33 PM
DATE

Stephen Ajobiewe
CITY CONTROLLER

6/18/2015 4:16:15 PM
DATE

Kelly Montgomery
CITY MANAGER

6/18/2015 12:43:42 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 23, 2015

TO: HONORABLE MAYOR AND CITY COUNCILMEMBERS

FROM: ALITA L. GODWIN, CMC
CITY CLERK

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF COMPTON DECLARING THE RESULTS OF THE
GENERAL MUNICIPAL ELECTION HELD IN SAID CITY
ON JUNE 2, 2015

A General Municipal Election was held and conducted in the City of Compton, on Tuesday, June 2, 2015, as required by law.

In accordance with Section 6-4 of the Compton Municipal Code, it is requested that the City Council canvass the election results. Upon conclusion of the canvass, it is hereby requested that the attached Resolution be adopted.

ALITA L. GODWIN, CMC
CITY CLERK

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
DECLARING THE RESULTS OF THE GENERAL MUNICIPAL ELECTION
HELD IN SAID CITY ON JUNE 2, 2015.**

WHEREAS, a General Municipal Election was held and conducted in the City of Compton, California, on Tuesday, June 2, 2015, as required by law; and

WHEREAS, notice of the election was given in time, form and manner as provided by law; that voting precincts were properly established; that election officers were appointed and that in all respects the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the Election Code of the State of California for the holding of elections in charter cities; and

WHEREAS, the City Clerk canvassed the returns of the election and has certified the results to this City Council, the results are received, attached and made a part hereof as Exhibit “A”.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. That the City Council of the City of Compton does hereby find, determine and declare as follows:

- (a) That pursuant to applicable law, a General Municipal Election was held and conducted in said City on the 2nd day of June, 2015; and
- (b) That said election was held and conducted in conformity with all applicable provisions of law; and
- (c) That said election was held for the purpose of electing qualified persons to certain municipal offices; and
- (d) That the offices considered at said election were as follows:
 - (1) Member of the City Council for District Number 1 of said City, for a full term of four (4) years;
 - (2) Member of the City Council for District Number 4 of said City, for a full term of four (4) years;
- (e) That the City Council of said City has heretofore conducted a canvass of the results thereof in accordance with applicable law.

SECTION 2. That the statement of election results, relating to said General Election is as follows:

- (a) The whole number of votes cast in the City is as follows:
 - (1) Total Votes Cast (Other than Vote-by-Mail Ballots): **1199**
 - (2) Vote-by-Mail and Provisional Ballots: **1545**

RESOLUTION NO. _____
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SECTION 3. That the names of persons voted for at the election for member of City Council – District 1 is as follows:

Janna Zurita
Richard Alatorre

That the names of persons voted for at the election for member of City Council-District 4 is as follows:

Willie O. Jones
Emma Sharif

SECTION 4. That the number of votes given at each precinct and the number of votes given in the City to each of the persons above-named for the respective offices for which the persons were candidates are listed in Exhibit “A”.

SECTION 5. The City Council does declare and determine that **Janna Zurita** was re-elected as Member of City Council for District Number 1 of said City, for the full term of 4 (four) years; that **Emma Sharif** was elected as Member of City Council for District Number 4 for a full term of 4 (four) years;

SECTION 6. The City Clerk shall enter in the records of the City Council of the City, a statement of the results of the election, showing:

- 1. The whole number of ballots cast in the City;
- 2. The names of the persons voted for;
- 3. For what office each person was voted for;
- 4. The number of votes given at each precinct to each person;
- 5. The total number of votes given to each person.

SECTION 7. That the City Clerk shall immediately make and deliver to each of the persons so elected a Certificate of Election signed by the City Clerk and authenticated; that the City Clerk shall also administer to each person elected the Oath of Office prescribed in the Constitution of the State of California and shall have them subscribe to it and file it in the office of the City Clerk. Each and all of the persons so elected shall then be inducted into the respective office to which they have been elected.

SECTION 8. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this ____ day of _____, 2015.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION NO. _____
Page 3

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita L. Godwin, City Clerk of the City of Compton hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the ____ day of _____, 2015.

That said Resolution was adopted by the following vote to wit:

AYES: Council Members-
NOES: Council Members-
ABSENT: Council Members-
ABSTAIN: Council Members-

CITY CLERK OF THE CITY OF COMPTON

EXHIBT A

FOR COUNCILMEMBER, DISTRICT NO. 1

PRECINCT	JANNA ZURITA	RICHARD ALATORRE
3	87	18
15	74	64
16	30	70
24	132	29
27	20	25
28	23	30
30	40	22
33	21	49

FOR COUNCILMEMBER, DISTRICT NO. 1
VOTE-BY-MAIL

PRECINCT	JANNA ZURITA	RICHARD ALATORRE
3	82	53
15	33	44
16	12	27
24	138	53
27	15	32
28	16	26
30	21	28
33	9	45
PRECINCT	427	307
VOTE BY MAIL	326	308
PROVISIONAL	44	45
VOTE BY MAIL 2 ND RUN	95	135
<u>GRAND TOTAL</u>	892	795

FOR COUNCILMEMBER, DISTRICT NO. 4

PRECINCT	WILLIE O. JONES	EMMA SHARIF
4	31	50
5	26	63
7	71	75
18	25	31
62	9	18
132	34	21

FOR COUNCILMEMBER, DISTRICT NO. 4
VOTE-BY-MAIL

PRECINCT	WILLIE O. JONES	EMMA SHARIF
4	28	32
5	18	20
7	51	59
18	29	34
62	12	17
132	19	13
PRECINT	196	258
VOTE BY MAIL	157	175
PROVISIONAL	16	18
VOTE BY MAIL 2 ND RUN	35	56
<u>GRAND TOTAL</u>	404	507

RESOLUTION SIGN-OFF FORM

DEPARTMENT:

City Clerk

RESOLUTION TITLE:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING THE RESULTS OF THE GENERAL MUNICIPAL ELECTION HELD IN SAID CITY ON JUNE 2, 2015

<ManagersName>

DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>

DATE

REVIEW / APPROVAL

<LegalName>

CITY ATTORNEY

<LegalDate>

DATE

<ControllerName>

CITY CONTROLLER

<ControllerDate>

DATE

<CityManager>

CITY MANAGER

<CityManagerDate>

DATE

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