

MEETING AGENDA

**CITY OF MONTEBELLO CITY COUNCIL/SUCCESSOR AGENCY
CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA^{1 1[2]}
WEDNESDAY, MARCH 14, 2018
5:00 P.M.**

MONTEBELLO CITY COUNCIL

**VANESSA DELGADO
MAYOR**

**JACK HADJINIAN
MAYOR PRO TEM**

**ART BARAJAS
COUNCILMEMBER**

**WILLIAM M. MOLINARI
COUNCILMEMBER**

**VIVIAN ROMERO
COUNCILMEMBER**

**CITY CLERK
IRMA BARAJAS**

**CITY TREASURER
ASHOD MOORADIAN**

CITY STAFF

**ACTING CITY MANAGER
Andrew G. Pasmant**

**CITY ATTORNEY
Arnold M. Alvarez-Glasman**

DEPARTMENT HEADS

**Assistant City Manager
Fire Chief
Interim Police Chief
Interim Director of Finance
Director of Recreation and Community Services
Director of Transportation**

**Danilo Batson
Fernando Pelaez
Brad Keller
Craig Koehler
David Sosnowski
Tom Barrio**

OPENING CEREMONIES

- 1. CALL MEETING TO ORDER: Mayor Delgado**
- 2. ROLL CALL: City Clerk I. Barajas**

¹ *In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building Official at 323/887-1497. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title III203+)*

^{2[2]} *Please note that the information contained in this agenda is a summary of the staff report prepared for each item. Complete copies of each staff report are available in the Office of the City Clerk.*

3. **STATEMENT OF PUBLIC ORAL COMMUNICATIONS FOR CLOSED SESSION ITEMS:**
Members of the public interested in addressing the City Council on Closed Session items must fill out a form provided at the door, and turn it in to the City Clerk prior to the announcement of Closed Session items.

Please be aware that the maximum time allotted for individuals to speak shall not exceed three (3) minutes per speaker. Please be aware that in accordance with State Law, the City Council may not take action or entertain extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor.

***IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE,
ALL CELL PHONES AND PAGERS.
THANK YOU FOR YOUR COOPERATION.***

ORAL COMMUNICATIONS ON CLOSED SESSION ITEMS

CLOSED SESSION

The City Attorney shall provide a briefing on the item listed for Closed Session as follows:

4. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Government Code Section 54956.8:
Property: 114-124 S. 6th Street
Agency negotiator: Andrew Pasmant, City Manager
Negotiating parties: Ku and Associates
Under negotiation: Price and Terms; Compliance with Purchase & Sale Agreement
5. **PUBLIC EMPLOYEE APPOINTMENT/EMPLOYMENT**
Government Code Section 54957(b)(1)
Title: Chief of Police
6. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Government Code Section 54956.9(d)(2)
One Matter (Villarruel)
7. **CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION**
Government Code Section 54956.9(d)(1)
Name of Case: Costco v. City of Montebello Successor Agency
B. Lara v City of Montebello
8. **CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION**
Government Code Section 54956.9(d)(1)
Name of Case: Costco v. City of Montebello Successor Agency
9. **CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION**
Government Code Section 54956.9(d)(1)
Name of Case: Aguilera v. Montebello
10. **CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION**
Government Code Section 54956.9(d)(1)
Name of Case: Lopez v. Montebello
11. **PUBLIC EMPLOYEE APPOINTMENT/EMPLOYMENT**
Government Code Section 54957(b)(1)
Title: City Manager

12. **PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE**
Government Code Section 54957(b)(1)

REGULAR SESSION

13. **INVOCATION**

PLEDGE OF ALLEGIANCE

14. **PRESENTATIONS**

- A. OATH OF OFFICE – SARAH MEDINA, YOUTH COMMISSIONER**
B. AMERICAN REDCROSS AWARENESS MONTH PROCLAMATION

15. **STATEMENT OF PUBLIC ORAL COMMUNICATIONS:** Members of the public interested in addressing the City Council on any agenda item or topic must fill out a form provided at the door, and turn it in to the City Clerk prior to the beginning Oral communications. a form does not need to be submitted for public hearing items.

Speakers wishing to address the City Council on an item that is not on the agenda will be called upon in the order that their speaker card was received. Those persons not accommodated during this thirty (30) minute period will have an opportunity to speak under “Oral Communications – Continued” after all scheduled matters have been considered.

Please be aware that the maximum time allotted for individuals to speak shall not exceed three (3) minutes per speaker. Please be aware that in accordance with State Law, the City Council may not take action or entertain extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor.

16. **PUBLIC ORAL COMMUNICATIONS ON OPEN SESSION ITEMS (30 MINUTES)**

17. **STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**

18. **CORRECTIONS TO THE AGENDA – CITY MANAGER**

19. **APPROVAL OF AGENDA:** Any items a Councilmember wishes to discuss should be designated at this time. All other items may be approved in a single motion with the exception **Item Nos. 20, 21, 22, 23, 26** and any items upon which a member of the public or a member of the City Council has requested to speak. Such approval will also waive the reading of any ordinance.

PUBLIC HEARING

20. **PUBLIC HEARING: ENTITLEMENTS, ALLEY VACATION, AND SALE AGREEMENT FOR MIXED USE HOUSING DEVELOPMENT BY THE OLSON COMPANY ON FOLLOWING CITY-OWNED PROPERTIES: 520, 522, 528 WEST WHITTIER BOULEVARD; 117, 121, 125 NORTH 5TH STREET; AND 114 NORTH 6TH STREET**

COMMENT: The City Council will consider approving various actions in connection with a mixed-use townhome project proposed by the Olson Company.

The sale of the Properties will generate proceeds to the City’s General and Housing Funds as detailed above. The Project will result in increased property tax revenues by virtue of private ownership and improvements, and will directly and indirectly increase sales tax revenues in the region.

RECOMMENDATION: It is recommended that the City Council conduct a public hearing, and:

1. Adopt a Resolution approving the sale of certain properties purchased with “tax increment” monies (114-116, 117, and 125 N. 6th Street, and 520, 522, 528 W. Whittier Blvd.), and a summary report of the transaction, pursuant to Health & Safety Code Section 33433; and approving a Sale Agreement and Escrow Instructions for \$1.6 million;
2. Adopt a Resolution approving the vacation of certain portions of N. 6th Street (west of the site) and Emmett Williams Way (north of the site);
3. Adopt a Resolution approving a General Plan Amendment (GPA01-18), Density Overlay (DO01-18), Planned Development (PD01-18), Vesting Tentative Tract Map (VTTM78215), and Certifying a Mitigated Negative Declaration for the mixed-use project;
4. Adopt an Ordinance approving a Zone Change (ZC01-18), and conduct 1st Reading of the Ordinance; and
5. Set 2nd Reading of the Zone Change Ordinance for the next regular meeting of the City.

21. DEVELOPMENT AGREEMENT (DA01-18) BETWEEN THE CITY AND BECKER BOARDS SMALL, LLC FOR THE CONSTRUCTION OF AN OFF-SITE, DIGITAL BILLBOARD

COMMENT: Development Agreement (DA01-18) between the City and Becker Boards Small, LLC for the construction of an off-site, digital billboard.

The fiscal impacts are as negotiated in the draft Development Agreement, Becker Boards Small, LLC will pay an annual fee to the City throughout the term of the Agreement.

Year	Annual Development Fee
1-5	\$ 75,000
6-10	\$ 85,000
11-15	\$100,000
16-20	\$110,000

In addition there is a clause to ensure City-related advertising is displaying by the digital display owner. If not, then the digital display owner will pay the City \$500 per day for a maximum of 10 days for not displaying the City-related advertising.

RECOMMENDATION: Conduct a public hearing and upon conclusion, the City Council certify the Negative Declaration and approve the Development Agreement (DA01-18) to allow the installation of an off-site, digital billboard.

22. PUBLIC HEARING: QUIMBY PARK FEE

COMMENT: Staff requires additional time to complete report.

RECOMMENDATION: It is recommended that the City Council continue the item to the next City Council Regular Meeting on March 28, 2018.

CONSENT MATTERS

23. CITY OF MONTEBELLO AD HOC CITIZENS BUDGET ADVISORY COMMITTEE

COMMENT: Ad hoc committees are temporary committees established by the Council to address specific issues, and have limited duration. They can be staffed in various ways, including residents of the City, Councilmembers, or a mixture, and committee membership can be as large as the Council may choose. Committee members are appointed for a specific term.

The Citizens Budget Advisory Committee will review the City's quarterly financial reports and the current year's revenue and expenditure projections. Other areas of focus for the Ad Hoc Citizens Budget Advisory Committee may include the following: maintaining a continuous study of sources of municipal revenue, advising the Council in budgeting and financial planning, and performing such other duties as directed by Council.

No impact to the General Fund.

RECOMMENDATION: The City Council has expressed an interest in forming an Ad Hoc Citizens Budget Advisory Committee. As a result, staff is presenting a report seeking City Council's direction on the formation of an ad hoc committee. Staff is seeking direction on several items pertaining to the ad hoc committee. 1.) How shall the members be selected? Staff is recommending one member per City Councilmember. 2.) How many members shall the Committee have? Staff is recommending five members. 3.) How long shall Ad Hoc Committee members serve? Staff is recommending six to nine months. 4.) When will this Ad Hoc Committee expire? Staff is recommending to have the member's term run concurrent with the duration of the ad hoc committee.

24. A REQUEST TO ACCEPT AS COMPLETE 10TH STREET IMPROVEMENTS PROJECT, CP 854, BID # 17-23

COMMENT: The City Council is requested to accept as complete 10th Street Improvements Project, CP 854, Bid No. 17-23, Fiscal Year 2016/2017, and authorize the City Clerk to process the Notice of Completion.

This Project was funded with CDBG and Measure "R" Exchange funds. There is no impact on the General Fund.

RECOMMENDATION: That the City Council accepts as complete the 10th Street Improvements Project, CP 854, Bid # 17-23, Fiscal Year 2016/2017 (the "Project"), and authorize the City Clerk to process the Notice of Completion.

25. PEDESTRIAN SAFETY IMPROVEMENTS ON GARFIELD AVENUE AT VIA SAN DELARRO

COMMENT: The City Council will consider approving the proposed intersection safety improvements recommended by the Traffic and Safety Commission for the intersection of Garfield and Via San Delarro and the allocation of \$26,401.20 from General Fund Reserves to complete the improvements.

The original engineering estimate for this work was \$40,000. The actual cost for the improvements is \$26,401.20, including a contingency of 20% (or \$4,400.20). Funding for the proposed improvements would be provided by General Fund Reserves. The Acting City Manager recommends that this item be considered as part of next fiscal year budget appropriation.

RECOMMENDATION: It is recommended that City Council award a contract to CTI Cat Tracking, Inc., for traffic safety improvements at the intersection of Garfield Avenue and Via San Delarro in the amount of \$22,001.00 and a 20% project contingency, and authorize the Acting City Manager to approve any changes orders within the total project budget of \$26,401.20 or consider funding the proposed improvements as part of the FY 2018/19 Budget.

26. REPORT ADDRESSING THE COST TO CREATE A TEMPORARY GREENSPACE AREA AT TAYLOR RANCH

COMMENT: The City Council will receive a staff report addressing the cost to create a temporary greenspace area at Taylor Ranch Park and direct staff as appropriately.

It is estimated that the cost for completing the proposed improvements at Taylor Ranch Park to create only a greenspace (Alternative 1) ranges from \$154,000 to \$220,000. Alternative 2 creates a greenspace, installs new restrooms, creates a walkway from the bus stop to the restrooms, installs new walkway lighting and improves the parking lot at an estimated cost of \$584,000.

A funding appropriation will be required from either General Fund Reserves or Taylor Ranch Redevelopment Bond to complete either alternative. (NOTE: Alternative 2 includes \$225,000 in Transit Funds that can only use for transit-related improvements, such as slurry of the parking lot, restroom, walkway and lighting; however, it still requires \$359,000 from other funding source).

Staff recommends use of the bond funds to complete the proposed improvements, as outlined in either Alternative 1 or Alternative 2. The total bond expenditure for Alternative 1 is estimated at \$220,000 and for Alternative 2 is estimated at \$359,000 (with \$225,000 for Alternative 2 provided by Transit Funds).

RECOMMENDATION: That the City Council receive a staff report addressing the cost to create a temporary greenspace area at Taylor Ranch Park and consider one of the alternatives and funding sources, and direct staff as appropriately.

27. GRANT ALLOCATION APPROVAL FOR PROP A PARK GRANTS

COMMENT: The City Council will consider authorization for the Department of Recreation & Community Services to reallocate up to \$260,000 for the current fiscal year and charge those expenditures which would otherwise be incurred by the General Fund to the Prop A Park Maintenance and Servicing Grants.

There is a positive impact on the General Fund by reallocation of funds and charges to the grant accounts in lieu of the General Fund. La County Regional Park Grant FY 2017/2018 approved budget \$100,000, FY 2017/2018 amended budget \$260,000. This action would save the general fund a total of \$200,000 by reallocation of the expenses in the current fiscal year.

RECOMMENDATION: That the City Council authorize the Department of Recreation & Community Services to reallocate charges and services for personnel, repairs and regular maintenance items to the Prop A Maintenance and Servicing Grant for a total amount of up to \$260,000 for Fiscal Year 2017/2018

28. AWARD CHARTER BUS SERVICES CONTRACT, REQUEST FOR PROPOSALS NO. 18-31

COMMENT: On January 30, 2018, the City issued Request for Proposal (RFP) No. 18-31 for Charter Bus Services for the Recreation & Community Services Department. There were three (3) respondents to the RFP. The City Council will consider awarding an agreement to Star Dust Tours, Inc., for an amount not to exceed \$25,000 annually.

The annual cost of the Charter Bus Services for the Department of Recreation & Community Services is \$25,000. This amount is charged to the Transportation Department's Prop C Grant and there is no impact to the General Fund.

RECOMMENDATION: It is recommended that City Council:

1. Award a contract for an annual amount not to exceed \$25,000 to Star Dust Tours, Inc.; and
2. Authorize the Acting City Manager to execute the Agreement on behalf of the City.

29. CITY COUNCIL APPROVAL TO AWARD BIDS FOR POLICE VEHICLE PURCHASES PURSUANT TO THE MONTEBELLO MUNICIPAL CODE AND RFP PROCESS DESCRIBED HEREIN

COMMENT: The City Council will consider awarding bids described herein to the lowest bidder for the purchase of seven (7) Ford Explorers, three (3) Chevrolet Colorado trucks, one (1) Chevrolet Tahoe [and] one (1) Ford Transit Van, for use by the Police Department. It is recommended that the vehicles be purchased from the lowest bidders for each vehicle type detailed herein. Seven (7) Ford Explorers – Recommend bid award to Theodore Robins. One Chevrolet Tahoe – Recommend bid award to Home Motors. Three (3) Chevrolet Colorado – Recommend bid award to Courtesy Chevrolet. One Ford Transport Van – Recommend bid award to Bob Wondries.

There will be no additional impact to the general fund since the requested funds were approved with the 17-18 FYB. If additional funds will be needed for equipment, labor and decals the Interim Police Chief will present the City Council with other options including but not limited to the use of asset forfeiture funds. As noted the additional cost cannot be known until the vehicles are secured at which time an RFP will be submitted to potential bidders and subsequently present to the City Council for consideration. Total expenditure for this purchase is \$357,547.80.

RECOMMENDATION: It is recommended that the City Council award bids to the lowest bidder(s) delineated in RFP 18-52A pursuant to the Montebello Municipal Code (MMC) for the purchase of police vehicles described herein.

30. AMENDMENTS TO JOB SPECIFICATION – FIRE CAPTAIN

COMMENT: The Fire Department seeks to amend the position specification for the position of Fire Captain, to provide consistency with the current training and education requirements set forth by the Office of the California State Fire Marshal, as well as, revised the terminology used in prior position specifications, to provide consistency with the certifications.

The City Council will consider approval proposed amendments to the Fire Captain position description, to more accurately reflect the current requirements of the position.

There are no fiscal impacts on the General Fund Budget.

RECOMMENDATION: It is recommended that the City Council adopt a resolution amending the City of Montebello Classification Plan to include the revised position specifications for Fire Captain.

31. CLAIMS AGAINST THE CITY

RECOMMENDED ACTION: Move to **DENY** the following claims: M. Madera, V. Madera, M. Madera, A. Madera, H. Madera, S. Madera, I. Madera Jr. v. City of Montebello in an undetermined amount.

32. PAYMENT OF BILLS: RESOLUTION APPROVING THE CITY/SUCCESSOR AGENCY WARRANT REGISTER OF DEMANDS DATED MARCH 14, 2018

RECOMMENDED ACTION: Adopt the proposed resolution approving the Warrant Register dated March 14, 2018.

33. APPROVAL OF MINUTES: REGULAR MEETINGS OF NOVEMBER 8, 2018

RECOMMENDED ACTION: Move to approve and file said minutes.

34. PUBLIC ORAL COMMUNICATIONS ON OPEN SESSION ITEMS (CONTINUED IF NECESSARY)

COUNCIL ORALS

35. COUNCILMEMBER BARAJAS

None.

36. MAYOR PRO TEM HADJINIAN

Discussion regarding commercial vehicle traffic.

37. COUNCILMEMBER ROMERO

- a. Report on ICA Conference
- b. Update on recent legislative bills

38. COUNCILMEMBER MOLINARI

None.

39. MAYOR DELGADO

None.

ADJOURNMENT

CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andrew Pasmant, Acting City Manager

BY: Matthew Feske, Planning Manager
Christopher G. Cardinale, Assistant City Attorney

SUBJECT: PUBLIC HEARING: Entitlements, Alley Vacation, and Sale Agreement for Mixed Use Housing Development by The Olson Company on Following City-Owned Properties: 520, 522, 528 West Whittier Boulevard; 117, 121, 125 North 5th Street; and 114 North 6th Street

DATE: March 14, 2018

RECOMMENDATION

It is recommended that the City Council conduct a public hearing, and:

1. Adopt a Resolution approving the sale of certain properties purchased with “tax increment” monies (114-116, 117, and 125 N. 6th Street, and 520, 522, 528 W. Whittier Blvd.), and a summary report of the transaction, pursuant to Health & Safety Code Section 33433; and approving a Sale Agreement and Escrow Instructions for \$1.6 million;
2. Adopt a Resolution approving the vacation of certain portions of N. 6th Street (west of the site) and Emmett Williams Way (north of the site);
3. Adopt a Resolution approving a General Plan Amendment (GPA01-18), Density Overlay (DO01-18), Planned Development (PD01-18), Vesting Tentative Tract Map (VTTM78215), and Certifying a Mitigated Negative Declaration for the mixed-use project;
4. Adopt an Ordinance approving a Zone Change (ZC01-18), and conduct 1st Reading of the Ordinance; and
5. Set 2nd Reading of the Zone Change Ordinance for the next regular meeting of the City.

BACKGROUND

The City Council has long worked to facilitate a significant development along Whittier Blvd. in efforts to revitalize the area, expand the City’s supply of affordable market-rate

housing, and support the establishment of desirable amenities and land uses. The block located along the north side of Whittier Blvd., between N. 5th Street and N. 6th Street, has been central to these goals.

In July 2008, the former Community Redevelopment Agency of the City of Montebello ("Former RDA") acquired the properties located at 114-116, 117, and 125 N. 6th Street, and those at 520, 522, 528 W. Whittier Blvd. ("RDA Properties"), with affordable housing "set aside" funds. Following the Former RDA's dissolution, the RDA Properties were transferred to the City in its capacity as "housing successor" of the Former Agency. The City is now required to develop affordable housing on the site, or sell the properties and use the proceeds for alternative affordable housing projects or programs in the community.

This past year another property in the block, located at 121 N. 5th Street, was placed listed for sale. The City negotiated the purchase of the property for \$525,000 (the "City Property").

With the RDA Properties and City Property combined (cumulatively the "Properties" or "Site"), the City controlled the majority of the block and was well positioned to facilitate a significant development on the Site. The City Council accordingly directed the solicitation of development proposals from parties interested in developing the Site, and after reviewing responses, in March 2017 approved an Exclusive Negotiation Agreement with The Olson Company ("Olson").

Over the past year, the Economic Development Subcommittee, Planning and Community Development Staff, and the City Attorney's Office have worked closely with Olson to finalize the proposed development. The proposal is now presented for the City Council's consideration.

DISCUSSION

A. The Project Site

The Site is approximately 1.2-acres and is comprised of seven (7) separate parcels. Physical condition of the Site is generally flat with non-native trees scattered throughout, and portions are secured by a chain link fence. The current improvements on the Site are in need of significant repairs, and include:

- 520-528 Whittier Boulevard: vacant office building and second story apartment;
- 114 North 6th Street: garage-type structure most recently used for storage by the Elks Club, and an associated parking lot used for overflow parking by Chevrolet of Montebello;
- 117 North 5th Street: parking lot
- 121 North 5th Street: residential structure; and

- 125 North 5th Street: asphalt parking lot with “conex” boxes used by the City for furniture storage.

From about the 1920s, historical aerial photos show the southwestern portion of the Site developed with a commercial structure along Whittier Boulevard. This building appears to have been used for automobile storage with no evidence of auto repairs. From about the 1950s, the southwestern portion of the Site has remained unchanged. There is no evidence of historical agricultural use on the site.

B. The Project Proposal

Olson proposes to demolish existing structures on the Site, and develop a mixed-use project of residential townhomes and a small “food incubator.”

(1) Residential Component

The residential component would include 28 three-story townhomes on 0.97 acres of the Site. The townhomes would be clustered in an “L-shaped” design with a centralized community gathering space. Four (4) different floor plans would be featured, offering 1,361 to 1,660 square feet of living space with two (2) to four (4) bedrooms, two (2) and one-half (1 ½) to four (4) bathrooms, and attached two-car side-by-side and tandem garages.

Architecture for the townhomes will feature a blend of contemporary and Spanish-style design with modern techniques, including simple massing and limited materials along with the use of repetitive arches and recessed windows.

The Project proposes a total of 74 parking spaces dedicated to the residential component, with 56 garage spaces and 18 guest parking spaces (for a ratio of 2.6 spaces per unit). A portion of these guest parking spaces would be provided along the south side of Emmett Williams Way (to be vacated by the City). The proposed parking exceeds the Zoning Code’s requirement (2.36 spaces per unit) for the residential component. Vehicular access to the residential component will be from three (3) locations: the alley between 6th and 5th Streets, 5th Street, and Emmett Williams Way.

(2) Food Incubator Component

The “food incubator” component would be located at the corner of 6th Street and Whittier Blvd. It would be designed as an “open-air” gathering place with small “upstart” food and retail vendors housed in separate areas. The development would incorporate recycled “shipping containers,” which have become a popular, environmentally conscious, and cost effective development option in urbanized areas. The Project applicant will provide specific details on this component during the public hearing, but the concept has been successful in other communities. It would provide a “work and play” amenity for Montebello residents. Parking for this component would be satisfied by on-street inventory.

C. Project Components – Items For the City Council’s Consideration

Approving this Project requires several actions by the City Council; each are described below.

(1) Sale of the Properties to Olson

Olson proposes to purchase the Properties for \$1.6 million, which is equal to the fair market value established by a recent appraisal. Because the property at 121 N. 5th Street was acquired with General Fund monies, \$525,000 of the purchase price will be used to reimburse the General Fund. The remaining properties were acquired with affordable housing funds of the Former RDA, and their proceeds will be deposited into the City’s affordable housing account.

Olson has expressed an intention to move forward with development quickly, and the Agreement sets an outside escrow closing date of June 30, 2019. Olson intends to assign the properties at 520, 522, 528 W. Whittier Blvd. to the developer of the “food incubator,” and Olson has the right to close on the remaining properties separately. Should either the residential or food incubator component of the Project not materialize, the City has the right to repurchase the Property.

The Agreement also contemplates a reduction of the purchase price to fund unanticipated or additional public facilities required for the Project. Specifically, the water line serving the Project will likely need to be expanded, two (2) additional fire hydrants (for a total of 4) may be required, and the Economic Development Subcommittee has expressed a desire to underground electrical utilities on the Site. The cost of these features are not know at this time, but if required or directed, such cost will reduce the total sale proceeds realized by the City.

Because housing funds were originally used to acquire a portion of the Site, certain procedural requirements in California’s Health & Safety Code must be followed. In particular, the City must: (1) provide notice of a public hearing; (2) prepare a summary report of the transaction pursuant to Section 33433, and make said report available to the public; and (3) after the public hearing, adopt a resolution approving the sale.

Notice of this hearing was provided as required by law, and the summary report (as attached) was prepared and made available to the public. Additionally, the Planning Commission has previously adopted a Resolution finding that the proposed sale of the Properties would be consistent with the general plan.

A Resolution and proposed Sale Agreement are attached to this report.

(2) Roadway Vacations – Emmett Williams Way and N. 6th Street

In order to accommodate on-site parking requirements, amenities, and access to the Project, Olson has requested the City Council approve vacating a portion of Emmet Williams Way and N.6th Street, as depicted in the subdivision map.

The Streets & Highways Code authorizes the City to vacate all or any portion of a public roadway if not needed for vehicular access, or as is beneficial to the health, safety, and welfare of the City. The process for doing so requires: the Planning Commission to find that the vacation would be consistent with the General Plan; publication of public hearing notices; posting of public hearing notices along the roadway impacted; and a hearing before and approval by the City Council.

The Planning Commission has previously concluded that vacating the portions of the roadway in question would be consistent with the General Plan, and all requisite public hearing notices have been provided. The fair market value of the area was included in the appraisal and incorporated into the purchase price for the Properties. The Project plans have been vetted by the City's Engineer and Planning Departments, and there are no concerns about negative impacts to traffic or pedestrian travel.

A proposed Resolution approving the vacation of specified portions of Emmet Williams Way and N. 6th Street is attached for the City Council's consideration.

(3) Project Land Use Entitlements

The Project requires several land use entitlements, as follows:

- (a) General Plan Amendment - an amendment to the General Plan changing the Site's land use designation from "Boulevard Commercial" to "High Density Residential" is required. The City Council may amend the General Plan if it finds that doing so furthers the health, safety, welfare, and convenience of the public, and provided the amendment does not create internal inconsistencies in the General Plan.
- (b) Zoning Code Amendment – a zoning amendment changing the Site from C-2 (General Commercial) to C-2-PD-SP-D-25 (General Commercial, Planned Development, Density Overlay) is also required. The City Council may approve a zoning amendment if it finds that doing so furthers the health, safety, welfare, and convenience of the public, and if the amendment is consistent with the City's General Plan.
- (c) Planned Development – the planned development is essentially a zoning overlay that provides flexibility in developing mixed-use projects. It encourages the use of alternative design options to ensure more efficient utilization of land in the community, and is appropriate for larger sites with unique characteristics. In this case, a Planned Development approach addresses the qualities of the Site's uniqueness related to its size, topography, and limited frontage along Whittier Boulevard, while simultaneously ensuring a high quality project with minimal adverse impacts to neighboring properties.
- (d) Density Overlay – Olson is proposing a higher density than currently authorized in the subject zoning district, and accordingly a density overlay allowing 25 units per acre is recommended. Staff notes that this proposed density is less than that deemed permissible in the City's most recent update

to its Housing Element, and accordingly is consistent with the General Plan and recent California law that encourages higher density residential projects.

- (e) Vesting Tentative Tract Map – finally, a vesting tentative tract map is necessary to allow separate conveyance of the individual residential units, and the food incubator site.

The Planning Commission has previously conducted a public hearing, and adopted a Resolution recommending that the City Council approve each of the above-described entitlements. Notice of this City Council public hearing was provided as required by law and circulated to properties located within 300 feet of the Site. As of the state of this report, no comments from the public were received.

Planning Staff forwarded the application to the other City Hall Departments, Police Department, and Fire Department. All comments have been incorporated through design and conditions.

Attached for the City Council's consideration is a Resolution approving General Plan Amendment (GPA01-18), Density Overlay (DO01-18), Planned Development (PD01-18), and Vesting Tentative Tract Map (VTTM78215); along with Certifying a Mitigated Negative Declaration (described below).

Also attached is an Ordinance approving the Proposed Zoning Code Amendment (ZC01-18.)

(4) CEQA – Mitigated Negative Declaration

Finally, because each of the above actions described in the report are discretionary, they are subject to the California Environmental Quality Act ("CEQA"). The City caused an initial study to be completed, and subsequently a Mitigated Negative Declaration ("MND") was prepared. The MND concluded that the Project, with mitigation, will not result in any significant environmental impacts. The MND was circulated for the requisite public review period, and no comments were received.

The Resolution referenced above (regarding the General Plan, Density Overlay, Planned Development, and Vesting Tract Map) also certifies the MND for the Project.

FISCAL IMPACT

- The sale price of the property is \$1,600,000 of which \$525,000 will go to the City's General Fund and the remaining \$1,075,000 will go to the City's affordable housing account.
- The current value of the property is estimated at \$1,600,000 and upon completion the estimated value of the property will increase to \$16,500,000 with 28 residential units paying property taxes and the small food incubators paying business tax.

SUMMARY

The City Council will consider approving various actions in connection with a mixed-use townhome project proposed by the Olson Company.

ATTACHMENTS

- A. Public Hearing Notice re Entitlements
- B. Application for Entitlements
- C. NOI, IS, and MND
- D. Plans
- E. Draft Resolution Approving Entitlements / MND
- F. Draft Ordinance Approving Zoning Code Amendment
- G. Draft Resolution Approving Sale of Properties
- H. Draft Sale Agreement
- I. Resolution Approving Alley Vacations



NOTICE OF PUBLIC HEARING CITY OF MONTEBELLO CITY COUNCIL

General Plan Amendment (GPA01-18), Density Overlay (DO01-18); Zone Change (ZC01-18), Planned Development (PD01-18), and Vesting Tentative Tract Map (VTTM78215)

520, 522, 528 West Whittier Boulevard, 117, 121, 125 North 5th Street, and 114 North 6th Street

Project Description: A residential townhome component and a small food incubator component. The residential component consists of 28 three-story townhomes on 0.97 acres of the 1.2-acre site. The townhome units are clustered in an L-shaped pattern with a centralized community gathering space, and diagonal parking along the south side of Emmett Williams Way to provide the required resident guest parking. Four floor plans will be featured offering 1,361 to 1,660 square feet of living space with two to four bedrooms, two and one-half to four bathrooms, and attached two-car side-by-side and tandem garages. The proposed plan includes a proposed parking for the residential component will be 74 spaces (56 garage spaces and 18 guest spaces) for a ratio of 2.6 spaces per unit. This parking will exceed the City Zoning Code requirement which is 66 spaces for a ratio of 2.36 spaces per unit. Vehicular access to the residential component will be from three locations: the alley between 6th and 5th Streets, 5th Street and Emmett Williams Way.

Zone: C-2 (General Commercial)

General Plan Designation: Boulevard

Environmental: The proposal is considered a "Project" and an Initial Study recommending a Mitigated Negative Declaration has been prepared and posted.

NOTICE IS HEREBY GIVEN that the City of Montebello City Council will hold a public hearing on the Initial Study, Mitigated Negative Declaration, and proposed applications. The meeting is scheduled on:

Date: Wednesday, March 14, 2018
Time: 6:30 p.m.
Place: City Hall Council Chambers
1600 W. Beverly Blvd.
Montebello, CA 90640

Any party interested in speaking may appear at the public hearing and comment on the project. Written comments may also be mailed or delivered to the City of Montebello City Clerk at the City Clerk Office, City of Montebello, 1600 W. Beverly Blvd., Montebello, CA 90640. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project please contact:

Contact Person: Matthew Feske

Phone: 323.887.1200

Email: mfeske@cityofmontebello.com

Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640

City Website: www.cityofmontebello.com



CITY OF MONTEBELLO
Community Development Department
Planning Division
1600 W. Beverly Boulevard
Montebello CA 90640
www.cityofmontebello.com

MASTER LAND USE APPLICATION

Type of Approval(s) requested:

- | | | |
|---|--|--|
| ☐ CONDITIONAL USE PERMIT | ☒ GENERAL PLAN AMENOMENT | ☐ ADULT BUSINESS PERMIT |
| ☐ ZONE VARIANCE | ☐ SPECIFIC PLAN | ☐ PARKING MANAGEMENT PLAN |
| ☐ SITE PLAN REVIEW | ☒ PLANNED DEVELOPMENT DISTRICT | ☐ PERMIT EXTENSION |
| ☐ SIGN DEVIATION | ☒ TENTATIVE TRACT MAP | ☐ PERMIT MODIFICATION |
| ☐ PLANNED SIGN PROGRAM | ☐ PARCEL MAP | ☐ APPEAL |
| ☒ ZONE CHANGE | ☐ LOT LINE ADJUSTMENT | ☐ OTHER: _____ |
| ☐ HILLSIDE PLAN REVIEW | ☐ PRELIMINARY PLAN REVIEW | |
| ☐ CIVIC CENTER REVIEW | ☐ NONCONFORMING ENTITLEMENT
TRANSFER/EXTENSION | |

Project(s) Address(es): 520, 522, 528 W. Whittier Blvd., 117, 121, 125 N. 5th St., 114 N. 6th St.

Zoning Designation(s): C-2 General Plan Designation(s): General Commercial, Institutional

Project Description (Please describe the proposed project and requested entitlements, including all demolitions, alterations, and new construction. Use additional sheets if necessary):

See attached.

Applicant(s): Olson Urban Housing, LLC

Address: 3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740

Phone: (562) 596-4770

Fax: (562) 430-4742

E-mail: sgottlieb@theolsonco.com

Contact person: Sandi Gottlieb, Director of Development

Address: 3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740

Phone: (562) 370-2255

Fax No: (562) 430-4742

E-mail: sgottlieb@theolsonco.com

Property Owner(s): City of Montebello

Address: 1600 W. Beverly Blvd., Montebello, CA 90640

Phone: (323) 887-1365

Fax: (562) 887-1488

E-mail: bkim@cityofmontebello.com

CERTIFICATION

I hereby certify that I am the applicant, owner, or designated agent named herein, and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

Signature: Sandi Gottlieb

Date: 9/19/17

DO NOT WRITE BELOW. THIS SPACE FOR STAFF USE ONLY

Date Received: / /

Case No.:

Total Fee(s) Paid: \$

Received By:

ENVIRONMENTAL INFORMATION FORM

EXISTING PROPERTY INFORMATION

Assessor Parcel Number(s): 6346-025-016, 906, 907, 909, 910, 911, 912, 913

Number of Existing Land Parcels: 11

Future Number of Parcels: 2

Square Footage of Property: 1.16 AC (approx.)

Average Slope of Land if Over 15%: N/A

SURROUNDING LAND USES

North: Emmett Williams Way, Alley, Post Office, Parking Lot

South: Whittier Blvd., Alley, Commercial Buildings

East: 5th Street, Commercial Buildings

West: 6th Street, Commercial Buildings, Parking Lot

	Storage Bldg BLDG A	SFD Home BLDG B	522 W. Whittier BLDG C	520 W. Whittier BLDG D
EXISTING BUILDING INFORMATION				
Year built	1951	1914	1922	1915
Number of stories	One	One	2	2
Hours of operation	N/A	N/A	N/A	N/A
Number of employees	N/A	N/A	N/A	N/A
UBC occupancy group	--	--	--	--
UBC type of construction	--	--	--	--
Height of building in feet	20 ft. (est.)	15 ft. (est.)	20 ft. (est.)	20 ft. (est.)
Number of housing units	0	0	0	0
Fire sprinklers? (yes/no)	No	No	No	No
Number of parking spaces	Unknown	8 (est.)	0	0
Total gross square footage	1,200	1,406	2,580	2,976
Building footprint square footage	1,200	1,900 (est.)	2,618 (est.)	3,315 (est.)
Number of fixed seats (restaurant)	N/A	N/A	N/A	N/A
Number of bedrooms / bathrooms	0	2 BA	2 BA	2 BA
Number of housing units demolished	0	0	0	0
Square footage of restaurant seating area	N/A	N/A	N/A	N/A
Number of hotel/motel rooms to be demolished	0	0	0	0
Type of use (e.g. Residential, Commercial, Mixed-Use, Industrial, etc.)	Storage	Comm'l	Comm'l	Comm'l
Percentage of open space/landscaping square footage vs. site area				

If there are additional buildings on the site, please attach a separate sheet with the above information for each building.

PROPOSED BUILDING INFORMATION

	BLDG A	BLDG B	BLDG C	BLDG D
Number of stories	See attached.			
Hours of operation				
Number of employees				
UBC occupancy group				
UBC type of construction				
Height of building in feet				
Number of housing units				
Fire sprinklers? (yes/no)				
Number of parking spaces				
Total gross square footage				
Building footprint square footage				
Number of fixed seats (restaurant)				
Number of bedrooms / bathrooms				
Number of housing units proposed				
Square footage of restaurant seating area				
Number of hotel/motel rooms				
Type of use (e.g. Residential, Commercial, Mixed-Use, Industrial, etc.)				
Percentage of open space/landscaping square footage vs. site area				

If there are additional buildings on the site, please attach a separate sheet with the above information for each building.

Estimated Valuation: \$ To be determined.

Explain if the project is located in geological hazard area (i.e. hillside area, seismic fault, erosive soils, etc.) Use additional sheets if necessary: N/A

List any engineering, geological, traffic, or other technical reports prepared concerning the proposed Project. (Use and attach additional sheets if necessary): See attached.

Amount of Grading Proposed: Cut: 650 CY Fill: 650 CY Balance: TBD
Imported: 1,400 CY (See Grading Plan) Exported: TBD (Const. Spoils) Square Feet of Paving:
Square Feet of Open Space / Landscaping:

Your application is complete when all attached supplemental applications are completed and submitted. The Case Planner will notify you if any additional items or reviews are necessary.

Master Land Use Application Attachment

Project Description:

Olson Urban Housing's proposal for the Montebello (6th & Whittier) property will provide 28 three-story townhomes on 0.97 acres of the 1.2-acre site. Four floor plans will be featured offering 1,361 to 1,660 square feet of living space with two to four bedrooms, two and one-half to four bathrooms, and attached two-car side-by-side and tandem garages. The proposed plan includes a centralized community gathering space, and diagonal parking along the south side of Emmett Williams Way to provide the required resident guest parking. The townhomes will feature Irving Gill elevations, a Spanish-style of architecture that features modern techniques including simple massing and limited materials along with the use of repetitive arches and recessed windows.

The 0.2-acre portion of the site situated along Whittier Blvd. will be developed by Gentefy, Inc. into BLVD Park, an indoor/outdoor artisan food and retail establishment. Gentefy's plans utilize one of the existing retail buildings along with refurbished shipping containers along the property's perimeter that will feature a collection of restaurateurs and retailers from the local community with communal seating spaces provided for patrons.

To implement this proposed project, being requested is approval of a General Plan Amendment, Zone Change, Planned Development District, and Tentative Tract Map.

Proposed Building Information

Number of stories	3				
Hours of operation	n/a				
Number of employees	n/a				
CBC occupancy group	R-2				
CBC type of construction	VB				
Height of building in feet	+/- 38'-0"				
Number of housing units	28				
Fire sprinklers? (Yes/No)	Full NFPA 13				
Number of parking spaces		Required	Provided		
	Garage: 2/ DU	56	56		
	Guest: 1/3 /DU	10			
	On-Street		18		
	Total	66	74 (2.6/DU)		
Total gross square footage	.97AC				
Building footprint square footage:	Bldg 100	Bldg 200/200A	Bldg 200C	Bldg 300	Bldg 400
	2850 SF	3028 SF	2829 SF	4539 SF	4262 SF
Plan types:	Plan 1	Plan 1x	Plan 2	Plan 3	
Number of bedrooms/bathrooms:	2bd / 2.5ba	2bd / 2.5ba	3bd / 3ba	3bd / 4ba	
Square footage/plan type:	1361 SF	1390 SF	1388 SF	1660 SF	
No. of plan type:	2	2	12	12	
No. of fixed seats (restaurant)	By others				
Square footage of restaurant seating area	By others				
Number of hotel/motel rooms	n/a				
Type of use	Residential				
Percentage of open space/ landscape square footage	By others				

List any engineering, geological, traffic, or other technical reports prepared concerning the proposed Project (2 copies of each being submitted):

- Geotechnical Investigation for Proposed Water Quality Improvements, Proposed Multi-Family and Retail Development completed by Albus-Keefe & Associates dated June 8, 2017
- ALTA / NSPS Land Title Survey completed by C&V Consulting dated June 30, 2017
- Preliminary Sewer Capacity Analysis completed by C&V Consulting dated September 2017.



CITY OF MONTEBELLO

Community Development Department
Planning Division
1600 W. Beverly Boulevard
Montebello CA 90640
www.cityofmontebello.com

ZONE CHANGE APPLICATION

This checklist should be reviewed with a Planner at the public counter. A Zone Change request is heard by the Planning Commission at a noticed public hearing. If approved by the Planning Commission, it will subsequently be heard by the City Council at a noticed public hearing. A complete application submittal for a Zone Change consists of the following materials:

- ☐ **Filing Fees** – Please consult with a Planner to determine the required application fees.
- ☐ **Zone Change Application** – Completed Zone Change application.
- ☐ **Proof of Ownership**

15 copies of:

- ☐ **Master Land Use Application** – Completed form (attached) that includes:
 - a) Comprehensive description of the project and the specific entitlements (e.g. Variance, Conditional Use Permit, Site Plan Review, etc.) requested.
 - b) Property owner signature. If application is not signed by property owner, written consent (signed) from the property owner is necessary authorizing the applicant to submit application.
- ☐ **Environmental Information Form** – Attached to Master Land Use application.
- ☐ **Additional Items** – Other items as determined by a Planner (e.g. topographic map, survey, lighting plan, drainage plan, landscape plan, sign inventory, parking inventory, grading, lease agreement etc.).

2 sets of:

- ☐ **Notification Materials** – Submittal items as outlined in the Public Notification Packet Instructions handout.
- ☐ **Photos** – Photos showing general conditions of site/area including existing structures, walls, and landscaped/paved areas.

Please contact the Planning Division at (323) 887-1477 for any additional information related to the submittal of any Planning applications.



CITY OF MONTEBELLO
Community Development Department
Planning Division
1600 W. Beverly Boulevard
Montebello CA 90640
www.cityofmontebello.com

ZONE CHANGE APPLICATION

Project Address: 520, 522, 528 W. Whittier Blvd., 117, 121, 125
N. 5th St., 114 N. 6th St. Case # _____

A Zone Change is a procedure to amend the official zoning map of the City by changing the boundaries of a zoning district, or by creating a new zoning district. A Zone Change may only be approved if the affected site/district/area is found to be consistent with the objectives and policies of the General Plan and that the reclassification shall not create problems harmful to the public health, safety and general welfare.

DESCRIPTION OF REQUEST:

This Zone Change request is to:

See attached.

The applicant must thoroughly respond to the three items below for the proposed Zone Change. The City's Zoning Code and General Plan are available at City Hall. The Zoning Code is also available at www.cityofmontebello.com

- 1) Describe how the proposed Zone Change is consistent with the objectives and policies of the General Plan.

See attached.

- 2) Detail why the proposed Zone Change is necessary.

See attached.

- 3) Describe how the proposed Zone Change will not create problems harmful to the public health, safety and general welfare.

See attached.

Zone Change Application Attachment

DESCRIPTION OF REQUEST:

This Zone Change request is to facilitate the development of this property into a community comprised of 28 three-story townhomes along with an indoor/outdoor artisan food and retail establishment located along Whittier Blvd.

- 1) Describe how the proposed Zone Change is consistent with the objectives and policies of the General Plan.**

The proposed development seeks to realize the City Council and Planning Commission's goals of revitalizing the area by bringing additional pedestrian traffic to support the businesses along Whittier Blvd. and bolster the growing vibrancy and centrality of downtown Montebello. Additionally, adding 28 for-sale residential units will assist the City in meeting its RHNA requirements.

- 2) Detail why the proposed Zone Change is necessary.**

The site is currently zoned C-2 and the proposed project requires a Zone Change to Planned Development to effectuate the vision for the site and surrounding area.

- 3) Describe how the proposed Zone Change will not create problems harmful to the public health, safety and general welfare.**

This development proposal will transform numerous underutilized properties into an attractive, attainable residential development with an exciting retail and restaurant concept in BLVD Park on Whittier Blvd. The proposed development will continue to build upon the City's downtown revitalization efforts.



CITY OF MONTEBELLO

Community Development Department
Planning Division
1600 W. Beverly Boulevard
Montebello CA 90640
www.cityofmontebello.com

TENTATIVE TRACT/PARCEL MAP APPLICATION

This checklist should be reviewed with a Planner at the public counter. A subdivision request is heard by the Planning Commission at a noticed public hearing. If approved by the Planning Commission, a Tentative Tract Map will subsequently be heard by the City Council at a noticed public hearing. The processing of the Final Tract/Parcel Map is with the City's Engineering Division. A complete application submittal for a subdivision consists of the following materials:

- ☐ **Filing Fees** – Please consult with a Planner to determine the required application fees.
- ☐ **Tentative Tract/Parcel Map Application** – Completed Tentative Tract/Parcel Map application.
- ☐ **Proof of Ownership**

15 copies of:

- ☐ **Master Land Use Application** – Completed form (attached) that includes:
 - a) Comprehensive description of the project and the specific entitlements (e.g. Variance, Conditional Use Permit, Site Plan Review, etc.) requested.
 - b) Property owner signature. If application is not signed by property owner, written consent (signed) from the property owner is necessary authorizing the applicant to submit application.
- ☐ **Environmental Information Form** – Attached to Master Land Use application.
- ☐ **Development Plans** – folded copies of dimensioned and scaled plans that include:
 - a) Project site address.
 - b) Applicant, name, address, and phone number.
 - c) North arrow, scale, and vicinity map.
 - d) Lot survey prepared by a Licensed Engineer showing all existing and proposed lot/parcel lines with an assigned Map number from the Los Angeles County Assessor Office.
 - e) Site plan showing all property lines and distances to center line of streets/alleys.
 - f) Table showing development calculations (e.g. lot coverage, floor area ratio, parking, etc.).
 - g) Clearly labeled location of all existing and proposed structures.
 - h) Clearly labeled uses of all existing and proposed structures.
 - i) Clearly labeled location and uses of all existing structures on adjacent properties.
 - j) Setback dimensions of all existing and proposed structures.
 - k) Location of all existing and proposed fences, walls, and other screening.
 - l) Size and location of all exterior mechanical equipment and method of screening.
 - m) All easements located within or adjacent to the project site.
 - n) Demolition plan (if applicable).
- ☐ **Additional Items** – Other items as determined by a Planner (e.g. topographic map, survey, lighting plan, drainage plan, landscape plan, sign inventory, parking inventory, grading, lease agreement etc.).

2 sets of:

- ☐ **Notification Materials** – Submittal items as outlined in the Public Notification Packet Instructions handout.
- ☐ **Photos** – Photos showing general conditions of site including existing structures, walls, and landscaped/paved areas.

Please contact the Planning Division at (323) 887-1477 for any additional information related to the submittal of any Planning applications.



CITY OF MONTEBELLO
Community Development Department
Planning Division
1600 W. Beverly Boulevard
Montebello CA 90640
www.cityofmontebello.com

TENTATIVE TRACT/PARCEL MAP APPLICATION

Project Address: _____ Case # _____

DESCRIPTION OF REQUEST:

This Tentative Tract / Parcel Map is to:

See attached.

FINDINGS:

The applicant must thoroughly respond to the eight (8) directives below to make the required findings for the proposed map. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan are available at City Hall. The Zoning Code is also available at www.cityofmontebello.com

- 1) Describe how the proposed map is consistent with the applicable general plan and specific plans as specified in California Government Code Section 65451 (the Government Code can be viewed online at <http://www.leginfo.ca.gov/calaw.html>);

See attached.

- 2) Describe how the design or improvements of the proposed subdivision are consistent with the applicable general and specific plans;

See attached.

- 3) Describe how the site is physically suitable for the type of development;

See attached.

4) Describe how the site is physically suitable for the proposed density of the development;

See attached.

5) Describe how the design of the subdivision or proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife and their habitat;

See attached.

6) Describe how the design of the subdivision or the proposed improvement is not likely to cause serious public health problems;

See attached.

7) Describe how the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; and

See attached.

8) Describe how the discharge of waste from the proposed subdivision into the existing sewer system would not add to or result in violation of existing water quality control standards.

See attached.

Tentative Tract Map Attachment

DESCRIPTION OF REQUEST:

This Tentative Tract Map application request is to facilitate the development of this property into a community comprised of 28 three-story townhomes along with an indoor/outdoor artisan food and retail establishment located along Whittier Blvd.

FINDINGS:

- 1) Describe how the proposed map is consistent with the applicable general plan and specific plans as specified in California Government Code Section 65451 (the Government Code can be viewed online at <http://www.leginfo.ca.gov/calaw.html>):**

A Zone Change to Planned Development and a General Plan Amendment are being requested along with the Tentative Tract Map to meet requiring zoning and general plan designations.

- 2) Describe how the design or improvements of the proposed subdivision are consistent with the applicable general and specific plans:**

The proposed development seeks to realize the City Council and Planning Commission's goals of revitalizing the area by bringing additional pedestrian traffic to support the businesses along Whittier Blvd. and bolster the growing vibrancy and centrality of downtown Montebello. Additionally, adding 28 for-sale residential units will assist the City in meeting its RHNA requirements.

- 3) Describe how the site is physically suitable for the type of development:**

The site is generally flat and served by local utilities with frontage on three streets.

- 4) Describe how the site is physically suitable for the proposed density of the development:**

Olson Urban Housing's proposal for the site is consistent with similar townhome developments in the area and seeks to revitalize the area through the development of underutilized parcels. The property has been designed with private and common open spaces for residents and provides adequate fire access. The retail component is also suitably fit to the proposed retail site and will contribute to the continued revitalization of the Whittier Blvd. corridor.

- 5) Describe how the design of the subdivision or proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife and their habitat:**

The proposed development site currently consists of three vacant commercial buildings, a storage building, and three parking lots. There are no existing special environmental or natural resources.

- 6) Describe how the design of the subdivision or the proposed improvement is not likely to cause serious public health problems:**

This development proposal will transform numerous underutilized properties into an attractive, attainable residential development with an exciting retail and restaurant concept in BLVD Park on Whittier Blvd. The proposed development will continue to build upon the City's downtown revitalization efforts.

- 7) Describe how the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; and**

Any and all utility and/or road easements have been incorporated into the design of the community.

- 8) Describe how the discharge of waste from the proposed subdivision into the existing sewer system would not add to or result in violation of existing water quality control standards.**

Any and all water control standards and sewer impact requirements will be adhered to.



CITY OF MONTEBELLO

Community Development Department
Planning Division
1600 W. Beverly Boulevard
Montebello CA 90640
www.cityofmontebello.com

PLANNED DEVELOPMENT APPLICATION

This checklist should be reviewed with a Planner at the public counter and must be submitted with the Planned Development application. A Planned Development request is heard by the Planning Commission at a noticed public hearing. If approved by the Planning Commission, it will subsequently be heard by the City Council at a noticed public hearing. A complete Planned Development application submittal consists of the following materials:

- ☐ **Filing Fees** – Please consult with a Planner to determine the required application fees.
- ☐ **Planned Development Application** – Completed Planned Development application.
- ☐ **Proof of Ownership**

15 copies of:

- ☐ **Master Land Use Application** – Completed form (attached) that includes:
 - a) Comprehensive description of the project and the specific entitlements (e.g. Variance, Conditional Use Permit, Site Plan Review, etc.) requested.
 - b) Property owner signature. If application is not signed by property owner, written consent (signed) from the property owner is necessary authorizing the applicant to submit application.
- ☐ **Environmental Information Form** – Attached to Master Land Use application.
- ☐ **Development Plans** – folded copies of dimensioned and scaled plans that include:
 - a) Project site address.
 - b) Applicant, name, address, and phone number.
 - c) North arrow, scale, and vicinity map.
 - d) Site plan showing all property lines and distances to center line of streets/alleys.
 - e) Table showing development calculations (e.g. lot coverage, floor area ratio, parking, etc.).
 - f) Clearly labeled location of all existing and proposed structures.
 - g) Detailed and complete floor plans showing where the specific entertainment uses are proposed.
 - h) Clearly labeled uses of all existing and proposed structures.
 - i) Elevations of proposed building(s) with respective height dimensions.
 - j) Clearly labeled location and uses of all existing structures on adjacent properties.
 - k) Setback dimensions of all existing and proposed structures.
 - l) Vehicle circulation (driveways, access, alleys, dimensions, and backup space).
 - m) Location of all existing and proposed fences, walls, and other screening.
 - n) Landscape plans.
 - o) Mature trees 4" or more in trunk diameter at breast height.
 - p) Size and location of all exterior mechanical equipment and method of screening.
 - q) All easements located within or adjacent to the project site.
 - r) Demolition plan (if applicable).
- ☐ **Additional Items** – Other items as determined by a Planner (e.g. topographic map, survey, lighting plan, drainage plan, landscape plan, sign inventory, parking inventory, grading, lease agreement etc.).

2 sets of:

- ☐ **Notification Materials** – Submittal items as outlined in the Public Notification Packet Instructions handout.
- ☐ **Photos** – Photos showing general conditions of site including existing structures, walls, and landscaped/paved areas.

Please contact the Planning Division at (323) 887-1477 for any additional information related to the submittal of any Planning applications.



CITY OF MONTEBELLO

Community Development Department

Planning Division

1600 W. Beverly Boulevard

Montebello CA 90640

www.cityofmontebello.com

PLANNED DEVELOPMENT APPLICATION

Project Address: 520, 522, 528 W. Whittier Blvd.,
117, 121, 125 N. 5th St., 114 N. 6th St. Case # _____

DESCRIPTION OF REQUEST:

This Planned Development request is to:

See attached.

FINDINGS:

The applicant must thoroughly respond to the nine directives below to make the required findings for the proposed project. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan are available at City Hall. The Zoning Code is also available at www.cityofmontebello.com

- 1) Describe how the proposed Planned Development is in compliance with Chapter 17.38 of the Zoning Code.

See attached.

- 2) Describe how the proposal is consistent with the subdivision regulations, with the general intent of the zoning regulations, with the General Plan, and with any applicable specific plan.

See attached.

- 3) Explain how the proposal is compatible with present and future development of the property within the immediate vicinity.

See attached.

- 4) Describe how the proposal will not adversely affect the general peace, health, safety, and welfare.

See attached.

- 5) Describe how the permitted uses and development standards adopted as part of the Planned Development will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not have been adequately achieved under the pre-existing zoning district.

See attached.

- 6) Explain how the proposed on-site street and thoroughfares are adequate in size to accommodate the traffic volume generated by the proposed Planned Development, and increased densities will not generate traffic in such amounts as to overload the street network outside the Planned Development boundary.

See attached.

- 7) Explain how the exceptions from the development standards of the Zoning Code, if any, are warranted by the design and amenities of the proposal, and are in accord with the adopted policies of the Planning Commission and the City Council.

See attached.

- 8) Describe how the existing or proposed utility services and facilities are adequate for the proposed population densities and nonresidential uses.

See attached.

- 9) Describe how the proposed design of the buildings and structures are situated to minimize impacting the privacy of existing abutting residential uses.

See attached.

Planned Development Application Attachment

DESCRIPTION OF REQUEST:

This Planned Development request is to facilitate the development of this property into a community comprised of 28 three-story townhomes along with an indoor/outdoor artisan food and retail establishment located along Whittier Blvd.

Findings:

- 1) Describe how the proposed Planned Development is in compliance with Chapter 17.38 of the Zoning Code.**

Two of the key purposes of the Planned Development zone are to provide for sound and efficient development of parcels of land having irregular in shape and affected by incompatible land uses on adjacent properties; and to provide for the development of mixed-use projects. The subject property is irregularly shaped with varying adjacencies including multi-family and single family residential uses, a post office, a parking lot, and various retail uses along Whittier Blvd. Additionally, Olson Urban Housing's proposal for the site seeks to develop the property into a mixed use community comprised of 28 three-story townhomes along with an indoor/outdoor artisan food and retail establishment located along Whittier Blvd. The property is currently zoned C-2 and has general plan designations of General Commercial and Institutional, and the Zone Change to Planned Development will effectuate the City's vision for the site.

- 2) Describe how the proposal is consistent with the subdivision regulations, with the general intent of the zoning regulations, with the General Plan, and with any applicable specific plan.**

The property is regulated by the General Commercial designation in the General Plan. Following a General Plan Amendment to Multi-Family Residential, the residential portion of the community will conform to the General Plan. The retail component, as envisioned, is already in compliance with the General Plan.

- 3) Explain how the proposal is compatible with present and future development of the property within the immediate vicinity.**

Olson Urban Housing's proposed development is aimed to integrate successfully with the surrounding community. The three-story townhomes are compatible with the varied surrounding commercial uses and current development patterns, providing a pedestrian-friendly environment that will help to revitalize the area and enhance its overall aesthetics. The development of BLVD Park on Whittier Blvd., a locally sourced and inspired food market, will serve to energize retail options in the area.

- 4) Describe how the proposal will not adversely affect the general peace, health, safety, and welfare.**

Olson Urban Housing's proposal for the development of this site will replace underutilized lots with aesthetically pleasing architecture, and energized spaces which foster a net benefit for the immediate community by encouraging walkability and patronage of neighborhood businesses.

- 5) Describe how the permitted uses and development standards adopted as part of the Planned Development will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not have been adequately achieved under the pre-existing zoning district.**

The proposal conforms to existing development patterns in the area; however, the existing C-2 Zone and General Commercial and Institutional General Plan designations do not allow for implementation of the proposed project which will assist in the revitalization of the site to the benefit of the City. The development of this property site will serve to bring additional pedestrian traffic and premium for-sale residential options at affordable price points and also provide an exciting restaurant/retail concept that will contribute to the continued revitalization of Whittier Blvd.

- 6) Explain how the proposed on-site street and thoroughfares are adequate in size to accommodate the traffic volume generated by the proposed Planned Development, and increased densities will not generate traffic in such amounts as to overload the street network outside the Planned Development boundary.**

The property is located between 5th and 6th Streets and less than one block north of Whittier Blvd., a major thoroughfare in the City of Montebello. The addition of 28 three-story townhomes and the development of BLVD Park are in line with the established goals and vision for the downtown based on the City's vision for the area. Currently permitted commercial uses typically would generate more traffic than a residential development.

- 7) Explain how the exceptions from the development standards of the Zoning Code, if any, are warranted by the design and amenities of the proposal, and are in accord with the adopted policies of the Planning Commission and the City Council.**

The proposed development seeks to realize the City Council and Planning Commission's goals of revitalizing the area by bringing additional pedestrian traffic to support the businesses along Whittier Blvd. and bolster the growing vibrancy and centrality of downtown Montebello. The BLVD Park development concept is unique in nature and will prove to be a very successful addition to the Downtown.

- 8) Describe how the existing or proposed utility services and facilities are adequate for the proposed population densities and nonresidential uses.**

Utility studies as required by the City of Montebello through the CEQA review will evaluate capacity in the area.

- 9) Describe how the proposed design of the buildings and structures are situated to minimize impacting the privacy of existing abutting residential uses.**

The Site Plan was designed to integrate with the existing community fabric, and is benefitted by numerous street frontages that provide separation from the surrounding uses. In addition, the townhomes have been positioned with large setbacks from the front of the buildings or with side-on conditions from the adjacent multi-family uses. BLVD Park is also placed on a highly exposed corner to attract a large customer pool to the unique retail concept.

Proposed Townhome & Artisan Food/Retail Project
N. 5th Street, looking west onto site



Proposed Townhome & Artisan Food/Retail Project
N. 5th Street, looking west onto site



Proposed Townhome & Artisan Food/Retail Project
N. 5th Street, looking west onto site



Proposed Townhome & Artisan Food/Retail Project
Alley & N 6th St, looking southeast onto site



Proposed Townhome & Artisan Food/Retail Project
Whittier Blvd & N 6th St, northeast corner



Proposed Townhome & Artisan Food/Retail Project
N. 6th St, looking east onto site



Update 1



First American Title

First American Title Company

**1250 Corona Pointe Court, Suite 200
Corona, CA 92879**

Emily Ware
The Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740

Customer Reference: 520 W Whittier Blvd.
Order Number: NHSC-5427587 (29)

Title Officer: Hugo Tello
Phone: (951)256-5883
Fax No.: (866)782-3439
E-Mail: htello@firstam.com

Buyer:
Owner: Community Redevelopment Agency of Montebello
Property: 520, 522, 528 W. Whittier Blvd., 117, 121, 125 N. 5th St., 114
N. 6th St.
Montebello, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

First American Title

Order Number: NHSC-5427587 (29)

Page Number: 2

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of May 12, 2017 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MONTEBELLO, AS TO PARCELS 1
THROUGH 10

AND

CITY OF MONTEBELLO, AS TO PARCEL 11

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2017-2018, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2016-2017 are exempt.

Affects: Parcels 1 through 10

3. General and special taxes and assessments for the fiscal year 2016-2017.

First Installment:	\$1,144.60, PAID
Penalty:	\$0.00
Second Installment:	\$1,144.58, DELINQUENT
Penalty:	\$124.45
Tax Rate Area:	49-06330
A. P. No.:	6346-025-016

Affects: Parcel 11

4. The lien of defaulted taxes for the fiscal year 2010-2011, and any subsequent delinquencies.

Tax Rate Area: 49-06330
A. P. No.: 6346-025-907
Amount to redeem: \$9,463.08
Valid through: May 31, 2017
Amount to redeem: \$9,517.77
Valid through: June 30, 2017

Please contact the tax office to verify the payoff amount.

Affects: Parcels 8 and 9

5. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
6. An easement for pole lines and incidental purposes, recorded in Book 20380 Page 221 of Official Records.
In Favor of: Southern California Edison Company, LTD., a Corporation
Affects: Lot 19 of Parcel 4
7. An easement for poles and wires and incidental purposes, recorded November 1, 1943 in Book 20364 Page 291 of Official Records.
In Favor of: Southern California Edison Company, LTD., a Corporation
Affects: Parcel 5
8. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed in book 180, page 37 .
9. Rights of parties in possession.
10. The following matters disclosed by an ALTA/NSPS survey made by C&V Consulting, INC. on (DRAFT) 5/17/2017, designated Job No. OLSO-101:
- a. An easement or lesser right for power pools and overhead electric lines along the southerly property line of parcels 5 & 6.
- b. The fact that a building and chain link fence extends easterly from the easterly property line of parcel 5 onto adjacent land.
- c. The fact that a chain link fence lies easterly along the easterly property line of parcels 8 through 11 on adjacent land.
11. Prior to the issuance of any policy of title insurance, the Company will require:

Housing Assets

- 1) Provide us with resolutions describing the successor agencies for both the non-housing and housing assets.
- 2) Provide us with the resolutions describing the properties in question as housing assets.
- 3) The property should be listed on the housing asset inventory submitted to and approved by the DoF.
- 4) Provide us with Oversight Board resolution approving the transfer from the non-housing successor to the housing successor. The housing assets do not transfer by operation of law. Any action taken by the non-housing successor must therefore be approved by the OB.
- 5) Provide us with confirmation that the OB resolution has been submitted to and received by the Department of Finance. We must confirm receipt by the DoF and that at least 5 days have passed since receipt without DoF comment. This confirmation should come from the person designated as the contact person for the OB.
- 6) Record a transfer document (grant deed for fee transfers, assignment of beneficial for loan transfers) from the non-housing successor to the housing successor.
- 7) The housing successor may now proceed with the transfer of the property.

Non-Housing Assets

- 1) Provide us with resolutions describing the successor agencies for the non-housing assets.
- 2) Provide us with the resolutions describing the properties in question as non-housing assets and are subject to an enforceable obligation that pre-dates June 28th, 2011. The ROPS is a good example. If the property is not subject to an existing obligation, we will only consider insuring with the express written approval of the DoF.
- 3) Provide us with Oversight Board resolution approving the transfer from the non-housing successor to the ultimate buyer. Any action taken by the non-housing successor must be approved by the OB.
- 4) Provide us with confirmation that the OB resolution has been submitted to and received by the Department of Finance.
- 5) Either secure approval from the DoF or wait for the appropriate comment period to expire. Can be 60 days or longer.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Montebello, County of Los Angeles, State of California, described as follows:

PARCEL 1: (PORTION OF APN: 6346-025-911)

THE SOUTHEAST 24 FEET OF THE NORTHWEST 82.5 FEET OF THE SOUTHWEST 130 FEET OF LOT 92 OF MONTEBELLO, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGES 19 TO 23 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (PORTION OF APN: 6346-025-911)

THE NORTHWEST .50 FEET OF LOT 10 OF TRACT 1755, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (APN: 6346-025-912)

THE EASTERLY 20 FEET OF THE WESTERLY 58.5 FEET OF THE SOUTHERLY 130 FEET OF LOT 92 OF MONTEBELLO, IN THE CITY OF MONTEBELLO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: (APNS: 6346-025-908 AND 6346-025-909)

LOT 19 OF TRACT 1755, IN THE CITY OF MONTEBELLO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THE NORTHERLY 50 FEET OF THE SOUTH 246 FEET OF THE WEST 82.5 FEET OF LOT 92 OF "MONTEBELLO", IN THE CITY OF MONTEBELLO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGE 19 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WESTERLY 28 FEET OF SAID PORTION OF LOT 92 AS CONVEYED TO THE CITY OF MONTEBELLO.

PARCEL 5: (PORTION OF APN 6346-025-910)

LOT 20 OF TRACT 1755, IN THE CITY OF MONTEBELLO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6: (PORTION OF APN 6346-025-910)

THE NORTHERLY 50 FEET OF THE SOUTHERLY 196 FEET OF THE WESTERLY 82.5 FEET OF LOT 92 OF MONTEBELLO, IN THE CITY OF MONTEBELLO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WESTERLY 28 FEET OF LOT 92.

PARCEL 7: (APN: 6346-025-913)

THE WESTERLY 82 1/2 FEET OF THE SOUTHERLY 146 FEET OF LOT 92 OF MONTEBELLO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGE 19 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THE EASTERLY 44 FEET OF THE SOUTHERLY 130 FEET.

ALSO EXCEPT THE NORTHERLY 16 FEET AS CONVEYED TO THE CITY OF MONTEBELLO FOR ALLEY PURPOSES, BY DEED RECORDED IN BOOK 1354 PAGE 245, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THE WESTERLY 18 FEET THEREOF AS CONVEYED TO THE CITY OF MONTEBELLO FOR STREET PURPOSES, BY DEED RECORDED IN BOOK 869 PAGE 348 OFFICIAL RECORDS.

PARCEL 8: (PORTION OF APN: 6346-025-907)

LOT 14 OF TRACT NO. 1755, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE(S) 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 9: (PORTION OF APN: 6346-025-907)

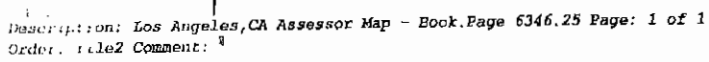
LOT 15 OF TRACT NO. 1755, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE(S) 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 10: (APN: 6346-025-906)

LOT 12 OF TRACT NO. 1755, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE(S) 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 11: (APN: 6346-025-016)

LOT 13 OF TRACT 1755, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public, records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

2006 ALTA LOAN POLICY (06-17-06)**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

First American Title

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Preliminary Sanitary Sewer Analysis
520, 522, and 528 W. Whittier Boulevard; 114 N. 6TH
Street; 117, 121, and 125 N. 5TH Street, TTM 78215
CITY OF MONTEBELLO
COUNTY OF LOS ANGELES

Prepared For:

The Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740
(562) 596-4770
Mr. John Reischl

Prepared By:



CONSULTING, INC.

6 Orchard, Suite 200
Lake Forest, CA 92630
Contact: Ryan Bittner, P.E.
(949) 916-3800

September 2017

TABLE OF CONTENTS

I. PROJECT BACKGROUND

II. EXISTING & PROPOSED SEWER SYSTEM

III. SEWER ANALYSIS RESULTS SUMMARY

IV. CONCLUSION

APPENDIX A – SEWER AS-BUILTS

APPENDIX B – PRELIMINARY SEWER SERVICE EXHIBIT

APPENDIX C – LACSD LOADING TABLE FOR EACH CLASS OF LAND USE

APPENDIX D – FLOW MONITORING DATA

PROJECT BACKGROUND

The subject site is a total of 1.16 acres located at 520, 522, and 528 W. Whittier Boulevard; 114 N. 6th Street; and 117, 121, and 125 N. 5th Street in the City of Montebello. This site is bounded by W. Whittier Boulevard to the south, N. 5th Street to the east, N. 6th Street to the west, and Emmett Williams Way to the north.

The existing site consists of several parcels of land and is currently occupied by several vacant commercial buildings, several parking lots, and a vacant single family home used for commercial purposes. The proposed development will contain both residential and commercial uses consisting of 28 attached townhome residential units within 3 story buildings with associated landscaping and open space areas as well as several modular/container buildings with associated open space areas for retail use. The proposed project includes private drive aisles and parking spaces throughout.

EXISTING & PROPOSED SEWER SYSTEM

There are several existing public sewer mains available for connection immediately adjacent to the site to serve the proposed project. The proposed on-site sewer system will be private. A separate public connection will be required across 5th Street and the existing alley which splits the residential and retail portions of the proposed project to serve the new development. The onsite effluent of the residential portion will discharge on two locations. The northerly residential portion will drain across 5th Street for approximately 28 linear feet in a proposed 8" gravity main. These flows will discharge/connect to a proposed public manhole on the public sewer system located within 5th Street. The southerly residential portion will drain across the existing alley between the residential and retail portion of the project for approximately 6 linear feet in a proposed 8" gravity main. These flows will discharge/connect to a proposed public manhole on the public sewer system located within the aforementioned alley. Lastly, onsite effluent of the retail portion will discharge directly into a proposed sewer lateral connecting to the public sewer system located within the alley.

As-built drawings of the existing 5th Street public sewer system as well as an atlas map depicting the 5th Street and alley public sewer system locations are included in Appendix A and a Preliminary Sewer Service Exhibit is included in Appendix B for locations of proposed sewer mains and their point of connections.

SEWER ANALYSIS RESULTS SUMMARY

The Olson Company has requested that a Preliminary Sanitary Sewer Analysis be prepared to support the entitlement process and summarize the impacts of the proposed development on the existing 5th Street and alley public sewer infrastructure.

Existing 5th Street and Public Alley 8" Sewer Main

An existing 8" sewer main located within 5th Street flows southerly while an existing 8" sewer main located within the public alley adjacent to the proposed development flows westerly.

Refer to the Appendix A for as-built drawings of the existing 5th Street sewer main. As-built drawings for the existing public alley sewer main is unavailable.

Based on as-built drawing number SS-915, the existing 8" sewer main located within 5th Street presumably services 4 lots from the proposed north residential project development site (Area 1). These 4 lots currently consists of 1 single family residential building with the remaining 3 lots consisting of parking lots. Each lot connects to the existing 8" sewer main via sewer laterals. See below for area inflow calculations of the existing site for Area 1.

Also based on as-built drawing number SS-915, the existing 8" sewer located within the alley presumably services 3 lots from the proposed south residential project development site (Area 2) and 1 lot from the proposed retail project development site (Area 3). The 3 lots from Area 2 currently consists of parking lots and 1 open storage building. The single lot from Area 3 currently consists of 2 commercial buildings housing 2 retail store businesses. Both Area 2 and Area 3 connect to the existing 8" sewer main via sewer laterals. See below for area inflow calculations of the existing site for Area 2 and Area 3.

Area 1 – Residential - Single Family Home

Land Use: Single Family Home
Coefficient: 260 GPD/unit
Number of Units: 1 unit
Inflow = $1 \times 260 = 260$ GPD; 0.18 GPM; 0.0004 CFS

Cumulative inflow into Existing 8" Sewer: 0.0004 CFS
Peaking Factor = 3.0
Peak Inflow = $3.0 \times 0.0004 = 0.0012$ CFS

Area 2 – Commercial – Open Storage

Land Use: Open Storage
Coefficient: 25 GPD/1000 SF of space
Total Building Area: 1,390 SF
Inflow = $25 \times 1.39 = 34.75$ GPD; 0.024 GPM; 0.00005 CFS

Cumulative inflow into Existing 8" Sewer: 0.00005 CFS
Peaking Factor = 3.0
Peak Inflow = $3.0 \times 0.00005 = 0.00015$ CFS

Area 3 – Commercial – Store

Land Use: Store
Coefficient: 100 GPD/1000 SF of space
Total Building Area: 5,767 SF
Inflow = $100 \times 5.77 = 577$ GPD; 0.401 GPM; 0.0009 CFS

Cumulative inflow into Existing 8" Sewer: 0.0009 CFS
Peaking Factor = 3.0
Peak Inflow = $3.0 \times 0.0009 = 0.003$ CFS

In addition to the area inflow calculations above, a monitoring study was prepared by Utility Systems Science and Software, Inc. focusing on the downstream manhole areas adjacent to the project's proposed connection points for an approximate 9 day timespan. See Appendix D for Flow Monitoring Data and see below for average and peak flow data; average and peak capacity level; and average and peak velocity

5th Street Sewer (Servicing Area 1)

Average Flow: 85.93 GPM; 0.19 CFS
Peak Flow: 141.94 GPM; 0.32 CFS
Average Level: 3.13 inches
Peak Level: 4.12 inches
Average Velocity: 1.46 FPS
Peak Velocity: 1.84 FPS

6th Street (Alley) Sewer (Servicing Areas 2 & 3)

Average Flow: 18.20 GPM; 0.04 CFS
Peak Flow: 42.08 GPM; 0.09 CFS
Average Level: 1.82 inches
Peak Level: 2.48 inches
Average Velocity: 0.66 FPS
Peak Velocity: 2.32 FPS

Proposed Residential and Retail Project Development Effluents

As previously described, the proposed project development will connect to existing 8" public sewer mains located in 5th Street and the adjacent alley way. Area 1 consists of approximately 0.69 acres which will be developed into a 20 unit condominium community and will be serviced by the 5th Street sewer main. Adjacent to the southwest corner of Area 1 is Area 2 which consists of approximately 0.28 acres which will be developed into an 8 unit condominium community serviced by the alley sewer main. Directly opposite of Area 2 on the other side of the adjacent alley is Area 3 which consists of 0.19 acres which will be developed into 1 retail kitchen space/restaurant area and will also be serviced by the alley sewer main. See below for area inflow calculations for all 3 proposed developments.

Area 1 – Residential – Condominium Community

Land Use: Condominiums
Coefficient: 195 GPD/unit
Number of Units: 20 units
Inflow = $20 \times 195 = 3,900$ GPD; 2.71 GPM; 0.006 CFS

Cumulative inflow into Existing 8" Sewer: 0.006 CFS

Peaking Factor = 3.0

Peak Inflow = $3.0 \times 0.006 = 0.018$ CFS

Delta Peak Inflow = 0.017 CFS

Area 2 – Residential – Condominium Community

Land Use: Condominiums
Coefficient: 195 GPD/unit
Number of Units: 8 units

Inflow = $8 \times 195 = 1,560$ GPD; 1.08 GPM; 0.002 CFS

Cumulative inflow into Existing 8" Sewer: 0.002 CFS

Peaking Factor = 3.0

Peak Inflow = $3.0 \times 0.002 = 0.006$ CFS

Delta Peak Inflow = 0.006 CFS

Area 3 – Commercial – Restaurant

Land Use: Restaurant

Coefficient: 1000 GPD/1000 SF of space

Total Building Area: 3,987 SF

Inflow = $1000 \times 3.99 = 3,990$ GPD; 2.77 GPM; 0.006 CFS

Cumulative inflow into Existing 8" Sewer: 0.006 CFS

Peaking Factor = 3.0

Peak Inflow = $3.0 \times 0.006 = 0.018$ CFS

Delta Peak Inflow = 0.015 CFS

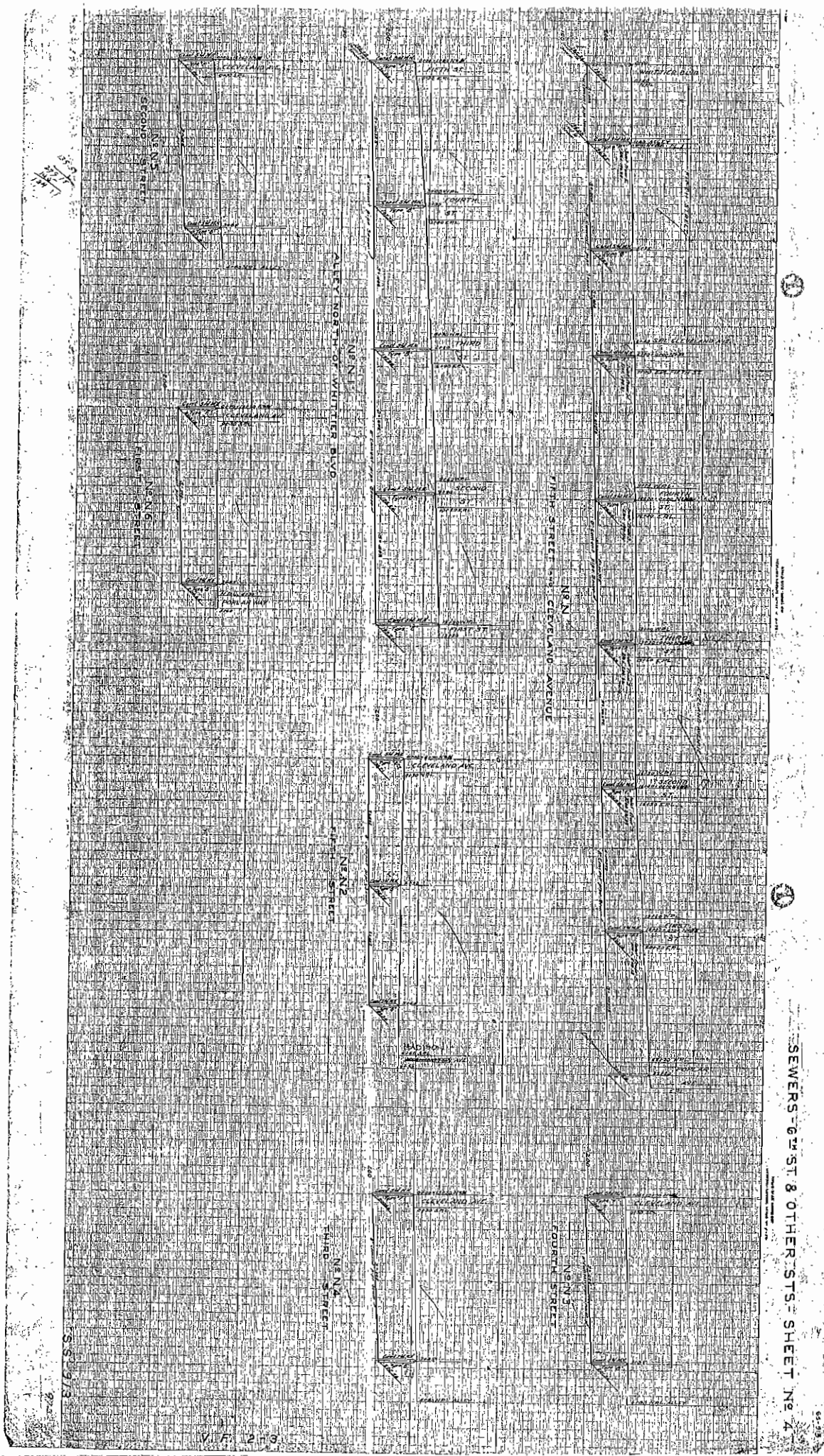
All design flows for the proposed and existing conditions were calculated using the Los Angeles County Sanitation Districts (LACSD) Design Guidelines, "Criteria For Average Daily Flow Calculations in Table 1, see Appendix C. The proposed capacity in the existing mains was 8" calculated by adding the proposed peak design flow delta to the monitoring data peak flow for the existing mains.

Refer to the Preliminary Sewer Service Exhibit in the Appendix B for a preliminary horizontal and vertical alignment of the system. This design assumes that the flows can be carried across 5th Street and the existing adjacent alley way in two 8" gravity sewer mains. There will be crossings with existing utilities including storm drains, dry utilities, etc. All known utilities based on available records have been shown. We recommend that potholing of all existing utilities be performed prior to the design of the public sewer main to verify that there are no vertical conflicts with existing facilities in the alley and in 5th Street. If vertical conflicts are found, the sewer mains can be designed vertically or rerouted such that it conflicts are avoided.

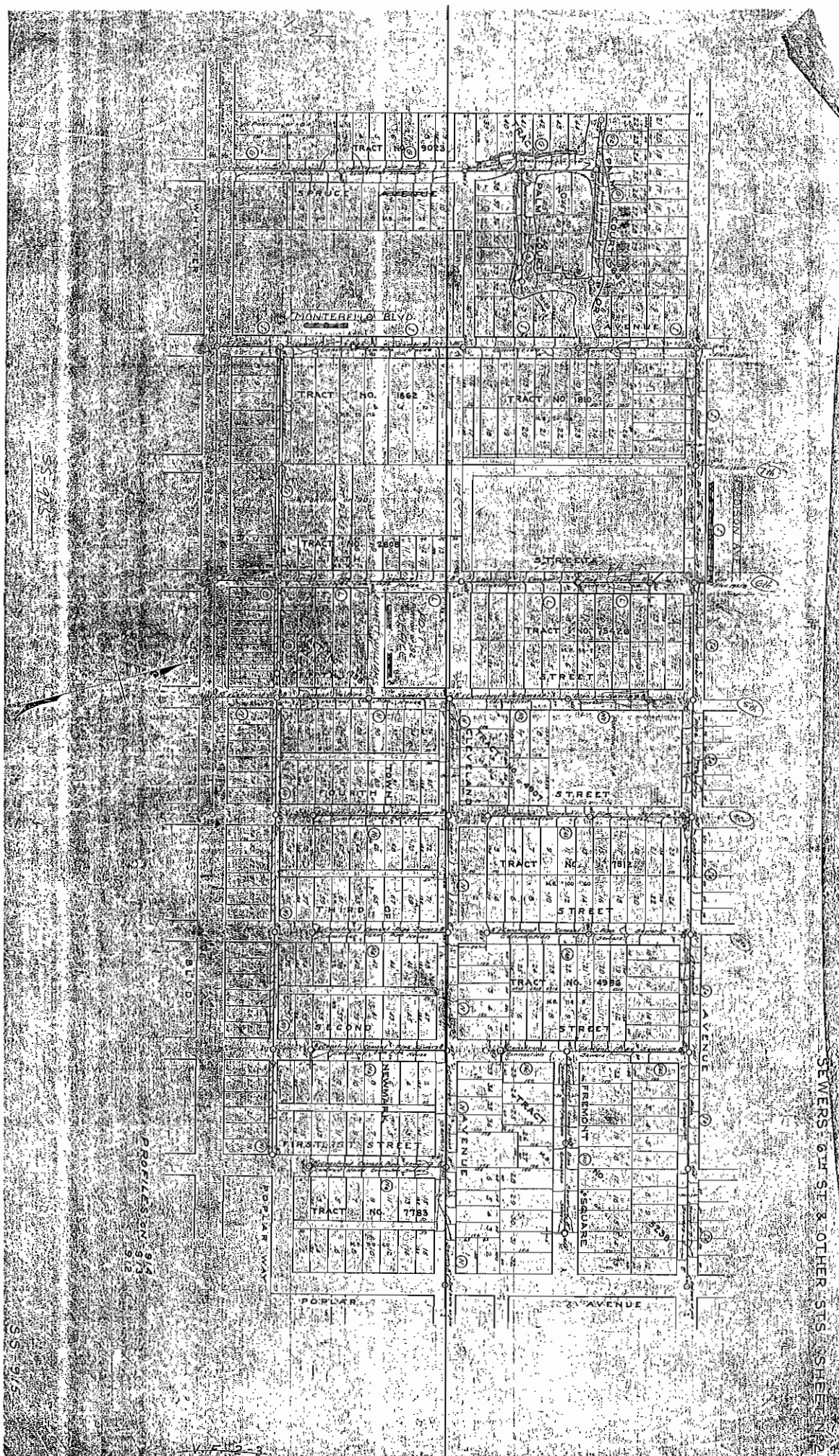
CONCLUSION

This sewer analysis demonstrates that the existing 8" main located within 5th Street servicing Area 1 is capable of accommodating anticipated increase in sewage flows as a result of the construction of the proposed development. The 5th Street sewer's existing peak level of 0.34' increases by only 0.01'. Additionally the existing 8" main located within the 6th Street alley servicing Areas 2 and 3 is also capable of accommodating anticipated increase in sewage flows as a result of the construction of the proposed development. The 6th Street alley sewer's existing peak level of 0.20' also increases by only 0.01'. It is also noted that with both existing mains at a peak velocity of approximately 2 FPS, existing mains should produce greater self-cleaning flows and less standing sewage.

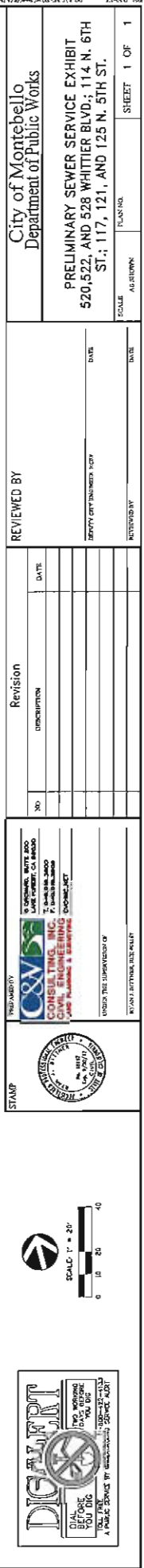
**APPENDIX A
SEWER AS-BUILTS**



SEWERS - G. ST. & OTHER STS. - SHEET No. 4



APPENDIX B
PRELIMINARY SEWER SERVICE EXHIBIT



APPENDIX C
LACSD LOADING TABLE FOR EACH CLASS OF LAND USE

TABLE 1
LOADINGS FOR EACH CLASS OF LAND USE

<u>DESCRIPTION</u>	<u>UNIT OF MEASURE</u>	<u>FLOW (Gallons Per Day)</u>	<u>COD (Pounds Per Day)</u>	<u>SUSPENDED SOLIDS (Pounds Per Day)</u>
RESIDENTIAL				
Single Family Home	Parcel	260	1.22	0.59
Duplex	Parcel	312	1.46	0.70
Triplex	Parcel	468	2.19	1.05
Fourplex	Parcel	624	2.92	1.40
Condominiums	Parcel	195	0.92	0.44
Single Family Home (reduced rate)	Parcel	156	0.73	0.35
Five Units or More	No. of Dwlg. Units	156	0.73	0.35
Mobile Home Parks	No. of Spaces	156	0.73	0.35
COMMERCIAL				
Hotel/Motel/Rooming House	Room	125	0.54	0.28
Store	1000 ft ²	100	0.43	0.23
Supermarket	1000 ft ²	150	2.00	1.00
Shopping Center	1000 ft ²	325	3.00	1.17
Regional Mall	1000 ft ²	150	2.10	0.77
Office Building	1000 ft ²	200	0.86	0.45
Professional Building	1000 ft ²	300	1.29	0.68
Restaurant	1000 ft ²	1,000	16.68	5.00
Indoor Theatre	1000 ft ²	125	0.54	0.28
Car Wash				
Tunnel - No Recycling	1000 ft ²	3,700	15.86	8.33
Tunnel - Recycling	1000 ft ²	2,700	11.74	6.16
Wand	1000 ft ²	700	3.00	1.58
Financial Institution	1000 ft ²	100	0.43	0.23
Service Shop	1000 ft ²	100	0.43	0.23
Animal Kennels	1000 ft ²	100	0.43	0.23
Service Station	1000 ft ²	100	0.43	0.23
Auto Sales/Repair	1000 ft ²	100	0.43	0.23
Wholesale Outlet	1000 ft ²	100	0.43	0.23
Nursery/Greenhouse	1000 ft ²	25	0.11	0.06
Manufacturing	1000 ft ²	200	1.86	0.70
Dry Manufacturing	1000 ft ²	25	0.23	0.09
Lumber Yard	1000 ft ²	25	0.23	0.09
Warehousing	1000 ft ²	25	0.23	0.09
Open Storage	1000 ft ²	25	0.23	0.09
Drive-in Theatre	1000 ft ²	20	0.09	0.05

TABLE 1
(continued)
LOADINGS FOR EACH CLASS OF LAND USE

<u>DESCRIPTION</u>	<u>UNIT OF MEASURE</u>	<u>FLOW (Gallons Per Day)</u>	<u>COD (Pounds Per Day)</u>	<u>SUSPENDED SOLIDS (Pounds Per Day)</u>
COMMERCIAL				
Night Club	1000 ft ²	350	1.50	0.79
Bowling/Skating	1000 ft ²	150	1.76	0.55
Club	1000 ft ²	125	0.54	0.27
Auditorium, Amusement	1000 ft ²	350	1.50	0.79
Golf Course, Camp, and Park (Structures and Improvements	1000 ft ²	100	0.43	0.23
Recreational Vehicle Park	No. of Spaces	55	0.34	0.14
Convalescent Home	Bed	125	0.54	0.28
Laundry	1000 ft ²	3,825	16.40	8.61
Mortuary/Cemetery	1000 ft ²	100	1.33	0.67
Health Spa, Gymnasium				
With Showers	1000 ft ²	600	2.58	1.35
Without Showers	1000 ft ²	300	1.29	0.68
Convention Center, Fairground, Racetrack, Sports Stadium/Arena	Average Daily Attendance	10	0.04	0.02
INSTITUTIONAL				
College/University	Student	20	0.09	0.05
Private School	1000 ft ²	200	0.86	0.45
Church	1000 ft ²	50	0.21	0.11

APPENDIX D
FLOW MONITORING DATA

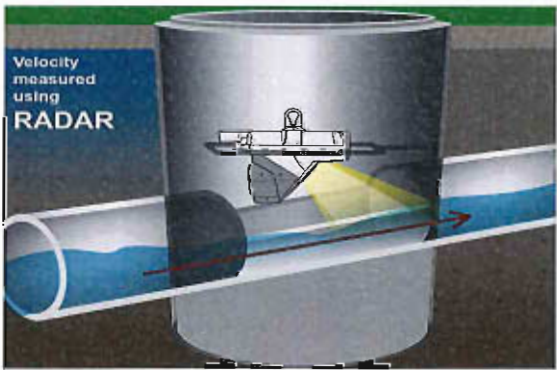
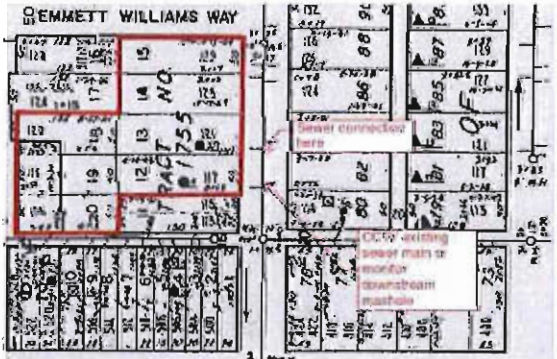


Site Report

08-15-2017

Confidential Proprietary Information

C&V Consulting		~114 N. 5th St
2017.08 5th St MH		Manhole No. Unknown
Access: MH in middle of 5th St at intersection with alley	System Type: Sanitary ☒ Storm ☐	Install Date: 8/7/2017

Map  Technology  Project Plan 	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="4" style="text-align: center;">Flow Meter</th> </tr> <tr> <td colspan="4">Meter Depth: 113"</td> </tr> <tr> <td colspan="4">Map Coordinates: 34.009866, -118.104868</td> </tr> <tr> <td colspan="4">Moderate open channel hydraulics</td> </tr> <tr> <th>Avg Velocity</th> <th>Avg Measured Level</th> <th colspan="2">Multiplier</th> </tr> <tr> <td>1.75 fps</td> <td>3.5"</td> <td colspan="2">1</td> </tr> <tr> <th colspan="4" style="text-align: center;">Gas</th> </tr> <tr> <th>O2</th> <th>H2S</th> <th>CO</th> <th>LEL</th> </tr> <tr> <td>20.9</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <th colspan="4" style="text-align: center;">Notes</th> </tr> <tr> <td colspan="4">Lateral enters MH from east, so monitored downstream line to get total flow.</td> </tr> <tr> <th colspan="4" style="text-align: center;">Traffic Safety</th> </tr> <tr> <td colspan="4">Used cones & signs for traffic control.</td> </tr> <tr> <th colspan="4" style="text-align: center;">Land Use</th> </tr> <tr> <th>Residential</th> <th>Commercial</th> <th>Industrial</th> <th>Trunk</th> </tr> <tr> <td></td> <td style="text-align: center;">X</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Manhole Depth</td> <td colspan="2">126.5"</td> </tr> <tr> <td colspan="2">Monitored Pipe Size</td> <td colspan="2">8"</td> </tr> <tr> <td colspan="2">Inner Pipe Size (In/Out)</td> <td colspan="2">8"/8"</td> </tr> <tr> <td colspan="2">Pipe Shape</td> <td colspan="2">Round</td> </tr> <tr> <td colspan="2">Pipe Condition</td> <td colspan="2">Good</td> </tr> <tr> <td colspan="2">Manhole Material</td> <td colspan="2">Brick</td> </tr> <tr> <td colspan="2">Silt</td> <td colspan="2">0</td> </tr> <tr> <td colspan="2">Velocity Profile Data</td> <td colspan="2">*</td> </tr> <tr> <td colspan="2">Velocity Profile Taken</td> <td colspan="2">0.4 2-D</td> </tr> <tr> <td colspan="2">Sensor Offset</td> <td colspan="2">13.51"</td> </tr> <tr> <td colspan="2">Sensor Dist. to Crown</td> <td colspan="2">5.51"</td> </tr> <tr> <td colspan="2">Sensor Direction</td> <td colspan="2">Downstream</td> </tr> <tr> <td colspan="2">Flow Heading</td> <td colspan="2">South</td> </tr> </table>	Flow Meter				Meter Depth: 113"				Map Coordinates: 34.009866, -118.104868				Moderate open channel hydraulics				Avg Velocity	Avg Measured Level	Multiplier		1.75 fps	3.5"	1		Gas				O2	H2S	CO	LEL	20.9	0	0	0	Notes				Lateral enters MH from east, so monitored downstream line to get total flow.				Traffic Safety				Used cones & signs for traffic control.				Land Use				Residential	Commercial	Industrial	Trunk		X			Manhole Depth		126.5"		Monitored Pipe Size		8"		Inner Pipe Size (In/Out)		8"/8"		Pipe Shape		Round		Pipe Condition		Good		Manhole Material		Brick		Silt		0		Velocity Profile Data		*		Velocity Profile Taken		0.4 2-D		Sensor Offset		13.51"		Sensor Dist. to Crown		5.51"		Sensor Direction		Downstream		Flow Heading		South	
Flow Meter																																																																																																																					
Meter Depth: 113"																																																																																																																					
Map Coordinates: 34.009866, -118.104868																																																																																																																					
Moderate open channel hydraulics																																																																																																																					
Avg Velocity	Avg Measured Level	Multiplier																																																																																																																			
1.75 fps	3.5"	1																																																																																																																			
Gas																																																																																																																					
O2	H2S	CO	LEL																																																																																																																		
20.9	0	0	0																																																																																																																		
Notes																																																																																																																					
Lateral enters MH from east, so monitored downstream line to get total flow.																																																																																																																					
Traffic Safety																																																																																																																					
Used cones & signs for traffic control.																																																																																																																					
Land Use																																																																																																																					
Residential	Commercial	Industrial	Trunk																																																																																																																		
	X																																																																																																																				
Manhole Depth		126.5"																																																																																																																			
Monitored Pipe Size		8"																																																																																																																			
Inner Pipe Size (In/Out)		8"/8"																																																																																																																			
Pipe Shape		Round																																																																																																																			
Pipe Condition		Good																																																																																																																			
Manhole Material		Brick																																																																																																																			
Silt		0																																																																																																																			
Velocity Profile Data		*																																																																																																																			
Velocity Profile Taken		0.4 2-D																																																																																																																			
Sensor Offset		13.51"																																																																																																																			
Sensor Dist. to Crown		5.51"																																																																																																																			
Sensor Direction		Downstream																																																																																																																			
Flow Heading		South																																																																																																																			



Meter Site Document

C&V Consulting

2017.08 5th St MH

~114 N. 5th St

Site



Manhole During Install



Installation Process



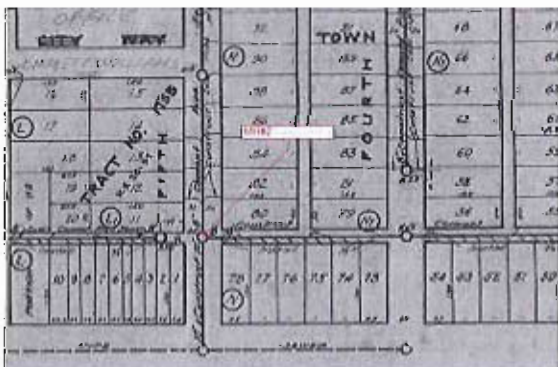
Installed



MH Condition



Sewer Plan





Site Report

08-15-2017

Confidential Proprietary Information

C&V Consulting		~119 N. 6th St
2017.08 6th St MH		Manhole No. Unknown
Access: MH in middle of 6th St at intersection with alley	System Type: Sanitary ☒ Storm ☐	Install Date: 8/7/2017
Map		
Technology		
Project Plan		
Flow Meter		
Meter Depth: 113"		
Map Coordinates: 34.010086, -118.105925		
Moderate open channel hydraulics		
Avg Velocity	Avg Measured Level	Multiplier
1.25 fps	2.25"	1
Gas		
O2	H2S	CO
20.9	0	0
Notes		
Lateral enters MH from east, so monitored downstream line to get total flow.		
Traffic Safety		
Used cones & signs for traffic control.		
Land Use		
Residential	Commercial	Industrial
	X	
Manhole Depth		127"
Monitored Pipe Size		8"
Inner Pipe Size (In/Out)		8"/8"
Pipe Shape		Round
Pipe Condition		Good
Manhole Material		Brick
Silt		0
Velocity Profile Data		*
Velocity Profile Taken		0.4 2-D
Sensor Offset		14.04"
Sensor Dist. to Crown		6.04"
Sensor Direction		Downstream
Flow Heading		South



Meter Site Document

C&V Consulting

2017.08 6th St MH

~119 N. 6th St

Site



Manhole During Install



Installation Process



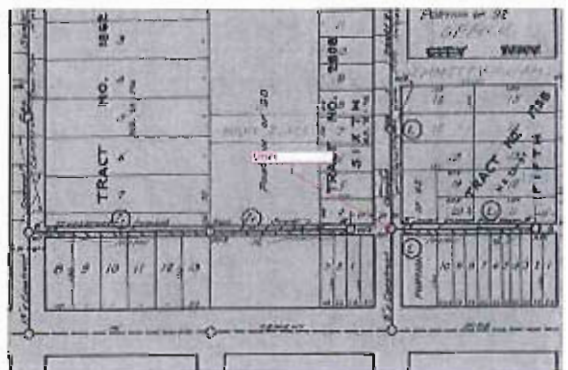
Installed



MH Condition



Sewer Plan



Data for 2017.08 5th St MH:
 08/07/2017 thru 08/15/2017

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/07 12:27	3.50	111.87	1.70
2017/08/07 12:42	3.47	116.81	1.79
2017/08/07 12:57	3.12	104.37	1.84
2017/08/07 13:12	3.16	100.97	1.75
2017/08/07 13:27	3.36	111.67	1.79
2017/08/07 13:42	3.36	111.67	1.79
2017/08/07 13:57	3.16	100.97	1.75
2017/08/07 14:12	3.16	93.82	1.63
2017/08/07 14:27	3.34	101.04	1.63
2017/08/07 14:42	3.14	92.78	1.63
2017/08/07 14:57	3.12	97.22	1.72
2017/08/07 15:12	3.14	101.94	1.79
2017/08/07 15:27	3.34	111.46	1.80
2017/08/07 15:42	3.26	107.43	1.79
2017/08/07 15:57	3.26	103.06	1.72
2017/08/07 16:12	3.33	110.49	1.79
2017/08/07 16:27	3.27	102.15	1.69
2017/08/07 16:42	3.27	102.15	1.69
2017/08/07 16:57	3.33	108.47	1.78
2017/08/07 17:12	3.36	110.14	1.77
2017/08/07 17:27	3.36	110.14	1.77
2017/08/07 17:42	3.39	111.39	1.77
2017/08/07 17:57	3.55	118.68	1.77
2017/08/07 18:12	3.55	118.54	1.76
2017/08/07 18:27	3.55	113.40	1.69
2017/08/07 18:42	3.55	113.40	1.69
2017/08/07 18:57	3.64	119.10	1.72
2017/08/07 19:12	3.64	112.99	1.63
2017/08/07 19:27	3.64	118.89	1.72
2017/08/07 19:42	3.50	112.99	1.72
2017/08/07 19:57	3.62	118.33	1.72
2017/08/07 20:12	3.62	116.25	1.69
2017/08/07 20:27	3.62	116.25	1.69
2017/08/07 20:42	3.62	112.22	1.63
2017/08/07 20:57	3.73	120.90	1.69
2017/08/07 21:12	3.76	122.01	1.69
2017/08/07 21:27	3.76	117.85	1.63
2017/08/07 21:42	3.72	123.26	1.73
2017/08/07 21:57	3.72	123.47	1.73

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/07 22:12	3.52	115.90	1.74
2017/08/07 22:27	3.27	105.21	1.74
2017/08/07 22:42	3.26	104.58	1.74
2017/08/07 22:57	3.25	103.96	1.74
2017/08/07 23:12	3.18	98.12	1.69
2017/08/07 23:27	3.11	89.17	1.58
2017/08/07 23:42	2.96	81.94	1.56
2017/08/07 23:57	2.90	78.06	1.52
2017/08/08 00:12	2.86	75.49	1.50
2017/08/08 00:27	2.83	70.97	1.43
2017/08/08 00:42	2.75	63.47	1.33
2017/08/08 00:57	2.41	48.19	1.21
2017/08/08 01:12	2.41	47.71	1.20
2017/08/08 01:27	2.25	34.93	0.97
2017/08/08 01:42	2.22	34.31	0.97
2017/08/08 01:57	2.18	33.26	0.96
2017/08/08 02:12	2.18	33.26	0.96
2017/08/08 02:27	2.22	38.06	1.07
2017/08/08 02:42	2.22	38.06	1.07
2017/08/08 02:57	2.28	35.42	0.96
2017/08/08 03:12	2.33	35.56	0.94
2017/08/08 03:27	2.36	34.31	0.89
2017/08/08 03:42	2.33	33.12	0.87
2017/08/08 03:57	2.36	33.68	0.87
2017/08/08 04:12	2.36	33.68	0.87
2017/08/08 04:27	2.41	35.90	0.90
2017/08/08 04:42	2.41	39.58	0.99
2017/08/08 04:57	2.43	40.49	1.01
2017/08/08 05:12	2.59	49.58	1.13
2017/08/08 05:27	2.66	57.36	1.26
2017/08/08 05:42	2.69	62.50	1.35
2017/08/08 05:57	2.73	64.86	1.37
2017/08/08 06:12	2.90	71.81	1.40
2017/08/08 06:27	2.91	77.01	1.49
2017/08/08 06:42	3.00	81.53	1.52
2017/08/08 06:57	3.05	83.89	1.53
2017/08/08 07:12	3.05	83.89	1.53
2017/08/08 07:27	3.05	83.89	1.53
2017/08/08 07:42	3.05	82.85	1.51
2017/08/08 07:57	3.29	90.14	1.48
2017/08/08 08:12	3.25	86.25	1.45
2017/08/08 08:27	3.25	86.04	1.44
2017/08/08 08:42	3.25	85.62	1.43
2017/08/08 08:57	3.25	85.62	1.43
2017/08/08 09:12	3.25	86.04	1.44

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/08 09:27	3.46	91.74	1.42
2017/08/08 09:42	3.46	92.92	1.43
2017/08/08 09:57	3.50	96.94	1.47
2017/08/08 10:12	3.46	93.06	1.44
2017/08/08 10:27	3.41	91.46	1.43
2017/08/08 10:42	3.37	90.00	1.43
2017/08/08 10:57	3.40	85.07	1.34
2017/08/08 11:12	3.40	85.07	1.34
2017/08/08 11:27	3.33	81.39	1.32
2017/08/08 11:42	3.33	82.78	1.34
2017/08/08 11:57	3.40	88.54	1.40
2017/08/08 12:12	3.41	89.03	1.40
2017/08/08 12:27	3.41	89.03	1.40
2017/08/08 12:42	3.51	92.36	1.40
2017/08/08 12:57	3.51	92.36	1.40
2017/08/08 13:12	3.52	95.00	1.43
2017/08/08 13:27	3.52	95.00	1.43
2017/08/08 13:42	3.52	93.40	1.40
2017/08/08 13:57	3.51	92.92	1.40
2017/08/08 14:12	3.61	90.00	1.31
2017/08/08 14:27	3.48	84.24	1.29
2017/08/08 14:42	3.51	85.14	1.29
2017/08/08 14:57	3.50	84.65	1.29
2017/08/08 15:12	3.50	89.17	1.36
2017/08/08 15:27	3.43	89.51	1.40
2017/08/08 15:42	3.43	96.04	1.50
2017/08/08 15:57	3.11	86.25	1.53
2017/08/08 16:12	3.07	84.65	1.53
2017/08/08 16:27	3.07	82.85	1.50
2017/08/08 16:42	3.07	84.65	1.53
2017/08/08 16:57	3.11	86.25	1.53
2017/08/08 17:12	3.18	86.18	1.49
2017/08/08 17:27	3.22	89.93	1.52
2017/08/08 17:42	3.37	95.62	1.52
2017/08/08 17:57	3.22	89.93	1.52
2017/08/08 18:12	3.22	89.93	1.52
2017/08/08 18:27	3.37	104.24	1.66
2017/08/08 18:42	3.40	105.42	1.66
2017/08/08 18:57	3.40	105.42	1.66
2017/08/08 19:12	3.40	99.79	1.57
2017/08/08 19:27	3.40	99.79	1.57
2017/08/08 19:42	3.40	99.79	1.57
2017/08/08 19:57	3.40	105.90	1.67
2017/08/08 20:12	3.47	110.14	1.69
2017/08/08 20:27	3.47	111.94	1.72

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/08 20:42	3.51	113.68	1.72
2017/08/08 20:57	3.55	113.61	1.69
2017/08/08 21:12	3.69	122.22	1.73
2017/08/08 21:27	3.79	128.33	1.76
2017/08/08 21:42	3.93	132.43	1.73
2017/08/08 21:57	3.79	126.46	1.73
2017/08/08 22:12	3.79	126.46	1.73
2017/08/08 22:27	3.69	120.42	1.70
2017/08/08 22:42	3.52	113.40	1.70
2017/08/08 22:57	3.40	99.03	1.56
2017/08/08 23:12	3.25	90.90	1.52
2017/08/08 23:27	3.19	88.33	1.52
2017/08/08 23:42	3.18	87.57	1.51
2017/08/08 23:57	3.12	85.56	1.51
2017/08/09 00:12	3.02	81.94	1.51
2017/08/09 00:27	2.93	76.94	1.48
2017/08/09 00:42	2.86	69.93	1.39
2017/08/09 00:57	2.66	60.21	1.32
2017/08/09 01:12	2.59	56.18	1.28
2017/08/09 01:27	2.54	54.44	1.27
2017/08/09 01:42	2.40	46.18	1.17
2017/08/09 01:57	2.37	36.74	0.94
2017/08/09 02:12	2.22	34.24	0.97
2017/08/09 02:27	2.22	34.24	0.97
2017/08/09 02:42	2.22	34.24	0.97
2017/08/09 02:57	2.22	34.24	0.97
2017/08/09 03:12	2.22	34.24	0.97
2017/08/09 03:27	2.26	36.32	1.00
2017/08/09 03:42	2.19	31.39	0.90
2017/08/09 03:57	2.16	30.83	0.90
2017/08/09 04:12	2.19	32.78	0.94
2017/08/09 04:27	2.26	34.24	0.94
2017/08/09 04:42	2.29	34.79	0.94
2017/08/09 04:57	2.30	35.83	0.96
2017/08/09 05:12	2.39	37.64	0.96
2017/08/09 05:27	2.58	42.78	0.98
2017/08/09 05:42	2.62	48.33	1.08
2017/08/09 05:57	2.62	54.65	1.22
2017/08/09 06:12	2.80	61.94	1.27
2017/08/09 06:27	2.82	61.67	1.25
2017/08/09 06:42	2.96	66.60	1.27
2017/08/09 06:57	3.12	72.64	1.28
2017/08/09 07:12	3.14	80.90	1.42
2017/08/09 07:27	3.15	81.39	1.42
2017/08/09 07:42	3.19	83.47	1.43

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/09 07:57	3.19	84.44	1.45
2017/08/09 08:12	3.19	84.79	1.45
2017/08/09 08:27	3.33	90.90	1.47
2017/08/09 08:42	3.44	94.93	1.47
2017/08/09 08:57	3.51	100.28	1.52
2017/08/09 09:12	3.51	100.28	1.52
2017/08/09 09:27	3.44	98.06	1.52
2017/08/09 09:42	3.43	96.74	1.51
2017/08/09 09:57	3.40	96.87	1.53
2017/08/09 10:12	3.36	94.17	1.51
2017/08/09 10:27	3.40	96.87	1.53
2017/08/09 10:42	3.40	96.87	1.53
2017/08/09 10:57	3.50	102.29	1.55
2017/08/09 11:12	3.50	102.29	1.55
2017/08/09 11:27	3.50	102.29	1.55
2017/08/09 11:42	3.34	96.39	1.55
2017/08/09 11:57	3.29	87.64	1.44
2017/08/09 12:12	3.23	84.31	1.42
2017/08/09 12:27	3.25	84.79	1.42
2017/08/09 12:42	3.25	84.79	1.42
2017/08/09 12:57	3.25	84.79	1.42
2017/08/09 13:12	3.59	102.64	1.50
2017/08/09 13:27	3.59	102.64	1.50
2017/08/09 13:42	3.59	105.56	1.55
2017/08/09 13:57	3.40	95.42	1.50
2017/08/09 14:12	3.40	95.42	1.50
2017/08/09 14:27	3.33	89.72	1.45
2017/08/09 14:42	3.40	95.35	1.50
2017/08/09 14:57	3.44	93.06	1.44
2017/08/09 15:12	3.44	91.46	1.42
2017/08/09 15:27	3.40	89.72	1.41
2017/08/09 15:42	3.40	89.72	1.41
2017/08/09 15:57	3.15	80.07	1.40
2017/08/09 16:12	3.15	81.04	1.41
2017/08/09 16:27	3.18	82.01	1.41
2017/08/09 16:42	3.18	85.90	1.48
2017/08/09 16:57	3.32	92.85	1.51
2017/08/09 17:12	3.39	96.39	1.53
2017/08/09 17:27	3.40	96.87	1.53
2017/08/09 17:42	3.52	100.56	1.51
2017/08/09 17:57	3.52	100.56	1.51
2017/08/09 18:12	3.51	102.15	1.54
2017/08/09 18:27	3.51	102.15	1.54
2017/08/09 18:42	3.62	106.46	1.54
2017/08/09 18:57	3.65	108.06	1.55

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/09 19:12	3.77	112.85	1.55
2017/08/09 19:27	3.77	113.75	1.56
2017/08/09 19:42	3.65	104.51	1.50
2017/08/09 19:57	3.51	99.37	1.50
2017/08/09 20:12	3.51	99.17	1.50
2017/08/09 20:27	3.51	99.37	1.50
2017/08/09 20:42	3.76	108.68	1.50
2017/08/09 20:57	3.76	111.46	1.54
2017/08/09 21:12	3.77	115.21	1.58
2017/08/09 21:27	3.76	114.65	1.58
2017/08/09 21:42	3.69	111.60	1.58
2017/08/09 21:57	3.69	115.00	1.63
2017/08/09 22:12	3.83	117.01	1.58
2017/08/09 22:27	3.62	107.08	1.55
2017/08/09 22:42	3.51	102.78	1.55
2017/08/09 22:57	3.51	102.78	1.55
2017/08/09 23:12	3.47	99.10	1.52
2017/08/09 23:27	3.40	96.39	1.52
2017/08/09 23:42	3.11	82.71	1.47
2017/08/09 23:57	3.11	82.71	1.47
2017/08/10 00:12	2.90	66.81	1.30
2017/08/10 00:27	2.82	62.85	1.28
2017/08/10 00:42	2.82	61.67	1.25
2017/08/10 00:57	2.72	58.61	1.25
2017/08/10 01:12	2.61	49.72	1.12
2017/08/10 01:27	2.58	48.12	1.10
2017/08/10 01:42	2.50	41.53	0.99
2017/08/10 01:57	2.47	40.90	0.99
2017/08/10 02:12	2.39	39.03	0.99
2017/08/10 02:27	2.37	38.68	0.99
2017/08/10 02:42	2.26	36.18	0.99
2017/08/10 02:57	2.14	28.19	0.84
2017/08/10 03:12	2.14	28.19	0.84
2017/08/10 03:27	2.15	27.85	0.82
2017/08/10 03:42	2.19	28.61	0.82
2017/08/10 03:57	2.16	29.93	0.87
2017/08/10 04:12	2.19	30.49	0.87
2017/08/10 04:27	2.21	30.69	0.87
2017/08/10 04:42	2.48	37.01	0.89
2017/08/10 04:57	2.48	41.32	1.00
2017/08/10 05:12	2.51	45.35	1.08
2017/08/10 05:27	2.69	55.90	1.21
2017/08/10 05:42	2.80	62.43	1.28
2017/08/10 05:57	2.86	66.74	1.33
2017/08/10 06:12	2.91	68.47	1.33

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/10 06:27	2.96	70.00	1.33
2017/08/10 06:42	2.97	74.24	1.40
2017/08/10 06:57	2.97	76.32	1.44
2017/08/10 07:12	3.22	86.94	1.47
2017/08/10 07:27	3.22	88.68	1.50
2017/08/10 07:42	3.22	88.68	1.50
2017/08/10 07:57	3.22	87.99	1.49
2017/08/10 08:12	3.22	88.68	1.50
2017/08/10 08:27	3.44	100.14	1.55
2017/08/10 08:42	3.47	103.40	1.59
2017/08/10 08:57	3.47	104.58	1.61
2017/08/10 09:12	3.47	104.58	1.61
2017/08/10 09:27	3.44	103.47	1.61
2017/08/10 09:42	3.40	98.06	1.55
2017/08/10 09:57	3.40	98.06	1.55
2017/08/10 10:12	3.40	97.85	1.54
2017/08/10 10:27	3.48	101.11	1.54
2017/08/10 10:42	3.48	101.11	1.54
2017/08/10 10:57	3.48	101.04	1.54
2017/08/10 11:12	3.39	97.15	1.54
2017/08/10 11:27	3.39	97.15	1.54
2017/08/10 11:42	3.39	97.15	1.54
2017/08/10 11:57	3.44	103.06	1.60
2017/08/10 12:12	3.51	107.64	1.63
2017/08/10 12:27	3.51	107.85	1.63
2017/08/10 12:42	3.44	105.07	1.63
2017/08/10 12:57	3.41	103.96	1.63
2017/08/10 13:12	3.25	97.08	1.63
2017/08/10 13:27	3.25	93.54	1.57
2017/08/10 13:42	3.25	92.08	1.54
2017/08/10 13:57	3.23	90.56	1.53
2017/08/10 14:12	3.15	85.28	1.49
2017/08/10 14:27	3.01	80.21	1.49
2017/08/10 14:42	3.01	82.29	1.53
2017/08/10 14:57	3.01	82.29	1.53
2017/08/10 15:12	3.19	90.35	1.55
2017/08/10 15:27	3.19	90.35	1.55
2017/08/10 15:42	3.22	91.81	1.56
2017/08/10 15:57	3.34	96.60	1.56
2017/08/10 16:12	3.22	91.81	1.56
2017/08/10 16:27	3.25	95.62	1.60
2017/08/10 16:42	3.25	96.32	1.61
2017/08/10 16:57	3.19	93.40	1.60
2017/08/10 17:12	3.14	91.94	1.61
2017/08/10 17:27	3.19	94.44	1.62

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/10 17:42	3.19	94.17	1.61
2017/08/10 17:57	3.29	99.03	1.63
2017/08/10 18:12	3.33	100.69	1.63
2017/08/10 18:27	3.36	99.31	1.59
2017/08/10 18:42	3.39	100.42	1.59
2017/08/10 18:57	3.39	105.00	1.66
2017/08/10 19:12	3.41	110.90	1.74
2017/08/10 19:27	3.41	111.53	1.75
2017/08/10 19:42	3.37	109.72	1.75
2017/08/10 19:57	3.37	109.72	1.75
2017/08/10 20:12	3.37	99.93	1.59
2017/08/10 20:27	3.37	99.93	1.59
2017/08/10 20:42	3.40	101.04	1.59
2017/08/10 20:57	3.79	127.99	1.75
2017/08/10 21:12	3.79	128.89	1.76
2017/08/10 21:27	3.79	130.21	1.78
2017/08/10 21:42	3.77	129.58	1.78
2017/08/10 21:57	3.73	127.78	1.78
2017/08/10 22:12	3.72	127.15	1.78
2017/08/10 22:27	3.59	120.76	1.77
2017/08/10 22:42	3.51	114.10	1.72
2017/08/10 22:57	3.47	112.29	1.72
2017/08/10 23:12	3.05	87.43	1.59
2017/08/10 23:27	3.04	84.65	1.55
2017/08/10 23:42	2.96	78.47	1.49
2017/08/10 23:57	2.90	72.92	1.42
2017/08/11 00:12	2.87	69.24	1.37
2017/08/11 00:27	2.75	63.12	1.33
2017/08/11 00:42	2.66	59.93	1.31
2017/08/11 00:57	2.57	56.32	1.30
2017/08/11 01:12	2.37	47.71	1.23
2017/08/11 01:27	2.32	45.76	1.22
2017/08/11 01:42	2.23	40.49	1.13
2017/08/11 01:57	2.18	38.96	1.13
2017/08/11 02:12	2.12	36.81	1.11
2017/08/11 02:27	2.07	33.61	1.05
2017/08/11 02:42	2.00	32.01	1.05
2017/08/11 02:57	1.97	30.62	1.02
2017/08/11 03:12	1.95	29.51	0.99
2017/08/11 03:27	1.96	28.33	0.95
2017/08/11 03:42	1.94	26.39	0.90
2017/08/11 03:57	1.94	26.25	0.89
2017/08/11 04:12	2.01	27.57	0.89
2017/08/11 04:27	2.14	30.00	0.89
2017/08/11 04:42	2.15	33.33	0.98

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/11 04:57	2.15	38.61	1.14
2017/08/11 05:12	2.23	40.69	1.14
2017/08/11 05:27	2.25	40.90	1.13
2017/08/11 05:42	2.54	48.61	1.14
2017/08/11 05:57	2.55	48.82	1.13
2017/08/11 06:12	2.68	52.15	1.13
2017/08/11 06:27	2.68	56.11	1.22
2017/08/11 06:42	2.68	59.10	1.28
2017/08/11 06:57	2.69	62.57	1.35
2017/08/11 07:12	2.94	71.60	1.37
2017/08/11 07:27	3.08	85.62	1.54
2017/08/11 07:42	3.30	93.96	1.54
2017/08/11 07:57	3.30	94.37	1.55
2017/08/11 08:12	3.32	97.29	1.59
2017/08/11 08:27	3.32	96.74	1.58
2017/08/11 08:42	3.23	91.74	1.55
2017/08/11 08:57	3.23	91.74	1.55
2017/08/11 09:12	3.22	88.12	1.49
2017/08/11 09:27	3.22	88.12	1.49
2017/08/11 09:42	3.22	88.12	1.49
2017/08/11 09:57	3.22	94.24	1.60
2017/08/11 10:12	3.55	113.75	1.69
2017/08/11 10:27	3.58	114.86	1.69
2017/08/11 10:42	3.58	114.86	1.69
2017/08/11 10:57	3.58	107.85	1.59
2017/08/11 11:12	3.59	108.40	1.59
2017/08/11 11:27	3.59	107.64	1.58
2017/08/11 11:42	3.44	100.00	1.55
2017/08/11 11:57	3.46	102.92	1.59
2017/08/11 12:12	3.40	93.68	1.48
2017/08/11 12:27	3.40	93.68	1.48
2017/08/11 12:42	3.46	96.32	1.49
2017/08/11 12:57	3.46	98.89	1.53
2017/08/11 13:12	3.47	99.37	1.53
2017/08/11 13:27	3.52	106.67	1.60
2017/08/11 13:42	3.47	105.35	1.62
2017/08/11 13:57	3.44	104.24	1.62
2017/08/11 14:12	3.27	97.64	1.62
2017/08/11 14:27	3.27	97.64	1.62
2017/08/11 14:42	3.27	97.78	1.62
2017/08/11 14:57	3.30	98.89	1.62
2017/08/11 15:12	3.41	103.54	1.62
2017/08/11 15:27	3.54	112.36	1.68
2017/08/11 15:42	3.41	103.54	1.62
2017/08/11 15:57	3.41	106.04	1.66

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/11 16:12	3.44	107.22	1.66
2017/08/11 16:27	3.33	101.25	1.64
2017/08/11 16:42	3.32	98.82	1.61
2017/08/11 16:57	3.33	99.37	1.61
2017/08/11 17:12	3.30	97.99	1.61
2017/08/11 17:27	3.30	98.26	1.61
2017/08/11 17:42	3.46	104.31	1.61
2017/08/11 17:57	3.46	104.03	1.61
2017/08/11 18:12	3.30	100.69	1.65
2017/08/11 18:27	3.19	96.18	1.65
2017/08/11 18:42	3.19	96.18	1.65
2017/08/11 18:57	3.18	93.68	1.62
2017/08/11 19:12	3.19	94.24	1.62
2017/08/11 19:27	3.26	97.01	1.62
2017/08/11 19:42	3.32	96.46	1.57
2017/08/11 19:57	3.48	102.92	1.57
2017/08/11 20:12	3.57	114.51	1.70
2017/08/11 20:27	3.57	114.51	1.70
2017/08/11 20:42	3.44	109.31	1.70
2017/08/11 20:57	3.44	109.31	1.70
2017/08/11 21:12	3.44	109.58	1.70
2017/08/11 21:27	3.44	105.90	1.64
2017/08/11 21:42	3.46	109.44	1.69
2017/08/11 21:57	3.46	106.53	1.64
2017/08/11 22:12	3.46	101.94	1.57
2017/08/11 22:27	3.46	101.94	1.57
2017/08/11 22:42	3.44	103.68	1.61
2017/08/11 22:57	3.23	93.33	1.57
2017/08/11 23:12	3.22	92.85	1.57
2017/08/11 23:27	3.22	94.86	1.61
2017/08/11 23:42	3.05	84.58	1.54
2017/08/11 23:57	3.00	78.61	1.47
2017/08/12 00:12	2.98	78.12	1.47
2017/08/12 00:27	2.90	72.36	1.41
2017/08/12 00:42	2.71	63.06	1.35
2017/08/12 00:57	2.71	63.06	1.35
2017/08/12 01:12	2.36	52.15	1.35
2017/08/12 01:27	2.32	50.90	1.35
2017/08/12 01:42	2.32	61.74	1.64
2017/08/12 01:57	2.32	61.74	1.64
2017/08/12 02:12	2.39	65.00	1.66
2017/08/12 02:27	2.41	65.35	1.64
2017/08/12 02:42	2.41	63.96	1.61
2017/08/12 02:57	2.39	60.35	1.54
2017/08/12 03:12	2.22	54.51	1.54

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/12 03:27	2.09	50.28	1.54
2017/08/12 03:42	2.09	50.76	1.55
2017/08/12 03:57	2.09	50.28	1.54
2017/08/12 04:12	2.11	50.07	1.52
2017/08/12 04:27	2.11	51.25	1.55
2017/08/12 04:42	2.11	51.25	1.55
2017/08/12 04:57	2.11	50.07	1.52
2017/08/12 05:12	2.14	51.04	1.52
2017/08/12 05:27	2.14	49.24	1.46
2017/08/12 05:42	2.11	48.33	1.46
2017/08/12 05:57	2.14	48.68	1.45
2017/08/12 06:12	2.15	49.17	1.45
2017/08/12 06:27	2.51	51.53	1.22
2017/08/12 06:42	2.59	53.89	1.22
2017/08/12 06:57	2.94	63.96	1.22
2017/08/12 07:12	3.09	71.11	1.27
2017/08/12 07:27	3.15	87.36	1.52
2017/08/12 07:42	3.16	88.40	1.53
2017/08/12 07:57	3.23	94.86	1.60
2017/08/12 08:12	3.30	97.64	1.60
2017/08/12 08:27	3.41	105.69	1.66
2017/08/12 08:42	3.41	107.15	1.68
2017/08/12 08:57	3.41	108.12	1.70
2017/08/12 09:12	3.44	108.26	1.68
2017/08/12 09:27	3.44	108.19	1.68
2017/08/12 09:42	3.46	109.86	1.70
2017/08/12 09:57	3.51	112.15	1.70
2017/08/12 10:12	3.55	115.14	1.71
2017/08/12 10:27	3.55	117.50	1.75
2017/08/12 10:42	3.72	125.07	1.75
2017/08/12 10:57	3.72	124.72	1.75
2017/08/12 11:12	3.72	126.25	1.77
2017/08/12 11:27	3.71	126.46	1.78
2017/08/12 11:42	3.71	127.43	1.79
2017/08/12 11:57	3.71	126.46	1.78
2017/08/12 12:12	3.72	127.01	1.78
2017/08/12 12:27	3.73	119.79	1.67
2017/08/12 12:42	3.73	115.62	1.61
2017/08/12 12:57	3.73	115.62	1.61
2017/08/12 13:12	3.83	123.82	1.67
2017/08/12 13:27	3.83	126.87	1.71
2017/08/12 13:42	3.83	130.69	1.76
2017/08/12 13:57	3.83	130.69	1.76
2017/08/12 14:12	3.83	129.51	1.75
2017/08/12 14:27	3.83	130.69	1.76

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/12 14:42	3.83	130.69	1.76
2017/08/12 14:57	3.77	128.40	1.77
2017/08/12 15:12	3.75	127.15	1.77
2017/08/12 15:27	3.75	127.15	1.77
2017/08/12 15:42	3.71	124.17	1.75
2017/08/12 15:57	3.65	119.86	1.72
2017/08/12 16:12	3.55	111.81	1.66
2017/08/12 16:27	3.59	113.40	1.66
2017/08/12 16:42	3.59	110.56	1.62
2017/08/12 16:57	3.55	107.99	1.61
2017/08/12 17:12	3.55	106.67	1.59
2017/08/12 17:27	3.46	96.53	1.49
2017/08/12 17:42	3.30	89.17	1.46
2017/08/12 17:57	3.18	84.65	1.46
2017/08/12 18:12	3.18	84.65	1.46
2017/08/12 18:27	3.30	94.17	1.54
2017/08/12 18:42	3.30	94.17	1.54
2017/08/12 18:57	3.36	97.71	1.57
2017/08/12 19:12	3.36	98.06	1.57
2017/08/12 19:27	3.46	101.87	1.57
2017/08/12 19:42	3.52	104.51	1.57
2017/08/12 19:57	3.52	106.18	1.60
2017/08/12 20:12	3.50	105.56	1.60
2017/08/12 20:27	3.50	105.56	1.60
2017/08/12 20:42	3.48	104.51	1.60
2017/08/12 20:57	3.44	100.83	1.56
2017/08/12 21:12	3.33	96.53	1.56
2017/08/12 21:27	3.33	96.53	1.56
2017/08/12 21:42	3.36	97.57	1.58
2017/08/12 21:57	3.33	96.25	1.56
2017/08/12 22:12	3.33	96.25	1.56
2017/08/12 22:27	3.30	91.39	1.50
2017/08/12 22:42	3.30	91.39	1.50
2017/08/12 22:57	3.30	90.07	1.48
2017/08/12 23:12	2.97	74.24	1.40
2017/08/12 23:27	3.11	83.06	1.48
2017/08/12 23:42	3.00	79.65	1.49
2017/08/12 23:57	3.00	77.43	1.45
2017/08/13 00:12	3.00	77.43	1.45
2017/08/13 00:27	3.00	77.43	1.45
2017/08/13 00:42	2.86	65.56	1.30
2017/08/13 00:57	2.71	59.24	1.27
2017/08/13 01:12	2.71	58.61	1.26
2017/08/13 01:27	2.65	55.42	1.22
2017/08/13 01:42	2.55	52.64	1.22

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/13 01:57	2.53	47.92	1.13
2017/08/13 02:12	2.37	43.33	1.11
2017/08/13 02:27	2.21	37.57	1.07
2017/08/13 02:42	2.21	33.12	0.94
2017/08/13 02:57	2.14	29.93	0.89
2017/08/13 03:12	2.14	29.72	0.89
2017/08/13 03:27	2.19	30.83	0.89
2017/08/13 03:42	2.21	31.11	0.89
2017/08/13 03:57	2.19	32.08	0.92
2017/08/13 04:12	2.30	35.14	0.94
2017/08/13 04:27	2.30	35.14	0.94
2017/08/13 04:42	2.22	32.71	0.92
2017/08/13 04:57	2.22	32.71	0.92
2017/08/13 05:12	2.22	33.40	0.94
2017/08/13 05:27	2.22	32.85	0.93
2017/08/13 05:42	2.22	32.85	0.93
2017/08/13 05:57	2.22	32.85	0.93
2017/08/13 06:12	2.22	32.85	0.93
2017/08/13 06:27	2.48	38.40	0.93
2017/08/13 06:42	2.62	41.39	0.93
2017/08/13 06:57	2.89	49.65	0.98
2017/08/13 07:12	2.89	68.12	1.34
2017/08/13 07:27	2.90	71.74	1.40
2017/08/13 07:42	2.90	72.22	1.41
2017/08/13 07:57	2.90	76.32	1.49
2017/08/13 08:12	2.90	76.32	1.49
2017/08/13 08:27	3.08	82.85	1.49
2017/08/13 08:42	3.16	86.04	1.49
2017/08/13 08:57	3.19	88.33	1.52
2017/08/13 09:12	3.25	93.40	1.57
2017/08/13 09:27	3.48	107.99	1.65
2017/08/13 09:42	3.58	113.75	1.68
2017/08/13 09:57	3.72	120.62	1.69
2017/08/13 10:12	3.72	123.75	1.73
2017/08/13 10:27	3.72	123.75	1.73
2017/08/13 10:42	3.87	131.74	1.75
2017/08/13 10:57	3.91	133.82	1.76
2017/08/13 11:12	3.91	133.54	1.75
2017/08/13 11:27	3.97	135.90	1.75
2017/08/13 11:42	4.11	141.94	1.75
2017/08/13 11:57	4.12	139.17	1.71
2017/08/13 12:12	4.12	139.17	1.71
2017/08/13 12:27	4.12	139.17	1.71
2017/08/13 12:42	4.05	137.57	1.73
2017/08/13 12:57	4.02	136.39	1.73

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/13 13:12	3.98	137.29	1.76
2017/08/13 13:27	3.86	129.24	1.73
2017/08/13 13:42	3.68	116.60	1.66
2017/08/13 13:57	3.61	113.75	1.66
2017/08/13 14:12	3.59	117.36	1.72
2017/08/13 14:27	3.59	112.64	1.65
2017/08/13 14:42	3.61	114.17	1.66
2017/08/13 14:57	3.61	114.17	1.66
2017/08/13 15:12	3.54	111.32	1.66
2017/08/13 15:27	3.54	111.11	1.66
2017/08/13 15:42	3.54	111.32	1.66
2017/08/13 15:57	3.54	111.74	1.67
2017/08/13 16:12	3.54	111.74	1.67
2017/08/13 16:27	3.59	112.64	1.65
2017/08/13 16:42	3.59	112.64	1.65
2017/08/13 16:57	3.61	109.24	1.59
2017/08/13 17:12	3.59	108.26	1.59
2017/08/13 17:27	3.43	102.15	1.59
2017/08/13 17:42	3.43	102.15	1.59
2017/08/13 17:57	3.52	108.82	1.64
2017/08/13 18:12	3.52	109.03	1.64
2017/08/13 18:27	3.52	109.03	1.64
2017/08/13 18:42	3.52	109.03	1.64
2017/08/13 18:57	3.34	99.37	1.60
2017/08/13 19:12	3.34	99.37	1.60
2017/08/13 19:27	3.32	98.26	1.60
2017/08/13 19:42	3.32	98.26	1.60
2017/08/13 19:57	3.34	97.43	1.57
2017/08/13 20:12	3.44	103.75	1.61
2017/08/13 20:27	3.44	103.75	1.61
2017/08/13 20:42	3.69	116.25	1.64
2017/08/13 20:57	3.73	123.26	1.72
2017/08/13 21:12	3.76	126.60	1.75
2017/08/13 21:27	3.84	130.21	1.75
2017/08/13 21:42	3.84	130.21	1.75
2017/08/13 21:57	3.84	128.75	1.73
2017/08/13 22:12	3.73	123.96	1.73
2017/08/13 22:27	3.36	105.69	1.69
2017/08/13 22:42	3.36	107.92	1.73
2017/08/13 22:57	3.33	104.51	1.69
2017/08/13 23:12	3.32	103.96	1.69
2017/08/13 23:27	3.19	93.68	1.61
2017/08/13 23:42	3.09	82.71	1.48
2017/08/13 23:57	3.07	79.93	1.45
2017/08/14 00:12	3.01	74.58	1.38

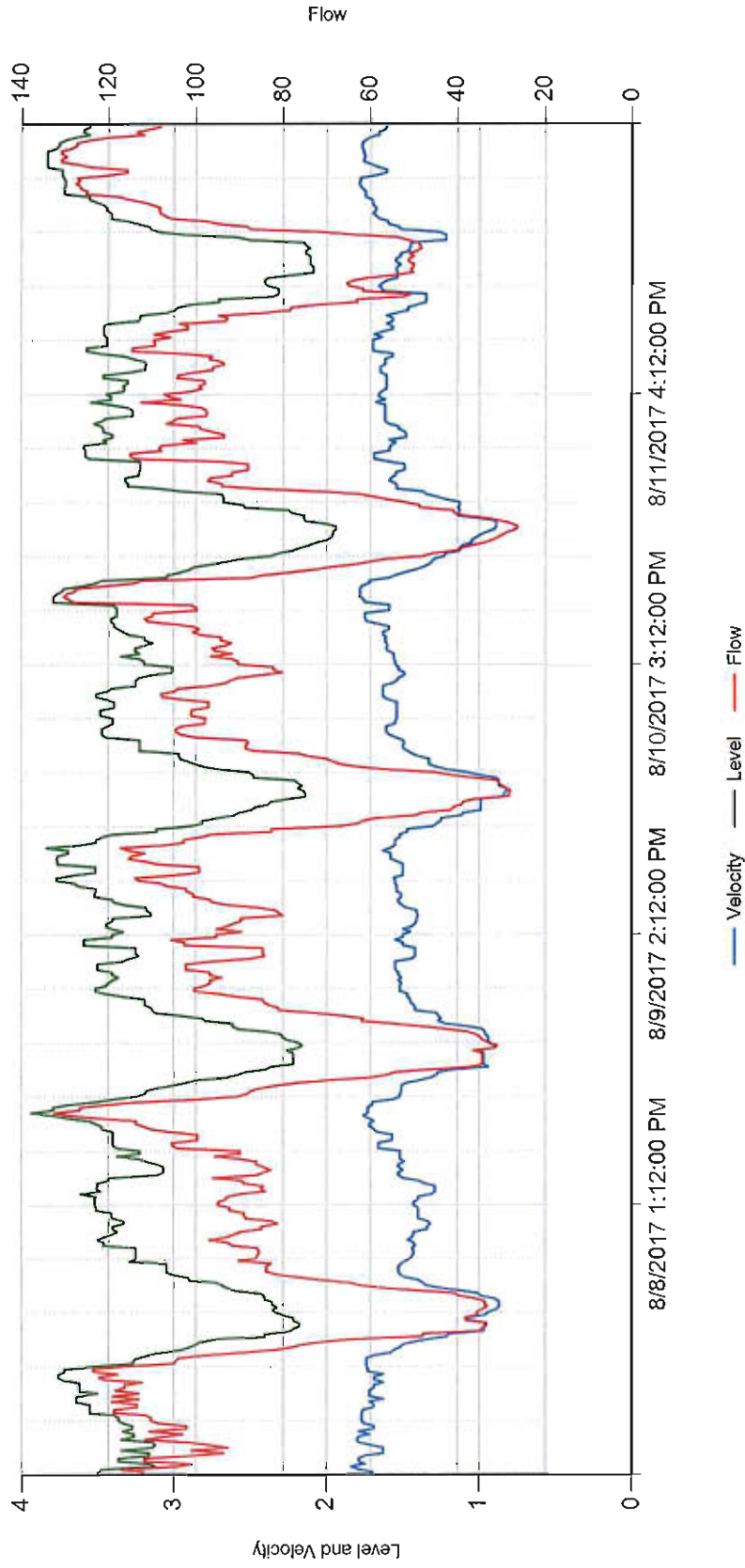
TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/14 00:27	2.91	70.69	1.37
2017/08/14 00:42	2.83	66.25	1.34
2017/08/14 00:57	2.83	60.83	1.23
2017/08/14 01:12	2.73	54.10	1.14
2017/08/14 01:27	2.69	52.85	1.14
2017/08/14 01:42	2.69	48.26	1.04
2017/08/14 01:57	2.39	37.29	0.95
2017/08/14 02:12	2.33	36.11	0.95
2017/08/14 02:27	2.33	36.04	0.95
2017/08/14 02:42	2.33	36.04	0.95
2017/08/14 02:57	2.25	30.28	0.84
2017/08/14 03:12	2.25	29.44	0.82
2017/08/14 03:27	2.25	29.44	0.82
2017/08/14 03:42	2.25	29.93	0.83
2017/08/14 03:57	2.26	30.21	0.83
2017/08/14 04:12	2.29	30.69	0.83
2017/08/14 04:27	2.44	34.03	0.84
2017/08/14 04:42	2.47	34.58	0.84
2017/08/14 04:57	2.50	35.28	0.84
2017/08/14 05:12	2.55	37.01	0.86
2017/08/14 05:27	2.84	44.17	0.89
2017/08/14 05:42	2.84	44.65	0.89
2017/08/14 05:57	2.84	49.65	0.99
2017/08/14 06:12	2.83	64.79	1.31
2017/08/14 06:27	2.83	67.64	1.36
2017/08/14 06:42	2.83	70.83	1.43
2017/08/14 06:57	2.98	80.97	1.52
2017/08/14 07:12	3.08	84.51	1.52
2017/08/14 07:27	3.22	89.65	1.52
2017/08/14 07:42	3.22	88.19	1.50
2017/08/14 07:57	3.22	88.19	1.50
2017/08/14 08:12	3.25	86.60	1.45
2017/08/14 08:27	3.23	83.12	1.40
2017/08/14 08:42	3.25	83.61	1.40
2017/08/14 08:57	3.26	87.85	1.46
2017/08/14 09:12	3.25	85.14	1.43
2017/08/14 09:27	3.26	87.85	1.46
2017/08/14 09:42	3.36	99.31	1.59
2017/08/14 09:57	3.44	102.57	1.59
2017/08/14 10:12	3.44	100.83	1.56
2017/08/14 10:27	3.44	100.83	1.56
2017/08/14 10:42	3.36	97.29	1.56
2017/08/14 10:57	3.32	91.25	1.49
2017/08/14 11:12	3.26	87.71	1.46
2017/08/14 11:27	3.26	87.71	1.46

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/14 11:42	3.36	92.78	1.49
2017/08/14 11:57	3.36	96.87	1.55
2017/08/14 12:12	3.44	104.58	1.62
2017/08/14 12:27	3.47	105.69	1.62
2017/08/14 12:42	3.58	113.54	1.67
2017/08/14 12:57	3.58	110.14	1.62
2017/08/14 13:12	3.58	110.14	1.62
2017/08/14 13:27	3.33	97.50	1.58
2017/08/14 13:42	3.33	97.50	1.58
2017/08/14 13:57	3.33	95.62	1.55
2017/08/14 14:12	3.36	96.87	1.55
2017/08/14 14:27	3.36	95.62	1.53
2017/08/14 14:42	3.43	98.19	1.53
2017/08/14 14:57	3.47	100.97	1.55
2017/08/14 15:12	3.43	106.25	1.66
2017/08/14 15:27	3.50	109.10	1.66
2017/08/14 15:42	3.50	109.17	1.66
2017/08/14 15:57	3.65	115.35	1.66
2017/08/14 16:12	3.65	111.74	1.61
2017/08/14 16:27	3.65	108.54	1.56
2017/08/14 16:42	3.65	108.12	1.55
2017/08/14 16:57	3.64	107.64	1.55
2017/08/14 17:12	3.51	102.78	1.55
2017/08/14 17:27	3.51	102.78	1.55
2017/08/14 17:42	3.64	107.64	1.55
2017/08/14 17:57	3.61	106.53	1.55
2017/08/14 18:12	3.68	109.93	1.56
2017/08/14 18:27	3.68	112.78	1.60
2017/08/14 18:42	3.68	112.99	1.61
2017/08/14 18:57	3.61	110.21	1.61
2017/08/14 19:12	3.68	114.79	1.63
2017/08/14 19:27	3.54	107.43	1.61
2017/08/14 19:42	3.68	115.76	1.65
2017/08/14 19:57	3.57	106.60	1.58
2017/08/14 20:12	3.68	110.90	1.58
2017/08/14 20:27	3.57	106.60	1.58
2017/08/14 20:42	3.57	106.60	1.58
2017/08/14 20:57	3.57	106.60	1.58
2017/08/14 21:12	3.65	109.31	1.57
2017/08/14 21:27	3.65	113.96	1.64
2017/08/14 21:42	3.65	113.96	1.64
2017/08/14 21:57	3.69	117.71	1.67
2017/08/14 22:12	3.65	116.74	1.68
2017/08/14 22:27	3.57	114.51	1.70
2017/08/14 22:42	3.47	110.56	1.70

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/14 22:57	3.47	110.76	1.70
2017/08/14 23:12	3.44	109.58	1.70
2017/08/14 23:27	3.36	105.76	1.70
2017/08/14 23:42	3.36	95.76	1.54
2017/08/14 23:57	3.22	88.68	1.50
2017/08/15 00:12	2.87	74.17	1.47
2017/08/15 00:27	2.87	68.19	1.35
2017/08/15 00:42	2.59	58.40	1.33
2017/08/15 00:57	2.57	57.50	1.33
2017/08/15 01:12	2.33	44.44	1.17
2017/08/15 01:27	2.29	36.74	0.99
2017/08/15 01:42	2.18	34.31	0.99
2017/08/15 01:57	2.15	33.68	0.99
2017/08/15 02:12	2.14	33.40	0.99
2017/08/15 02:27	2.14	31.46	0.94
2017/08/15 02:42	2.14	30.69	0.91
2017/08/15 02:57	2.12	29.03	0.87
2017/08/15 03:12	2.11	27.71	0.84
2017/08/15 03:27	2.11	28.19	0.85
2017/08/15 03:42	2.11	26.39	0.80
2017/08/15 03:57	2.21	28.12	0.80
2017/08/15 04:12	2.25	28.82	0.80
2017/08/15 04:27	2.41	31.25	0.78
2017/08/15 04:42	2.55	33.75	0.78
2017/08/15 04:57	2.62	35.90	0.80
2017/08/15 05:12	2.62	35.90	0.80
2017/08/15 05:27	2.55	50.14	1.16
2017/08/15 05:42	2.53	49.58	1.17
2017/08/15 05:57	2.53	50.90	1.20
2017/08/15 06:12	2.53	50.90	1.20
2017/08/15 06:27	2.66	57.43	1.26
2017/08/15 06:42	2.75	60.56	1.27
2017/08/15 06:57	2.86	69.93	1.39
2017/08/15 07:12	2.93	73.68	1.42
2017/08/15 07:27	2.96	75.83	1.44
2017/08/15 07:42	3.05	85.76	1.56
2017/08/15 07:57	3.15	89.65	1.56
2017/08/15 08:12	3.16	93.75	1.63
2017/08/15 08:27	3.25	97.08	1.63
2017/08/15 08:42	3.25	97.08	1.63
2017/08/15 08:57	3.25	96.60	1.62
2017/08/15 09:12	3.25	96.18	1.61
2017/08/15 09:27	3.30	97.71	1.60
2017/08/15 09:42	3.33	96.94	1.57
2017/08/15 09:57	3.34	93.47	1.51

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/15 10:12	3.37	94.51	1.51
2017/08/15 10:27	3.37	93.75	1.49
2017/08/15 10:42	3.37	93.75	1.49
2017/08/15 10:57	3.30	94.17	1.54
2017/08/15 11:12	3.30	95.21	1.56
2017/08/15 11:27	3.30	95.21	1.56
2017/08/15 11:42	3.36	97.29	1.56

2017.08 5th St MH



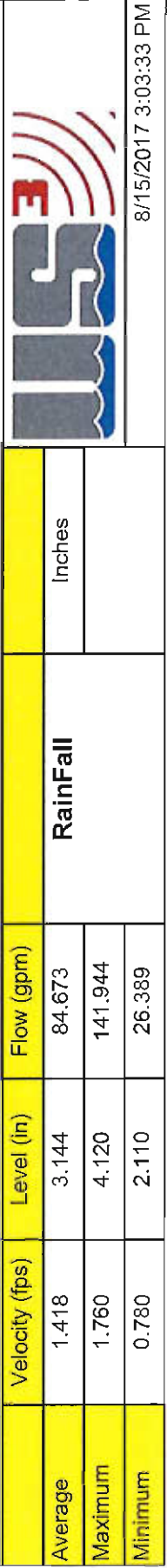
Velocity (fps)		Level (in)	Flow (gpm)	RainFall		Inches	
Average	1.476	3.138	86.652			8/15/2017 3:03:33 PM	
Maximum	1.840	3.930	132.430				
Minimum	0.820	1.940	26.250				

2017.08 5th St MH

The graph displays three data series over time:

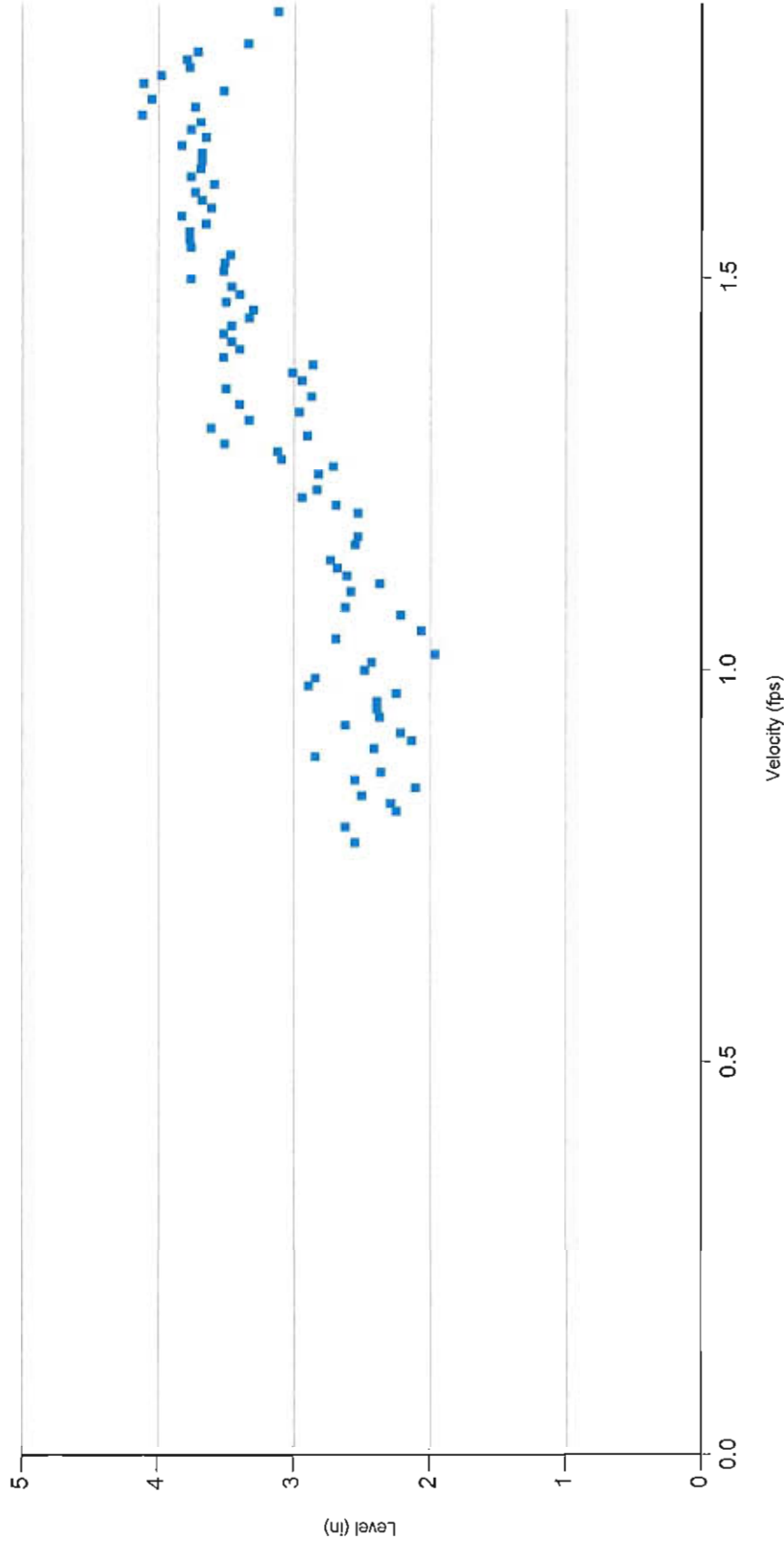
- Velocity (Blue line):** Fluctuates between approximately 1 and 4 units on the left y-axis.
- Level (Black line):** Fluctuates between approximately 3 and 4.5 units on the left y-axis.
- Flow (Red line):** Fluctuates between approximately 20 and 100 units on the right y-axis.

The x-axis represents time, starting from 8/13/2017 5:27:00 AM and ending at 8/15/2017 7:27:00 AM. The left y-axis is labeled 'Level and Velocity' and ranges from 0 to 5. The right y-axis is labeled 'Flow' and ranges from 0 to 160.



8/15/2017 3:03:33 PM

2017.08 5th St MH



8/7/2017 thru 8/15/2017



8/15/2017 3:03:33 PM



Utility Systems Science and Software

Report Date: 08/15/2017
Customer: C&V Consulting
Group: Montebello
SiteID: 2850

Statistics for 2017.08 5th St MH: 08/07/2017 thru 08/15/2017

Date	Flow (GPM)			Flow (MGD)			Velocity (FPS)			Level (inches)			Total Gal	Rain
	Avg	Max	Min	Avg	Max	Min	Avg	Max	Min	Avg	Max	Min		
8/7/17	108.46	123.47	78.06	0.16	0.18	0.11	1.71	1.84	1.52	3.39	3.76	2.90	156,178	
8/8/17	81.90	132.43	33.12	0.12	0.19	0.05	1.40	1.76	0.87	3.13	3.93	2.18	117,933	
8/9/17	82.59	117.01	30.83	0.12	0.17	0.04	1.39	1.63	0.90	3.17	3.83	2.16	118,930	
8/10/17	84.78	130.21	27.85	0.12	0.19	0.04	1.45	1.78	0.82	3.11	3.79	2.14	122,082	
8/11/17	83.24	114.86	26.25	0.12	0.17	0.04	1.46	1.70	0.89	3.05	3.59	1.94	119,859	
8/12/17	92.36	130.69	48.33	0.13	0.19	0.07	1.58	1.79	1.22	3.16	3.83	2.09	132,999	
8/13/17	90.82	141.94	29.72	0.13	0.20	0.04	1.47	1.76	0.89	3.21	4.12	2.14	130,781	
Week:	89.16	141.94	26.25	0.13	0.20	0.04	1.49	1.84	0.82	3.18	4.12	1.94	898,761	
8/14/17	86.34	117.71	29.44	0.12	0.17	0.04	1.42	1.70	0.82	3.21	3.69	2.25	124,332	
8/15/17	62.88	97.71	26.39	0.09	0.14	0.04	1.25	1.63	0.78	2.75	3.37	2.11	90,540	
Week:	74.61	117.71	26.39	0.11	0.17	0.04	1.33	1.70	0.78	2.98	3.69	2.11	214,872	
Totals:	85.93	141.94	26.25	0.12	0.20	0.04	1.46	1.84	0.78	3.13	4.12	1.94	1,113,633	

Data for 2017.08 6th St MH:
 08/07/2017 thru 08/15/2017

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/07 11:44	1.62	27.22	1.19
2017/08/07 11:59	1.90	35.97	1.26
2017/08/07 12:14	2.21	35.69	1.02
2017/08/07 12:29	2.09	24.86	0.76
2017/08/07 12:44	1.90	28.96	1.02
2017/08/07 12:59	1.90	28.96	1.02
2017/08/07 13:14	1.94	29.86	1.02
2017/08/07 13:29	1.94	26.46	0.90
2017/08/07 13:44	1.94	28.46	0.90
2017/08/07 13:59	2.09	29.10	0.89
2017/08/07 14:14	2.09	28.47	0.87
2017/08/07 14:29	2.12	28.89	0.87
2017/08/07 14:44	2.12	24.51	0.74
2017/08/07 14:59	2.25	23.40	0.65
2017/08/07 15:14	2.26	23.40	0.64
2017/08/07 15:29	2.26	28.74	0.74
2017/08/07 15:44	2.26	25.56	0.70
2017/08/07 15:59	2.21	24.65	0.70
2017/08/07 16:14	2.18	24.24	0.70
2017/08/07 16:29	2.18	26.32	0.76
2017/08/07 16:44	2.21	28.19	0.80
2017/08/07 16:59	2.21	28.19	0.80
2017/08/07 17:14	2.14	26.94	0.80
2017/08/07 17:29	2.21	32.36	0.92
2017/08/07 17:44	2.21	32.36	0.92
2017/08/07 17:59	2.46	41.39	1.01
2017/08/07 18:14	2.46	41.39	1.01
2017/08/07 18:29	2.46	37.84	0.92
2017/08/07 18:44	2.46	40.76	1.00
2017/08/07 18:59	2.41	39.86	1.00
2017/08/07 19:14	2.41	34.03	0.85
2017/08/07 19:29	2.34	32.71	0.85
2017/08/07 19:44	2.34	38.26	1.00
2017/08/07 19:59	2.34	32.71	0.85
2017/08/07 20:14	2.34	29.79	0.78
2017/08/07 20:29	2.34	29.79	0.78
2017/08/07 20:44	2.48	32.22	0.78
2017/08/07 20:59	2.28	27.64	0.75
2017/08/07 21:14	2.21	23.26	0.66

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/07 21:29	2.21	23.26	0.66
2017/08/07 21:44	2.14	22.22	0.66
2017/08/07 21:59	2.14	29.37	0.87
2017/08/07 22:14	2.14	31.67	0.94
2017/08/07 22:29	2.14	31.67	0.94
2017/08/07 22:44	2.12	29.10	0.87
2017/08/07 22:59	1.84	22.99	0.84
2017/08/07 23:14	1.73	19.86	0.79
2017/08/07 23:29	1.65	16.04	0.69
2017/08/07 23:44	1.65	18.47	0.79
2017/08/07 23:59	1.62	15.62	0.69
2017/08/08 00:14	1.51	13.12	0.64
2017/08/08 00:29	1.51	14.10	0.69
2017/08/08 00:44	1.51	13.33	0.65
2017/08/08 00:59	1.50	12.92	0.64
2017/08/08 01:14	1.33	10.42	0.61
2017/08/08 01:29	1.25	9.51	0.61
2017/08/08 01:44	1.16	7.71	0.54
2017/08/08 01:59	1.15	7.50	0.54
2017/08/08 02:14	1.15	7.50	0.54
2017/08/08 02:29	1.16	7.64	0.54
2017/08/08 02:44	1.16	8.19	0.58
2017/08/08 02:59	1.22	9.17	0.61
2017/08/08 03:14	1.22	9.17	0.61
2017/08/08 03:29	1.18	8.68	0.61
2017/08/08 03:44	1.18	8.96	0.63
2017/08/08 03:59	1.18	9.24	0.64
2017/08/08 04:14	1.16	9.31	0.66
2017/08/08 04:29	1.18	9.51	0.66
2017/08/08 04:44	1.29	12.22	0.75
2017/08/08 04:59	1.33	14.31	0.84
2017/08/08 05:14	1.43	15.69	0.83
2017/08/08 05:29	1.43	15.69	0.83
2017/08/08 05:44	1.44	15.90	0.83
2017/08/08 05:59	1.44	11.94	0.62
2017/08/08 06:14	1.57	11.94	0.55
2017/08/08 06:29	1.61	11.94	0.53
2017/08/08 06:44	1.90	15.21	0.53
2017/08/08 06:59	1.97	16.60	0.55
2017/08/08 07:14	2.18	19.10	0.55
2017/08/08 07:29	2.18	21.18	0.61
2017/08/08 07:44	2.18	21.46	0.62
2017/08/08 07:59	2.18	24.79	0.72
2017/08/08 08:14	2.21	27.92	0.80
2017/08/08 08:29	2.21	27.92	0.80

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/08 08:44	2.21	27.43	0.78
2017/08/08 08:59	2.03	22.36	0.72
2017/08/08 09:14	2.00	21.67	0.71
2017/08/08 09:29	2.00	21.67	0.71
2017/08/08 09:44	1.96	21.04	0.71
2017/08/08 09:59	1.96	21.04	0.71
2017/08/08 10:14	1.84	17.85	0.65
2017/08/08 10:29	1.82	18.39	0.61
2017/08/08 10:44	1.78	14.58	0.56
2017/08/08 10:59	1.78	14.58	0.56
2017/08/08 11:14	1.78	15.83	0.61
2017/08/08 11:29	1.68	14.44	0.61
2017/08/08 11:44	1.68	16.74	0.70
2017/08/08 11:59	1.96	21.25	0.72
2017/08/08 12:14	1.73	17.50	0.70
2017/08/08 12:29	1.93	18.19	0.63
2017/08/08 12:44	1.98	18.96	0.63
2017/08/08 12:59	1.98	17.99	0.60
2017/08/08 13:14	1.94	16.11	0.55
2017/08/08 13:29	1.94	15.76	0.54
2017/08/08 13:44	1.94	15.76	0.54
2017/08/08 13:59	1.94	15.76	0.54
2017/08/08 14:14	1.94	15.76	0.54
2017/08/08 14:29	2.01	17.15	0.58
2017/08/08 14:44	2.01	17.15	0.56
2017/08/08 14:59	2.01	18.54	0.60
2017/08/08 15:14	1.98	16.19	0.60
2017/08/08 15:29	1.98	19.58	0.65
2017/08/08 15:44	1.90	19.17	0.67
2017/08/08 15:59	1.90	19.17	0.67
2017/08/08 16:14	1.90	19.58	0.69
2017/08/08 16:29	1.94	20.69	0.70
2017/08/08 16:44	1.90	19.58	0.69
2017/08/08 16:59	1.94	20.69	0.70
2017/08/08 17:14	1.94	23.33	0.80
2017/08/08 17:29	1.97	21.11	0.70
2017/08/08 17:44	1.98	22.01	0.73
2017/08/08 17:59	2.01	22.43	0.73
2017/08/08 18:14	2.11	21.32	0.65
2017/08/08 18:29	2.37	25.07	0.64
2017/08/08 18:44	2.37	25.07	0.64
2017/08/08 18:59	2.40	23.19	0.59
2017/08/08 19:14	2.40	22.15	0.56
2017/08/08 19:29	2.23	20.00	0.56
2017/08/08 19:44	2.23	20.83	0.58

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/08 19:59	2.39	22.99	0.59
2017/08/08 20:14	2.39	25.49	0.65
2017/08/08 20:29	2.39	25.76	0.66
2017/08/08 20:44	2.39	26.11	0.67
2017/08/08 20:59	2.41	26.53	0.67
2017/08/08 21:14	2.32	24.72	0.66
2017/08/08 21:29	2.32	20.07	0.53
2017/08/08 21:44	2.34	19.24	0.50
2017/08/08 21:59	2.34	18.96	0.50
2017/08/08 22:14	2.34	18.96	0.50
2017/08/08 22:29	2.34	17.92	0.47
2017/08/08 22:44	2.23	15.69	0.44
2017/08/08 22:59	2.12	13.61	0.41
2017/08/08 23:14	2.09	12.36	0.38
2017/08/08 23:29	1.91	10.07	0.35
2017/08/08 23:44	1.79	8.40	0.32
2017/08/08 23:59	1.79	8.40	0.32
2017/08/09 00:14	1.73	6.46	0.26
2017/08/09 00:29	1.69	5.56	0.23
2017/08/09 00:44	1.69	5.56	0.23
2017/08/09 00:59	1.53	3.54	0.17
2017/08/09 01:14	1.43	2.64	0.14
2017/08/09 01:29	1.40	2.01	0.11
2017/08/09 01:44	1.40	2.01	0.11
2017/08/09 01:59	1.41	2.01	0.11
2017/08/09 02:14	1.41	2.01	0.11
2017/08/09 02:29	1.39	2.36	0.13
2017/08/09 02:44	1.28	2.78	0.17
2017/08/09 02:59	1.25	3.26	0.21
2017/08/09 03:14	1.22	3.75	0.25
2017/08/09 03:29	1.22	3.75	0.25
2017/08/09 03:44	1.25	5.14	0.33
2017/08/09 03:59	1.28	5.97	0.37
2017/08/09 04:14	1.30	6.81	0.41
2017/08/09 04:29	1.32	6.94	0.41
2017/08/09 04:44	1.32	6.94	0.41
2017/08/09 04:59	1.36	7.92	0.45
2017/08/09 05:14	1.65	12.64	0.54
2017/08/09 05:29	1.69	12.36	0.51
2017/08/09 05:44	1.90	15.07	0.53
2017/08/09 05:59	1.96	16.74	0.56
2017/08/09 06:14	2.09	17.71	0.54
2017/08/09 06:29	2.09	18.47	0.56
2017/08/09 06:44	2.09	18.54	0.57
2017/08/09 06:59	2.09	19.03	0.58

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/09 07:14	2.16	19.86	0.58
2017/08/09 07:29	2.16	19.86	0.58
2017/08/09 07:44	2.16	21.39	0.62
2017/08/09 07:59	2.18	21.53	0.62
2017/08/09 08:14	2.18	20.00	0.58
2017/08/09 08:29	2.18	18.89	0.55
2017/08/09 08:44	2.18	18.89	0.55
2017/08/09 08:59	2.14	18.40	0.55
2017/08/09 09:14	2.01	16.53	0.54
2017/08/09 09:29	2.14	18.40	0.55
2017/08/09 09:44	2.14	19.72	0.59
2017/08/09 09:59	2.12	21.53	0.65
2017/08/09 10:14	2.12	22.36	0.67
2017/08/09 10:29	2.12	22.36	0.67
2017/08/09 10:44	2.00	19.72	0.65
2017/08/09 10:59	1.90	17.50	0.61
2017/08/09 11:14	1.90	17.50	0.61
2017/08/09 11:29	1.90	16.81	0.59
2017/08/09 11:44	1.91	15.76	0.55
2017/08/09 11:59	1.93	16.04	0.55
2017/08/09 12:14	1.97	17.08	0.57
2017/08/09 12:29	1.98	16.87	0.56
2017/08/09 12:44	1.98	17.71	0.58
2017/08/09 12:59	1.97	16.04	0.53
2017/08/09 13:14	1.94	16.32	0.56
2017/08/09 13:29	1.94	16.39	0.56
2017/08/09 13:44	1.94	17.15	0.58
2017/08/09 13:59	1.93	21.94	0.75
2017/08/09 14:14	1.96	22.99	0.78
2017/08/09 14:29	1.98	28.47	0.94
2017/08/09 14:44	1.96	32.08	1.08
2017/08/09 14:59	1.96	32.85	1.11
2017/08/09 15:14	1.96	32.85	1.11
2017/08/09 15:29	2.05	34.37	1.08
2017/08/09 15:44	2.05	32.01	1.01
2017/08/09 15:59	2.05	29.31	0.92
2017/08/09 16:14	2.12	27.71	0.83
2017/08/09 16:29	2.18	28.68	0.83
2017/08/09 16:44	2.22	25.28	0.71
2017/08/09 16:59	2.21	24.44	0.70
2017/08/09 17:14	2.22	19.17	0.54
2017/08/09 17:29	2.21	18.61	0.53
2017/08/09 17:44	2.26	20.21	0.56
2017/08/09 17:59	2.26	19.24	0.53
2017/08/09 18:14	2.34	20.28	0.53

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/09 18:29	2.43	22.29	0.56
2017/08/09 18:44	2.43	22.29	0.56
2017/08/09 18:59	2.34	19.51	0.51
2017/08/09 19:14	2.43	22.29	0.56
2017/08/09 19:29	2.43	22.29	0.56
2017/08/09 19:44	2.15	17.92	0.53
2017/08/09 19:59	2.12	17.71	0.53
2017/08/09 20:14	2.11	17.57	0.53
2017/08/09 20:29	2.11	17.57	0.53
2017/08/09 20:44	2.11	17.57	0.53
2017/08/09 20:59	2.11	18.61	0.56
2017/08/09 21:14	2.15	20.07	0.59
2017/08/09 21:29	2.18	20.97	0.61
2017/08/09 21:44	2.15	20.49	0.60
2017/08/09 21:59	2.18	21.39	0.62
2017/08/09 22:14	2.34	25.49	0.67
2017/08/09 22:29	2.34	25.49	0.67
2017/08/09 22:44	2.32	22.78	0.60
2017/08/09 22:59	2.32	19.65	0.52
2017/08/09 23:14	2.16	16.67	0.49
2017/08/09 23:29	2.04	14.44	0.46
2017/08/09 23:44	1.94	12.92	0.44
2017/08/09 23:59	1.93	12.85	0.44
2017/08/10 00:14	1.68	11.46	0.48
2017/08/10 00:29	1.61	11.53	0.51
2017/08/10 00:44	1.44	7.43	0.39
2017/08/10 00:59	1.44	9.37	0.49
2017/08/10 01:14	1.44	7.22	0.38
2017/08/10 01:29	1.44	9.37	0.49
2017/08/10 01:44	1.21	5.90	0.40
2017/08/10 01:59	1.19	7.08	0.49
2017/08/10 02:14	1.18	6.53	0.46
2017/08/10 02:29	1.08	6.48	0.51
2017/08/10 02:44	1.08	6.46	0.51
2017/08/10 02:59	1.07	6.32	0.51
2017/08/10 03:14	1.05	6.18	0.51
2017/08/10 03:29	0.98	5.62	0.51
2017/08/10 03:44	1.04	6.39	0.54
2017/08/10 03:59	1.04	6.39	0.54
2017/08/10 04:14	1.05	6.32	0.52
2017/08/10 04:29	1.09	6.67	0.52
2017/08/10 04:44	1.18	7.36	0.51
2017/08/10 04:59	1.22	6.87	0.46
2017/08/10 05:14	1.23	6.25	0.41
2017/08/10 05:29	1.29	6.94	0.43

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/10 05:44	1.39	8.33	0.46
2017/08/10 05:59	1.39	8.33	0.46
2017/08/10 06:14	1.44	10.00	0.52
2017/08/10 06:29	1.50	10.83	0.54
2017/08/10 06:44	1.66	12.64	0.54
2017/08/10 06:59	1.82	17.36	0.65
2017/08/10 07:14	2.00	19.86	0.65
2017/08/10 07:29	2.03	21.74	0.70
2017/08/10 07:44	2.03	21.74	0.70
2017/08/10 07:59	2.25	25.35	0.70
2017/08/10 08:14	2.28	25.83	0.70
2017/08/10 08:29	2.28	26.67	0.73
2017/08/10 08:44	2.25	25.35	0.70
2017/08/10 08:59	2.25	22.85	0.63
2017/08/10 09:14	2.19	22.08	0.63
2017/08/10 09:29	2.05	26.46	0.83
2017/08/10 09:44	2.03	25.97	0.83
2017/08/10 09:59	2.03	28.94	0.86
2017/08/10 10:14	1.93	25.14	0.86
2017/08/10 10:29	2.01	26.11	0.85
2017/08/10 10:44	2.01	26.11	0.85
2017/08/10 10:59	1.90	18.96	0.67
2017/08/10 11:14	1.90	17.29	0.61
2017/08/10 11:29	1.90	17.15	0.60
2017/08/10 11:44	1.82	14.72	0.55
2017/08/10 11:59	1.82	14.72	0.55
2017/08/10 12:14	1.91	17.50	0.61
2017/08/10 12:29	2.12	20.21	0.61
2017/08/10 12:44	2.16	21.18	0.62
2017/08/10 12:59	2.16	21.18	0.62
2017/08/10 13:14	2.12	20.21	0.61
2017/08/10 13:29	1.98	16.81	0.56
2017/08/10 13:44	1.87	15.49	0.56
2017/08/10 13:59	1.87	15.49	0.56
2017/08/10 14:14	1.83	14.86	0.55
2017/08/10 14:29	1.76	14.37	0.56
2017/08/10 14:44	1.58	12.78	0.58
2017/08/10 14:59	1.55	12.71	0.59
2017/08/10 15:14	1.48	11.74	0.59
2017/08/10 15:29	1.48	11.74	0.59
2017/08/10 15:44	1.48	11.87	0.59
2017/08/10 15:59	1.48	11.74	0.59
2017/08/10 16:14	2.03	18.33	0.59
2017/08/10 16:29	2.16	20.76	0.61
2017/08/10 16:44	2.30	25.76	0.69

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/10 16:59	2.16	20.76	0.61
2017/08/10 17:14	2.30	23.12	0.62
2017/08/10 17:29	2.32	23.33	0.62
2017/08/10 17:44	2.32	22.92	0.61
2017/08/10 17:59	2.21	19.10	0.54
2017/08/10 18:14	2.32	20.42	0.54
2017/08/10 18:29	2.21	18.75	0.53
2017/08/10 18:44	2.21	18.75	0.53
2017/08/10 18:59	2.21	18.75	0.53
2017/08/10 19:14	2.23	19.65	0.55
2017/08/10 19:29	2.21	19.31	0.55
2017/08/10 19:44	1.93	15.97	0.55
2017/08/10 19:59	1.93	16.11	0.55
2017/08/10 20:14	2.00	17.57	0.57
2017/08/10 20:29	1.98	17.01	0.57
2017/08/10 20:44	2.00	18.96	0.62
2017/08/10 20:59	2.00	19.37	0.63
2017/08/10 21:14	2.00	19.51	0.64
2017/08/10 21:29	1.96	20.49	0.69
2017/08/10 21:44	1.89	19.72	0.70
2017/08/10 21:59	1.89	19.72	0.70
2017/08/10 22:14	1.98	21.18	0.70
2017/08/10 22:29	1.89	19.51	0.69
2017/08/10 22:44	1.89	19.31	0.69
2017/08/10 22:59	1.69	16.53	0.69
2017/08/10 23:14	1.66	13.75	0.58
2017/08/10 23:29	1.66	13.75	0.58
2017/08/10 23:44	1.69	15.07	0.62
2017/08/10 23:59	1.69	15.07	0.62
2017/08/11 00:14	1.54	12.29	0.58
2017/08/11 00:29	1.33	7.01	0.41
2017/08/11 00:44	1.26	6.11	0.39
2017/08/11 00:59	1.07	4.79	0.39
2017/08/11 01:14	0.98	4.51	0.41
2017/08/11 01:29	0.98	7.43	0.68
2017/08/11 01:44	0.98	8.26	0.75
2017/08/11 01:59	1.04	9.79	0.82
2017/08/11 02:14	1.14	11.11	0.82
2017/08/11 02:29	1.14	11.11	0.82
2017/08/11 02:44	1.14	6.87	0.51
2017/08/11 02:59	1.14	6.87	0.51
2017/08/11 03:14	1.14	6.87	0.51
2017/08/11 03:29	1.22	9.58	0.63
2017/08/11 03:44	1.25	9.93	0.64
2017/08/11 03:59	1.25	9.93	0.64

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/11 04:14	1.22	9.58	0.63
2017/08/11 04:29	1.25	9.93	0.64
2017/08/11 04:44	1.25	9.93	0.64
2017/08/11 04:59	1.28	9.10	0.56
2017/08/11 05:14	1.47	10.97	0.56
2017/08/11 05:29	1.50	11.25	0.55
2017/08/11 05:44	1.53	11.46	0.55
2017/08/11 05:59	1.58	12.08	0.55
2017/08/11 06:14	1.53	11.53	0.55
2017/08/11 06:29	1.65	15.42	0.66
2017/08/11 06:44	1.83	21.94	0.81
2017/08/11 06:59	1.83	21.94	0.81
2017/08/11 07:14	2.15	27.50	0.81
2017/08/11 07:29	2.15	29.93	0.88
2017/08/11 07:44	2.15	29.72	0.88
2017/08/11 07:59	2.14	29.51	0.88
2017/08/11 08:14	2.14	29.51	0.88
2017/08/11 08:29	2.14	20.90	0.62
2017/08/11 08:44	2.14	18.40	0.55
2017/08/11 08:59	1.89	14.65	0.52
2017/08/11 09:14	1.89	14.65	0.52
2017/08/11 09:29	1.89	14.65	0.52
2017/08/11 09:44	1.76	13.26	0.52
2017/08/11 09:59	1.76	13.33	0.52
2017/08/11 10:14	1.89	13.61	0.56
2017/08/11 10:29	1.68	13.54	0.57
2017/08/11 10:44	1.68	14.93	0.62
2017/08/11 10:59	1.91	18.82	0.65
2017/08/11 11:14	1.91	19.79	0.69
2017/08/11 11:29	2.01	22.50	0.73
2017/08/11 11:44	2.01	22.50	0.73
2017/08/11 11:59	1.91	19.79	0.69
2017/08/11 12:14	2.01	22.71	0.74
2017/08/11 12:29	1.73	18.40	0.74
2017/08/11 12:44	1.73	18.40	0.74
2017/08/11 12:59	1.75	17.36	0.69
2017/08/11 13:14	2.18	23.68	0.69
2017/08/11 13:29	1.75	16.67	0.66
2017/08/11 13:44	1.80	15.62	0.59
2017/08/11 13:59	1.80	15.62	0.59
2017/08/11 14:14	1.80	15.00	0.57
2017/08/11 14:29	1.80	15.00	0.57
2017/08/11 14:44	1.82	15.76	0.59
2017/08/11 14:59	1.93	17.15	0.59
2017/08/11 15:14	1.97	21.11	0.70

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/11 15:29	1.97	21.11	0.70
2017/08/11 15:44	2.16	22.64	0.66
2017/08/11 15:59	2.04	19.65	0.62
2017/08/11 16:14	2.04	19.65	0.62
2017/08/11 16:29	2.04	19.65	0.62
2017/08/11 16:44	2.16	20.97	0.61
2017/08/11 16:59	2.19	21.04	0.60
2017/08/11 17:14	2.19	20.07	0.58
2017/08/11 17:29	2.22	22.08	0.62
2017/08/11 17:44	2.19	21.04	0.60
2017/08/11 17:59	2.09	18.89	0.58
2017/08/11 18:14	2.05	19.37	0.61
2017/08/11 18:29	2.05	20.28	0.64
2017/08/11 18:44	2.05	20.28	0.64
2017/08/11 18:59	2.00	20.97	0.69
2017/08/11 19:14	2.22	34.31	0.97
2017/08/11 19:29	2.22	27.57	0.78
2017/08/11 19:44	2.12	33.40	1.00
2017/08/11 19:59	2.12	25.83	0.78
2017/08/11 20:14	2.25	27.99	0.78
2017/08/11 20:29	2.15	26.32	0.78
2017/08/11 20:44	2.15	26.32	0.78
2017/08/11 20:59	2.32	27.71	0.74
2017/08/11 21:14	2.15	24.93	0.74
2017/08/11 21:29	2.09	19.03	0.58
2017/08/11 21:44	2.09	19.03	0.58
2017/08/11 21:59	2.09	19.03	0.58
2017/08/11 22:14	1.96	15.62	0.53
2017/08/11 22:29	1.90	14.65	0.51
2017/08/11 22:44	1.90	14.24	0.50
2017/08/11 22:59	1.83	13.06	0.48
2017/08/11 23:14	1.83	13.06	0.48
2017/08/11 23:29	1.83	13.06	0.48
2017/08/11 23:44	1.82	13.75	0.51
2017/08/11 23:59	1.65	12.01	0.51
2017/08/12 00:14	1.65	12.01	0.51
2017/08/12 00:29	1.48	10.14	0.51
2017/08/12 00:44	1.39	8.61	0.47
2017/08/12 00:59	1.39	8.26	0.45
2017/08/12 01:14	1.39	8.61	0.47
2017/08/12 01:29	1.39	8.61	0.47
2017/08/12 01:44	1.39	8.61	0.47
2017/08/12 01:59	1.29	7.15	0.44
2017/08/12 02:14	1.18	4.79	0.33
2017/08/12 02:29	1.18	4.79	0.33

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/12 02:44	1.18	6.04	0.42
2017/08/12 02:59	1.23	9.31	0.61
2017/08/12 03:14	1.33	11.18	0.65
2017/08/12 03:29	1.33	10.83	0.63
2017/08/12 03:44	1.29	9.24	0.57
2017/08/12 03:59	1.23	9.31	0.61
2017/08/12 04:14	1.15	7.85	0.57
2017/08/12 04:29	1.08	6.46	0.51
2017/08/12 04:44	1.08	6.46	0.51
2017/08/12 04:59	1.08	6.46	0.51
2017/08/12 05:14	1.11	6.94	0.53
2017/08/12 05:29	1.11	7.57	0.58
2017/08/12 05:44	1.22	18.96	1.26
2017/08/12 05:59	1.25	36.18	2.32
2017/08/12 06:14	1.29	37.92	2.32
2017/08/12 06:29	1.39	42.08	2.32
2017/08/12 06:44	1.44	36.94	1.92
2017/08/12 06:59	1.44	35.56	1.85
2017/08/12 07:14	1.80	20.97	0.79
2017/08/12 07:29	1.86	17.92	0.65
2017/08/12 07:44	1.96	19.31	0.65
2017/08/12 07:59	1.94	17.43	0.59
2017/08/12 08:14	1.96	17.01	0.57
2017/08/12 08:29	2.00	17.57	0.57
2017/08/12 08:44	2.00	17.36	0.57
2017/08/12 08:59	2.00	17.36	0.57
2017/08/12 09:14	2.12	18.89	0.57
2017/08/12 09:29	2.19	18.61	0.53
2017/08/12 09:44	2.33	22.01	0.58
2017/08/12 09:59	2.33	23.54	0.62
2017/08/12 10:14	2.40	24.58	0.62
2017/08/12 10:29	2.40	24.72	0.63
2017/08/12 10:44	2.40	24.72	0.63
2017/08/12 10:59	2.36	23.96	0.62
2017/08/12 11:14	2.36	29.24	0.76
2017/08/12 11:29	2.30	26.11	0.70
2017/08/12 11:44	2.21	21.25	0.60
2017/08/12 11:59	2.21	24.58	0.70
2017/08/12 12:14	2.12	23.33	0.70
2017/08/12 12:29	2.12	21.74	0.65
2017/08/12 12:44	2.34	25.00	0.65
2017/08/12 12:59	2.34	25.00	0.65
2017/08/12 13:14	2.11	19.37	0.59
2017/08/12 13:29	2.08	17.08	0.53
2017/08/12 13:44	2.08	17.08	0.53

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/12 13:59	2.08	17.08	0.53
2017/08/12 14:14	2.23	28.26	0.79
2017/08/12 14:29	2.23	28.26	0.79
2017/08/12 14:44	2.23	28.26	0.79
2017/08/12 14:59	2.23	26.87	0.75
2017/08/12 15:14	2.19	25.69	0.74
2017/08/12 15:29	2.19	25.69	0.74
2017/08/12 15:44	2.19	25.69	0.74
2017/08/12 15:59	2.12	23.82	0.72
2017/08/12 16:14	2.12	23.19	0.70
2017/08/12 16:29	2.09	22.01	0.67
2017/08/12 16:44	2.09	21.25	0.65
2017/08/12 16:59	2.16	23.06	0.67
2017/08/12 17:14	2.25	23.47	0.65
2017/08/12 17:29	2.25	21.39	0.59
2017/08/12 17:44	2.33	24.65	0.65
2017/08/12 17:59	2.33	23.61	0.62
2017/08/12 18:14	2.29	23.06	0.62
2017/08/12 18:29	2.29	25.28	0.68
2017/08/12 18:44	2.12	24.93	0.75
2017/08/12 18:59	2.12	22.78	0.68
2017/08/12 19:14	2.12	22.78	0.68
2017/08/12 19:29	2.36	19.44	0.50
2017/08/12 19:44	2.36	19.44	0.50
2017/08/12 19:59	2.36	19.44	0.50
2017/08/12 20:14	2.32	20.76	0.55
2017/08/12 20:29	2.32	20.76	0.55
2017/08/12 20:44	2.26	21.18	0.58
2017/08/12 20:59	2.19	19.51	0.56
2017/08/12 21:14	2.19	19.51	0.56
2017/08/12 21:29	2.04	17.36	0.55
2017/08/12 21:44	2.04	17.64	0.56
2017/08/12 21:59	2.04	17.36	0.55
2017/08/12 22:14	2.04	17.36	0.55
2017/08/12 22:29	2.00	16.87	0.55
2017/08/12 22:44	2.00	17.85	0.58
2017/08/12 22:59	1.90	16.67	0.58
2017/08/12 23:14	1.83	15.76	0.58
2017/08/12 23:29	1.83	15.49	0.57
2017/08/12 23:44	1.83	15.49	0.57
2017/08/12 23:59	1.79	14.31	0.55
2017/08/13 00:14	1.75	13.61	0.54
2017/08/13 00:29	1.76	13.75	0.54
2017/08/13 00:44	1.69	12.99	0.54
2017/08/13 00:59	1.43	11.39	0.59

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/13 01:14	1.40	10.90	0.59
2017/08/13 01:29	1.30	10.07	0.61
2017/08/13 01:44	1.28	9.51	0.59
2017/08/13 01:59	1.26	11.04	0.70
2017/08/13 02:14	1.26	13.89	0.88
2017/08/13 02:29	1.18	16.25	1.13
2017/08/13 02:44	1.09	13.61	1.06
2017/08/13 02:59	1.09	18.61	1.44
2017/08/13 03:14	1.09	20.76	1.61
2017/08/13 03:29	1.04	13.75	1.15
2017/08/13 03:44	1.16	18.12	1.29
2017/08/13 03:59	1.22	17.08	1.13
2017/08/13 04:14	1.19	14.10	0.97
2017/08/13 04:29	1.19	11.81	0.81
2017/08/13 04:44	1.19	11.81	0.81
2017/08/13 04:59	1.22	10.42	0.69
2017/08/13 05:14	1.19	8.12	0.56
2017/08/13 05:29	1.26	9.72	0.61
2017/08/13 05:44	1.15	8.47	0.61
2017/08/13 05:59	1.26	10.97	0.69
2017/08/13 06:14	1.26	9.65	0.61
2017/08/13 06:29	1.28	9.93	0.61
2017/08/13 06:44	1.62	14.44	0.63
2017/08/13 06:59	1.64	14.65	0.63
2017/08/13 07:14	1.64	14.65	0.63
2017/08/13 07:29	1.64	14.65	0.63
2017/08/13 07:44	1.64	14.79	0.64
2017/08/13 07:59	1.69	15.56	0.64
2017/08/13 08:14	1.62	14.65	0.64
2017/08/13 08:29	1.61	13.82	0.61
2017/08/13 08:44	1.84	17.36	0.63
2017/08/13 08:59	1.86	17.50	0.63
2017/08/13 09:14	1.86	17.50	0.63
2017/08/13 09:29	2.00	20.21	0.66
2017/08/13 09:44	2.11	21.81	0.66
2017/08/13 09:59	2.21	26.32	0.75
2017/08/13 10:14	2.30	30.76	0.82
2017/08/13 10:29	2.23	32.01	0.90
2017/08/13 10:44	2.23	32.01	0.90
2017/08/13 10:59	2.23	32.01	0.90
2017/08/13 11:14	2.03	26.46	0.85
2017/08/13 11:29	2.03	24.79	0.80
2017/08/13 11:44	1.98	19.65	0.65
2017/08/13 11:59	2.03	20.21	0.65
2017/08/13 12:14	2.12	18.40	0.55

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/13 12:29	2.12	18.40	0.55
2017/08/13 12:44	1.96	16.39	0.55
2017/08/13 12:59	1.96	17.29	0.58
2017/08/13 13:14	1.91	15.00	0.52
2017/08/13 13:29	1.91	15.42	0.54
2017/08/13 13:44	1.90	15.28	0.54
2017/08/13 13:59	1.91	15.42	0.54
2017/08/13 14:14	1.89	15.07	0.54
2017/08/13 14:29	1.96	15.90	0.54
2017/08/13 14:44	1.96	16.04	0.54
2017/08/13 14:59	2.15	19.51	0.58
2017/08/13 15:14	1.96	16.04	0.54
2017/08/13 15:29	2.12	18.89	0.57
2017/08/13 15:44	2.12	19.03	0.57
2017/08/13 15:59	2.09	18.68	0.57
2017/08/13 16:14	1.94	16.67	0.57
2017/08/13 16:29	2.07	18.33	0.57
2017/08/13 16:44	2.05	20.14	0.63
2017/08/13 16:59	2.07	20.49	0.64
2017/08/13 17:14	2.05	20.35	0.64
2017/08/13 17:29	2.07	21.67	0.67
2017/08/13 17:44	2.08	22.29	0.69
2017/08/13 17:59	2.19	25.28	0.72
2017/08/13 18:14	2.22	25.69	0.72
2017/08/13 18:29	2.22	25.69	0.72
2017/08/13 18:44	2.19	25.28	0.72
2017/08/13 18:59	2.16	24.72	0.72
2017/08/13 19:14	2.05	22.99	0.72
2017/08/13 19:29	2.01	31.81	1.03
2017/08/13 19:44	1.78	27.29	1.06
2017/08/13 19:59	1.78	27.29	1.06
2017/08/13 20:14	1.78	27.71	1.07
2017/08/13 20:29	1.96	31.74	1.07
2017/08/13 20:44	1.96	31.74	1.07
2017/08/13 20:59	1.96	33.12	1.12
2017/08/13 21:14	1.96	33.12	1.12
2017/08/13 21:29	1.94	33.68	1.15
2017/08/13 21:44	1.80	29.51	1.12
2017/08/13 21:59	1.80	29.51	1.12
2017/08/13 22:14	1.80	29.31	1.11
2017/08/13 22:29	1.79	28.96	1.11
2017/08/13 22:44	1.72	26.39	1.07
2017/08/13 22:59	1.72	26.39	1.07
2017/08/13 23:14	1.72	25.97	1.05
2017/08/13 23:29	1.68	25.07	1.05

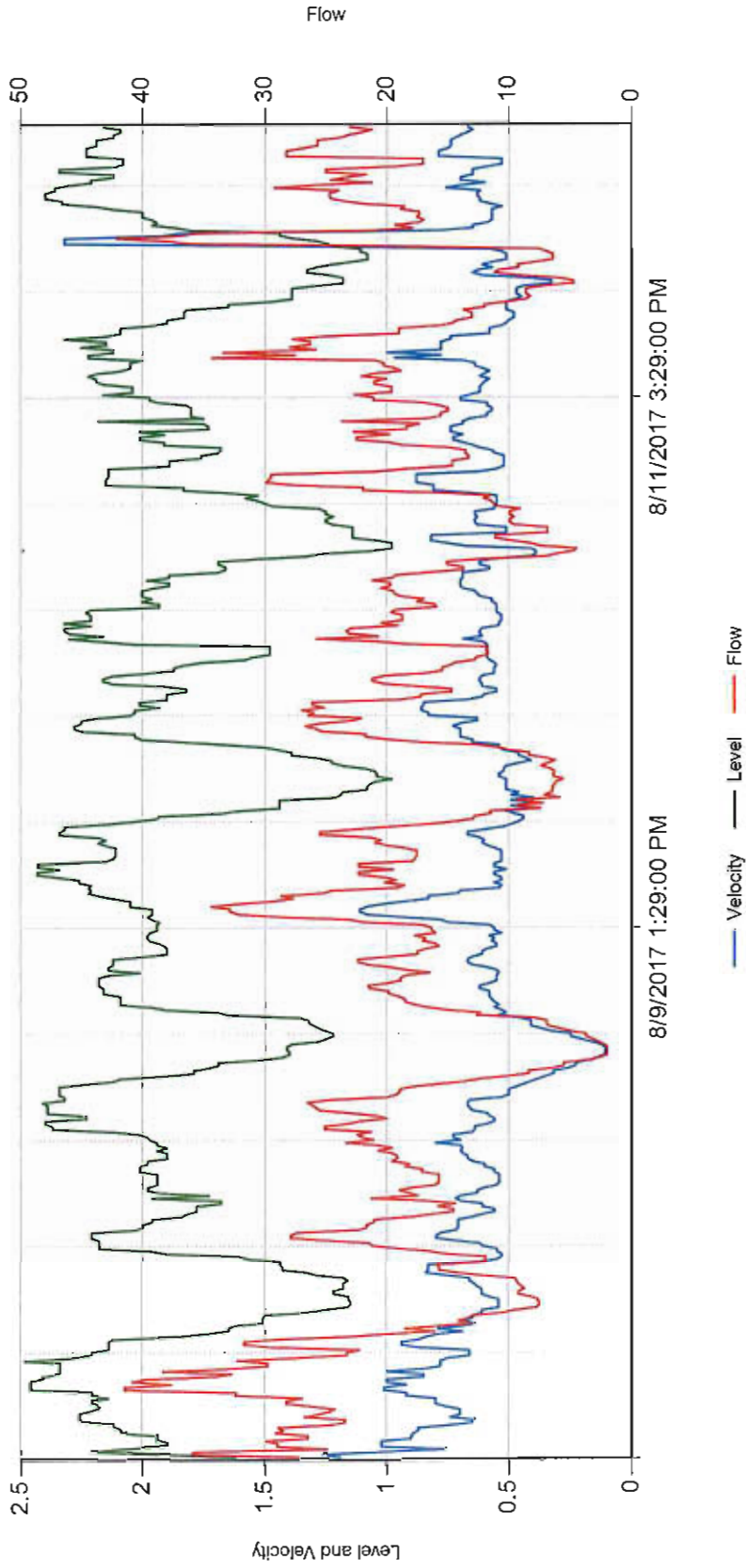
TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/13 23:44	1.66	24.79	1.05
2017/08/13 23:59	1.44	17.50	0.91
2017/08/14 00:14	1.41	16.67	0.89
2017/08/14 00:29	1.23	11.94	0.78
2017/08/14 00:44	1.30	12.08	0.73
2017/08/14 00:59	1.16	9.37	0.67
2017/08/14 01:14	1.14	8.61	0.63
2017/08/14 01:29	1.12	7.71	0.58
2017/08/14 01:44	1.00	6.18	0.55
2017/08/14 01:59	1.00	6.39	0.56
2017/08/14 02:14	0.94	6.04	0.58
2017/08/14 02:29	0.93	5.83	0.57
2017/08/14 02:44	0.93	5.83	0.57
2017/08/14 02:59	0.94	6.04	0.58
2017/08/14 03:14	0.98	6.74	0.61
2017/08/14 03:29	0.98	6.87	0.62
2017/08/14 03:44	0.98	7.08	0.64
2017/08/14 03:59	0.93	6.53	0.64
2017/08/14 04:14	0.93	6.60	0.65
2017/08/14 04:29	0.93	7.22	0.71
2017/08/14 04:44	1.07	8.33	0.67
2017/08/14 04:59	1.09	8.61	0.67
2017/08/14 05:14	1.15	9.72	0.70
2017/08/14 05:29	1.16	9.79	0.70
2017/08/14 05:44	1.18	10.21	0.71
2017/08/14 05:59	1.19	10.21	0.70
2017/08/14 06:14	1.26	11.53	0.73
2017/08/14 06:29	1.51	15.62	0.76
2017/08/14 06:44	1.65	16.04	0.69
2017/08/14 06:59	1.71	15.28	0.63
2017/08/14 07:14	1.71	15.28	0.63
2017/08/14 07:29	1.72	17.01	0.69
2017/08/14 07:44	1.72	15.49	0.63
2017/08/14 07:59	1.71	15.28	0.63
2017/08/14 08:14	1.82	17.29	0.65
2017/08/14 08:29	1.82	19.79	0.74
2017/08/14 08:44	1.82	19.79	0.74
2017/08/14 08:59	1.97	22.15	0.74
2017/08/14 09:14	1.97	22.15	0.74
2017/08/14 09:29	2.01	21.60	0.70
2017/08/14 09:44	2.04	22.01	0.70
2017/08/14 09:59	2.01	18.12	0.59
2017/08/14 10:14	1.82	17.57	0.66
2017/08/14 10:29	1.87	18.33	0.66
2017/08/14 10:44	1.80	15.35	0.58

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/14 10:59	1.76	14.17	0.55
2017/08/14 11:14	1.73	13.82	0.55
2017/08/14 11:29	1.62	12.57	0.55
2017/08/14 11:44	1.62	13.96	0.61
2017/08/14 11:59	1.62	13.96	0.61
2017/08/14 12:14	1.80	17.99	0.68
2017/08/14 12:29	1.80	18.96	0.72
2017/08/14 12:44	1.91	21.39	0.74
2017/08/14 12:59	1.89	20.97	0.74
2017/08/14 13:14	1.89	20.97	0.74
2017/08/14 13:29	1.89	22.50	0.80
2017/08/14 13:44	1.84	21.81	0.80
2017/08/14 13:59	1.84	21.81	0.80
2017/08/14 14:14	1.84	19.65	0.72
2017/08/14 14:29	1.84	18.33	0.67
2017/08/14 14:44	1.84	17.08	0.63
2017/08/14 14:59	1.86	16.67	0.60
2017/08/14 15:14	1.86	16.67	0.60
2017/08/14 15:29	1.69	14.58	0.60
2017/08/14 15:44	1.65	13.96	0.60
2017/08/14 15:59	1.86	16.67	0.60
2017/08/14 16:14	1.65	12.71	0.54
2017/08/14 16:29	1.65	12.71	0.54
2017/08/14 16:44	1.83	16.25	0.60
2017/08/14 16:59	1.86	19.31	0.70
2017/08/14 17:14	1.83	16.25	0.60
2017/08/14 17:29	1.83	16.25	0.60
2017/08/14 17:44	1.90	21.39	0.75
2017/08/14 17:59	1.90	21.39	0.75
2017/08/14 18:14	1.82	18.96	0.71
2017/08/14 18:29	2.04	23.61	0.75
2017/08/14 18:44	2.04	23.61	0.75
2017/08/14 18:59	1.98	23.12	0.76
2017/08/14 19:14	1.98	23.12	0.76
2017/08/14 19:29	2.04	24.03	0.76
2017/08/14 19:44	2.04	21.87	0.69
2017/08/14 19:59	2.09	21.87	0.67
2017/08/14 20:14	2.15	22.15	0.65
2017/08/14 20:29	2.15	22.01	0.65
2017/08/14 20:44	2.12	21.53	0.65
2017/08/14 20:59	2.12	21.53	0.65
2017/08/14 21:14	2.04	19.65	0.62
2017/08/14 21:29	2.03	19.44	0.62
2017/08/14 21:44	1.97	18.06	0.60
2017/08/14 21:59	1.97	17.50	0.58

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/14 22:14	1.91	16.81	0.58
2017/08/14 22:29	1.91	18.06	0.63
2017/08/14 22:44	1.87	17.50	0.63
2017/08/14 22:59	1.83	17.92	0.66
2017/08/14 23:14	1.75	16.74	0.66
2017/08/14 23:29	1.75	16.74	0.66
2017/08/14 23:44	1.62	14.72	0.65
2017/08/14 23:59	1.51	12.36	0.60
2017/08/15 00:14	1.32	11.53	0.68
2017/08/15 00:29	1.32	12.64	0.75
2017/08/15 00:44	1.30	11.18	0.67
2017/08/15 00:59	1.26	10.42	0.66
2017/08/15 01:14	1.23	10.35	0.67
2017/08/15 01:29	1.23	10.35	0.67
2017/08/15 01:44	1.23	10.07	0.66
2017/08/16 01:59	1.23	8.54	0.56
2017/08/15 02:14	1.23	7.99	0.52
2017/08/15 02:29	1.18	6.46	0.45
2017/08/15 02:44	1.15	6.04	0.44
2017/08/15 02:59	1.12	6.53	0.49
2017/08/15 03:14	1.08	6.81	0.54
2017/08/15 03:29	1.08	6.81	0.54
2017/08/15 03:44	1.08	6.81	0.54
2017/08/15 03:59	1.11	6.87	0.52
2017/08/15 04:14	1.11	7.22	0.55
2017/08/15 04:29	1.23	8.75	0.57
2017/08/15 04:44	1.30	10.42	0.63
2017/08/15 04:59	1.43	12.57	0.66
2017/08/15 05:14	1.40	9.86	0.54
2017/08/15 05:29	1.43	10.83	0.57
2017/08/15 05:44	1.43	11.18	0.59
2017/08/15 05:59	1.51	12.15	0.59
2017/08/15 06:14	1.58	12.92	0.59
2017/08/15 06:29	1.65	13.82	0.59
2017/08/15 06:44	1.68	14.17	0.59
2017/08/15 06:59	1.72	14.65	0.59
2017/08/15 07:14	1.86	16.11	0.58
2017/08/15 07:29	1.89	15.28	0.54
2017/08/15 07:44	2.14	18.12	0.54
2017/08/15 07:59	2.14	18.12	0.54
2017/08/15 08:14	2.14	18.12	0.54
2017/08/15 08:29	2.03	16.81	0.54
2017/08/15 08:44	1.97	22.43	0.75
2017/08/15 08:59	1.96	22.43	0.76
2017/08/15 09:14	1.96	22.57	0.76

TimeStamp	Level (in)	Flow (gpm)	Velocity (fps)
2017/08/15 09:29	1.87	21.18	0.76
2017/08/15 09:44	1.78	19.65	0.76
2017/08/15 09:59	1.78	19.65	0.76
2017/08/15 10:14	1.78	18.19	0.70
2017/08/15 10:29	1.78	17.50	0.68
2017/08/15 10:44	1.79	15.00	0.57
2017/08/15 10:59	1.79	14.31	0.55

2017.08 6th St MH

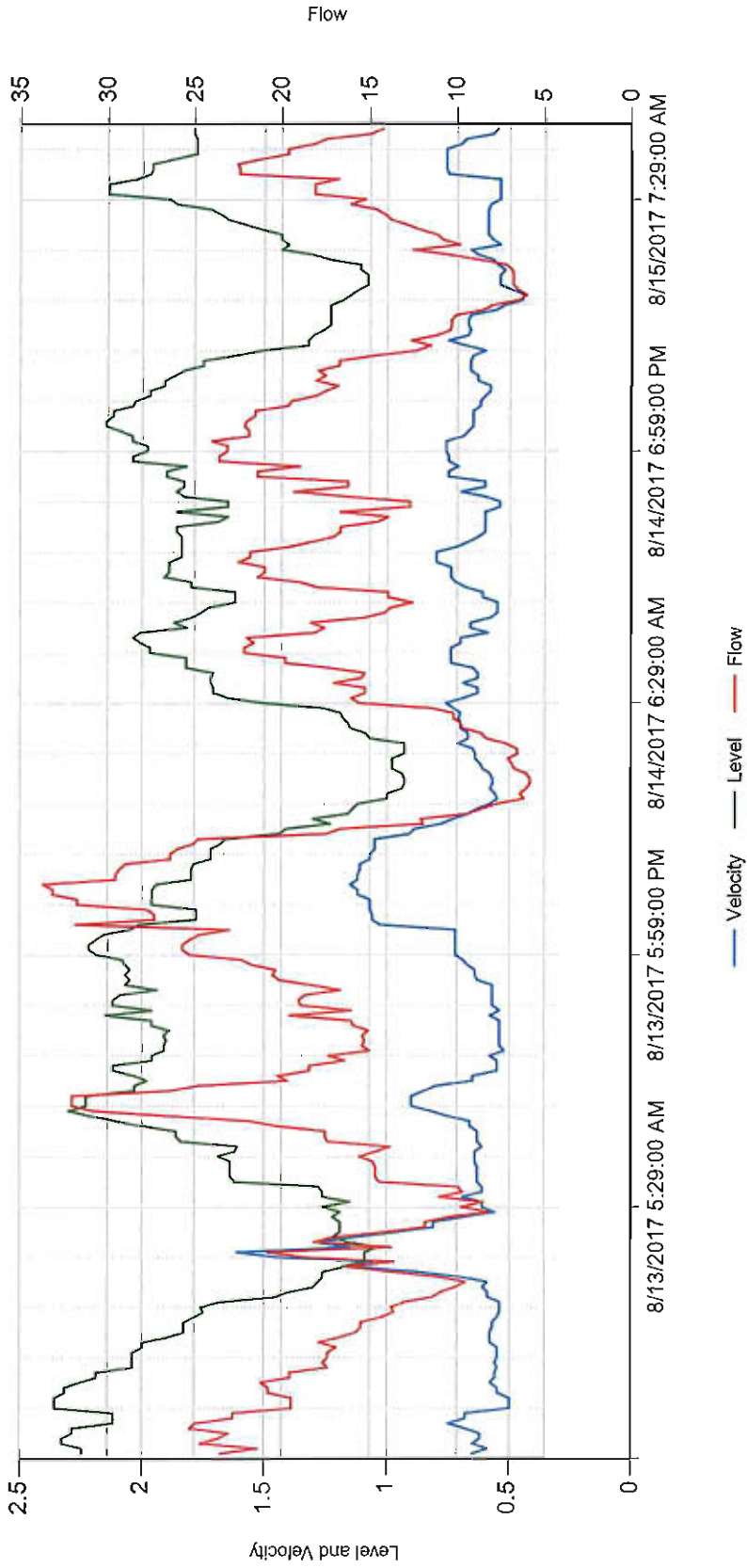


	Velocity (fps)	Level (in)	Flow (gpm)	RainFall	
Average	0.641	1.869	18.319	Inches	
Maximum	2.320	2.480	42.083		
Minimum	0.110	0.980	2.014		



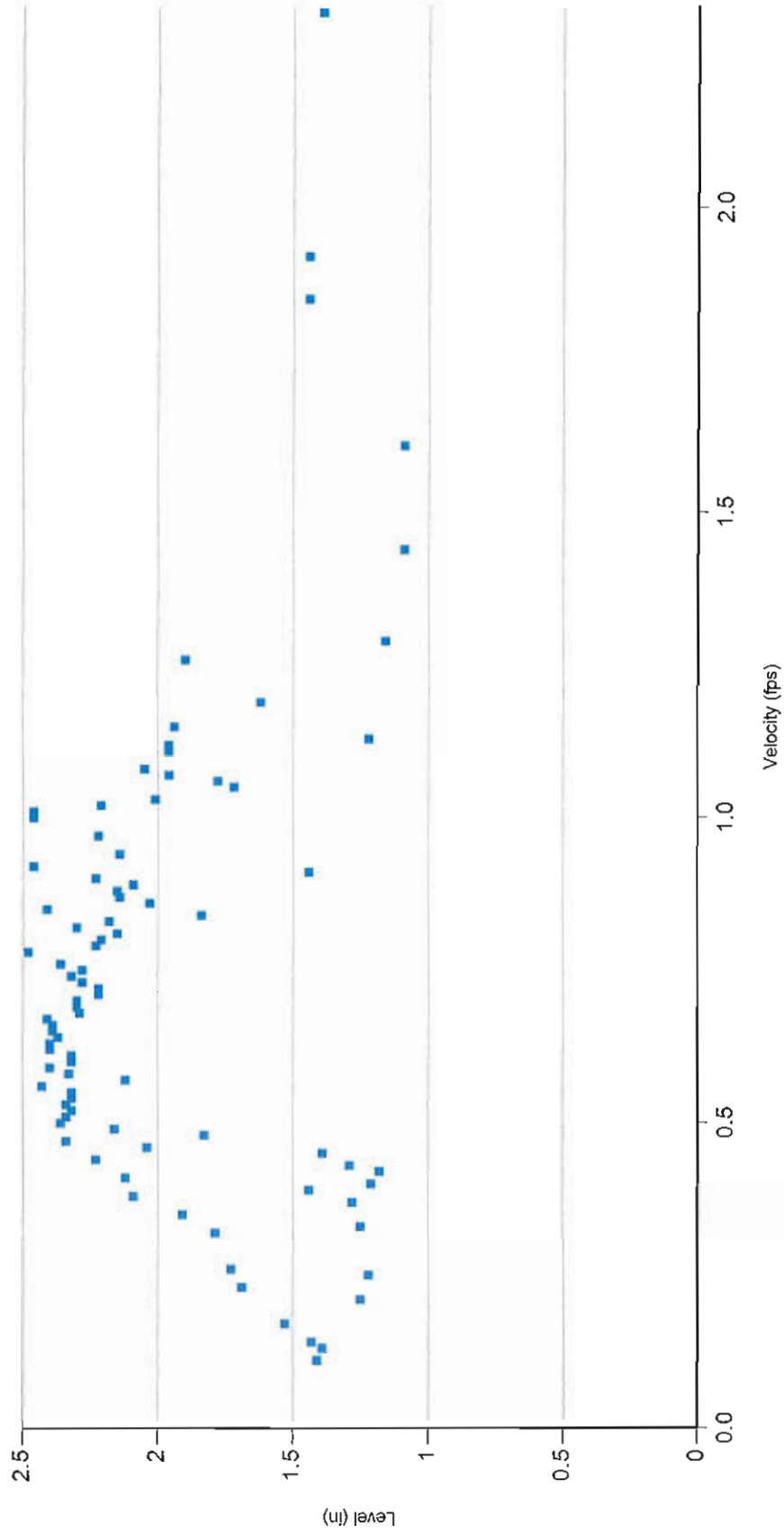
8/15/2017 3:04:06 PM

2017.08 6th St MH



	Velocity (fps)	Level (in)	Flow (gpm)	RainFall	
	0.687	1.721	17.155	Inches	
	1.610	2.360	33.680		
	0.440	0.930	5.833		
Average					
Maximum					
Minimum					
					8/15/2017 3:04:06 PM

2017.08 6th St MH



8/7/2017 thru 8/15/2017



8/15/2017 3:04:06 PM



Utility Systems Science and Software

Report Date: 08/15/2017
Customer: C&V Consulting
Group: Montebello
SiteID: 2851

Statistics for 2017.08 6th St MH: 08/07/2017 thru 08/15/2017

Date	Flow (GPM)			Flow (MGD)			Velocity (FPS)			Level (Inches)			Rain
	Avg	Max	Min	Avg	Max	Min	Avg	Max	Min	Avg	Max	Min	Total Gal
8/7/17	28.79	41.39	15.62	0.04	0.06	0.02	0.85	1.26	0.64	2.14	2.48	1.62	41,458
8/8/17	17.19	27.92	7.50	0.02	0.04	0.01	0.62	0.84	0.32	1.86	2.41	1.15	24,747
8/9/17	17.06	34.37	2.01	0.02	0.05	0.00	0.54	1.11	0.11	1.95	2.43	1.22	24,569
8/10/17	16.01	26.94	5.62	0.02	0.04	0.01	0.59	0.86	0.38	1.78	2.32	0.98	23,053
8/11/17	17.19	34.31	4.51	0.02	0.05	0.01	0.64	1.00	0.39	1.79	2.32	0.98	24,754
8/12/17	19.12	42.08	4.79	0.03	0.06	0.01	0.68	2.32	0.33	1.90	2.40	1.08	27,539
8/13/17	19.66	33.68	8.12	0.03	0.05	0.01	0.78	1.61	0.52	1.76	2.30	1.04	28,311
Week:	19.29	42.08	2.01	0.03	0.06	0.00	0.67	2.32	0.11	1.88	2.48	0.98	194,431
8/14/17	15.77	24.03	5.83	0.02	0.03	0.01	0.66	0.89	0.54	1.65	2.15	0.93	22,709
8/15/17	13.03	22.57	6.04	0.02	0.03	0.01	0.61	0.76	0.44	1.53	2.14	1.08	18,766
Week:	14.40	24.03	5.83	0.02	0.03	0.01	0.63	0.89	0.44	1.59	2.15	0.93	41,475
Totals:	18.20	42.08	2.01	0.03	0.06	0.00	0.66	2.32	0.11	1.82	2.48	0.93	235,907

ORIGINAL FILED

JAN 29 2018

LOS ANGELES, COUNTY CLERK



**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION**

**NOTICE OF PUBLIC HEARING
CITY OF MONTEBELLO PLANNING COMMISSION**

General Plan Amendment (GPA01-18), Density Overlay (DO01-18); Zone Change (ZC01-18), Planned Development (PD01-18), and Vesting Tentative Tract Map (VTTM78215)

520, 522, 528 West Whittier Boulevard, 117, 121, 125 North 5th Street, and 114 North 6th Street

Project Description: A residential townhome component and a small food incubator component. The residential component consists of 28 three-story townhomes on 0.97 acres of the 1.2-acre site. The townhome units are clustered in an L-shaped pattern with a centralized community gathering space, and diagonal parking along the south side of Emmett Williams Way to provide the required resident guest parking. Four floor plans will be featured offering 1,361 to 1,660 square feet of living space with two to four bedrooms, two and one-half to four bathrooms, and attached two-car side-by-side and tandem garages. The proposed plan includes a proposed parking for the residential component will be 74 spaces (56 garage spaces and 18 guest spaces) for a ratio of 2.6 spaces per unit. This parking will exceed the City Zoning Code requirement which is 66 spaces for a ratio of 2.36 spaces per unit. Vehicular access to the residential component will be from three locations: the alley between 6th and 5th Streets, 5th Street and Emmett Williams Way.

Zone: C-2 (General Commercial)

General Plan Designation: Boulevard

Environmental: An Initial Study recommending a Mitigated Negative Declaration has been prepared and posted. The 20-day public review period for the Initial Study of Environmental Impacts and Mitigated Negative Declaration begins January 30, 2018 and ends February 19, 2018. Comments on the project and the related documents may be received in writing during this period and orally at the public hearing.

NOTICE IS HEREBY GIVEN that the City of Montebello Planning Commission will hold a public hearing on the Initial Study, Negative Declaration and proposed applications. The meeting is scheduled on:

Date: Tuesday, February 20, 2018

Time: 6:30 p.m.

Place: City Hall Council Chambers
1600 W. Beverly Blvd.
Montebello, CA 90640

Any party interested in speaking may appear at the public hearing and comment on the project. Written comments may also be mailed or delivered to the City of Montebello Planning Commission at the Planning Division office address identified below. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:

Contact Person: Matthew Feske

Phone: 323.887.1200 **Fax:** 323.887.1488

Email: mfeske@cityofmontebello.com

Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640

City Website: www.cityofmontebello.com

**INITIAL STUDY / MITIGATED
NEGATIVE DECLARATION**

City of Montebello

**Whittier Boulevard and
6th Street Townhome
Residential and Small
Food Incubator Project**

Lead Agency:

City of Montebello

Planning Community Development
Department

1600 W. Beverly Boulevard

Montebello, California 90640

Contact: Matthew Feske, Planning Manager

Phone: (323) 887-1200

Email: mfeske@cityofmontebello.com

Prepared by:

Comprehensive Planning Service

Contact: *Joann Lombardo, Principal*

(949) 650-3206

Email: joann@jalcps.com

January 2018

This page is intentionally blank.

TABLE OF CONTENTS

	<u>Page</u>
EXECUTIVE SUMMARY	1
SECTION 1.0 – INTRODUCTION	2
1.1 INITIAL STUDY REQUIRED	2
1.2 STATUTORY AUTHORITY.....	2
1.3 INCORPORATION BY REFERENCE	3
SECTION 2.0 – PROJECT DESCRIPTION	4
2.1 PROJECT TITLE	4
2.2 LEAD AGENCY AND ADDRESS	4
2.3 CONTACT PERSON AND PHONE NUMBER	4
2.4 PROJECT LOCATION	4
2.5 EXISTING SETTING	4
2.6 SURROUNDING USES	5
2.7 PROJECT APPLICANT	12
2.8 GENERAL PLAN DESIGNATION.....	12
2.9 ZONING	12
2.10 DESCRIPTION OF PROJECT	12
2.11 REQUIRED ENTITLEMENTS.....	15
SECTION 3.0 – ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	16
SECTION 4.0 – DETERMINATION: (TO BE COMPLETED BY THE LEAD AGENCY).....	16
SECTION 5.0 – EVALUATION OF ENVIRONMENTAL IMPACTS.....	17
SECTION 6.0 – INITIAL STUDY CHECKLIST	19
SECTION 7.0 – ANALYSIS OF ENVIRONMENTAL IMPACTS.....	32
7.1 AESTHETICS	32
7.2 AGRICULTURE AND FOREST SERVICES	34
7.3 AIR QUALITY	35
7.4 BIOLOGICAL RESOURCES	41
7.5 CULTURAL RESOURCES	43
7.6 GEOLOGY AND SOILS	46
7.7 GREENHOUSE GAS EMISSIONS.....	49
7.8 HAZARDS AND HAZARDOUS MATERIALS.....	51
7.9 HYDROLOGY AND WATER QUALITY	56
7.10 LAND USE AND PLANNING.....	59
7.11 MINERAL RESOURCES	61

7.12 NOISE	62
7.13 POPULATION AND HOUSING.....	65
7.14 PUBLIC SERVICES	66
7.15 RECREATION.....	68
7.16 TRANSPORTATION/TRAFFIC.....	69
7.17 TRIBAL CULTURAL RESOURCES.....	72
7.18 UTILITIES AND SERVICE SYSTEMS.....	73
SECTION 8.0 – CONCLUSIONS.....	77
8.1 MANDATORY FINDINGS OF SIGNIFICANCE.....	77

APPENDICES

APPENDIX A – AIR QUALITY / GREENHOUSE GAS EMISSION MODEL RUNS

APPENDIX B – NATIVE AMERICAN CONSULTATION

LIST OF FIGURES

	<u>Page</u>
Figure 1 – Project Regional Location Map.....	5
Figure 2 - Project Site Aerial Location.....	7
Figure 3 – Project Site Facilities Aerial Map	8
Figure 4a – Project Site Photos.....	9
Figure 4b – Project Site Photos.....	9
Figure 4c – Project Site Photos	10
Figure 5 – Project Site Plan.....	13
Figure 6 – Residential Component Architecture.....	14
Figure 7 – Small Food Incubator Component Architecture & Site Plan.....	15

LIST OF TABLES

	<u>Page</u>
Table 1: Intial Study Checklist.....	19
Table 2: Comparison:Projected Construction Emissions, Daily Criteria Values	38
Table 3: Comparison:Projected Operational Emissions, Daily Criteria Values	39
Table 4: Construction Related Greenhouse Gas Emissions.....	50
Table 5: Yearly Operational Greenhouse Gas Emissions	50
Table 6: Montebello Zoning Code Noise Standards by Land Use.....	63

EXECUTIVE SUMMARY

This Initial Study assesses the potential environmental impacts of a proposal by The Olson Company to construct and operate the Whittier & 6th Residential and Small Food Incubator Project, which consists of a 28-unit townhome community and a small food incubator building, located northwest of W. Whittier Boulevard and North 6th Street in, Montebello, California.

This Initial Study finds with the imposition of mitigation measures related to Biological Resources, Hazards and Hazardous Materials, and Tribal Resources, all potentially significant impacts associated with the Project would be reduced to less than significant levels. Consequently, a Mitigated Negative Declaration will be prepared for the Project.

SECTION 1.0 – INTRODUCTION

1.1 INITIAL STUDY REQUIRED

Following preliminary review of the proposed Whittier & 6th Townhome Residential and Small Food Incubator Project (Project), the City of Montebello (City) has determined that the Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects associated with the Project, as proposed.

1.2 STATUTORY AUTHORITY

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 2100021177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR).

Consistent with the statutory authority, the purpose of this Initial Study is to provide the Lead Agency (i.e. the City) with information to determine if the proposed Project would have a significant environmental impact. Specifically, this Initial Study will:

- Facilitate environmental assessment early in the design of the Project;
- Provide the City with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration;
- Enable the applicant or City to modify the Project, mitigating adverse impacts, thereby enabling the Project to qualify for a Negative Declaration or Mitigated Negative Declaration;
- Provide documentation of the factual basis for the findings in a Negative Declaration or Mitigated Negative Declaration that the Project will not have a significant effect on the environment.

The environmental documentation, which is ultimately selected by the City of Montebello in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the Project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

The environmental documentation and supporting analysis is subject to a public review period. The proposed Project is not a project "of statewide, regional, or

areawide significance" as prescribed in Section 15206 of the CEQA Guidelines because it does not meet the criteria for such projects. Furthermore, project implementation does not require any action by a State Agency (i.e., "responsible" or "trustee" agency). Therefore, the document will not be submitted to the State Clearinghouse for review and the review period is determined to be 20 days in accordance with Section 15073 of the CEQA Guidelines. Following review of any comments received, the City of Montebello will consider these comments as a part of the Project's environmental review and include them with the Initial Study documentation for consideration by the City of Montebello in accordance with Section 15074(b) of the CEQA Guidelines.

1.3 INCORPORATION BY REFERENCE

The information contained in this document is based, in part, on the following documents that include the Project site or provide information addressing the general project area or use:

- **City of Montebello General Plan, adopted 1973 with the Housing Element and Safety Element updated 2017** (General Plan). The General Plan is a policy document designed to provide long-range guidance for decision-making affecting the future character of Montebello. It represents the official statement of the community's physical development, as well as its economic, social, and environmental goals. The General Plan was used throughout this Initial Study as the fundamental planning document governing development on the Project site.
- **City of Montebello Municipal Code.** Chapter 17 of the City of Montebello Municipal Code establishes the basic zoning regulations under which land is developed and utilized and by which the General Plan is systematically implemented. This includes allowable uses, building setback and height requirements, and other development standards. The basic intent of the Zoning Code is to promote and protect the public health, safety, convenience, and welfare of present and future citizens of the City. Other chapters of the Municipal Code address construction and other performance issues related to the Project.

SECTION 2.0 – PROJECT DESCRIPTION

2.1 PROJECT TITLE

The Whittier & 6th Townhome Residential and Small Food Incubator Project Development Project

2.2 LEAD AGENCY AND ADDRESS

City of Montebello
1600 W. Beverly Boulevard
Montebello, CA 90640

2.3 CONTACT PERSON AND PHONE NUMBER

Matthew Feske, Planning Manager
(323) 887-1200

2.4 PROJECT LOCATION

Regionally, the Project site is located in the northwest portion of the City of Montebello. The City is located in the southwestern portion of the San Gabriel Valley approximately 7.8 miles to the east of Downtown Los Angeles. The City of Montebello is bounded by Montebello, Rosemead, and unincorporated County areas to the north; by the Whittier Narrows Dam Recreation Area and Pico Rivera to the east; by Pico Rivera and Commerce to the south; and by Commerce and unincorporated East Los Angeles to the west. Regional access to Montebello is provided by the Pomona Freeway (SR-60), which traverses the northern portion of the City in an east-west orientation, and by the Santa Ana Freeway (I-5), which extends along the southernmost boundary of the City in a north-south orientation.

Major geographic features in the area include the Montebello Hills located approximately 2 miles to the north of the Project site; the Rio Hondo River located approximately 0.5 miles to the east, the Puente Hills located approximately 6 miles to the east, and the San Gabriel Mountains, located approximately 14 miles to the north. (Reference Figure 1, Project Regional Location Map.)

Locally, the Project site is located at the northwest corner of W. Whittier Boulevard and 6th Street, encompassing seven parcels currently addressed as 520, 522, 528 W. Whittier Boulevard, 117, 121, 125 N. 5th Street, and 114 N. 6th Street within the City of Montebello. The Assessor Parcel Map Numbers (APN) for the Project site are 6346-025-016, 906, 907, 909, 910, 911, 912, 913. (Reference Figure 2, Project Site Aerial Map.)

2.5 EXISTING SETTING

The approximately 1.2-acre Project site consists of nine existing parcels. Physical condition of the site is generally flat with scattered non-native trees and portions of the site are fenced with chain link. Existing buildings on the site consists of a multi-tenant vacant office building with second story apartment (addressed at 520-528 Whittier Boulevard), a garage type building most recently used for storage for the Elks Club (addressed at 114 North 6th Street) and associated parking lot used for overflow parking for car dealership, a parking lot (addressed at 117 North 5th

Street), a residential structure (addressed at 121 North 5th Street), and asphalt parking lot with conex¹ boxes used by the City of Montebello for furniture storage (addressed at 125 North 5th Street). (Reference Figure 3, Existing Surrounding Land Uses Aerial Map, and Figures 4.a-4.c, Project Site Photos.)

From about the 1920s, historical aerial photos show the southwestern portion of the site developed with a commercial structure along Whittier Boulevard. This building appears to have been used for automobile storage with no evidence of auto repairs. On the northeaster portion of the site is a residential structure. Other portions of the site are undeveloped with shed-like structures. From about the 1950s, the southwestern portion of the site remains unchanged retaining the commercial structure. The balance of the site develops with commercial structures and a parking lot, and three residential structures. There is no evidence of historical agricultural use on the site.²

2.6 SURROUNDING USES

Surrounding properties are a mix of commercial and residential properties. As shown in Figure 3, a United States Post Office is located north of the Project site, a mix of residential, religious facility, office and residential east of the site, commercial retail uses south of the site, and a mix of residential, restaurant, parking lot and commercial retail west of the site.

Figure 1 – Project Regional Location Map

¹ Conex boxes are large metal crates used for shipping and transport.

² Phase I Environmental Site Assessment, 6th Street and Whittier Boulevard, Montebello, California; prepared by Stantec Consulting Services, Inc., May 10, 2017; available at City of Montebello Planning Division offices.

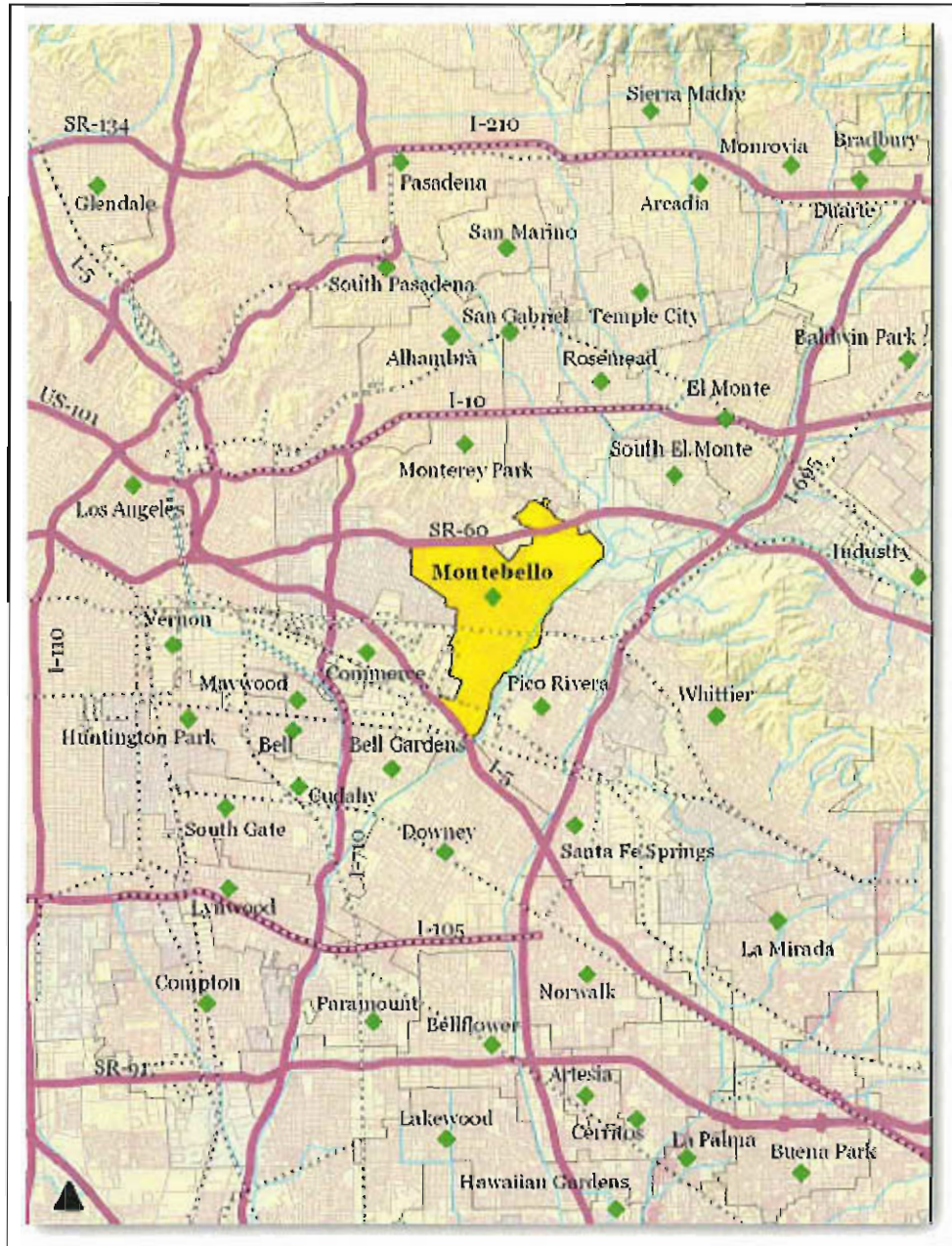


Figure 2 - Project Site Aerial Location



Figure 3 – Project Site Facilities Aerial Map

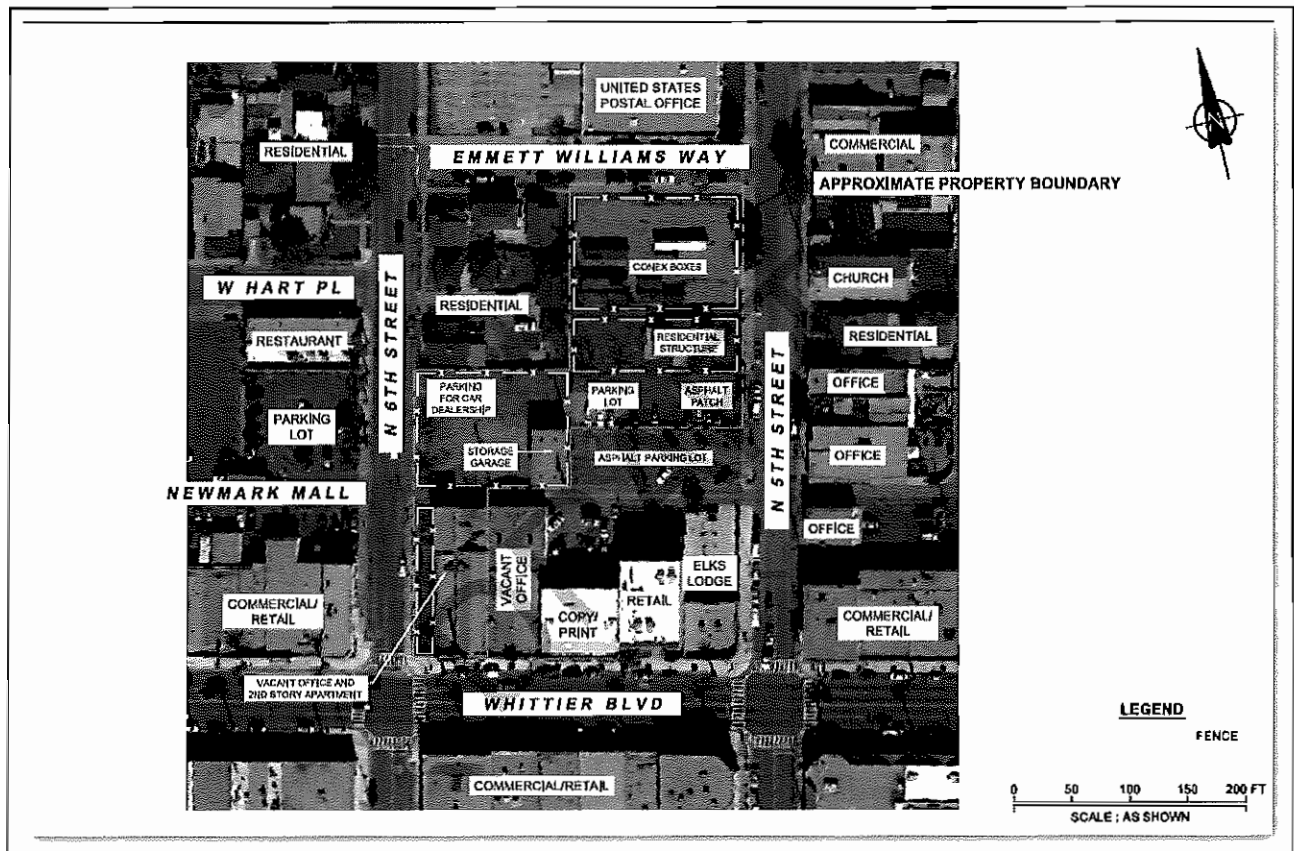


Figure 4.a – Project Site Photos

Proposed Townhome & Artisan Food/Retail Project
N. 5th Street, looking west onto site



Proposed Townhome & Artisan Food/Retail Project
N. 5th Street, looking west onto site



Figure 4.b – Project Site Photos

Proposed Townhome & Artisan Food/Retail Project
N. 5th Street, looking west onto site



Proposed Townhome & Artisan Food/Retail Project
Alley & N 6th St, looking southeast onto site



Figure 4.c – Project Site Photos

*Proposed Townhome & Artisan Food/Retail Project
Whittier Blvd & N 6th St., northeast corner*



*Proposed Townhome & Artisan Food/Retail Project
N. 6th St, looking east onto site*



2.7 PROJECT APPLICANT

The Olson Company
3010 Old Ranch Parkway, Suite 400
Seal Beach, CA 90740

2.8 GENERAL PLAN DESIGNATION

General Commercial

2.9 ZONING

C-2

2.10 DESCRIPTION OF PROJECT

The Project includes a residential townhome component and a small food incubator component. The residential component consists of 28 three-story townhomes on 0.97 acres of the 1.2-acre site. The townhome units are clustered in an L-shaped pattern with a centralized community gathering space, and diagonal parking along the south side of Emmett Williams Way to provide the required resident guest parking. (Reference Figure 5, Project Site Plan.) Four floor plans will be featured offering 1,361 to 1,660 square feet of living space with two to four bedrooms, two and one-half to four bathrooms, and attached two-car side-by-side and tandem garages. The proposed plan includes a Proposed parking for the residential component will be 74 spaces (56 garage spaces and 18 guest spaces) for a ratio of 2.6 spaces per unit. This parking will exceed the City Zoning Code requirement which is 66 spaces for a ratio of 2.36 spaces per unit. Vehicular access to the residential component will be from three locations: the alley between 6th and 5th Streets, 5th Street and Emmett Williams Way.

Architecture for the townhomes will feature a blend of contemporary and Spanish-style design with modern techniques including simple massing and limited materials along with the use of repetitive arches and recessed windows. (Reference Figure 6, Residential Component Architecture.)

Figure 5 – Project Site Plan

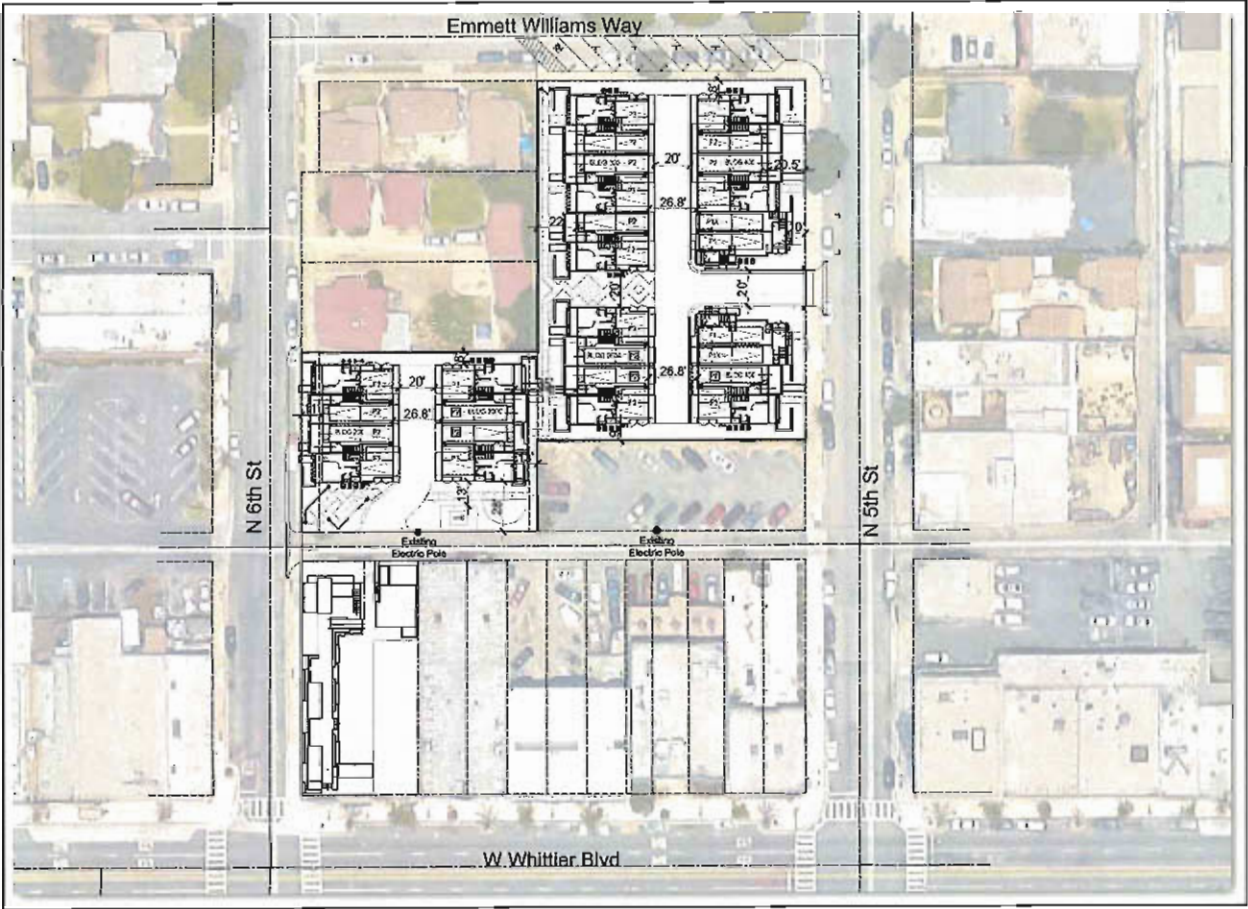
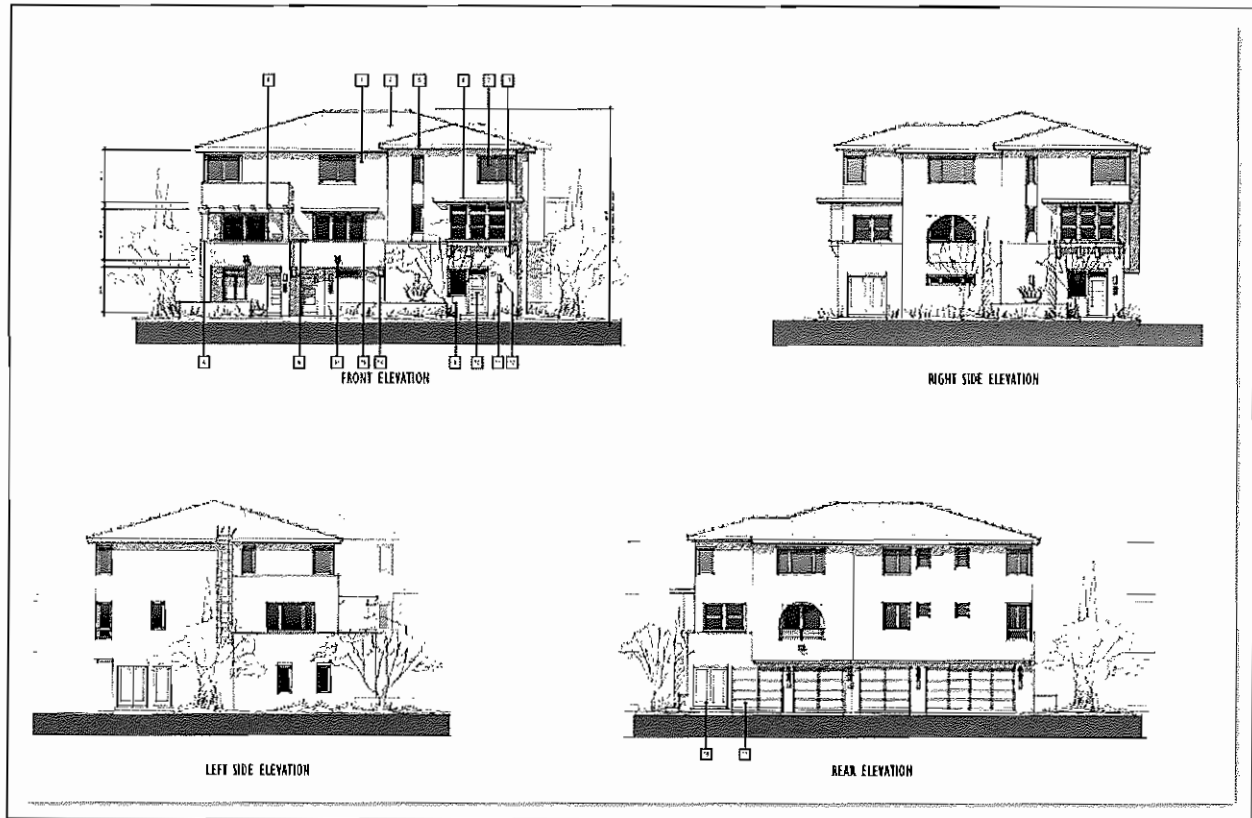
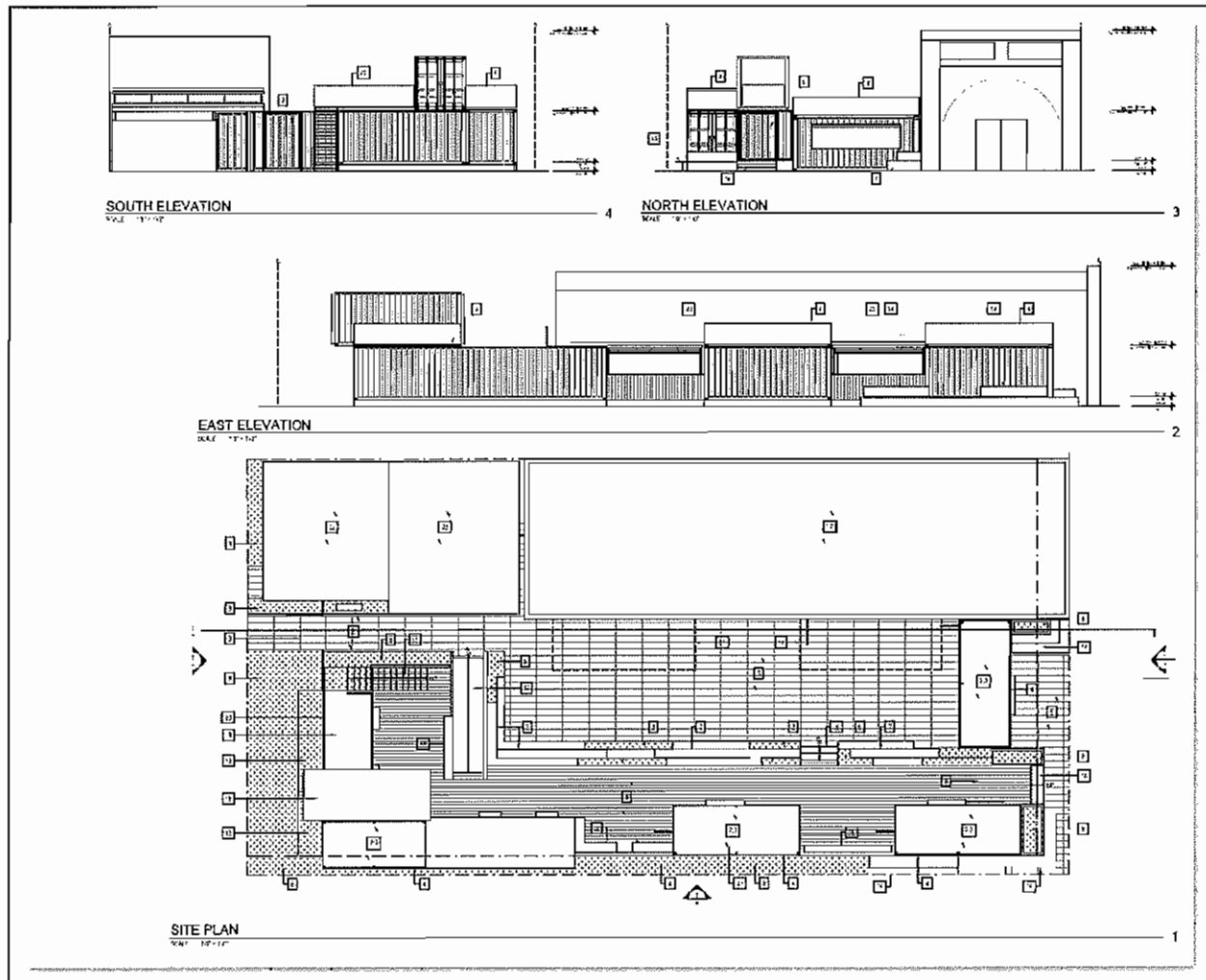


Figure 6 – Residential Component Architecture



The small food incubator component of the Project will locate on the 0.2-acre portion of the site situated along Whittier Boulevard. This component will be developed by Gentefy, Inc. into BLVD Park, an indoor/outdoor artisan food and retail establishment. Gentefy's plans utilize one of the existing retail buildings along with refurbished shipping containers along the property's perimeter that will feature a collection of restaurateurs and retailers from the local community with communal seating spaces provided for patrons. (Reference Figure 7, Small Food Incubator Component Architecture & Site Plan.)

Figure 7 –Small Food Incubator Component Architecture & Site Plan



2.11 REQUIRED ENTITLEMENTS

Entitlement of the Project will require approval of this Initial Study/Mitigated Negative Declaration by the City of Montebello City Council, acting as lead agency. The Project also requires approval by the City Council of a General Plan Land Use Map Amendment and Zoning Map Amendment, Planned Development District, a Vesting Tentative Tract Map and vacation of public street Emmett Williams Way.

Approvals from other public agencies is not required.

SECTION 3.0 – ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. Mitigation measures have been added to the Project to reduce each of these potential impacts to less than significant levels.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☒ Biological Resources | ☐ Cultural Resources | ☐ Geology/ Soils |
| ☐ Greenhouse Gas | ☒ Hazards & Hazardous Materials | ☐ Hydrology/ Water Quality |
| ☐ Land Use/ Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population/ Housing | ☐ Public Services | ☐ Recreation |
| ☒ Transportation/ Traffic | ☒ Tribal Cultural Resources | ☐ Utilities/ Service Systems |
| ☒ Mandatory Findings of Significance | | |

SECTION 4.0 – DETERMINATION: (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

- ☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

01-24-2018

Date

SECTION 5.0 – EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the Project falls outside a fault rupture zone.) A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

SECTION 6.0 – INITIAL STUDY CHECKLIST

The Initial Study Checklist, Table 1, provides a summary of the environmental topics considered in this environmental assessment. For each environmental topic, the thresholds of significance are presented and the finding relative to each threshold is checked. The analysis supporting each finding is presented in Section 7.0.

Table 1: Initial Study Checklist				
	Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
I. AESTHETICS.				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character and quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
II. AGRICULTURAL/FOREST RESOURCES.				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as				X

Table 1: Initial Study Checklist

	Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)				
d) Result in loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
III. AIR QUALITY.				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Table 1: Initial Study Checklist

	Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
IV. BIOLOGICAL RESOURCES.				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Boulevard 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
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,				X

Table 1: Initial Study Checklist

	Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
Natural Conservancy Conservation Plan, or other approved local, regional, or state habitat conservation plan?				
V. CULTURAL AND RESOURCES.				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains including those interred outside of formal cemeteries?				X
VI. GEOLOGY AND SOILS.				
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	

Table 1: Initial Study Checklist

	Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
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 potentially 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
VII. GREENHOUSE GAS EMISSIONS.				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				X

Table 1: Initial Study Checklist

	Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS.				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X		
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Boulevard 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?				X
f) For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?				X

Table 1: Initial Study Checklist

	Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X		
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
IX. HYDROLOGY AND WATER QUALITY.				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, or substantially increase the rate or amount of surface runoff in a manner				X

Table 1: Initial Study Checklist

	Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
which would result in flooding on- or off-site?				
e) 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?				X
f) Otherwise 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 loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche or mudflow?				
X. LAND USE AND PLANNING.				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project(including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Table 1: Initial Study Checklist

	Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
XI. MINERAL RESOURCES.				
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?				X
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?				X
XII. NOISE.				
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 persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the				X

Table 1: Initial Study Checklist

	Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
Project area to excessive noise levels?				
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
XIII. POPULATION AND HOUSING.				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			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
XIV. PUBLIC SERVICES. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant Environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	

Table 1: Initial Study Checklist

	Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
e) Other public facilities?			X	
XV. RECREATION.				
a) Would the Project 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) Does the Project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X
XVI. TRANSPORTATION/ TRAFFIC.				
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?			X	
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?				X
c) Result in a change in air traffic patterns, including either an increase				X

Table 1: Initial Study Checklist

	Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
in traffic levels or a change in location that results in substantial safety risks?				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?		X		
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?				X
XVII. TRIBAL CULTURAL RESOURCES. Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Table 1: Initial Study Checklist

	Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS.				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
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?			X	
c) 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 as projected demand in addition to the provider's existing commitments?			X	
d) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
e) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or new or expanded entitlements needed?			X	
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	
XIV. MANDATORY FINDINGS OF SIGNIFICANCE.				

Table 1: Initial Study Checklist

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

SECTION 7.0 – ANALYSIS OF ENVIRONMENTAL IMPACTS

The following section presents the analysis that supports the findings for each environmental topic and threshold presented in Table 1, Initial Study Checklist. For each environmental topic, an assessment of cumulative impacts and mitigation requirements is also presented.

7.1 AESTHETICS

7.1.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) Would the Project have a substantial adverse effect on a scenic vista?

No Impact. According to the General Plan Scenic Highway Element, there are no designated scenic highways in Montebello. The General Plan Conservation Element identifies a number of historical landmarks, including the Rio Hondo Channel and Rio Hondo Spreading Grounds, but does not identify scenic vistas or scenic resources. Although not identified as scenic features in the General Plan, several geologic features are visible from the Project site, including the Montebello Hills located approximately 2 miles to the north of the Project site, the Puente Hills located approximately 6 miles to the east, and the San Gabriel Mountains, located approximately 14 miles to the north. (Reference Figure 1, Project Regional Location Map.)

The Project will remove a varied mix of existing buildings, parking lots and containers, many of which are in poor repair, and construct a new master plan townhome residential community and a small food incubator complex. The new development will be constructed of quality materials and will be landscaped with a cohesive planting plan consisting of trees and shrubs. Maximum height of the three-story townhomes would be 38 feet. The Project would enhance the visual character of the surrounding area. There are no designated scenic vistas within the vicinity of the Project site. Further because of the distance of the Project site from nearby geologic features, the Project would not interfere with views of those features from surrounding areas. Consequently, the Project would not have an adverse effect on a scenic vista.

b) Would the Project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. As discussed in Checklist Item 7.1.a, above, there are no designated scenic resources or state scenic highways in Montebello. Consequently, the Project would not damage scenic resources.

c) Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. As discussed in Checklist Item 7.1.a, above, the Project will remove a varied mix of existing buildings and facilities, many of which are in poor repair, and construct a new master plan townhome residential community and a small food incubator complex. The new development will be constructed of quality materials and will be landscaped with a cohesive planting plan consisting of trees and shrubs. The Project would enhance the visual character of the surrounding area. Consequently, Project impacts relative to the visual character and quality would not be significant.

d) Would the Project create a new source of substantial light or glare which would adversely affect day or night time views in the area?

No Impact. Street lights and lighting from adjacent uses currently exist in the vicinity of the Project site. Other existing light sources include headlights from vehicles travelling on Page Street and the adjacent freeway. As an infill development, the light generated from the Project would replace that of the existing uses on the site and be similar to that of nearby uses. Consequently, the Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

7.1.2 CUMULATIVE IMPACTS

The analysis determined that the proposed Project would not result in any significant adverse aesthetic impacts. Although the proposed Project would change the visual character of the site and surrounding area, it would enhance the character of the area. Consequently, the Project would not result in significant adverse cumulative aesthetics impacts.

7.1.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding aesthetics. Consequently, no mitigation is required.

7.2 AGRICULTURE AND FOREST SERVICES

7.2.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance?

No Impact. The state of California Department of Conservation classifies the Project site and its surrounding areas as "urban and built-up land".³ No previous agricultural uses occurred on the Project site. Consequently, the Project would not convert farmland to a non-agricultural use.

- b) Would the Project conflict with existing zoning for agricultural use or a Williamson Act Contract?

No Impact. The General Plan does not identify any agricultural resources, farmlands or Williamson Act contracts in the City. As noted above, the state of California Department of Conservation classifies the Project site and its surrounding areas as "urban and built-up land". Consequently, the Project would not conflict with an agricultural use or Williamson Act contract.

- c) Would the Project conflict with existing zoning for or cause rezoning of, forest land or zoned timberland production agricultural use or a Williamson Act Contract?

³<https://maps.conservation.ca.gov/dlrp/ciff/>; accessed January 19, 2018.

No Impact. The City, inclusive of the Project site, is developed with urban land uses. There are no forest, timberlands or forest zoning in the City. Consequently, the Project would not conflict with zoning for forest land.

- d) Would the Project result in the loss of forest land or the conversion of forest land to a non-forest use?

No Impact. As discussed in Checklist Item 7.2I.c, above, the City, inclusive of the Project site, is developed with urban land uses. There are no forest, timberlands or forest zoning in the City. Consequently, the Project would not result in the loss or conversion of forest land.

- e) Would the Project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use

No Impact. As discussed in Checklist Items 7.2.a, b and c, above, the City, inclusive of the Project site, is developed with urban land uses. There are no farmlands or forests in the City. Consequently, the Project would not result in the loss or conversion of farmland or forest land.

7.2.2 CUMULATIVE IMPACTS

The analysis determined that the proposed Project would not result in any significant adverse impacts to agriculture and forest resources. Consequently, the Project would not result in significant adverse cumulative agriculture and or forest resource impacts.

7.2.3 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts on agriculture and or forest resources. As a result, no mitigation is required.

7.3 AIR QUALITY

Data presented in this Air Quality section is based on air quality model runs from the CalEEMod Urban Emissions Model Screening Tables included in the SCAQMD's Final Localized Significance Threshold Methodology (June 2003), and Sample Construction Scenarios for Projects Less than Five Acres in Size, (February 2005), prepared by Synectecology January 18, 2018 and contained in Appendix A.

7.3.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project conflict with or obstruct the implementation of the applicable air quality plan?

No Impact. The City of Montebello is within the South Coast Air Basin (SCAB), which is bounded by the Pacific Ocean to the south and west and mountains to the north and east. Air quality in the South Coast Air Basin is managed by the South Coast Air Quality Management District (SCAQMD). The SCAQMD and the Southern California Association of Governments (SCAG) are the agencies responsible for preparing the Air Quality Management Plan (AQMP) for the SCAB. Every three years, the SCAQMD prepares a new Air Quality Management Plan (AQMP), which updates the previous plan and has a 20-year horizon. The SCAQMD adopted the Final 2016 AQMP on March 3, 2017 and forwarded it to the California Air Resources Board (CARB) for review on March 10, 2017. The 2016 AQMP is a regional and multi-agency effort (SCAQMD, CARB, Southern California Association of Governments [SCAG], and the U.S. Environmental Protection Agency [USEPA]) and provides a comprehensive and integrated plan primarily focused on addressing the ozone standards. State and federal planning requirements include developing control strategies, attainment demonstrations, reasonable further progress, and maintenance plans. The 2016 AQMP incorporates the latest scientific and technical information and planning assumptions, including the latest applicable growth assumptions, Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and updated emission inventory methodologies for various source categories.

A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local city general plans and SCAG's 2016 RTP socioeconomic forecast projections of regional population, housing and employment growth. According to data provided by the California Department of Finance (DOF), the current population of the City of Montebello is 63,917 with an average household size of 3.33.⁴

At 28 units, the Project would generate a population of 94 persons, which would nominally increase the City population by 0.15%. Neither the construction (see Table 2) nor the operation (see Table 3) of the Project is projected to exceed the daily threshold values suggested by the SCAQMD. Consequently, the Project is consistent with the goals of AQMP and, in that respect, does not present a significant air quality impact.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

⁴ (DOF, E-5 Population and Housing Estimates for Cities, Counties and the State, 2017, <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>).

Less Than Significant Impact. A violation of an air quality standard could occur over the short-term during construction, or over the long-term during its subsequent operation. Each is addressed below.

Construction Impacts: Project construction raises localized ambient pollutant concentrations. Construction air quality impacts are considered significant if they exceed any of the following thresholds that have been established by SCAQMD to measure construction emissions. Each of the thresholds represents a daily maximum of acceptable pollutant emissions during the construction period⁵:

- 75 pounds per day for ROG (reactive organic gases)
- 100 pounds per day for NOx (oxides of nitrogen)
- 550 pounds per day for CO (carbon monoxide)
- 150 pounds per day for PM10 (respirable 10-micron diameter particulate matter)
- 55 pounds per day for PM2.5 (respirable 2.5-micron diameter particulate matter)
- 150 pounds per day of SOx (oxides of sulfur)

Air quality impacts may occur during demolition, site preparation, and construction activities associated with the project. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during site preparation, and grading activities, and the emission of ROGs during the painting of the structures.

Table 2 presents the calculation of daily emissions projected for site construction, assuming that demolition and construction occur in 2018 and 2019. The calculations presented in the table are the results of the CalEEMod Model which applies typical construction equipment, labor, phasing and materials to the project, based on its size, location and proposed timing. The CalEEMod Model is not intended as an exact accounting of what equipment will ultimately be used and what emissions are produced by a project. Rather, the model represents a "yard stick" by which projects may be compared on a one-to-one basis. The methodology applied by the CalEEMod Model are based on studies performed by the SCAQMD for construction projects in the southern California. The SCAQMD recommends use of the CalEEMod Model for typical construction projects. As shown in the table, construction related emissions are notably below their respective threshold values and the impact is less than significant.

Table 2: Comparison of Projected Construction Emissions and Daily Criteria Values (Pounds/Day)

⁵ ROG (reactive organic gases); NOx (oxides of nitrogen); CO (carbon monoxide); PM-10 (respirable 10-micron diameter particulate matter); PM-2.5 (respirable 2.5-micron diameter particulate matter); SOx (oxides of sulfur).

Year	ROG	NOx	CO	SO ₂	PM ₁₀ Dust	PM ₁₀ Exhaust	PM ₁₀ Total	PM _{2.5} Dust	PM _{2.5} Exhaust	PM _{2.5} Total
Demolition										
2018	0.346	2.1902	1.7617	3.0600e-003	0.0693	0.1266	0.1959	0.0200	0.1216	0.1415
2019	0.1388	7.4300e-003	8.2700e-003	1.0000e-005	2.2000e-004	5.2000e-004	7.4000e-004	6.0000e-005	5.2000e-004	5.8000e-004
Maximum	0.3460	2.1902	1.7617	3.0600e-003	0.0693	0.1266	0.19590	.0200	0.1216	0.1415
Daily Threshold (Any Phase)	75	100	550	150	→	→	150	→	→	55
Exceeds Threshold?	No	No	No	No			No			No

Operational Impacts: The major source of long-term air quality impacts is are from vehicle emissions. With the exception of wood combustion, stationary sources add only minimally to these values.

Mobile Source Emissions: The CalEEMod Model provides a default estimate for mobile emissions, and calculates the Project townhome component with 28 units would generate 163 average daily trips (ADT) and the small food incubator with about 8,710 square feet would generate 783 ADT for a total Project ADT of 947 trips.

Stationary Source Emissions: In addition to vehicle trips, the occupants would produce emissions from on-site sources including the combustion of natural gas for space and water heating and the use other heating sources (e.g., hearths). Additionally, the structures would be maintained, and this requires repainting over time, thus resulting in the release of additional ROG emissions. Also, the use of consumer aerosol products, such as cleaners, is associated with the Project and these release ROG emissions. Finally, the landscape would require maintenance and this equipment produces combustion emissions.

The resultant emissions are projected by the CalEEMod computer model and included in Table 3. As discussed above, the CalEEMod Model methodology is based on studies performed by the SCAQMD for typical projects in the southern California which applies typical vehicle use, gas and electric use, indoor and outdoor cooking, household product use, and maintenance. The CalEEMod Model represents a "yard stick" by which projects may be compared on a one-to-one basis. The SCAQMD recommends use of the CalEEMod Model for operational emissions for typical projects. As shown in the table, all operational related emissions are notably below their respective threshold values and the impact is less than significant. This analysis is a high side estimated as it does not subtract out the operational emissions that could be generated by the existing on-site buildings that include 6,890 square feet of commercial and 1,200 square feet of storage.

Table 3: Comparison of Projected Daily Operational Emissions and Daily Criteria Values (Pounds/day)						
Source	ROG	NOx	CO	SO₂	PM₁₀	PM_{2.5}
Total Daily Emissions	0.2835	1.2765	3.0795	8.4600e-003	0.6297	0.1756
Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

- c) Would the Project 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)?

Less Than Significant Impact. The SCAQMD criteria pollutants and their respective thresholds for construction and operational emissions are shown in Tables 2 and 3, above. In accordance with SCAQMD methodology, projects that do not exceed or can be mitigated to less than the daily threshold values do not add significantly to a cumulative impact. Neither the construction nor the operation of the Project would exceed the recommended SCAQMD threshold levels and this impact is less than significant.

- d) Would the Project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. **Construction Localized Impacts:** Project construction has the potential to raise localized ambient pollutant concentrations. This could present a significant impact to sensitive receptors if these concentrations were to exceed the State or federal ambient air quality standards at receptor locations. Sensitive receptors include residential, school and hospital uses. Sensitive receptors proximate to the Project site include residential uses located north and east of the Project site.

The CalEEMod model estimates that site preparation results in the highest levels of NOx emissions, while grading results in the highest levels of CO, PM10, and PM2.5. By default, site preparation is modeled using a grader (0.5 acre) and a scraper (1.0 acre) disturbing 1.5 acres per day. Grading uses a grader (0.5 acre) and a dozer (0.5 acre) disturbing 1.0 acre per day. The screening tables include sites of 1, 2, and 5 acres with receptors at 25, 50, 100, 200, and 500 meters away. The provided methodology notes that site sizes and receptor distances that lie between those values included in the screening manual may be determined by linear interpolation. The methodology also denotes that the 25-meter distance is the minimum distance to be used, even if receptors are located closer than this distance.

As presented in Table 2, CO, NOx, PM10 and PM2.5 emissions from Project construction would be well below SCAQMD levels and would be so when measured to the adjacent sensitive receptors. These are the air quality

pollutants that most directly affect respiratory health. Consequently, construction localized impacts to sensitive receptors would be less than significant.

Operational Localized Impacts: Long-term effects of the Project could be significant if they exceed the State or federal ambient air quality standards. As noted for construction, these criteria only apply to CO, NO₂, PM₁₀, and PM_{2.5}. CO and NO₂ would be significant if the Project were to raise existing levels above those values included in the standards. Because the Basin is a non-attainment area for particulate matter, the operational thresholds for both PM₁₀ and PM_{2.5} are set at a measurable increase of 2.5 µg/m³.⁶

Unlike construction equipment that generates exhaust and dust in a set area, the primary source of emissions from Project operations is due to the addition of vehicles on the roadway system. These emissions are then spread over a vast area and do not result in localized concentrations in proximity to the Project site. As such, localized modeling for project operations is not prepared for residential, limited commercial, or light industrial development that does not include a truck terminal.

CO is the criteria pollutant that is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere. In the past, areas of vehicle congestion had the potential to create "pockets" of CO called "hot spots." However, the SCAB has now been designated as an Attainment area of both the State and federal CO standards, and no hot spots have been reported in the Project area in more than the last 5 years. CO is no longer a localized pollutant of concern near roadways and as such a formal analysis is no longer necessary. Emissions calculated from proposed project vehicle trips would not add measurably to local CO levels in the Project area. As presented in Table 3, NO_x, PM₁₀ and PM_{2.5} emissions would also be well below levels of significance, and consequently, operational localized impacts to sensitive receptors would be less than significant.

- e) Would the Project create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. Odors associated with this exhaust would be confined to the immediate vicinity of the equipment itself. By the time such emissions reach any sensitive receptor sites away from the Project site, they will be diluted to well below any level of air quality concern. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. Any exposure to these common odors would be of short-term duration and, while unpleasant and potentially

⁶ Micrograms (one-millionth of a gram) per cubic meter air or µg/m³.

adverse, are not associated with a specific health hazard and are less than significant. Operational odors could be produced from on-site cooking or barbeque typical of a residential use and small food incubator use. Because these odors are common in the environment, they would not constitute a significant impact.⁷

7.3.2 CUMULATIVE IMPACTS

As discussed above, in accordance with SCAQMD methodology, projects that do not exceed or can be mitigated to less than the daily threshold values do not add significantly to a cumulative impact. Neither the construction nor the operation of the Project would exceed the recommended SCAQMD threshold levels and consequently, the Project would not create significant cumulative impacts relative to air quality.

7.3.3 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts relative to air quality. As a result, no mitigation is required.

7.4 BIOLOGICAL RESOURCES

7.4.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project adversely impact 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 Wildlife or U.S. Fish and Wildlife Service?

No Impact. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDDB) Bios Viewer for the Los Angeles Quadrangle (which includes the Project site) indicated that there are 33 native plant and animal species in the area, including five special status animal species. These native plants and animals occur in undisturbed areas such as the Montebello Hills north of the Project site but not in urbanized developed areas of the City.

The Project site is fully developed with buildings, paving and minimal ornamental landscaping. Because of the urbanized condition of the Project site, its surrounding properties and distance from the limited areas of undeveloped land, the Project would not impact state or federally listed sensitive species.

⁷ SCAQMD CEQA Air Quality Handbook, Figure 5-4, Land Uses Associated with Odor Complaints identifies potentially significant odor impacts from such uses as agriculture (farming and livestock), a wastewater treatment plant, a food processing plant, a chemical plant, a composting facility, a refinery, a landfill, or a dairy. No significant odor impacts are identified from residential uses.

- b) Would the Project have a substantial impact 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 Wildlife or U.S. Fish and Wildlife Service?

No Impact. As noted above, the Project site is fully developed with buildings, paving and minimal ornamental landscaping. Because of the urbanized condition of the Project site, its surrounding properties and distance from undeveloped land, the Project would not cause a substantial adverse effect on any riparian habitat or sensitive natural community.

- c) Would the Project have a substantial impact 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?

No Impact. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, streams, lakes, and bogs. According to the USFWS National Wetlands Mapper⁸, there are no wetlands within the vicinity of the Project site. Further as discussed above, the Project site and its surrounding area are fully developed and do not contain riparian habitat or natural water courses. Consequently, the Project would not cause a substantial adverse effect on federally protected wetlands.

- d) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?

Less Than Significant with Mitigation Incorporated. As discussed above, the Project site is surrounded by urban land uses and does not contain identified native or sensitive species, riparian or sensitive habitats or wetlands. There are a few scattered non-native trees on the site, but because they are surrounded by asphalt and buildings, the trees are unlikely to provide suitable habitat, including nesting habitat, for migratory birds protected under the federal Migratory Bird Treaty Act (MBTA) and under Section 3513 et. seq. of the CDFW Code.⁹ The site and surroundings provide no evidence of burrows or rodent populations to support burrowing owls. However, because of the presence of trees, there is some possibility that a migratory bird could nest in one of the existing trees on the Project site. Mitigation Measure BIO-1, below, is added to the Project to protect nesting birds. With inclusion of this measure, potential

⁸ <http://www.fws.gov/wetlands/data/mapper.HTML>; accessed January 19, 2018.

⁹ Migratory birds include all native birds in the United States, as listed in 50 CFR (Code of Federal Regulations) 10.13 (List of Migratory Birds).

impacts relative to interference with a wildlife nursery, area or corridor would be reduced to less than significant levels.

- e) Would the Project conflict with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. Existing vegetation on the site consists of ornamental trees and shrubs. The Project proposes a landscape plan that that would provide a cohesive planting of trees and shrubs and would increase the green space on the site. There are no policies in the General Plan Conservation Element or Zoning Code that protect ornamental trees. Consequently, the Project would not conflict with a policy that protects biological resources such as a tree preservation policy.

- f) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

No Impact. The General Plan Conservation Element does not identify a habitat conservation plan for the City. Consequently, the Project would not conflict with provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan.

7.4.2 CUMULATIVE IMPACTS

The impacts on biological resources are typically site specific. The proposed Project would not involve any loss of protected habitat since no such habitat is found within the Project site's boundaries. Impacts to nesting birds would be mitigated through Mitigation Measure BIO-1. As a result, no significant cumulative impacts on biological resources will be associated with the proposed project's implementation.

7.4.3 MITIGATION MEASURES

The following mitigation will be required to protect nesting birds:

Mitigation Measure BIO-1: The Applicant shall ensure that removal of any trees or vegetation occur outside the bird nesting season, which occurs between January 1st to September 15th (which accommodates the nesting period for passerine birds and raptors). If the nesting season cannot be avoided and tree or vegetation removal occurs between January 1st to September 15th, the Applicant shall retain a qualified biologist subject to the review and approval of the City to verify the presence of nesting birds and to develop a plan for avoidance prior to any permits being issued for the project. The applicant shall comply with the plan for avoidance if required.

7.5 CULTURAL RESOURCES

7.5.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA?

No Impact. The CEQA Guidelines, Section 15064.5, define “historic resources” as resources listed in the California Register of Historical Resources, or determined to be eligible by the California Historical Resources Commission for listing in the California Register of Historic Resources.¹⁰ The criteria for eligibility are generally set by the Historic Sites Act of 1935, which established the National Register which recognizes properties that are significant at the national, state and local levels. To be eligible for listing in the National Register, a district, site, building, structure, or object that must possess integrity of location, design, setting, materials, workmanship, feeling and association relative to American history, architecture, archaeology, engineering, or culture.¹¹ In addition, unless the property possesses exceptional significance, it must be at least 45 years old to be eligible.

The existing buildings on the Project site were constructed between the 1920s and 1950s, which would make them older than the 45-year eligibility threshold. The buildings are modest structures and largely in poor repair. The structures are not associated with a significant event in American history, architecture, archaeology, engineering, or culture. As discussed in Checklist Item 7.1.a, the General Plan Conservation Element identifies a number of historical landmarks, including the Rio Hondo Channel and Rio Hondo Spreading Grounds, but does not identify historic buildings. The buildings on the Project site are not designated historic resources and there are no designated resources in the vicinity of the site. Consequently, the Project would not result in an impact to a historical resource.

- b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15067.5 of the CEQA Guidelines?

No Impact. California Public Resources Code § 21080.3.1 and Assembly Bill (AB) 52 require formal consultation with the Gabrieleño-Kizh tribal representatives. This consultation process is presented in Section 17.17 of this document. This Section discusses potential impacts to other non-tribal “unique archaeological resources” which are defined by §15067.5 of the CEQA Guidelines as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

¹⁰ California Public Resources Code Section 5020.1(k), Section 5024.1(g).

¹¹ Guidelines for Completing National Register Forms, National Register Bulletin 16, U.S. Department of the Interior, National Park Service, September 30, 1986 (“National Register Bulletin 16”).

- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

According to the Phase I Environmental Site Assessment, the Project site has been undergoing development since the 1920's.¹² No potential non-tribal unique architectural resource has been identified on or in the vicinity of the Project site. The Project proposes approximately 680 cubic yards of grading and does not propose excavating below a few feet of the ground surface as needed to lay out utility lines and flatten pads. Consequently, the Project would not cause a substantial adverse change in the significance of an archaeological resource defined by §15067.5 of the CEQA Guidelines.

- c) Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The Project site and surrounding area are fully developed, and development of the Project would not require excavating further than a few feet below the ground surface as needed to lay out utility lines and flatten pads. The site is also flat with no identified unique geologic features. Consequently, the Project would not destroy a unique paleontological resource or site or unique geologic feature.

- d) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

No Impact. As discussed in Checklist Item 7.5.b, above, the Project site is not within the vicinity of identified archaeological resources, has already been graded and developed, and does not include substantial excavation. There are no cemeteries within Montebello. Consequently, it would be highly unlikely that human remains would be encountered during construction activities. However, pursuant to state of California Health and Safety Code provisions (notably § 7050.5-7055), should any human remains be uncovered, all construction activities must cease and the Los Angeles County Coroner, City Community Development Department and Police Department be immediately contacted. With this legal requirement in place and the already disturbed nature of the Project site, the project's potential to encounter or disturb any human remains would not be significant.

7.5.2 CUMULATIVE IMPACTS

The analysis determined that the proposed Project would not result in any significant adverse cultural resource impacts. Consequently, no significant

¹² Phase I Environmental Site Assessment, 6th Street and Whittier Boulevard, Montebello, California; prepared by Stantec Consulting Services, Inc., May 10, 2017; available at City of Montebello Planning Division offices.

cumulative impacts relative to cultural resources are expected to occur as a result of the Project.

7.5.3 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts on cultural resources. As a result, no mitigation is required.

7.6 GEOLOGY AND SOILS

7.6.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project cause exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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), ground-shaking, liquefaction, or landslides?

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area or base on other substantial evidence of a known fault?

No Significant. A geotechnical investigation was prepared on behalf of the Project, which has been reviewed and accepted by the City.¹³ The investigation included analysis of aerial photo and literature, subsurface exploration, laboratory testing, and engineering analyses. According to the investigation, no active faults are known to traverse through the Project site nor does the site lie within the boundaries of an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. The closest known active fault is the Whittier fault located about 6.4 miles from the site. Consequently, potential for ground rupture due to an earthquake beneath the site is considered very low, and Project impacts related to rupture of a known earthquake fault as delineated on the Alquist-Priolo Earthquake Fault Map would not be significant.

ii) Strong seismic ground shaking?

Less Than Significant Impact. The Project site is situated in a seismically active area that has historically been affected by generally moderate to occasionally

¹³ A Geotechnical Investigation for Proposed Water Quality Improvements, Proposed Multi-Family and Retail Development, Whittier Boulevard and 6th Avenue, Montebello, California, prepared by Albus-Keefe & Associates, dated June 8, 2017; available at City of Montebello Planning Division offices.

high levels of ground motion. The site lies in relative close proximity to several active faults. During the life of the proposed Project buildings, the site will probably experience similar moderate to occasionally high ground shaking from these fault zones, as well as some background shaking from other seismically active areas of the Southern California region. As discussed in the Project geotechnical investigation, design and construction of the Project in accordance with the current California Building Code (CBC) requirements is anticipated to address the issues related to potential ground shaking at the site. Consequently, Project impacts related to rupture of a known earthquake fault would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

No Impact. Liquefaction can be defined as the loss of soil strength or stiffness due to a buildup of pore-water pressure during a seismic event and is associated primarily with relatively loose, saturated fine- to medium-grained unconsolidated soils. Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause the soils to liquefy and temporarily behave as a dense fluid. The Project geotechnical investigation evaluated liquefaction susceptibility of the onsite subsurface soils by analyzing the potential concurrent occurrence of the following factors:

- A source of ground shaking, such as an earthquake, capable of generating soil mass distortions.
- A relatively loose silty and/or sandy soil.
- A relative shallow groundwater table (within approximately 50 feet below ground surface) or completely saturated soil conditions that will allow positive pore pressure generation.

Soil materials on the site generally consist of Pleistocene aged soil deposits, which are comprised of older alluvial deposit. These deposits were found to the maximum depth explored (41.5 feet). The older alluvium typically consists of finer-grained material consisting primarily of clay with silt, sandy clay, and silt to depths ranging from 7.5 to 17.5 feet. This material is typically moist and very stiff to hard. Historical high groundwater level at the site is measured at a depth greater than 55 feet below the ground surface of the site. In addition, the site is not located within a mapped California Geologic Survey liquefaction hazard zone. As required by the CBC, the Project would be required to provide a geotechnical study for review and approval by the City prior to issuance of a building permit. Project construction must then comply with the requirements of the approved geotechnical report and CBC. Although no probability of liquefaction on the Project site is expected, compliance with these measures would further reduce potential adverse impacts from geologic hazards. Consequently, Project impacts related to ground failure including liquefaction are not significant.

iv) Landslides?

Not Significant. The General Plan Safety Element reports that there is the potential for landslides in limited areas in the northern portion of Montebello. The Project site is located in the southeast quadrant of the City well outside the designated landslide area. As required by the CBC, the Project would be required to provide a geotechnical study for review and approval by the City prior to issuance of a building permit. Project construction must then comply with the requirements of the approved geotechnical report and CBC. Although no probability of landslides in the vicinity of the Project site is expected, compliance with these measures would further reduce potential adverse impacts from geologic hazards. Consequently, Project impacts related to landslides are not significant.

- b) Would the Project cause substantial soil erosion or the loss of topsoil?

No Impact. The Project site is currently developed with buildings and paving. The underlying soil has been extensively disturbed to accommodate the existing development on the Project site, and no topsoil exists on the site. The Project would remove all existing buildings and paving and result in additional disturbance. As discussed in Checklist Item 7.6.a.iii, soil materials on the site generally consist of Pleistocene aged soil deposits, which are typically moist and very stiff to hard and not susceptible to erosion. In addition, Project construction would be required to comply with the City Municipal Code provisions, including Section 16.32.080 which requires erosion control during grading. Therefore, the potential Project impacts relative to soil erosion or loss of top soil would not be significant.

- c) Would the Project cause location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. As discussed above, the entire City as well as the Project site is susceptible to regional seismic activity. Although no geologic hazards are identified on the site, compliance with the requirements of an approved geotechnical report as required by the CBC would mitigate potential adverse impacts from geologic issues in the case of seismic events. Consequently, Project impacts related to unstable soils, including liquefaction or collapse liquefaction would be less than significant.

- d) Would the Project cause location on expansive soil, as defined in California Building Code (2013), creating substantial risks to life or property?

No Impact. As discussed in the Project geotechnical investigation, the near-surface soils within the site are generally anticipated to possess a Low expansion potential. Although there is low probability of expansive soils, compliance with the requirements of an approved geotechnical report as required by the CBC would mitigate potential adverse impacts from geologic hazards. Consequently, Project impacts related to expansive soils are not significant.

- e) Would the Project cause soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. An existing City 8-inch sewer main runs along 5th Street adjacent to the Project site. The Project proposes to connect to the existing sewer line. The Project would not use septic tanks or an alternative waste water disposal system.

7.6.2 CUMULATIVE IMPACTS

The potential cumulative impacts related to geology and soils are site specific. Furthermore, the analysis presented above determined that the implementation of the Project would not result in impacts to geology or soils. Consequently, no significant cumulative impacts relative to geology or soils are expected to occur as a result of the Project.

7.6.3 MITIGATION MEASURES

The Project would not have significant impacts relative to geology and soils, and no mitigation is required.

7.7 GREENHOUSE GAS EMISSIONS

Data presented in this Greenhouse Gas Emissions section is based on the air quality model runs from the CalEEMod Urban Emissions Model Screening Tables included in the SCAQMD's Final Localized Significance Threshold Methodology (June 2003), and Sample Construction Scenarios for Projects Less than Five Acres in Size, (February 2005), prepared by Synectecology January 18, 2018 and contained in Appendix A.

7.7.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment.

Less Than Significant Impact. To provide guidance to local lead agencies on determining significance for greenhouse gas (GHG) emissions in their CEQA documents, the SCAQMD has convened a GHG CEQA Significance Threshold Working Group. The SCAQMD is in the process of establishing a threshold for GHG emissions to determine a project's regional contribution toward global climate change impacts for California. On December 5, 2008, SCAQMD adopted a threshold of 3,000 metric tons (Mtons) of CO₂e per year for residential and commercial projects for which it is the lead agency under CEQA.

Construction: As presented in the Air Quality Analysis, the default greenhouse gas modelling (CalEEMod model) estimates that construction would take approximately 291 working days to complete. For the purposes of this analysis, construction is estimated to occur in 2018 and 2019. Construction activities

would consume fuel and result in the generation of greenhouse gases. Construction CO₂e emissions are as projected using the CalEEMod computer model and included in Table 4, which demonstrates that total construction emissions would be 263.9 Mtons of CO₂e, well within the 3,000 Mtons threshold, therefore below a level of significance.

Table 4: Construction-Related Greenhouse Gas Emissions (Mtons/year)				
Year	CO₂	CH₄	N₂O	Total CO₂e¹
2018	262.6913	0.0481	0.0000	263.8930
2019	1.2320	9.0000e-005	0.0000	1.2343
Maximum	262.6913	0.0481	0.0000	263.8930
SCAQMD Threshold	---	---	---	3,000
Exceeds Threshold?				No

Site Operations: During project operation, the majority of greenhouse gas emissions, and specifically CO₂, is due to vehicle travel and energy consumption. As shown in Table 5, the CalEEMod model projects that combined, mobile, area source, energy, waste, and water conveyance would generate 1,142 Mtons of CO₂e on an annual basis. When the construction emissions are amortized over 30 years and added to this value, the total (i.e., 1,406 Mtons of CO₂e) is under the suggested threshold of 3,000 Mtons per year, therefore the impact is less than significant.

Table 5: Yearly Operational Greenhouse Gas Emissions (Mtons/year)				
Source	CO₂	CH₄	N₂O	Total CO₂e¹
Total Yearly Emissions	1,126.9444	0.4654	7.8300e-003	1,140.9116
Threshold	---	---	---	3,000
Exceeds Threshold?				No
Notes:				
¹ Because different gases have different conversion factors, totals may not equal.				

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

No Impact. In 2006, California passed the California Global Warming Solutions Act of 2006 (AB 32; California Health and Safety Code Division 25.5, Sections 38500, et seq.), which requires the California Air Resources Board (CARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide greenhouse gas emissions are reduced to 1990 levels by 2020 (representing an approximate 25 percent reduction in emissions). Statewide strategies to reduce GHG emissions include reduced

building emission requirements specified in the 2013 Building and Energy Efficiency Standards and California Green Building Standards Code.

Additionally, the California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the Southern California Association of Governments (SCAG) region, the SCS was adopted in April 2012 (SCAG 2012) which includes infill development as a strategy for achieving SB375 compliance.

Consistent with SB 375 and SCAG regional directives, the Project is an infill development that will also include other energy saving features such as:

- Compliance with the City's low impact development (LID) guidelines where applicable. The developer will be required to comply with the City's drought tolerant landscaping requirements and recent state legislation Assembly Bill (AB) 188.
- Adherence to sustainability practices involving solid waste disposal.
- Installation of energy efficient plumbing, electrical and heating/ventilation equipment consistent with the Green Building Code of the CBC.

Consequently, the Project would not conflict with policies or regulations aimed at reducing greenhouse gas.

7.7.2 CUMULATIVE IMPACTS

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts relative to greenhouse gas emissions. Consequently, no significant cumulative impacts relative to no greenhouse gas mitigation is expected to occur as a result of the Project.

7.7.3 MITIGATION MEASURES

The Project would not have significant impacts relative to greenhouse gas emissions, and no mitigation is required.

7.8 HAZARDS AND HAZARDOUS MATERIALS

7.8.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant with Mitigation Incorporated. A Phase I Environmental Site Assessment and subsequent Petromat® Assessment Memorandum were prepared for the Project site.¹⁴ The findings of the Phase I are listed below:

- Finding 1: The site was developed with residential structures in circa 1920. The current commercial structures along Whittier Boulevard, the storage garage in the central portion of the site, and the residential structure in the northeastern portion of the site are present in a 1952 aerial photograph.

Opinion 1: There is no evidence of historical agricultural use on the site.

- Finding 2: The buildings along Whittier Boulevard were depicted as "Montebello Garage" and were utilized for automobile storage with no evidence of automobile repairs performed on the site. The buildings were identified as banks and stores dating back to the 1920's. A restaurant appears were present adjacent to the store buildings in 1950 and 1966 historical mapping.

Opinion 2: There is no evidence of automobile repairs at the Montebello Garage. Consequently, this past use is unlikely to represent an environmental concern to the site.

- Finding 3: An environmental records search was performed and identified nearby sites that have been identifies as containing potential hazardous materials that may represent for the Project site Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), or de minimis conditions.

Opinion 3: Based on one or more of the following reasons: distance from the site, position of sites with respect to assumed groundwater flow direction, the native soils, and regulatory status, none of the sites identified in the in the environmental records search report are expected to affect soil or groundwater quality at the Project site. The environmental records search identified no RECs, HRECs or de minimis conditions at or near the site.

- Finding 4: Based on the dates of construction of the site (circa 1920 and 1950), the presence of asbestos containing materials (ACMs) and lead-based paint (LBP) is considered likely within the existing buildings on the Project site. Additionally, portions of the site are paved with asphalt. A stress absorbing fabric marketed as Petromat® is sometimes used in asphalt

¹⁴ Phase I Environmental Site Assessment, 6th Street and Whittier Boulevard, Montebello, California; prepared by Stantec Consulting Services, Inc., May 10, 2017; Petromat® Assessment Memorandum North 6TH Street and Whittier Boulevard Montebello, California, May 17, 2017; available at City of Montebello Planning Division offices.

paving operations.¹⁵ That tack coating often associated with this material sometimes contains asbestos.

Opinion 4: A comprehensive pre-demolition ACM and LBP survey in accordance with the sampling criteria of the Asbestos Hazard Emergency Response Act ("AHERA") should be conducted prior to any activities with the potential to disturb building materials, and that any identified ACM be abated in accordance with all applicable laws. Regarding the potential for Petromat®, a subsequent sampling of site asphalt is recommended to identify if asbestos is present.

A subsequent sampling for Petromat® was conducted following completion of the Phase I. The sampling included cutting eight 1-inch diameter cores through the asphalt to evaluate the extracted cores and the underlying surface for the presence of Petromat®. No Petromat® was observed in any of the five cored locations. The Petromat® Assessment Memorandum concludes that ACM does not appear to be present in the site asphalt and no further investigation is required.¹⁶ To address identified findings regarding ACM and LBP, Mitigation Measures HAZ-1 and HAZ-2, below, are added to the Project to require pre-demolition surveys and mediation if required. With inclusion of Mitigation Measures HAZ-1 and HAZ-2, potential Project impacts regarding on-site hazardous materials would be reduced to less than significant levels.

- b) Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant with Mitigation Incorporated. As a residential and small food incubator development, the Project is not associated with the transport or use of hazardous materials. However, the existing buildings on the Project site are associated with potential ACM and LBP. These potential hazards would be mitigated through Mitigation Measure HAZ-1 and HAZ-2 below. With inclusion of these measures, potential Project impacts regarding significant hazards from the release of hazardous materials would be reduced to less than significant levels.

- c) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

¹⁵ **Petromat.** A stress absorbing fabric marketed as Petromat® is sometimes used in asphalt paving operations. That tack coating often associated with this material sometimes contains asbestos. Stantec recommends inspecting the asphalt for the presence of Petromat and, if observed, sampling the Petromat for the presence of asbestos.

¹⁶ Phase I Environmental Site Assessment, 6th Street and Whittier Boulevard, Montebello, California; prepared by Stantec Consulting Services, Inc., May 10, 2017; Petromat® Assessment Memorandum North 6TH Street and Whittier Boulevard Montebello, California, May 17, 2017; available at City of Montebello Planning Division offices.

Less Than Significant with Mitigation Incorporated. Montebello Intermediate School is the closest school to the Project site, located about 1-mile northwest. As discussed above, the proposed residential and small food incubator project is not associated with the transport or use of hazardous materials. However, existing buildings on the Project site are associated with potential ACM and LBP. These potential hazards would be mitigated through Mitigation Measure HAZ-1 and HAZ-2. With inclusion of these measures, Project impacts regarding emitting hazardous emissions, materials, substances or waste within one-quarter mile of a school would be reduced to less than significant levels.

- d) Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The Phase I assessment conducted for the Project site does not identify the Project site as being listed as a hazardous materials site pursuant to Government Code Section 65962.5. This finding is supported by the state of California Department of Toxic Substances Envirostar website.¹⁷ Consequently, the Project would not create a significant hazard to the public or the environment pursuant to Government Code Section 65962.5.

- e) Would the Project 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 public use airport, would the Project result in a safety hazard for people residing or working in the Project area?

No Impact. The Project site is not located within two miles of an operational public airport. The nearest airport, San Gabriel Valley Airport, is located approximately 7 miles to the northeast. Because of its distance from the nearest airport, the Project site is not located within an airport land use plan or other safety plan related to airport operations. Consequently, the Project would not result in significant impacts related to airport safety hazards.

- f) For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?

No Impact. The Project site is not located within the vicinity of a private air strip. Consequently, the Project would not result in an impact related to a safety hazard from a private airstrip.

- g) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

¹⁷ <http://www.envirostar.dtsc.ca.gov/public/mapfull.asp?global>; accessed January 18, 2018.

Less Than Significant with Mitigation Incorporated. According to the General Plan Safety Element, the City maintains a current Emergency Operations Plan and coordinate with local emergency service providers to maintain evacuation routes. Construction activities associated with the Project could temporarily impact street traffic adjacent to the site. This could reduce the number of lanes or temporarily close certain street segments. Any such impacts would be limited to the construction period and would affect only adjacent streets or intersections. With implementation of construction traffic plan, temporary street closures would not affect emergency access. Mitigation Measure HAZ-3 is added to require a construction traffic plan. Consequently, with implementation of Mitigation Measure HAZ-3, the Project would not impair implementation or interfere with the City's emergency response or evacuation plans.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The Project site and surroundings are urbanized, and no wildlands exists within proximity to the Project site. As discussed in the General Plan Safety Element, due to low density, character of the community and sparse wildland areas in the City, the wildland and urban fire hazard is considered insignificant to low. Consequently, the Project would not expose people or structure to a significant risk from wildland fires.

7.8.2 CUMULATIVE IMPACTS

The Project could disturb hazardous materials that were used during the site's past agricultural uses and when the existing buildings on the Project site were constructed. Mitigation Measures HAZ-1 and HAZ-2 are added to the Project to reduce potential impacts related to hazardous materials to less than significant levels. Mitigation Measure HAZ-3 is added to require a construction traffic control plan to ensure emergency access routes are not obstructed. As a result, no significant cumulative impacts relative to hazards or hazardous materials will be associated with the proposed Project implementation.

7.8.3 MITIGATION MEASURES

The following mitigations will be required to mitigate potential Project impacts related to hazards or hazardous materials to less than significant levels:

Mitigation Measure HAZ-1: The Applicant shall be responsible for conducting the following measure and providing evidence of such and proper disposal to the Chief Building Official prior to any clearing or demolition permits being issued for the Project site: a pre-demolition asbestos survey shall be performed as required by the South Coast Air Quality Management District, and any identified asbestos shall be removed from the site by a licensed asbestos abatement contractor in accordance with all applicable regulations.

Mitigation Measure HAZ-2: The Applicant shall be responsible for conducting the following measure and providing evidence of such and proper disposal to the Chief Building Official prior to any clearing or demolition permits being issued for the Project site: a pre-demolition lead based paint survey shall be performed consistent with applicable regulations, and any identified lead based paint shall be removed from the site by a licensed abatement contractor in accordance with all applicable regulations.

Mitigation Measure HAZ-3: Prior to any grading or construction activities, the Applicant shall be provide for review and approval of the City Engineer a construction traffic control plan to ensure emergency access routes are not obstructed.

7.9 HYDROLOGY AND WATER QUALITY

7.9.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. Pursuant to the federal Water Pollution Control Act (also known as the Clean Water Act [CWA]), all development projects are required to include a Storm Water Pollution Prevention Plan (SWPPP) for the construction phase of a project, and a Water Quality Management Plan (WQMP) for the operation phase of a project. These requirements are further clarified by the Los Angeles Regional Water Quality Control Board (LARWQCB) Municipal Separate Storm Sewer System (MS4) NPDES Permit process. The MS4 permit requires new development and redevelopment projects to incorporate storm water mitigation measures. Under the conditions of the permit, the Project would be required to eliminate or reduce non-storm water discharges to waters of the nation, develop and implement a Storm Water Pollution Prevention Plan (SWPPP) for the Project construction activities, and perform inspections of the storm water pollution prevention measures and control practices to ensure conformance with the site SWPPP. The state permit prohibits the discharge of materials other than storm water discharges, and prohibits all discharges that contain a hazardous substance in excess of reportable quantities established by federal regulations. The state permit also specifies that construction activities must meet all applicable provisions of Sections 30 and 402 of the Clean Water Act (CWA). Conformance with Section 402 of the CWA would ensure that the Project does not violate any water quality standards or waste discharge requirements. The County of Los Angeles requires a Stormwater Low Impact Development (LID) Plan that serves as the WQMP for development projects. The LID prescribes structural, operations, and maintenance best management practices (BMPs) to minimize water pollution and erosion during the operation phase of each development.

Development of the Project would be subject to City review and approval of an LID and its prescribed BMPs, which would ensure that required water quality and waste discharge standards are met. Consequently, the Project would not

cause significant impacts relative to violation of water quality and waste discharge standards levels.

- b) Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned used for which permits have been granted)?

No Impact. The Project geotechnical investigation identified historical high groundwater level at the at a depth greater than 55 feet below the ground surface.¹⁸ The required WQMP for the Project proposes a biofiltration system that provide adequate impervious surface to facilitate stormwater capture and groundwater recharge. Consequently, the Project would not substantially deplete groundwater supplies or interfere with groundwater recharge.

- c) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?

No Impact. There are no streams or rivers in the vicinity of the Project site. The site is relatively flat and currently developed with buildings and paving. The Project would retain the existing drainage flow and would capture and filter runoff water in compliance with the Project WQMP. Runoff would be captured in a biofiltration system and driveway and landscape catch basins that filter the runoff and transmit it to the existing public storm drain along 6th Street. Consequently, no significant Project impacts would occur relative to substantial alteration of the existing drainage pattern of the site or area or substantial erosion.

- d) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?

No Impact. As discussed in Checklist Item 7.9.c, the Project would capture the existing drainage flow and filter the runoff water in compliance with the Project WQMP. The runoff would then be transmitted to the existing public storm drain on 6th Street. Consequently, the Project would not alter the existing drainage pattern of the site or area, and would not alter the course of a stream or river.

¹⁸ A Geotechnical Investigation for Proposed Water Quality Improvements, Proposed Multi-Family and Retail Development, Whittier Boulevard and 6th Avenue, Montebello, California, prepared by Albus-Keefe & Associates, dated June 8, 2017; available at City of Montebello Planning Division offices.

- e) 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?

No Impact. As discussed in Checklist Item 7.9.c, the Project would retain the existing drainage flow but would capture and filter the runoff water in compliance with the Project WQMP. The Project would not create or contribute to runoff water that in excess of the capacity of the stormwater drainage systems or the substantial addition of polluted runoff would be reduced to less than significant levels.

- f) Would the Project otherwise substantially degrade water quality?

Less Than Significant Impact. As discussed in Checklist Item 7.9.a, development of the Project would be subject to City review and approval of an LID and its prescribed BMPs, which would ensure that required water quality and waste discharge standards are met. Consequently, Project impacts regarding substantial degradation of water quality would be less than significant.

- g) Would the Project place housing within a 100-year flood hazard area as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. As discussed in the General Plan Safety Element, the Rio Hondo Channel lies adjacent and east of the City, and is designed to contain a 100-year flood. The Channel is fully operational and is maintained by the U.S. Army Corps of Engineers (USACE) and the Los Angeles County Department of Public Works. The channel improvements of the Rio Hondo authorized in 1950 reduced the local area's risk of flooding. The City participates in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP). The NFIP prepares a Flood Insurance Rate Map (FIRM) that identifies the flooding potential in the City as depicted on Map 6 for a 100-year flood (1 percent chance of occurring in any year) and a 500-year flood (0.2 percent chance of occurring in any year). The eastern boundary of the City is mapped map for a 500-year flood zone and the northeast portion mapped for a 100-year flood zone. The Project site is outside both the 100-year and 500-year flood zone areas. Consequently, the Project would not place housing within a 100-year flood hazard area.

- h) Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. As discussed above, the Project site is not within a flood hazard area. Consequently, the Project would not place structures within a 100-year flood hazard area.

- i) Would the Project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of levee or dam?

No Impact. As discussed above, the Project site is not within a flood hazard area. As discussed in the General Plan Safety Element, there are no dams within the City and no risk of inundation from a dam or levee failure. Consequently, the Project would not expose people or structures to risks from flooding or inundation.

- j) Would the Project be located in an area susceptible to inundation by seiche, tsunami, or mudflow?

No Impact. As discussed in the General Plan Safety Element, some of the structures of concern that may cause a flood event are Whittier Narrows Dam and Santa Fe Dam, located upstream, on Rio Hondo and San Gabriel Rivers. The City is also located east of the Garvey reservoir located up stream. However, the Project site is not located within a flood risk area for these dams. Consequently, the Project would not result in impacts relative to inundation by seiche, tsunami or mudflow.

7.9.2 CUMULATIVE IMPACTS

The Project would comply with all water quality requirements including implementation of City approved SWPPP and WQMP measures. The Project site is not within a flood risk area. As a result, no significant cumulative impacts relative to hydrology and water quality will be associated with the Project's implementation.

7.9.3 MITIGATION MEASURES

The Project would not have significant impacts relative to hydrology and water quality, and no mitigation is required.

7.10 LAND USE AND PLANNING

7.10.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project physically divide an established community?

No Impact. The Project site is currently developed with a mix of vacant and occupied structures including office, storage structures, parking lots and a residence. Surrounding properties are a mix of commercial and residential properties. As shown in Figure 3, a United States Post Office is located north of the Project site; a mix of residential, religious facility, office and residential east of the site; commercial retail uses south of the site; and a mix of residential, restaurant, parking lot and commercial retail west of the site.

The Project proposes townhome residential and a small food incubator use. Converting the Project site to residential is consistent with the residential uses

east and west of the site, and the incubator building is consistent with the commercial development along Whittier Boulevard. Consequently, the Project would not physically divide an established community.

- b) Would the Project 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, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The Project would convert the General Plan Land Use Map designation for the Project site from General Commercial, Institutional to a Planned Development with High Density Residential and Commercial components. Pursuant to Chapter 17.38 of the Zoning Code, a plan development district ("PD") is master planning mechanism for the development of larger parcels of land in residential, commercial and manufacturing zones where the existing underlying development standards do not functionally allow for reasonable development. A primary purpose of the PD is to provide a reasonably flexible development tool for sound and efficient development of a parcel or parcels of land with unique topographic land features and/or having irregular shape, and/or parcels affected by incompatible land uses on adjacent properties. To approve the proposed Project rezoning to PD, the City of Montebello City Council will need to find that the proposal:

- Is in compliance with the provisions of the PD chapter;
- Is consistent with the subdivision regulations, with the general intent of the zoning regulations, with the general plan, and with any applicable specific plan;
- Is compatible with present and future development of the property within the immediate vicinity;
- Is consistent with the general peace, health, safety and general welfare;
- That the permitted uses and development standards adopted as part of the PD will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not have been adequately achieved under the pre-existing zoning district;
- That the proposed on-site streets and thoroughfares are adequate in size to accommodate the traffic volume generated by the proposed PD, and increased densities will not generate traffic in such amounts as to overload the street network outside the PD boundary;
- That the exceptions, if any, from the development standards of the zoning code are warranted by the design and amenities, as incorporated, are in accord with adopted policies of the planning commission and the city council;
- That the existing or proposed utility services and facilities are adequate for the proposed population densities and nonresidential uses; and

- That the proposed buildings and structures are situated in such a manner to minimize impacting the privacy of existing abutting residential uses.

A PD designation for the Project allows for the master planning of a unique site composed of multiple parcels. The proposed change would replace vacant and poorly maintained properties with new master planned residential and a contemporary small food incubator facility. This change is consistent with the uses on surrounding properties. The Project application includes a vesting tentative tract map, and the proposed site plan provides sufficient parking, adequate access and streets, cohesive architecture and landscape, adequate utilities and enhancement of the existing site. Upon the City Council's review and approval of the Project, Project conflicts with an applicable land use plan, policy or regulation would be less than significant.

- c) Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. As discussed in Checklist Item 7.4.f, above, the City is not part of a habitat conservation plan. Consequently, the Project would not conflict with provisions of an adopted habitat conservation plan or natural community conservation plan.

7.10.2 CUMULATIVE IMPACTS

Converting the Project site to a townhome residential and small food incubator development could encourage adjacent commercial properties to similarly convert. However, each proposed General Plan Land Use Map and Zoning Map amendment would be subject to its own review including review under CEQA. Consequently, cumulative impacts relative to land use and planning would be less than significant.

7.10.3 MITIGATION MEASURES

The analysis determined that the proposed Project would not result in any significant adverse impacts regarding land use and planning. Consequently, no mitigation is required.

7.11 MINERAL RESOURCES

7.11.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project 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?

No Impact. The General Plan does not identify any significant mineral aggregate resource areas within City boundaries. Consequently, the Project would not result in the loss of a known mineral resource.

- b) Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan?

No Impact. No significant mineral deposits are known to exist within Montebello. Consequently, the Project would not result in the loss of a locally important mineral resource recovery site.

7.11.3 CUMULATIVE IMPACTS

The analysis determined that the proposed Project would not result in any significant adverse impacts to mineral resources. Consequently, no significant adverse cumulative impacts to mineral resources would occur as a result of the Project.

7.11.4 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts on mineral resources. As a result, no mitigation is required.

7.12 NOISE

7.12. ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project expose 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?

No Impact. The most commonly used unit for measuring the level of sound is the decibel (dB). Since the human ear is not equally sensitive to all sound frequencies within the entire auditory spectrum, human response is factored into sound descriptions by weighting sounds within the range of maximum human sensitivity more heavily in a process called "A-weighting," written as dBA. Typical human hearing can detect changes in sound levels of approximately 3 dBA under normal conditions. Changes of 1 to 3 dBA are detectable under quiet, controlled conditions, and changes of less than 1 dBA are usually indiscernible. A change of 5 dBA is discernable to most people in an exterior environment while a change of 10 dBA is perceived as a doubling (or halving) of the noise. Because people are generally more sensitive to unwanted noise intrusion during the evening and at night, state law requires that, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL).

Noise Standards: Section 17.22.110 of the Zoning Code establish development standards for noise. The Code states that every use shall be so operated that the noise inherent and recurrently generated does not exceed the levels presented in Table 6 at the lot line of the lot on which the use is located:

Table 6: Montebello Zoning Code Noise Standards by Land USE		
Adjacent Zone	Maximum Noise Level: 7 a.m. to 10 p.m.	Maximum Noise Level: 10 p.m. to 7 a.m.
Residential	65 dBA	60 dBA
Commercial	70 dBA	70 dBA
Industrial	75 dBA	75 dBA

Construction noise is short-term and is limited to daytime only. Operational noise associated with the Project townhome residential component would be typical of existing residential uses east and west of the site and is not expected to exceed the residential standards in the above table. Operational noise associated with the small food incubator would be typical of small retail or restaurant uses in the surrounding area and is not expected to exceed the commercial standards in the above table. Consequently, the potential for the Project to expose persons to, or generate noise levels in excess of City standards is not significant.

- b) Would the Project expose people to, or generation of, excessive ground-borne noise levels?

Less Than Significant Impact. Construction activities can generate varying degrees of ground-borne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. Ground-borne vibrations from construction activities rarely reach levels that damage structures. The Project would involve the minor demolition of existing structures and construction and occupancy of residential structures and small commercial facility. Consequently, ground-borne noise from construction or operation of the Project would be less than significant.

- c) Would the Project create a substantial permanent increase in ambient noise levels in the Project vicinity above noise levels existing without the project?

No Impact. As discussed in Checklist Item 7.12.a, operational noise associated with the Project townhome residential component would be typical of existing residential uses east and west of the site and is not expected to exceed the residential standards in the Table 6, above. Operational noise associated with the small food incubator would be typical of small retail or restaurant uses in the surrounding area and is not expected to exceed the commercial standards in the above table. Consequently, the potential for the Project to create a substantial permanent increase in ambient noise levels in the Project vicinity above noise levels is not significant.

- d) Would the Project create a substantial temporary or periodic increases in ambient noise levels in the Project vicinity above levels existing without the project?

Less Than Significant. Construction noise is short-term. However, it can create a nuisance to nearby sensitive uses such as residential. Chapter 9.04 of the Municipal Code limits the times when construction or repair work on real property can occur. The Code prohibits noise sources associated with construction, demolition, grading, repair or remodeling of any real property other than between the hours of seven a.m. and eight p.m. on weekdays (Monday through Friday), and nine a.m. to six p.m. on Saturdays, Sundays and legal holidays, except in the case of an emergency where such action is immediately required to prevent injuries to persons or damage to property. The Project would be required to comply with these times of construction, which would reduce substantial temporary increases in noise to less than significant levels.

- 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?

No Impact. The Project site is not located within two miles of an operational public airport. The nearest airport, San Gabriel Valley Airport, is located approximately 7 miles to the northeast. Because of its distance from the nearest airport, the Project site is not located within an airport land use plan or noise impact area related to airport operations. Consequently, the Project would not result in significant impacts related to exposure to excessive airport related noise levels.

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

No Impact. The Project site is not located within the vicinity of a private air strip. Consequently, the Project would not result in impacts related to excessive noise from a private airstrip.

7.12.2 CUMULATIVE IMPACTS

Potential construction noise impacts associated with the Project would be reduced to less than significance through compliance with City Municipal Code provisions. No operational noise impacts are associated with the Project. Consequently, no cumulative impacts relative to noise would occur from or to the project.

7.12.3 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts on noise. As a result, no mitigation is required.

EXHIBIT A**CITY OF MONTEBELLO****602****FIRE CAPTAIN****DEFINITION**

Under general direction, to plan, coordinate, and supervise the activities of a fire company during an assigned shift; to serve as initial command officer during emergencies, directing firefighting and emergency service functions; to provide for the training and development of assigned personnel; to have responsibility for administrative functions in the Department; and to perform related work as required.

MANAGEMENT RESPONSIBILITY

This is a supervisory position with responsibility for assigning, coordinating, and supervising the work and the in-service training of a fire company at a City station during an assigned shift. Incumbents normally serve as initial command officer when responding to emergencies. In addition, positions are assigned administrative responsibilities for organization and development of a Department service or function.

EXAMPLES OF DUTIES

Provides supervision and work coordination for staff assigned to a fire company at a City station during an assigned shift; develops work assignments and insures proper coverage of fire protection and emergency response services; maintains discipline; instructs and drills others in firefighting and rescue methods and procedures; evaluates assigned staff; directs the cleaning and maintenance of living quarters, equipment, and apparatus; performs a variety of recordkeeping and administrative assignments; responds to fire and other emergencies by taking initial command at the scene of the emergency; orders placement of equipment for effective use; performs requisite fire suppression, emergency medical service, and other emergency functions as required by the nature of the emergency; supervises and participates in salvage and overhaul operations; may drive fire and emergency service equipment; supervises and participates in fire inspection and fire prevention activities; has administrative responsibility for the organization and development of Department functions; oversees a safe work place; assists with the development of budgets; develops and prepares a variety of reports; may represent Department functions with citizens, community organizations, and other government agencies; may serve as Battalion Chief in the Chief's absence; represents assigned functions with City staff and other governmental agencies as delegated.

FIRE CAPTAIN

SPECIAL REQUIREMENTS

Fire Officer Certificate as issued by the State of California Fire Marshal or proof of completion of all required courses for the State of California Fire Marshal's Fire Officer Certification at time of application.

Possession of a California Class C Drivers License with Firefighter endorsements at time of application and maintenance of said license in good standing throughout employment in this position,

Possession of a current Emergency Medical Technician certification at time of application and maintenance of said license in good standing throughout employment in this position.

Possession of a First Responder certification at time of application and throughout employment in this position.

EMPLOYMENT STANDARDS

Knowledge of:

- Methods and principles of fire suppression, fire investigation, fire prevention, emergency medical response, and hazardous material control.
- Principles of supervision and training.
- Operation, maintenance, and capabilities of firefighting and emergency rescue equipment.
- Practical hydraulics and pump operations.
- Fire codes, laws, rules, and regulations.
- Research methods and procedures.

and

Ability to:

- Plan, coordinate, and supervise the activities of a fire company during an assigned shift.
- Provide supervision, training, and work evaluation for staff.
- Maintain discipline.
- Provide guidance and assist with administration of Department policy, rules, and regulations.
- Drive fire and emergency response equipment safely and skillfully in accordance with traffic rules and regulations.
- Apply firefighting and emergency service techniques and methods in a variety of situations.

FIRE CAPTAIN

EMPLOYMENT STANDARDS - (cont.)

- Direct fire inspections and prevention activities in the field.
- Prepare a variety of reports and presentations.
- Research, collect, and analyze information related to fire services.
- Develop budget information and monitor expenditures.
- Interpret, explain, and apply fire codes and regulations.
- Effectively represent the fire service functions of the Department with concerned individuals, community organizations, and other governmental agencies.
- Establish and maintain cooperative working relationships.
- Communicate effectively orally and in writing.

and

Training and Experience: Any combination of training and experience which would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education: Fire Officer Certificate as issued by the State of California Fire Marshal, or proof of completion of all required courses for the state of California Fire Marshal's Fire Officer Certification at time of application. State Fire Marshal Engine Boss Certification. State Fire Marshal Firefighter I & II certification.

Work Background: Five years of progressively responsible work experience in the provision of fire and other emergency services, preferably including some experience in a lead or supervisory position, and presently holding the rank of Fire Engineer or presently a certified relief Fire Engineer with the Department.

August 1992

June 2008 (Res. #08-57)

July 2011 (Res. # 11-68)

October 2014 (Res. #14-89)

7.13 POPULATION AND HOUSING

7.13.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The Project would convert the General Plan Land Use Map designation for the Project site from General Commercial, Institutional to Planned Development with High Density Residential and Commercial components. At 28 units, the Project would generate a population of 94 persons, which would nominally increase the City population by 0.15%. Converting the Project site to a townhome residential development could encourage adjacent commercial properties to similarly convert. However, each proposed General Plan Land Use Map and Zoning Map amendment would be subject to its own review including review under CEQA. Consequently, Project impacts relative to inducement of substantial population growth would be less than significant levels.

- b) Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project site is currently developed with a mix of structures and one residential structure. The Project will replace those structures with 28 townhomes and a small food incubator facility. Consequently, the Project would not displace substantial numbers of existing housing.

- c) Would the Project displace substantial numbers of people?

No Impact. The Project site is currently developed with a mix of structures and one residential structure. The Project will replace those structures with 28 townhomes and a small food incubator facility. Consequently, the Project would not displace substantial numbers of people.

7.13.2 CUMULATIVE IMPACTS

Converting the Project site to a residential use designation could encourage adjacent commercial to similarly convert, potentially bringing additional residential population to the Project area. However, each proposed General Plan Land Use Map and Zoning Map amendment would be subject to its own review including review under CEQA. Consequently, cumulative impacts relative to population and housing would be less than significant.

7.13.3 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts on population and housing. As a result, no mitigation is required.

7.14 PUBLIC SERVICES

7.14.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

a) Fire Protection?

Less Than Significant Impact. The City of Montebello Fire Department provides fire prevention and emergency medical services within the City. The department's organization consists of the Administration, Operations, Fire Prevention, Communications, and Emergency Preparedness divisions. These five divisions coordinate all department activities, and report to, and receive direction from the Fire Chief. The department consists of 67 sworn personnel including the Fire Chief, Administrative Battalion Chief, three Suppression Battalion Chiefs, one Fire Marshal, 15 Fire Captains, 15 Fire Engineers, 22 Firefighter Paramedics, 9 Firefighters, 1 Fire Inspector, 1 Emergency Services Coordinator, 1 Telecommunications Supervisor, 1 Telecommunications Technician, and 4 support personnel. The fire department operates from three fire stations located throughout the City.¹⁹ The closest first response station to the project site is Montebello Fire Department Station 56, located 1.7 miles to the south at 1166 S. Greenwood Avenue.

The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed Project would not place additional demands on fire services because the Project will involve the construction of modern structures that will be subject to current fire and building codes. Consequently, Project impacts relative to new or physically altered fire protection facilities would be less than significant.

b) Police Protection?

Less Than Significant Impact. The City of Montebello Police Department is responsible for management of all law enforcement services within the City. The department consists of 84 sworn Officers, 17 Reserve Officers, and 45 Civilian personnel organized into three divisions: Field Services, Investigative Services, and Support Services. A Reserve Officer Corps, a Police Chaplain Corps, a Police Explorer Program and a civilian Citizen's on Patrol program augment the Department. The department maintains specialized units in many areas including, Traffic Investigations, Adult and Juvenile Investigations, Narcotics Investigations, Gang Investigations, K-9 unit, and a Training bureau. Selection to specialized assignments is made based on the employee's knowledge, interest, ability and performance in

¹⁹ <http://www.cityofmontebello.com/department/fire/fire-administration.html>; accessed January 19, 2018.

their current field. Individual career development is encouraged through extensive advanced training and educational assistance programs. The department management team consists of the Chief of Police, 2 Captains, 6 Lieutenants, 10 Sergeants, and 2 Civilian Supervisors.²⁰

The Project will place an incremental demand on the department's services. However, by redeveloping the site with new residential and a small food use, the Project would contribute to property and sales tax to help support City General Fund services, including police protection. Consequently, Project impacts relative to new or physically altered police protection facilities would be less than significant.

c) Schools?

Less Than Significant Impact. The Project site is located within the boundaries of the Montebello Unified School District (MUSD). The Project will involve the construction of 28 townhome units with an estimated population of 94 persons. Assuming the City average of 3.33 persons per household, at least a third of the 94 residents could be school-aged children. However, per California Government Code (CGC), the Project would be subject to the payment of school impact fees (Section 53080, CGC). As authorized under Section 17620(a) of the California Education Code (CEC) and Section 65995(b) of the CGC, local school districts are authorized to impose and collect school "impact fees" for all residential and non-residential development activities that occur within their jurisdiction to off-set the additional costs associated with the new students that result directly from the construction of new homes. Payment of school impact fees constitutes full mitigation for the impacts associated with new residential and non-residential development. Consequently, Project impacts relative to new or physically altered school facilities would be less than significant.

d) Parks?

Less Than Significant. The City of Montebello operates eight public parks devoted to active recreation. The nearest park is Montebello Park, located approximately 0.5 miles to the west. By adding 28 new residential units, the Project will place an incremental demand on the parks. However, by redeveloping the site with new residential and a small food use, the Project would contribute to property and sales tax to help support City General Fund services, including parks and recreational services. Consequently, Project impacts relative to new or physically altered park facilities would be less than significant.

e) Other Public Facilities?

²⁰ <http://www.cityofmontebello.com/department/police.html>; accessed January 19, 2018

Less Than Significant Impact. Other public facilities include library and general municipal services. By adding 28 new residential units, the Project will place an incremental demand on the public facilities. However, by redeveloping the site with new residential and a small food use, the Project would contribute to property and sales tax to help support City General Fund services, including other public facilities. Consequently, Project impacts relative to new or physically altered public facilities would be less than significant.

7.14.2 CUMULATIVE IMPACTS

The analysis determined that the proposed Project would not result in any significant adverse public services impacts. Consequently, the Project would not result in significant adverse cumulative impacts to public services.

7.14.3 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts on public services. As a result, no mitigation is required.

7.15 RECREATION

7.15.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project 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?

Less Than Significant. As discussed in Checklist Item 7.14.d, above, the City of Montebello operates eight public parks devoted to active recreation. The nearest park is Montebello Park, located approximately 0.5 miles to the west. By adding 28 new residential units, the Project will place an incremental demand on the parks. However, by redeveloping the site with new residential and a small food use, the Project would contribute to property and sales tax to help support City General Fund services, including parks and recreational services. Consequently, Project impacts relative to physical deterioration of a park or recreation facility would be less than significant.

- b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The Project is not a recreational facility. Consequently, Project impacts relative to construction or expansion of recreational facilities are not significant.

7.15.2 CUMULATIVE IMPACTS

The analysis determined that the proposed Project would not result in any significant adverse recreation impacts. Consequently, the Project would not result in significant adverse cumulative impacts to recreation facilities or services.

7.15.3 MITIGATION MEASURES

The analysis indicated that the implementation of the proposed Project would not result in any significant impacts on recreation. As a result, no mitigation is required.

7.16 TRANSPORTATION/TRAFFIC

7.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project 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?

Less Than Significant Impact. As discussed in Checklist Item 7.3, the CalEEMod Model provides a default estimate for mobile emissions, and calculates the Project townhome component would generate 163 average daily trips (ADT) and the small food incubator would generate 783 ADT for a total Project ADT of 947 trips. The small food incubator ADT is calculated based as a restaurant which is a high side estimate for the proposed use which would be a variety of start-up eateries. Because the Project proposes to replace existing on-site structures, ADT for existing on-site buildings should be subtracted from the proposed development to obtain a more accurate count of Project ADT. Existing on site buildings include 6,890 square feet of commercial and 1,200 square feet of storage. Based on the ITE Trip Generation Report, 8th Edition, ADT for a retail use is 43 trips per day per 1,000 square feet; a storage uses contributes nominal ADT. Applying the 43 trips per day rate, the existing on site commercial buildings generate 297 ADT, which results in a net ADT for the Project of 651 trips (947 trips – 297 trips).

Vehicular access for the townhome component would come from three different points: 5th Street, Emmett Williams Way and an existing alley north of Whittier Boulevard Between 6th and 5th Streets. The small food incubator component would take access from Whittier Boulevard. Future residents of the Project townhomes would also have the opportunity to walk to adjacent commercial uses, and access the Montebello Bus Lines which has a line that runs along Whittier Boulevard with linkages to major uses within Montebello and outside the City. Available transit includes Metrolink feeder lines known as Montebello Link which connects to the Montebello/Commerce Metrolink station at 2000 Flotilla Street in Commerce, located about 2 miles west of the Project site. Infill

development located close to transit is consistent with SB 375 which encourages reliance of multiple modes of travel. The Project would be consistent with SB 375. Consequently, the Project would not conflict with applicable plans or policies that measure the effectiveness of the Project area circulation system.

- b) Conflict with an applicable congestions 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?

No Impact. Proposition 111, which was adopted in 1990, requires California's urbanized areas with populations of 50,000 or more to adopt a Congestion Management Program (CMP). The 2010 Congestion Management Plan (CMP) was created statewide because of Proposition 111 and was implemented locally by the Los Angeles County Metropolitan Transportation Authority (Metro). The CMP for Los Angeles County requires that the traffic impact of individual development projects of potentially regional significance be analyzed. A specific system of arterial roadways plus all freeways comprises the CMP system. A traffic impact will not occur when a proposed project will add less than 50 or more vehicle trips at a CMP intersection during either AM or PM weekday peak hours. No impacts at a designated CMP mainline freeway-monitoring location would occur where the project will add less than 150 trips during the either the AM or PM weekday peak hours. Within Montebello, CMP intersections include Whittier Boulevard and Garfield Avenue and Montebello Boulevard and Whittier Boulevard.

Based on the ITE Trip Generation Report, 8th Edition, peak hour vehicle trip generation for a townhome unit is 0.6 per hour and for a retail use 3.7 per hour per 1,000 square feet. Based on these generation rates, the Project townhome component with 28 units would generate 17 peak hour trips and the small food incubator with about 8,710 square feet would generate 33 peak hour trips, for a total of 50 peak hour trips. The existing 6,890 square feet of commercial buildings on the site would generate 26 peak hour trips, which results in a net peak hour trip for the Project of 24 trips (50 trips – 26 trips). Consequently, the Project would generate less than 50 peak hour trips, and would not conflict with CMP levels of service or standards.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The nearest airport, San Gabriel Valley Airport, is located approximately 7 miles to the northeast of the Project site. The site is outside the airport approach or take-off aircraft safety zone. Consequently, the Project would not result in a change in air traffic patterns.

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

No Impact. Vehicular access to the residential component will be from three locations: the alley between 6th and 5th Streets, 5th Street and Emmett Williams

Way. Vehicular access to the small food incubator component will be from Whittier Boulevard. The City Public Works Department and the Fire Department reviewed and approved the proposed Project access. Consequently, the Project would not substantially increase hazards due to a design feature.

e) Result in inadequate emergency access?

Less Than Significant with Mitigation Incorporated. As stated above, vehicular access to the residential component will be from three locations: the alley between 6th and 5th Streets, 5th Street and Emmett Williams Way. Vehicular access to the small food incubator component will be from Whittier Boulevard. The City Public Works Department and the Fire Department reviewed and approved the proposed Project access including its ability to accommodate emergency vehicles. However, as discussed in Checklist Item 7.8.g, above, Project construction activities could temporarily impact street traffic adjacent to the site. This could reduce the number of lanes or temporarily close certain street segments. Any such impacts would be limited to the construction period and would affect only adjacent streets or intersections. With implementation of construction traffic plan, temporary street closures would not affect emergency access. Mitigation Measure HAZ-3 is added to require a construction traffic plan. Consequently, with implementation of Mitigation Measure HAZ-3, the Project would not 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?

No Impact. The Project proposes sidewalks and pedestrian areas within its townhome component. Future residents of the Project townhomes would have the opportunity to walk to adjacent commercial uses, and access the Montebello Bus Lines which has a line that runs along Whittier Boulevard with linkages to major uses within Montebello and outside the City. Available transit includes Metrolink feeder lines known as Montebello Link which connects to the Montebello/Commerce Metrolink station at 2000 Flotilla Street in Commerce, located about 2 miles west of the Project site. Infill development located close to transit is consistent with SB 375 which encourages reliance of multiple modes of travel. Project residents could also access The Rio Hondo River Bike Trail which is located about 0.5 miles from the site. The Project would be consistent with SB 375. Consequently, the Project would not conflict with applicable plans or policies that measure the effectiveness of the Project area circulation system.

7.16.2 Cumulative Impacts

The analysis determined that the proposed project, including proposed cumulative projects, would not result in any significant adverse transportation or traffic impacts subject to conditions. Consequently, no significant adverse cumulative transportation or traffic impacts would result from the project.

7.16.3 Mitigation Measures

The following mitigation will be required to mitigate potential Project impacts related to emergency access to less than significant levels:

Mitigation Measure HAZ-3: Prior to any grading or construction activities, the Applicant shall be provide for review and approval of the City Engineer a construction traffic control plan to ensure emergency access routes are not obstructed.

7.17 TRIBAL CULTURAL RESOURCES

7.17.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
- b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact with Mitigation Incorporated. Dating back about 7,000 years, the people of the Native American Tribe Gabrieleño-Kizh inhabited the Los Angeles Basin inclusive of the Project site.²¹ Indian gathering activities were most likely concentrated along the Los Angeles and Rio Hondo River channels.

As discussed in Checklist Item 7.5.b, above, California Public Resources Code § 21080.3.1 and Assembly Bill (AB) 52 require formal consultation with the Gabrieleño-Kizh tribal representatives. Pursuant to these requirements, the City of Montebello submitted a letter request, dated January 11, 2018, to Mr. Andrew Salas, the designated tribal representative for the Gabrieleño Band of Mission Indians/Kizh Nation.²² A response from Mr. Salas was not received from the City.

²¹ http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html; accessed in January 19, 2018.

²² Letter to Andrew Salas, Chairman of Gabrieleño Band of Mission Indians/Kizh Nation, from Matthew Feske, Planning Manager, City of Montebello, dated January 11, 2018.

However, in compliance with AB 52, Mitigation Measure TRC-1 is added to the Project to require the Applicant to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Inclusion of this mitigation measure, potential Project impacts to tribal resources would be reduced to less than significant levels.

7.17.2 CUMULATIVE IMPACTS

Mitigation Measure TRC-1 is added to the Project to protect potential tribal resources that could be found on site during excavation activities. By reducing on site impacts to less than significant impact, cumulative impacts relative to tribal resources would also be reduced to less than significant levels.

7.17.3 MITIGATION MEASURES

The following mitigation will be required to mitigate potential Project impacts related to tribal resources to less than significant levels:

Mitigation Measure TRC-1: Prior to any grading or construction activities, the Applicant must obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, without limitation, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring can end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

7.18 UTILITIES AND SERVICE SYSTEMS

7.18.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact. The Street Division of the City's Public Works Department is responsible for the maintenance and repairs of streets, alleys, sanitary sewers, storm drains, sidewalks, curbs, and gutters. The division maintains 125 miles of dedicated roadways and approximately 165 miles of sewer and storm drains. Sewage from the area is conveyed through City maintained sewer mains into the Los Coyotes Water Reclamation Plant (WRP)

located in Cerritos. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people.

A Preliminary Sanitary Sewer Analysis for the Project has been prepared on behalf of the Applicant to summarize the impacts of the proposed development on the existing 5th Street and 6th Street alley public sewer infrastructure.²³ The Project would flow into both the 5th Street and 6th Street sewer lines. The analysis found that the existing 8" main located within 5th Street and the existing 8" main located within the 6th Street alley are capable of accommodating anticipated increase in sewage flows as a result of the construction of the proposed development.

Based on the information provided in the Preliminary Sanitary Sewer Analysis, the net sewage generated from the Project would be 1,185,460 gallons per day, with about 99% of that amount generated from the small food incubator use. The Los Coyotes WRP has a treatment capacity of 350 million gallons of wastewater per day and serves a population of approximately 3.5 million people. Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants includes the San Jose Creek WRP in Whittier and Los Coyotes WRP in Cerritos. The Project sewage per day represents about 0.34% of the WRP's capacity. Adequate sewage collection and treatment are available to serve the Project. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current CBC requirements. Consequently, no new or expanded sewage and/or water treatment facilities will be required to accommodate the Project and impacts would be less than significant.

- b) Would the Project 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?

Less Than Significant Impact. Montebello is served by several water providers, including: California Water Service, Montebello Land & Water Company, San Gabriel Valley Water Company and City of Montebello Water Department

²³ Preliminary Sanitary Sewer Analysis, 520, 522, and 528 W. Whittier Boulevard; 114 N. 5th Street; 117, 121, and 125 N. 5TH Street, TTM 78215, City of Montebello County of Los Angeles, prepared by C&V Consulting Inc., dated September 2017; available at City of Montebello Planning Division offices.

(MTBLW) and the South Montebello Irrigation District. Each of these providers maintain an urban water master plan to ensure adequate service to the population they serve. The Project would be served by the MTBLW 10-inch line that runs along 5th Street and the alley. According to the MTBSW 2015 Urban Water Management Plan, there is adequate water supply and treatment to serve its population.²⁴

As noted above, there is adequate wastewater treatment capacity to serve the Project. Consequently, Project impacts relative to the requirement for construction of new or expanded water or wastewater facilities would be less than significant.

- c) Would the Project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant. As discussed in Checklist Item 7.9.a., above, the Project would construct on site storm drain facilities that would direct runoff towards pervious surfaces within the site as much as possible with excess runoff captured in a biofiltration system and driveway and landscape catch basins that filter the runoff and transmit it to the existing public storm drain along 6th Street. The Project is an infill development that would increase permeable surfaces and replace aging on site drainage facilities with a new system designed and maintained according to an approved WQMP. The Project new system would improve storm water collection and water quality from existing conditions. Consequently, Project impacts relative to the requirement for construction of new or expanded City storm drain facilities would be less than significant.

- d) Would the Project have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact. As discussed above, the Project would be served by the MTBLW 10-inch line that runs along 5th Street and the alley. According to the MTBSW 2015 Urban Water Management Plan, there is adequate water supply and treatment to serve its population. Consequently, Project impacts relative to sufficient water supplies would be less than significant.

- 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?

Less Than Significant Impact. As discussed in Checklist Item 7.17.a, above, the Project wastewater generation would be 0.34% of current wastewater

²⁴ <http://www.mtblw.com/MLWC-2015-UWMP.pdf>; accessed January 18, 2018

treatment capacity. This increase is nominal and would not impact the available wastewater treatment system. Consequently, Project impacts relative to the wastewater treatment provider's determination that there is adequate capacity to serve the Project and existing commitments would be less than significant.

- f) Would the Project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact.

The City of Montebello contracts with Athens Services for residential waste collection and recycling services to Athens Services and non-exclusive franchise contracts for commercial waste collection and recycling services to Ware Disposal and Athens Services. Before taking the City's waste to a landfill for final disposal, the City requires Athens to process Montebello's waste through a materials recovery facility (MRF) sorting center. This program allows the City to meet the 50 percent landfill diversion mandate required by California law. The Athens MRF and currently processes 1,920 tons per day (TPD) of trash and its maximum permitted capacity is 5,000 TPD.²⁵

Pursuant to California Assembly Bill (AB) 939, every city and county in the State is required to divert 50 percent of solid waste generated in its jurisdiction away from landfills. Implementation of source reduction measures, such as recycling and converting waste to energy, that would be implemented on a project-by-project basis would serve to divert solid waste away from landfills. The Project would be required to comply with mandatory recycling regulations, and consequently would not be adding significant unplanned users to the regional landfill capacity. Consequently, Project impacts relative to sufficient landfill capacity would be less than significant.

- g) Would the Project comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the state. The Act required cities and counties to identify measures to divert 50 percent of the total solid waste stream from landfill disposal. The State has continued to refine program goals and work toward preserving land resources for productive uses, not landfills. The City's Source Reduction and Recycling Element identifies programs that must be implemented to meet waste diversion goals. These measures include curbside collection of recyclables, separation of yard and other "green" waste from non-biodegradable materials. As discussed above, the Project would be required to comply with AB 939 recycling mandates which would reduce long term

²⁵ <http://www.montereypark.ca.gov/552/Trash-Recycling>; accessed January 19, 2018.

cumulative landfill demand. Consequently, Project impacts relative to compliance with solid waste regulations would be less than significant.

7.17.2 CUMULATIVE IMPACTS

The analysis determined that the proposed Project would not result in any significant increases in water demand, or wastewater, storm drain or solid waste generation. No significant adverse impacts relative to utilities would occur from the project. Consequently, no cumulative significant adverse utility impacts would occur.

7.17.3 MITIGATION MEASURES

The Project would not result in significant adverse impacts to utilities. Therefore, no mitigation is required.

SECTION 8.0 – CONCLUSIONS

8.1 MANDATORY FINDINGS OF SIGNIFICANCE

8.1.1 ANALYSIS OF ENVIRONMENTAL IMPACTS

- a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant with Mitigation Incorporated. The Project would not have substantial impacts on special status species, stream habitat, and wildlife dispersal and migration. Furthermore, the Project would not affect the local, regional, or national populations or ranges of any plant or animal species and would not threaten any plant communities. However, because there are trees on the site, the Project could cause potential impacts on nesting birds. Implementation of Mitigation Measure BIO-1 would reduce these impacts to less than significant levels. There also is potential for Native American archeological resources to exist and to be disturbed during project grading. Potential impacts to Native American resources would be mitigated by Mitigation Measure TRC-1. With implementation of these mitigation measures, the Project's Mandatory Finding of Significance relative to degrading the quality of the environment would be less significant.

- b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the

past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant with Mitigation Incorporated. The Project would result in potential significant impacts relative to biological resources, cultural resources, hazards and hazardous materials, and emergency access. Mitigation measures BIO-1, TRC-1, HAZ-1, HAZ-2 and HAZ-3 are added to the Project to reduce these impacts to less than significant levels. Consequently, with these mitigation measures added, cumulative impacts relative to these environmental areas would also be less than significant. Consequently, the Project's Mandatory Finding of Significance relative to contribution to cumulative impacts would be less than significant with mitigation incorporated.

- c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant with Mitigation Incorporated. The Project would result in potential significant impacts relative to hazards and hazardous materials, including emergency access. Mitigation measures HAZ-1, HAZ-2 and HAZ-3 are added to the Project to reduce these impacts to less than significant levels. Consequently, the Project's Mandatory Finding of Significance relative to a substantial adverse effect on human beings would be less than significant with mitigation incorporated.

Appendix A

Montebello Residential and Commercial Project Air Quality/GHG Model Runs

Prepared by Synectecology
January 18, 2018

Montebello Residential and Commercial Project Model Assumptions

The project includes the removal of three one-story commercial buildings, a one-story industrial building, a one-story residential dwelling, and surface parking. Review of these structures shows the demolition at approximately 10,000 square feet of existing structures with about an acre of asphalt paving.

The subsequent construction and occupancy includes 28 townhomes totaling 42,078 square feet on approximately 0.97 acre of land, and a food incubator (commercial kitchen). This latter structure was allocated an area of 0.2 acre and the CalEEMod model assumes the structure to cover this area for a total of 8,712 square feet.

Projected air emissions are calculated using the California Emissions Estimator Model (CalEEMod Version 2016.3.1) distributed by the SCAQMD. The CalEEMod model uses EMFAC2014 emissions factors for vehicle traffic and the OFFROAD2011 emissions factors for construction equipment.

Construction Emissions

Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of demolition activities and soil and material disturbance during site preparation and grading activities, and the emission of ROG's during the painting of the structures.

The project involves the construction of 28 three-story townhomes and a food incubator (commercial kitchen). Based on the proposed land use, by default the CalEEMod model allocates the construction over 246 working days and this schedule was retained for the analysis. Construction is assumed to begin on February 1, 2018 and end on January 10, 2019 allowing for full occupancy in 2019.

The site contains approximately 10,000 square feet of existing structures to be removed. Because most of the site is currently paved and this would also need to be removed, this area is calculated below

$$1.2 \text{ acres} \times 43,560 \text{ square/acre} = 52,272 \text{ square feet}$$

$$52,272 \text{ square feet} - 10,000 \text{ square feet} = 42,272 \text{ square feet of asphalt to be removed}$$

With respect to the demolition of the existing structures, the CalEEMod model estimates that each square foot of floor area generates 0.046 ton of waste material.

$$10,000 \text{ square feet} \times 0.046 \text{ ton/square foot} = 460 \text{ tons}$$

Typical paving would have a depth of 6 inches. Based on an area of 42,272 square feet and a depth of 0.5 foot:

$$42,272 \text{ square feet} \times 0.5 \text{ foot} / 27 \text{ cubic feet/cubic yard} = 783 \text{ cubic yards to be removed}$$

Asphaltic concrete has a weight of about 3,780 pounds per cubic yard.

$$783 \text{ cubic yards} \times 3,780 \text{ pounds per cubic yard} = 2,959,740 \text{ pounds} / 2,000 \text{ pounds/ton} = 1,480 \text{ tons}$$

The total amount of material to be removed is then calculated below:

$$460 \text{ tons} + 1,480 \text{ tons} = 1,940 \text{ tons}$$

The CalEEMod model default puts site demolition at 20 days. The CalEEMod model assumes that this movement of materials would generate 192 truck hauls over the 20 day period, or about 10 hauls per day.

SCAQMD's Rule 403 governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory and as such, does not denote mitigation under CEQA. The following analysis assumes the use of the minimal measures specified in Rule 403 that overlap between the rule and the CalEEMod model. These include: (1) soil stabilizers shall be applied to unpaved roads; (2) ground cover shall be quickly applied in all disturbed areas; and (3) the active construction site shall be watered twice daily. The model assigns a control efficiency of 55 percent for twice daily watering and a similar efficiency was assumed for other controlled, dust-producing, heavy equipment activities. In actuality, Rule 403 specifies several measures that the CalEEMod model does not consider, so the modeled PM₁₀ and PM_{2.5} emissions associated with fugitive dust are considered conservative.

Operational Emissions

The major source of long-term air quality impacts is that associated with the emissions produced from project-generated vehicle trips. With the exception of wood combustion, stationary sources add only minimally to these values.

Mobile Source Emissions

In accordance with the CalEEMod model projections, based on the 9th Edition of the *ITE Trip Generation Manual*, the residential aspect of the project is estimated to generate 5.81 ADT per unit (163 ADT total) on a weekday, 5.67 ADT per unit (159 ADT total) on a Saturday, and 4.84 ADT per unit (136 ADT total) on a Sunday. Based on counts for a "quality" restaurant, the commercial aspect would generate 89.95 ADT per 1,000 square feet (783 ADT) on a weekday, 94.34 ADT per 1,000 square feet (822 ADT) on a Saturday, and 72.16 ADT per 1,000 square feet (629 ADT) on a Sunday.

Emissions associated with project-related trips assume full occupancy in 2019. Since emissions per vehicle are reduced each year due to tightening emissions restrictions and the replacement of older vehicles from the road, the use of 2019 emission factors presents a reasonable worst-case analysis with regards to operational air quality emissions.

Montebello Residential - Los Angeles-South Coast County, Annual

Montebello Residential
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Quality Restaurant	8.71	1000sqft	0.20	8,710.00	0
Condo/Townhouse	28.00	Dwelling Unit	0.97	42,078.00	80

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Acreage and square footage for the residential aspect are as per the Applicant.

Square footage for the "Food Incubator" is based on the model default to generate the Applicant provided acreage.

Construction Off-road Equipment Mitigation - SCAQMD Rule 403 requires a minimum of twice daily watering and the CalEEMod model assigns a control efficiency of 55% by default.

In compliance with other aspects of Rule 403, this same efficiency was applied for the application of soil stabilizers to unpaved roads and the replacement of ground cover to disturbed areas.

Montebello Residential - Los Angeles-South Coast County, Annual

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblLandUse	BuildingSpaceSquareFeet	28,000.00	42,078.00
tblLandUse	LandUseSquareFeet	28,000.00	42,078.00
tblLandUse	LotAcreage	1.75	0.97
tblProjectCharacteristics	OperationalYear	2018	2019

2.0 Emissions Summary

Montebello Residential - Los Angeles-South Coast County, Annual

2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.3460	2.1902	1.7617	3.0600e-003	0.0693	0.1266	0.1959	0.0200	0.1216	0.1415	0.0000	262.6913	262.6913	0.0481	0.0000	263.8930
2019	0.1388	7.4300e-003	8.2700e-003	1.0000e-005	2.2000e-004	5.2000e-004	7.4000e-004	6.0000e-005	5.2000e-004	5.8000e-004	0.0000	1.2320	1.2320	9.0000e-005	0.0000	1.2343
Maximum	0.3460	2.1902	1.7617	3.0600e-003	0.0693	0.1266	0.1959	0.0200	0.1216	0.1415	0.0000	262.6913	262.6913	0.0481	0.0000	263.8930

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.3460	2.1902	1.7617	3.0600e-003	0.0403	0.1266	0.1669	0.0111	0.1216	0.1327	0.0000	262.6910	262.6910	0.0481	0.0000	263.8927
2019	0.1388	7.4300e-003	8.2700e-003	1.0000e-005	2.2000e-004	5.2000e-004	7.4000e-004	6.0000e-005	5.2000e-004	5.8000e-004	0.0000	1.2320	1.2320	9.0000e-005	0.0000	1.2343
Maximum	0.3460	2.1902	1.7617	3.0600e-003	0.0403	0.1266	0.1669	0.0111	0.1216	0.1327	0.0000	262.6910	262.6910	0.0481	0.0000	263.8927

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	41.74	0.00	14.75	44.41	0.00	6.26	0.00	0.00	0.00	0.00	0.00	0.00

Montebello Residential - Los Angeles-South Coast County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	2-1-2018	4-30-2018	0.7516	0.7516
2	5-1-2018	7-31-2018	0.6822	0.6822
3	8-1-2018	10-31-2018	0.6824	0.6824
4	11-1-2018	1-31-2019	0.5604	0.5604
		Highest	0.7516	0.7516

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3013	0.0106	0.4683	4.7000e-004		0.0283	0.0283		0.0283	0.0283	2.9741	6.1872	9.1613	9.3300e-003	2.0000e-004	9.4548
Energy	0.0139	0.1245	0.0938	7.6000e-004		9.5900e-003	9.5900e-003		9.5900e-003	9.5900e-003	0.0000	309.6652	309.6652	9.7500e-003	3.9900e-003	311.0978
Mobile	0.2835	1.2765	3.0795	8.4600e-003	0.6196	0.0100	0.6297	0.1661	9.4400e-003	0.1756	0.0000	779.2664	779.2664	0.0499	0.0000	780.5131
Waste						0.0000	0.0000		0.0000	0.0000	4.2283	0.0000	4.2283	0.2499	0.0000	10.4754
Water						0.0000	0.0000		0.0000	0.0000	1.4175	23.2057	24.6232	0.1466	3.6400e-003	29.3705
Total	0.5987	1.4116	3.6417	9.6900e-003	0.6196	0.0480	0.6676	0.1661	0.0474	0.2135	8.6200	1,118.3245	1,126.9444	0.4654	7.8300e-003	1,140.9116

Montebello Residential - Los Angeles-South Coast County, Annual

2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3013	0.0106	0.4683	4.7000e-004		0.0283	0.0283		0.0283	0.0283	2.9741	6.1872	9.1613	9.3300e-003	2.0000e-004	9.4548
Energy	0.0139	0.1245	0.0938	7.6000e-004		9.5900e-003	9.5900e-003		9.5900e-003	9.5900e-003	0.0000	309.6652	309.6652	9.7500e-003	3.9900e-003	311.0978
Mobile	0.2835	1.2765	3.0795	8.4600e-003	0.6196	0.0100	0.6297	0.1661	9.4400e-003	0.1756	0.0000	779.2664	779.2664	0.0499	0.0000	780.5131
Waste						0.0000	0.0000		0.0000	0.0000	4.2283	0.0000	4.2283	0.2499	0.0000	10.4754
Water						0.0000	0.0000		0.0000	0.0000	1.4175	23.2057	24.6232	0.1466	3.6400e-003	29.3705
Total	0.5987	1.4116	3.6417	9.6900e-003	0.6196	0.0480	0.6676	0.1661	0.0474	0.2135	8.6200	1,118.3245	1,126.9444	0.4654	7.8300e-003	1,140.9116

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

3.0 Construction Detail**Construction Phase**

Montebello Residential - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/1/2018	2/28/2018	5	20	
2	Site Preparation	Site Preparation	3/1/2018	3/2/2018	5	2	
3	Grading	Grading	3/3/2018	3/8/2018	5	4	
4	Building Construction	Building Construction	3/9/2018	12/13/2018	5	200	
5	Paving	Paving	12/14/2018	12/27/2018	5	10	
6	Architectural Coating	Architectural Coating	12/28/2018	1/10/2019	5	10	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 85,208; Residential Outdoor: 28,403; Non-Residential Indoor: 13,065; Non-Residential Outdoor: 4,355; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Montebello Residential - Los Angeles-South Coast County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Montebello Residential - Los Angeles-South Coast County, Annual

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	192.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	24.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0208	0.0000	0.0208	3.1400e-003	0.0000	3.1400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0248	0.2436	0.1511	2.4000e-004		0.0144	0.0144		0.0134	0.0134	0.0000	21.6923	21.6923	5.5000e-003	0.0000	21.8297
Total	0.0248	0.2436	0.1511	2.4000e-004	0.0208	0.0144	0.0351	3.1400e-003	0.0134	0.0166	0.0000	21.6923	21.6923	5.5000e-003	0.0000	21.8297

Montebello Residential - Los Angeles-South Coast County, Annual

3.2 Demolition - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.6000e-004	0.0321	6.6100e-003	8.0000e-005	1.6500e-003	1.2000e-004	1.7700e-003	4.5000e-004	1.1000e-004	5.7000e-004	0.0000	7.5721	7.5721	5.3000e-004	0.0000	7.5855
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2000e-004	6.2000e-004	6.6300e-003	2.0000e-005	1.4200e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.4154	1.4154	5.0000e-005	0.0000	1.4168
Total	1.6800e-003	0.0327	0.0132	1.0000e-004	3.0700e-003	1.3000e-004	3.2100e-003	8.3000e-004	1.2000e-004	9.6000e-004	0.0000	8.9875	8.9875	5.8000e-004	0.0000	9.0022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.2000e-003	0.0000	4.2000e-003	6.4000e-004	0.0000	6.4000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0248	0.2436	0.1511	2.4000e-004		0.0144	0.0144		0.0134	0.0134	0.0000	21.6923	21.6923	5.5000e-003	0.0000	21.8297
Total	0.0248	0.2436	0.1511	2.4000e-004	4.2000e-003	0.0144	0.0186	6.4000e-004	0.0134	0.0141	0.0000	21.6923	21.6923	5.5000e-003	0.0000	21.8297

Montebello Residential - Los Angeles-South Coast County, Annual

3.2 Demolition - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.6000e-004	0.0321	6.6100e-003	8.0000e-005	1.6500e-003	1.2000e-004	1.7700e-003	4.5000e-004	1.1000e-004	5.7000e-004	0.0000	7.5721	7.5721	5.3000e-004	0.0000	7.5855
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2000e-004	6.2000e-004	6.6300e-003	2.0000e-005	1.4200e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.4154	1.4154	5.0000e-005	0.0000	1.4168
Total	1.6800e-003	0.0327	0.0132	1.0000e-004	3.0700e-003	1.3000e-004	3.2100e-003	8.3000e-004	1.2000e-004	9.6000e-004	0.0000	8.9875	8.9875	5.8000e-004	0.0000	9.0022

3.3 Site Preparation - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.8000e-003	0.0000	5.8000e-003	2.9500e-003	0.0000	2.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8100e-003	0.0208	8.0800e-003	2.0000e-005		9.5000e-004	9.5000e-004		8.8000e-004	8.8000e-004	0.0000	1.5743	1.5743	4.9000e-004	0.0000	1.5866
Total	1.8100e-003	0.0208	8.0800e-003	2.0000e-005	5.8000e-003	9.5000e-004	6.7500e-003	2.9500e-003	8.8000e-004	3.8300e-003	0.0000	1.5743	1.5743	4.9000e-004	0.0000	1.5866

Montebello Residential - Los Angeles-South Coast County, Annual

3.3 Site Preparation - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	4.0000e-005	4.1000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0871	0.0871	0.0000	0.0000	0.0872
Total	4.0000e-005	4.0000e-005	4.1000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0871	0.0871	0.0000	0.0000	0.0872

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.1700e-003	0.0000	1.1700e-003	6.0000e-004	0.0000	6.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8100e-003	0.0208	8.0800e-003	2.0000e-005		9.5000e-004	9.5000e-004		8.8000e-004	8.8000e-004	0.0000	1.5743	1.5743	4.9000e-004	0.0000	1.5866
Total	1.8100e-003	0.0208	8.0800e-003	2.0000e-005	1.1700e-003	9.5000e-004	2.1200e-003	6.0000e-004	8.8000e-004	1.4800e-003	0.0000	1.5743	1.5743	4.9000e-004	0.0000	1.5866

Montebello Residential - Los Angeles-South Coast County, Annual

3.3 Site Preparation - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	4.0000e-005	4.1000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0871	0.0871	0.0000	0.0000	0.0872
Total	4.0000e-005	4.0000e-005	4.1000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0871	0.0871	0.0000	0.0000	0.0872

3.4 Grading - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.8300e-003	0.0000	9.8300e-003	5.0500e-003	0.0000	5.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9900e-003	0.0341	0.0135	3.0000e-005		1.5900e-003	1.5900e-003		1.4600e-003	1.4600e-003	0.0000	2.5787	2.5787	8.0000e-004	0.0000	2.5988
Total	2.9900e-003	0.0341	0.0135	3.0000e-005	9.8300e-003	1.5900e-003	0.0114	5.0500e-003	1.4600e-003	6.5100e-003	0.0000	2.5787	2.5787	8.0000e-004	0.0000	2.5988

Montebello Residential - Los Angeles-South Coast County, Annual

3.4 Grading - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-005	8.0000e-005	8.2000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1742	0.1742	1.0000e-005	0.0000	0.1744
Total	9.0000e-005	8.0000e-005	8.2000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1742	0.1742	1.0000e-005	0.0000	0.1744

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.9900e-003	0.0000	1.9900e-003	1.0200e-003	0.0000	1.0200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9900e-003	0.0341	0.0135	3.0000e-005		1.5900e-003	1.5900e-003		1.4600e-003	1.4600e-003	0.0000	2.5787	2.5787	8.0000e-004	0.0000	2.5988
Total	2.9900e-003	0.0341	0.0135	3.0000e-005	1.9900e-003	1.5900e-003	3.5800e-003	1.0200e-003	1.4600e-003	2.4800e-003	0.0000	2.5787	2.5787	8.0000e-004	0.0000	2.5988

Montebello Residential - Los Angeles-South Coast County, Annual

3.4 Grading - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-005	8.0000e-005	8.2000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1742	0.1742	1.0000e-005	0.0000	0.1744
Total	9.0000e-005	8.0000e-005	8.2000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1742	0.1742	1.0000e-005	0.0000	0.1744

3.5 Building Construction - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2592	1.7428	1.3877	2.2000e-003		0.1058	0.1058		0.1022	0.1022	0.0000	184.2346	184.2346	0.0371	0.0000	185.1618
Total	0.2592	1.7428	1.3877	2.2000e-003		0.1058	0.1058		0.1022	0.1022	0.0000	184.2346	184.2346	0.0371	0.0000	185.1618

Montebello Residential - Los Angeles-South Coast County, Annual

3.5 Building Construction - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.8700e-003	0.0501	0.0141	1.0000e-004	2.5200e-003	3.5000e-004	2.8700e-003	7.3000e-004	3.3000e-004	1.0600e-003	0.0000	10.1067	10.1067	6.9000e-004	0.0000	10.1240
Worker	0.0133	0.0114	0.1224	2.9000e-004	0.0263	2.4000e-004	0.0265	6.9900e-003	2.2000e-004	7.2100e-003	0.0000	26.1311	26.1311	9.8000e-004	0.0000	26.1556
Total	0.0152	0.0615	0.1364	3.9000e-004	0.0288	5.9000e-004	0.0294	7.7200e-003	5.5000e-004	8.2700e-003	0.0000	36.2377	36.2377	1.6700e-003	0.0000	36.2796

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2592	1.7428	1.3877	2.2000e-003		0.1058	0.1058		0.1022	0.1022	0.0000	184.2344	184.2344	0.0371	0.0000	185.1616
Total	0.2592	1.7428	1.3877	2.2000e-003		0.1058	0.1058		0.1022	0.1022	0.0000	184.2344	184.2344	0.0371	0.0000	185.1616

Montebello Residential - Los Angeles-South Coast County, Annual

3.5 Building Construction - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.8700e-003	0.0501	0.0141	1.0000e-004	2.5200e-003	3.5000e-004	2.8700e-003	7.3000e-004	3.3000e-004	1.0600e-003	0.0000	10.1067	10.1067	6.9000e-004	0.0000	10.1240
Worker	0.0133	0.0114	0.1224	2.9000e-004	0.0263	2.4000e-004	0.0265	6.9900e-003	2.2000e-004	7.2100e-003	0.0000	26.1311	26.1311	9.8000e-004	0.0000	26.1556
Total	0.0152	0.0615	0.1364	3.9000e-004	0.0288	5.9000e-004	0.0294	7.7200e-003	5.5000e-004	8.2700e-003	0.0000	36.2377	36.2377	1.6700e-003	0.0000	36.2796

3.6 Paving - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540

Montebello Residential - Los Angeles-South Coast County, Annual

3.6 Paving - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	3.1000e-004	3.3100e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.7077	0.7077	3.0000e-005	0.0000	0.7084
Total	3.6000e-004	3.1000e-004	3.3100e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.7077	0.7077	3.0000e-005	0.0000	0.7084

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540

Montebello Residential - Los Angeles-South Coast County, Annual

3.6 Paving - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	3.1000e-004	3.3100e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.7077	0.7077	3.0000e-005	0.0000	0.7084
Total	3.6000e-004	3.1000e-004	3.3100e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.7077	0.7077	3.0000e-005	0.0000	0.7084

3.7 Architectural Coating - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0344					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.0000e-004	2.0100e-003	1.8500e-003	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.2553	0.2553	2.0000e-005	0.0000	0.2559
Total	0.0347	2.0100e-003	1.8500e-003	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.2553	0.2553	2.0000e-005	0.0000	0.2559

Montebello Residential - Los Angeles-South Coast County, Annual

3.7 Architectural Coating - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.5000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.0544	0.0544	0.0000	0.0000	0.0545
Total	3.0000e-005	2.0000e-005	2.5000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.0544	0.0544	0.0000	0.0000	0.0545

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0344					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.0000e-004	2.0100e-003	1.8500e-003	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.2553	0.2553	2.0000e-005	0.0000	0.2559
Total	0.0347	2.0100e-003	1.8500e-003	0.0000		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.2553	0.2553	2.0000e-005	0.0000	0.2559

Montebello Residential - Los Angeles-South Coast County, Annual

3.7 Architectural Coating - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.5000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.0544	0.0544	0.0000	0.0000	0.0545
Total	3.0000e-005	2.0000e-005	2.5000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.0544	0.0544	0.0000	0.0000	0.0545

3.7 Architectural Coating - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1376					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0700e-003	7.3400e-003	7.3700e-003	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	1.0213	1.0213	9.0000e-005	0.0000	1.0235
Total	0.1387	7.3400e-003	7.3700e-003	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	1.0213	1.0213	9.0000e-005	0.0000	1.0235

Montebello Residential - Los Angeles-South Coast County, Annual

3.7 Architectural Coating - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	8.0000e-005	9.1000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2107	0.2107	1.0000e-005	0.0000	0.2109
Total	1.0000e-004	8.0000e-005	9.1000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2107	0.2107	1.0000e-005	0.0000	0.2109

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1376					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0700e-003	7.3400e-003	7.3700e-003	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	1.0213	1.0213	9.0000e-005	0.0000	1.0235
Total	0.1387	7.3400e-003	7.3700e-003	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	1.0213	1.0213	9.0000e-005	0.0000	1.0235

Montebello Residential - Los Angeles-South Coast County, Annual

3.7 Architectural Coating - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	8.0000e-005	9.1000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2107	0.2107	1.0000e-005	0.0000	0.2109
Total	1.0000e-004	8.0000e-005	9.1000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2107	0.2107	1.0000e-005	0.0000	0.2109

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

Montebello Residential - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2835	1.2765	3.0795	8.4600e-003	0.6196	0.0100	0.6297	0.1661	9.4400e-003	0.1756	0.0000	779.2664	779.2664	0.0499	0.0000	780.5131
Unmitigated	0.2835	1.2765	3.0795	8.4600e-003	0.6196	0.0100	0.6297	0.1661	9.4400e-003	0.1756	0.0000	779.2664	779.2664	0.0499	0.0000	780.5131

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	162.68	158.76	135.52	540,730	540,730
Quality Restaurant	783.46	821.88	628.51	1,091,663	1,091,663
Total	946.14	980.64	764.03	1,632,393	1,632,393

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Quality Restaurant	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Condo/Townhouse	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925

Montebello Residential - Los Angeles-South Coast County, Annual

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	172.3589	172.3589	7.1200e-003	1.4700e-003	172.9756
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	172.3589	172.3589	7.1200e-003	1.4700e-003	172.9756
NaturalGas Mitigated	0.0139	0.1245	0.0938	7.6000e-004		9.5900e-003	9.5900e-003		9.5900e-003	9.5900e-003	0.0000	137.3063	137.3063	2.6300e-003	2.5200e-003	138.1222
NaturalGas Unmitigated	0.0139	0.1245	0.0938	7.6000e-004		9.5900e-003	9.5900e-003		9.5900e-003	9.5900e-003	0.0000	137.3063	137.3063	2.6300e-003	2.5200e-003	138.1222

Montebello Residential - Los Angeles-South Coast County, Annual

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	561273	3.0300e-003	0.0259	0.0110	1.7000e-004		2.0900e-003	2.0900e-003		2.0900e-003	2.0900e-003	0.0000	29.9517	29.9517	5.7000e-004	5.5000e-004	30.1297
Quality Restaurant	2.01175e+006	0.0109	0.0986	0.0828	5.9000e-004		7.4900e-003	7.4900e-003		7.4900e-003	7.4900e-003	0.0000	107.3546	107.3546	2.0600e-003	1.9700e-003	107.9925
Total		0.0139	0.1245	0.0939	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	137.3062	137.3062	2.6300e-003	2.5200e-003	138.1222

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	561273	3.0300e-003	0.0259	0.0110	1.7000e-004		2.0900e-003	2.0900e-003		2.0900e-003	2.0900e-003	0.0000	29.9517	29.9517	5.7000e-004	5.5000e-004	30.1297
Quality Restaurant	2.01175e+006	0.0109	0.0986	0.0828	5.9000e-004		7.4900e-003	7.4900e-003		7.4900e-003	7.4900e-003	0.0000	107.3546	107.3546	2.0600e-003	1.9700e-003	107.9925
Total		0.0139	0.1245	0.0939	7.6000e-004		9.5800e-003	9.5800e-003		9.5800e-003	9.5800e-003	0.0000	137.3062	137.3062	2.6300e-003	2.5200e-003	138.1222

Montebello Residential - Los Angeles-South Coast County, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	150831	48.0581	1.9800e-003	4.1000e-004	48.2300
Quality Restaurant	390121	124.3009	5.1300e-003	1.0600e-003	124.7456
Total		172.3589	7.1100e-003	1.4700e-003	172.9756

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	150831	48.0581	1.9800e-003	4.1000e-004	48.2300
Quality Restaurant	390121	124.3009	5.1300e-003	1.0600e-003	124.7456
Total		172.3589	7.1100e-003	1.4700e-003	172.9756

6.0 Area Detail**6.1 Mitigation Measures Area**

Montebello Residential - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3013	0.0106	0.4683	4.7000e-004		0.0283	0.0283		0.0283	0.0283	2.9741	6.1872	9.1613	9.3300e-003	2.0000e-004	9.4548
Unmitigated	0.3013	0.0106	0.4683	4.7000e-004		0.0283	0.0283		0.0283	0.0283	2.9741	6.1872	9.1613	9.3300e-003	2.0000e-004	9.4548

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0172					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1835					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0917	7.2600e-003	0.1780	4.5000e-004		0.0267	0.0267		0.0267	0.0267	2.9741	5.7153	8.6894	8.8700e-003	2.0000e-004	8.9713
Landscaping	8.8900e-003	3.3600e-003	0.2903	2.0000e-005		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003	0.0000	0.4719	0.4719	4.6000e-004	0.0000	0.4835
Total	0.3013	0.0106	0.4683	4.7000e-004		0.0283	0.0283		0.0283	0.0283	2.9741	6.1872	9.1613	9.3300e-003	2.0000e-004	9.4548

Montebello Residential - Los Angeles-South Coast County, Annual

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0172					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1835					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0917	7.2600e-003	0.1780	4.5000e-004		0.0267	0.0267		0.0267	0.0267	2.9741	5.7153	8.6894	8.8700e-003	2.0000e-004	8.9713
Landscaping	8.8900e-003	3.3600e-003	0.2903	2.0000e-005		1.5900e-003	1.5900e-003		1.5900e-003	1.5900e-003	0.0000	0.4719	0.4719	4.6000e-004	0.0000	0.4835
Total	0.3013	0.0106	0.4683	4.7000e-004		0.0283	0.0283		0.0283	0.0283	2.9741	6.1872	9.1613	9.3300e-003	2.0000e-004	9.4548

7.0 Water Detail**7.1 Mitigation Measures Water**

Montebello Residential - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	24.6232	0.1466	3.6400e-003	29.3705
Unmitigated	24.6232	0.1466	3.6400e-003	29.3705

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	1.82431 / 1.15011	12.2187	0.0599	1.5000e-003	14.1647
Quality Restaurant	2.64378 / 0.168752	12.4045	0.0866	2.1300e-003	15.2058
Total		24.6232	0.1466	3.6300e-003	29.3705

Montebello Residential - Los Angeles-South Coast County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	1.82431 / 1.15011	12.2187	0.0599	1.5000e-003	14.1647
Quality Restaurant	2.64378 / 0.168752	12.4045	0.0866	2.1300e-003	15.2058
Total		24.6232	0.1466	3.6300e-003	29.3705

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	4.2283	0.2499	0.0000	10.4754
Unmitigated	4.2283	0.2499	0.0000	10.4754

Montebello Residential - Los Angeles-South Coast County, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	12.88	2.6145	0.1545	0.0000	6.4774
Quality Restaurant	7.95	1.6138	0.0954	0.0000	3.9981
Total		4.2283	0.2499	0.0000	10.4754

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	12.88	2.6145	0.1545	0.0000	6.4774
Quality Restaurant	7.95	1.6138	0.0954	0.0000	3.9981
Total		4.2283	0.2499	0.0000	10.4754

9.0 Operational Offroad

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

Montebello Residential - Los Angeles-South Coast County, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Montebello Residential - Los Angeles-South Coast County, Summer

Montebello Residential

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Quality Restaurant	8.71	1000sqft	0.20	8,710.00	0
Condo/Townhouse	28.00	Dwelling Unit	0.97	42,078.00	80

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Acreage and square footage for the residential aspect are as per the Applicant.

Square footage for the "Food Incubator" is based on the model default to generate the Applicant provided acreage.

Construction Off-road Equipment Mitigation - SCAQMD Rule 403 requires a minimum of twice daily watering and the CalEEMod model assigns a control efficiency of 55% by default.

In compliance with other aspects of Rule 403, this same efficiency was applied for the application of soil stabilizers to unpaved roads and the replacement of ground cover to disturbed areas.

Montebello Residential - Los Angeles-South Coast County, Summer

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblLandUse	BuildingSpaceSquareFeet	28,000.00	42,078.00
tblLandUse	LandUseSquareFeet	28,000.00	42,078.00
tblLandUse	LotAcreage	1.75	0.97
tblProjectCharacteristics	OperationalYear	2018	2019

2.0 Emissions Summary

Montebello Residential - Los Angeles-South Coast County, Summer

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	34.7298	27.5197	16.4546	0.0335	5.8890	1.4495	6.8421	2.9774	1.3554	3.8542	0.0000	3,394.735 5	3,394.735 5	0.6698	0.0000	3,411.479 6
2019	34.6949	1.8537	2.0824	3.5800e-003	0.0559	0.1293	0.1851	0.0148	0.1292	0.1440	0.0000	342.0957	342.0957	0.0259	0.0000	342.7421
Maximum	34.7298	27.5197	16.4546	0.0335	5.8890	1.4495	6.8421	2.9774	1.3554	3.8542	0.0000	3,394.735 5	3,394.735 5	0.6698	0.0000	3,411.479 6

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	34.7298	27.5197	16.4546	0.0335	1.2638	1.4495	2.2169	0.6218	1.3554	1.5036	0.0000	3,394.735 5	3,394.735 5	0.6698	0.0000	3,411.479 6
2019	34.6949	1.8537	2.0824	3.5800e-003	0.0559	0.1293	0.1851	0.0148	0.1292	0.1440	0.0000	342.0957	342.0957	0.0259	0.0000	342.7421
Maximum	34.7298	27.5197	16.4546	0.0335	1.2638	1.4495	2.2169	0.6218	1.3554	1.5036	0.0000	3,394.735 5	3,394.735 5	0.6698	0.0000	3,411.479 6

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	77.80	0.00	65.82	78.72	0.00	58.79	0.00	0.00	0.00	0.00	0.00	0.00

Montebello Residential - Los Angeles-South Coast County, Summer

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.5080	0.6079	16.5618	0.0365		2.1516	2.1516		2.1516	2.1516	262.2737	508.1614	770.4351	0.7862	0.0178	795.3958
Energy	0.0760	0.6821	0.5142	4.1500e-003		0.0525	0.0525		0.0525	0.0525		829.3382	829.3382	0.0159	0.0152	834.2666
Mobile	1.7537	7.1831	18.1510	0.0510	3.6705	0.0582	3.7287	0.9825	0.0547	1.0371		5,177.9009	5,177.9009	0.3197		5,185.8924
Total	10.3378	8.4731	35.2271	0.0916	3.6705	2.2623	5.9328	0.9825	2.2588	3.2412	262.2737	6,515.4005	6,777.6743	1.1218	0.0330	6,815.5548

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.5080	0.6079	16.5618	0.0365		2.1516	2.1516		2.1516	2.1516	262.2737	508.1614	770.4351	0.7862	0.0178	795.3958
Energy	0.0760	0.6821	0.5142	4.1500e-003		0.0525	0.0525		0.0525	0.0525		829.3382	829.3382	0.0159	0.0152	834.2666
Mobile	1.7537	7.1831	18.1510	0.0510	3.6705	0.0582	3.7287	0.9825	0.0547	1.0371		5,177.9009	5,177.9009	0.3197		5,185.8924
Total	10.3378	8.4731	35.2271	0.0916	3.6705	2.2623	5.9328	0.9825	2.2588	3.2412	262.2737	6,515.4005	6,777.6743	1.1218	0.0330	6,815.5548

Montebello Residential - Los Angeles-South Coast County, Summer

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/1/2018	2/28/2018	5	20	
2	Site Preparation	Site Preparation	3/1/2018	3/2/2018	5	2	
3	Grading	Grading	3/3/2018	3/8/2018	5	4	
4	Building Construction	Building Construction	3/9/2018	12/13/2018	5	200	
5	Paving	Paving	12/14/2018	12/27/2018	5	10	
6	Architectural Coating	Architectural Coating	12/28/2018	1/10/2019	5	10	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 85,208; Residential Outdoor: 28,403; Non-Residential Indoor: 13,065; Non-Residential Outdoor: 4,355; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Montebello Residential - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Montebello Residential - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	192.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	24.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0757	0.0000	2.0757	0.3143	0.0000	0.3143			0.0000			0.0000
Off-Road	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429		2,391.1659	2,391.1659	0.6058		2,406.3105
Total	2.4838	24.3641	15.1107	0.0241	2.0757	1.4365	3.5122	0.3143	1.3429	1.6572		2,391.1659	2,391.1659	0.6058		2,406.3105

Montebello Residential - Los Angeles-South Coast County, Summer

3.2 Demolition - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0953	3.1014	0.6417	7.7800e-003	0.1678	0.0118	0.1796	0.0460	0.0113	0.0573		840.5900	840.5900	0.0579		842.0367
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0718	0.0542	0.7021	1.6400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		162.9797	162.9797	6.1100e-003		163.1325
Total	0.1671	3.1556	1.3438	9.4200e-003	0.3132	0.0131	0.3262	0.0846	0.0125	0.0970		1,003.5697	1,003.5697	0.0640		1,005.1692

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4203	0.0000	0.4203	0.0636	0.0000	0.0636			0.0000			0.0000
Off-Road	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429	0.0000	2,391.1659	2,391.1659	0.6058		2,406.3105
Total	2.4838	24.3641	15.1107	0.0241	0.4203	1.4365	1.8568	0.0636	1.3429	1.4065	0.0000	2,391.1659	2,391.1659	0.6058		2,406.3105

Montebello Residential - Los Angeles-South Coast County, Summer

3.2 Demolition - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0953	3.1014	0.6417	7.7800e-003	0.1678	0.0118	0.1796	0.0460	0.0113	0.0573		840.5900	840.5900	0.0579		842.0367
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0718	0.0542	0.7021	1.6400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		162.9797	162.9797	6.1100e-003		163.1325
Total	0.1671	3.1556	1.3438	9.4200e-003	0.3132	0.0131	0.3262	0.0846	0.0125	0.0970		1,003.5697	1,003.5697	0.0640		1,005.1692

3.3 Site Preparation - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.7996	0.0000	5.7996	2.9537	0.0000	2.9537			0.0000			0.0000
Off-Road	1.8061	20.7472	8.0808	0.0172		0.9523	0.9523		0.8761	0.8761		1,735.3630	1,735.3630	0.5402		1,748.8690
Total	1.8061	20.7472	8.0808	0.0172	5.7996	0.9523	6.7518	2.9537	0.8761	3.8298		1,735.3630	1,735.3630	0.5402		1,748.8690

Montebello Residential - Los Angeles-South Coast County, Summer

3.3 Site Preparation - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0442	0.0334	0.4321	1.0100e-003	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		100.2952	100.2952	3.7600e-003		100.3892
Total	0.0442	0.0334	0.4321	1.0100e-003	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		100.2952	100.2952	3.7600e-003		100.3892

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.1744	0.0000	1.1744	0.5981	0.0000	0.5981			0.0000			0.0000
Off-Road	1.8061	20.7472	8.0808	0.0172		0.9523	0.9523		0.8761	0.8761	0.0000	1,735.3630	1,735.3630	0.5402		1,748.8690
Total	1.8061	20.7472	8.0808	0.0172	1.1744	0.9523	2.1267	0.5981	0.8761	1.4742	0.0000	1,735.3630	1,735.3630	0.5402		1,748.8690

Montebello Residential - Los Angeles-South Coast County, Summer

3.3 Site Preparation - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0442	0.0334	0.4321	1.0100e-003	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		100.2952	100.2952	3.7600e-003		100.3892
Total	0.0442	0.0334	0.4321	1.0100e-003	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		100.2952	100.2952	3.7600e-003		100.3892

3.4 Grading - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.9143	0.0000	4.9143	2.5256	0.0000	2.5256			0.0000			0.0000
Off-Road	1.4972	17.0666	6.7630	0.0141		0.7947	0.7947		0.7311	0.7311		1,421.2605	1,421.2605	0.4425		1,432.3219
Total	1.4972	17.0666	6.7630	0.0141	4.9143	0.7947	5.7090	2.5256	0.7311	3.2568		1,421.2605	1,421.2605	0.4425		1,432.3219

Montebello Residential - Los Angeles-South Coast County, Summer

3.4 Grading - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0442	0.0334	0.4321	1.0100e-003	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		100.2952	100.2952	3.7600e-003		100.3892
Total	0.0442	0.0334	0.4321	1.0100e-003	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		100.2952	100.2952	3.7600e-003		100.3892

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9951	0.0000	0.9951	0.5114	0.0000	0.5114			0.0000			0.0000
Off-Road	1.4972	17.0666	6.7630	0.0141		0.7947	0.7947		0.7311	0.7311	0.0000	1,421.2605	1,421.2605	0.4425		1,432.3219
Total	1.4972	17.0666	6.7630	0.0141	0.9951	0.7947	1.7899	0.5114	0.7311	1.2426	0.0000	1,421.2605	1,421.2605	0.4425		1,432.3219

Montebello Residential - Los Angeles-South Coast County, Summer

3.4 Grading - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0442	0.0334	0.4321	1.0100e-003	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		100.2952	100.2952	3.7600e-003		100.3892
Total	0.0442	0.0334	0.4321	1.0100e-003	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		100.2952	100.2952	3.7600e-003		100.3892

3.5 Building Construction - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216		2,030.8389	2,030.8389	0.4088		2,041.0596
Total	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216		2,030.8389	2,030.8389	0.4088		2,041.0596

Montebello Residential - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0184	0.4902	0.1340	1.0600e-003	0.0256	3.4500e-003	0.0291	7.3700e-003	3.3000e-003	0.0107		112.6718	112.6718	7.4200e-003		112.8572
Worker	0.1326	0.1001	1.2962	3.0200e-003	0.2683	2.3900e-003	0.2707	0.0711	2.2100e-003	0.0734		300.8856	300.8856	0.0113		301.1677
Total	0.1510	0.5903	1.4302	4.0800e-003	0.2939	5.8400e-003	0.2997	0.0785	5.5100e-003	0.0840		413.5573	413.5573	0.0187		414.0249

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216	0.0000	2,030.8389	2,030.8389	0.4088		2,041.0596
Total	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216	0.0000	2,030.8389	2,030.8389	0.4088		2,041.0596

Montebello Residential - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0184	0.4902	0.1340	1.0600e-003	0.0256	3.4500e-003	0.0291	7.3700e-003	3.3000e-003	0.0107		112.6718	112.6718	7.4200e-003		112.8572
Worker	0.1326	0.1001	1.2962	3.0200e-003	0.2683	2.3900e-003	0.2707	0.0711	2.2100e-003	0.0734		300.8856	300.8856	0.0113		301.1677
Total	0.1510	0.5903	1.4302	4.0800e-003	0.2939	5.8400e-003	0.2997	0.0785	5.5100e-003	0.0840		413.5573	413.5573	0.0187		414.0249

3.6 Paving - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618		1,346.4360	1,346.4360	0.4113		1,356.7186
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618		1,346.4360	1,346.4360	0.4113		1,356.7186

Montebello Residential - Los Angeles-South Coast County, Summer

3.6 Paving - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0718	0.0542	0.7021	1.6400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		162.9797	162.9797	6.1100e-003		163.1325
Total	0.0718	0.0542	0.7021	1.6400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		162.9797	162.9797	6.1100e-003		163.1325

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618	0.0000	1,346.4360	1,346.4360	0.4113		1,356.7186
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618	0.0000	1,346.4360	1,346.4360	0.4113		1,356.7186

Montebello Residential - Los Angeles-South Coast County, Summer

3.6 Paving - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0718	0.0542	0.7021	1.6400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		162.9797	162.9797	6.1100e-003		163.1325
Total	0.0718	0.0542	0.7021	1.6400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		162.9797	162.9797	6.1100e-003		163.1325

3.7 Architectural Coating - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	34.4035					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
Total	34.7022	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171

Montebello Residential - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0276	0.0209	0.2700	6.3000e-004	0.0559	5.0000e-004	0.0564	0.0148	4.6000e-004	0.0153		62.6845	62.6845	2.3500e-003		62.7433
Total	0.0276	0.0209	0.2700	6.3000e-004	0.0559	5.0000e-004	0.0564	0.0148	4.6000e-004	0.0153		62.6845	62.6845	2.3500e-003		62.7433

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	34.4035					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
Total	34.7022	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171

Montebello Residential - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0276	0.0209	0.2700	6.3000e-004	0.0559	5.0000e-004	0.0564	0.0148	4.6000e-004	0.0153		62.6845	62.6845	2.3500e-003		62.7433
Total	0.0276	0.0209	0.2700	6.3000e-004	0.0559	5.0000e-004	0.0564	0.0148	4.6000e-004	0.0153		62.6845	62.6845	2.3500e-003		62.7433

3.7 Architectural Coating - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	34.4035					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	34.6700	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

Montebello Residential - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0250	0.0184	0.2411	6.1000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		60.6476	60.6476	2.0800e-003		60.6997
Total	0.0250	0.0184	0.2411	6.1000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		60.6476	60.6476	2.0800e-003		60.6997

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	34.4035					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	34.6700	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

Montebello Residential - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0250	0.0184	0.2411	6.1000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		60.6476	60.6476	2.0800e-003		60.6997
Total	0.0250	0.0184	0.2411	6.1000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		60.6476	60.6476	2.0800e-003		60.6997

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

Montebello Residential - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.7537	7.1831	18.1510	0.0510	3.6705	0.0582	3.7287	0.9825	0.0547	1.0371		5,177.9009	5,177.9009	0.3197		5,185.8924
Unmitigated	1.7537	7.1831	18.1510	0.0510	3.6705	0.0582	3.7287	0.9825	0.0547	1.0371		5,177.9009	5,177.9009	0.3197		5,185.8924

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	162.68	158.76	135.52	540,730	540,730
Quality Restaurant	783.46	821.88	628.51	1,091,663	1,091,663
Total	946.14	980.64	764.03	1,632,393	1,632,393

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Quality Restaurant	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Condo/Townhouse	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925

Montebello Residential - Los Angeles-South Coast County, Summer

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0760	0.6821	0.5142	4.1500e-003		0.0525	0.0525		0.0525	0.0525		829.3382	829.3382	0.0159	0.0152	834.2666
NaturalGas Unmitigated	0.0760	0.6821	0.5142	4.1500e-003		0.0525	0.0525		0.0525	0.0525		829.3382	829.3382	0.0159	0.0152	834.2666

Montebello Residential - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	1537.73	0.0166	0.1417	0.0603	9.0000e-004		0.0115	0.0115		0.0115	0.0115		180.9100	180.9100	3.4700e-003	3.3200e-003	181.9850
Quality Restaurant	5511.64	0.0594	0.5404	0.4539	3.2400e-003		0.0411	0.0411		0.0411	0.0411		648.4283	648.4283	0.0124	0.0119	652.2816
Total		0.0760	0.6821	0.5142	4.1400e-003		0.0525	0.0525		0.0525	0.0525		829.3382	829.3382	0.0159	0.0152	834.2666

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	1.53773	0.0166	0.1417	0.0603	9.0000e-004		0.0115	0.0115		0.0115	0.0115		180.9100	180.9100	3.4700e-003	3.3200e-003	181.9850
Quality Restaurant	5.51164	0.0594	0.5404	0.4539	3.2400e-003		0.0411	0.0411		0.0411	0.0411		648.4283	648.4283	0.0124	0.0119	652.2816
Total		0.0760	0.6821	0.5142	4.1400e-003		0.0525	0.0525		0.0525	0.0525		829.3382	829.3382	0.0159	0.0152	834.2666

6.0 Area Detail**6.1 Mitigation Measures Area**

Montebello Residential - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.5080	0.6079	16.5618	0.0365		2.1516	2.1516		2.1516	2.1516	262.2737	508.1614	770.4351	0.7862	0.0178	795.3958
Unmitigated	8.5080	0.6079	16.5618	0.0365		2.1516	2.1516		2.1516	2.1516	262.2737	508.1614	770.4351	0.7862	0.0178	795.3958

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0943					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.0056					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	7.3370	0.5810	14.2395	0.0363		2.1389	2.1389		2.1389	2.1389	262.2737	504.0000	766.2737	0.7822	0.0178	791.1323
Landscaping	0.0712	0.0269	2.3224	1.2000e-004		0.0127	0.0127		0.0127	0.0127		4.1614	4.1614	4.0900e-003		4.2636
Total	8.5080	0.6079	16.5618	0.0365		2.1516	2.1516		2.1516	2.1516	262.2737	508.1614	770.4351	0.7862	0.0178	795.3958

Montebello Residential - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0943					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.0056					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	7.3370	0.5810	14.2395	0.0363		2.1389	2.1389		2.1389	2.1389	262.2737	504.0000	766.2737	0.7822	0.0178	791.1323
Landscaping	0.0712	0.0269	2.3224	1.2000e-004		0.0127	0.0127		0.0127	0.0127		4.1614	4.1614	4.0900e-003		4.2636
Total	8.5080	0.6079	16.5618	0.0365		2.1516	2.1516		2.1516	2.1516	262.2737	508.1614	770.4351	0.7862	0.0178	795.3958

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

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

10.0 Stationary Equipment

Montebello Residential - Los Angeles-South Coast County, Summer

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Montebello Residential - Los Angeles-South Coast County, Winter

Montebello Residential
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Quality Restaurant	8.71	1000sqft	0.20	8,710.00	0
Condo/Townhouse	28.00	Dwelling Unit	0.97	42,078.00	80

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Acreage and square footage for the residential aspect are as per the Applicant.

Square footage for the "Food Incubator" is based on the model default to generate the Applicant provided acreage.

Construction Off-road Equipment Mitigation - SCAQMD Rule 403 requires a minimum of twice daily watering and the CalEEMod model assigns a control efficiency of 55% by default.

In compliance with other aspects of Rule 403, this same efficiency was applied for the application of soil stabilizers to unpaved roads and the replacement of ground cover to disturbed areas.

Montebello Residential - Los Angeles-South Coast County, Winter

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblLandUse	BuildingSpaceSquareFeet	28,000.00	42,078.00
tblLandUse	LandUseSquareFeet	28,000.00	42,078.00
tblLandUse	LotAcreage	1.75	0.97
tblProjectCharacteristics	OperationalYear	2018	2019

2.0 Emissions Summary

Montebello Residential - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	34.7327	27.5680	16.4437	0.0333	5.8890	1.4498	6.8421	2.9774	1.3556	3.8542	0.0000	3,371.165 4	3,371.165 4	0.6717	0.0000	3,387.957 5
2019	34.6977	1.8557	2.0626	3.5400e-003	0.0559	0.1293	0.1851	0.0148	0.1292	0.1440	0.0000	338.5546	338.5546	0.0257	0.0000	339.1980
Maximum	34.7327	27.5680	16.4437	0.0333	5.8890	1.4498	6.8421	2.9774	1.3556	3.8542	0.0000	3,371.165 4	3,371.165 4	0.6717	0.0000	3,387.957 5

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	34.7327	27.5680	16.4437	0.0333	1.2638	1.4498	2.2169	0.6218	1.3556	1.5038	0.0000	3,371.165 4	3,371.165 4	0.6717	0.0000	3,387.957 5
2019	34.6977	1.8557	2.0626	3.5400e-003	0.0559	0.1293	0.1851	0.0148	0.1292	0.1440	0.0000	338.5546	338.5546	0.0257	0.0000	339.1980
Maximum	34.7327	27.5680	16.4437	0.0333	1.2638	1.4498	2.2169	0.6218	1.3556	1.5038	0.0000	3,371.165 4	3,371.165 4	0.6717	0.0000	3,387.957 5

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	77.80	0.00	65.82	78.72	0.00	58.79	0.00	0.00	0.00	0.00	0.00	0.00

Montebello Residential - Los Angeles-South Coast County, Winter

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.5080	0.6079	16.5618	0.0365		2.1516	2.1516		2.1516	2.1516	262.2737	508.1614	770.4351	0.7862	0.0178	795.3958
Energy	0.0760	0.6821	0.5142	4.1500e-003		0.0525	0.0525		0.0525	0.0525		829.3382	829.3382	0.0159	0.0152	834.2666
Mobile	1.7096	7.3054	17.8158	0.0484	3.6705	0.0588	3.7293	0.9825	0.0553	1.0378		4,915.8138	4,915.8138	0.3227		4,923.8811
Total	10.2937	8.5953	34.8918	0.0890	3.6705	2.2630	5.9334	0.9825	2.2594	3.2419	262.2737	6,253.3134	6,515.5872	1.1248	0.0330	6,553.5435

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.5080	0.6079	16.5618	0.0365		2.1516	2.1516		2.1516	2.1516	262.2737	508.1614	770.4351	0.7862	0.0178	795.3958
Energy	0.0760	0.6821	0.5142	4.1500e-003		0.0525	0.0525		0.0525	0.0525		829.3382	829.3382	0.0159	0.0152	834.2666
Mobile	1.7096	7.3054	17.8158	0.0484	3.6705	0.0588	3.7293	0.9825	0.0553	1.0378		4,915.8138	4,915.8138	0.3227		4,923.8811
Total	10.2937	8.5953	34.8918	0.0890	3.6705	2.2630	5.9334	0.9825	2.2594	3.2419	262.2737	6,253.3134	6,515.5872	1.1248	0.0330	6,553.5435

Montebello Residential - Los Angeles-South Coast County, Winter

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/1/2018	2/28/2018	5	20	
2	Site Preparation	Site Preparation	3/1/2018	3/2/2018	5	2	
3	Grading	Grading	3/3/2018	3/8/2018	5	4	
4	Building Construction	Building Construction	3/9/2018	12/13/2018	5	200	
5	Paving	Paving	12/14/2018	12/27/2018	5	10	
6	Architectural Coating	Architectural Coating	12/28/2018	1/10/2019	5	10	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 85,208; Residential Outdoor: 28,403; Non-Residential Indoor: 13,065; Non-Residential Outdoor: 4,355; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Montebello Residential - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Montebello Residential - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	192.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	24.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0757	0.0000	2.0757	0.3143	0.0000	0.3143			0.0000			0.0000
Off-Road	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429		2,391.1659	2,391.1659	0.6058		2,406.3105
Total	2.4838	24.3641	15.1107	0.0241	2.0757	1.4365	3.5122	0.3143	1.3429	1.6572		2,391.1659	2,391.1659	0.6058		2,406.3105

Montebello Residential - Los Angeles-South Coast County, Winter

3.2 Demolition - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0977	3.1439	0.6865	7.6500e-003	0.1678	0.0120	0.1799	0.0460	0.0115	0.0575		826.5246	826.5246	0.0601		828.0278
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0795	0.0600	0.6465	1.5400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		153.4749	153.4749	5.7800e-003		153.6193
Total	0.1772	3.2039	1.3330	9.1900e-003	0.3132	0.0133	0.3265	0.0846	0.0127	0.0972		979.9995	979.9995	0.0659		981.6471

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4203	0.0000	0.4203	0.0636	0.0000	0.0636			0.0000			0.0000
Off-Road	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429	0.0000	2,391.1659	2,391.1659	0.6058		2,406.3105
Total	2.4838	24.3641	15.1107	0.0241	0.4203	1.4365	1.8568	0.0636	1.3429	1.4065	0.0000	2,391.1659	2,391.1659	0.6058		2,406.3105

Montebello Residential - Los Angeles-South Coast County, Winter

3.2 Demolition - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0977	3.1439	0.6865	7.6500e-003	0.1678	0.0120	0.1799	0.0460	0.0115	0.0575		826.5246	826.5246	0.0601		828.0278
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0795	0.0600	0.6465	1.5400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		153.4749	153.4749	5.7800e-003		153.6193
Total	0.1772	3.2039	1.3330	9.1900e-003	0.3132	0.0133	0.3265	0.0846	0.0127	0.0972		979.9995	979.9995	0.0659		981.6471

3.3 Site Preparation - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.7996	0.0000	5.7996	2.9537	0.0000	2.9537			0.0000			0.0000
Off-Road	1.8061	20.7472	8.0808	0.0172		0.9523	0.9523		0.8761	0.8761		1,735.3630	1,735.3630	0.5402		1,748.8690
Total	1.8061	20.7472	8.0808	0.0172	5.7996	0.9523	6.7518	2.9537	0.8761	3.8298		1,735.3630	1,735.3630	0.5402		1,748.8690

Montebello Residential - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0489	0.0369	0.3978	9.5000e-004	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		94.4461	94.4461	3.5500e-003		94.5349
Total	0.0489	0.0369	0.3978	9.5000e-004	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		94.4461	94.4461	3.5500e-003		94.5349

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.1744	0.0000	1.1744	0.5981	0.0000	0.5981			0.0000			0.0000
Off-Road	1.8061	20.7472	8.0808	0.0172		0.9523	0.9523		0.8761	0.8761	0.0000	1,735.3630	1,735.3630	0.5402		1,748.8690
Total	1.8061	20.7472	8.0808	0.0172	1.1744	0.9523	2.1267	0.5981	0.8761	1.4742	0.0000	1,735.3630	1,735.3630	0.5402		1,748.8690

Montebello Residential - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0489	0.0369	0.3978	9.5000e-004	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		94.4461	94.4461	3.5500e-003		94.5349
Total	0.0489	0.0369	0.3978	9.5000e-004	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		94.4461	94.4461	3.5500e-003		94.5349

3.4 Grading - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.9143	0.0000	4.9143	2.5256	0.0000	2.5256			0.0000			0.0000
Off-Road	1.4972	17.0666	6.7630	0.0141		0.7947	0.7947		0.7311	0.7311		1,421.2605	1,421.2605	0.4425		1,432.3219
Total	1.4972	17.0666	6.7630	0.0141	4.9143	0.7947	5.7090	2.5256	0.7311	3.2568		1,421.2605	1,421.2605	0.4425		1,432.3219

Montebello Residential - Los Angeles-South Coast County, Winter

3.4 Grading - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0489	0.0369	0.3978	9.5000e-004	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		94.4461	94.4461	3.5500e-003		94.5349
Total	0.0489	0.0369	0.3978	9.5000e-004	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		94.4461	94.4461	3.5500e-003		94.5349

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9951	0.0000	0.9951	0.5114	0.0000	0.5114			0.0000			0.0000
Off-Road	1.4972	17.0666	6.7630	0.0141		0.7947	0.7947		0.7311	0.7311	0.0000	1,421.2605	1,421.2605	0.4425		1,432.3219
Total	1.4972	17.0666	6.7630	0.0141	0.9951	0.7947	1.7899	0.5114	0.7311	1.2426	0.0000	1,421.2605	1,421.2605	0.4425		1,432.3219

Montebello Residential - Los Angeles-South Coast County, Winter

3.4 Grading - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0489	0.0369	0.3978	9.5000e-004	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		94.4461	94.4461	3.5500e-003		94.5349
Total	0.0489	0.0369	0.3978	9.5000e-004	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		94.4461	94.4461	3.5500e-003		94.5349

3.5 Building Construction - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216		2,030.8389	2,030.8389	0.4088		2,041.0596
Total	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216		2,030.8389	2,030.8389	0.4088		2,041.0596

Montebello Residential - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0192	0.4913	0.1473	1.0300e-003	0.0256	3.5100e-003	0.0291	7.3700e-003	3.3600e-003	0.0107		109.6599	109.6599	7.9100e-003		109.8578
Worker	0.1468	0.1108	1.1935	2.8500e-003	0.2683	2.3900e-003	0.2707	0.0711	2.2100e-003	0.0734		283.3382	283.3382	0.0107		283.6048
Total	0.1659	0.6022	1.3408	3.8800e-003	0.2939	5.9000e-003	0.2998	0.0785	5.5700e-003	0.0841		392.9982	392.9982	0.0186		393.4626

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216	0.0000	2,030.8389	2,030.8389	0.4088		2,041.0596
Total	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216	0.0000	2,030.8389	2,030.8389	0.4088		2,041.0596

Montebello Residential - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0192	0.4913	0.1473	1.0300e-003	0.0256	3.5100e-003	0.0291	7.3700e-003	3.3600e-003	0.0107		109.6599	109.6599	7.9100e-003		109.8578
Worker	0.1468	0.1108	1.1935	2.8500e-003	0.2683	2.3900e-003	0.2707	0.0711	2.2100e-003	0.0734		283.3382	283.3382	0.0107		283.6048
Total	0.1659	0.6022	1.3408	3.8800e-003	0.2939	5.9000e-003	0.2998	0.0785	5.5700e-003	0.0841		392.9982	392.9982	0.0186		393.4626

3.6 Paving - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618		1,346.4360	1,346.4360	0.4113		1,356.7186
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618		1,346.4360	1,346.4360	0.4113		1,356.7186

Montebello Residential - Los Angeles-South Coast County, Winter

3.6 Paving - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0795	0.0600	0.6465	1.5400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		153.4749	153.4749	5.7800e-003		153.6193
Total	0.0795	0.0600	0.6465	1.5400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		153.4749	153.4749	5.7800e-003		153.6193

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618	0.0000	1,346.4360	1,346.4360	0.4113		1,356.7186
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618	0.0000	1,346.4360	1,346.4360	0.4113		1,356.7186

Montebello Residential - Los Angeles-South Coast County, Winter

3.6 Paving - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0795	0.0600	0.6465	1.5400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		153.4749	153.4749	5.7800e-003		153.6193
Total	0.0795	0.0600	0.6465	1.5400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		153.4749	153.4749	5.7800e-003		153.6193

3.7 Architectural Coating - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	34.4035					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
Total	34.7022	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171

Montebello Residential - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0306	0.0231	0.2486	5.9000e-004	0.0559	5.0000e-004	0.0564	0.0148	4.6000e-004	0.0153		59.0288	59.0288	2.2200e-003		59.0843
Total	0.0306	0.0231	0.2486	5.9000e-004	0.0559	5.0000e-004	0.0564	0.0148	4.6000e-004	0.0153		59.0288	59.0288	2.2200e-003		59.0843

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	34.4035					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
Total	34.7022	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171

Montebello Residential - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0306	0.0231	0.2486	5.9000e-004	0.0559	5.0000e-004	0.0564	0.0148	4.6000e-004	0.0153		59.0288	59.0288	2.2200e-003		59.0843
Total	0.0306	0.0231	0.2486	5.9000e-004	0.0559	5.0000e-004	0.0564	0.0148	4.6000e-004	0.0153		59.0288	59.0288	2.2200e-003		59.0843

3.7 Architectural Coating - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	34.4035					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	34.6700	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

Montebello Residential - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0277	0.0203	0.2212	5.7000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		57.1065	57.1065	1.9600e-003		57.1557
Total	0.0277	0.0203	0.2212	5.7000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		57.1065	57.1065	1.9600e-003		57.1557

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	34.4035					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	34.6700	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

Montebello Residential - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0277	0.0203	0.2212	5.7000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		57.1065	57.1065	1.9600e-003		57.1557
Total	0.0277	0.0203	0.2212	5.7000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		57.1065	57.1065	1.9600e-003		57.1557

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

Montebello Residential - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.7096	7.3054	17.8158	0.0484	3.6705	0.0588	3.7293	0.9825	0.0553	1.0378		4,915.8138	4,915.8138	0.3227		4,923.8811
Unmitigated	1.7096	7.3054	17.8158	0.0484	3.6705	0.0588	3.7293	0.9825	0.0553	1.0378		4,915.8138	4,915.8138	0.3227		4,923.8811

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	162.68	158.76	135.52	540,730	540,730
Quality Restaurant	783.46	821.88	628.51	1,091,663	1,091,663
Total	946.14	980.64	764.03	1,632,393	1,632,393

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Quality Restaurant	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Condo/Townhouse	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925

Montebello Residential - Los Angeles-South Coast County, Winter

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0760	0.6821	0.5142	4.1500e-003		0.0525	0.0525		0.0525	0.0525		829.3382	829.3382	0.0159	0.0152	834.2666
NaturalGas Unmitigated	0.0760	0.6821	0.5142	4.1500e-003		0.0525	0.0525		0.0525	0.0525		829.3382	829.3382	0.0159	0.0152	834.2666

Montebello Residential - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	1537.73	0.0166	0.1417	0.0603	9.0000e-004		0.0115	0.0115		0.0115	0.0115		180.9100	180.9100	3.4700e-003	3.3200e-003	181.9850
Quality Restaurant	5511.64	0.0594	0.5404	0.4539	3.2400e-003		0.0411	0.0411		0.0411	0.0411		648.4283	648.4283	0.0124	0.0119	652.2816
Total		0.0760	0.6821	0.5142	4.1400e-003		0.0525	0.0525		0.0525	0.0525		829.3382	829.3382	0.0159	0.0152	834.2666

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	1.53773	0.0166	0.1417	0.0603	9.0000e-004		0.0115	0.0115		0.0115	0.0115		180.9100	180.9100	3.4700e-003	3.3200e-003	181.9850
Quality Restaurant	5.51164	0.0594	0.5404	0.4539	3.2400e-003		0.0411	0.0411		0.0411	0.0411		648.4283	648.4283	0.0124	0.0119	652.2816
Total		0.0760	0.6821	0.5142	4.1400e-003		0.0525	0.0525		0.0525	0.0525		829.3382	829.3382	0.0159	0.0152	834.2666

6.0 Area Detail**6.1 Mitigation Measures Area**

Montebello Residential - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.5080	0.6079	16.5618	0.0365		2.1516	2.1516		2.1516	2.1516	262.2737	508.1614	770.4351	0.7862	0.0178	795.3958
Unmitigated	8.5080	0.6079	16.5618	0.0365		2.1516	2.1516		2.1516	2.1516	262.2737	508.1614	770.4351	0.7862	0.0178	795.3958

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0943					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.0056					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	7.3370	0.5810	14.2395	0.0363		2.1389	2.1389		2.1389	2.1389	262.2737	504.0000	766.2737	0.7822	0.0178	791.1323
Landscaping	0.0712	0.0269	2.3224	1.2000e-004		0.0127	0.0127		0.0127	0.0127		4.1614	4.1614	4.0900e-003		4.2636
Total	8.5080	0.6079	16.5618	0.0365		2.1516	2.1516		2.1516	2.1516	262.2737	508.1614	770.4351	0.7862	0.0178	795.3958

Montebello Residential - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0943					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.0056					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	7.3370	0.5810	14.2395	0.0363		2.1389	2.1389		2.1389	2.1389	262.2737	504.0000	766.2737	0.7822	0.0178	791.1323
Landscaping	0.0712	0.0269	2.3224	1.2000e-004		0.0127	0.0127		0.0127	0.0127		4.1614	4.1614	4.0900e-003		4.2636
Total	8.5080	0.6079	16.5618	0.0365		2.1516	2.1516		2.1516	2.1516	262.2737	508.1614	770.4351	0.7862	0.0178	795.3958

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

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

10.0 Stationary Equipment

Montebello Residential - Los Angeles-South Coast County, Winter

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation



Appendix B

City of Montebello

January 11, 2018

Mr. Andrew Salas,
Chairman of Gabrieleno Band of Mission Indians/Kizh Nation
PO Box 393
Covina, CA 91723
email: gabrielenoindians@yahoo.com

Re: Notification of Project pursuant to:
California Government Code § 65352.3 (Senate Bill (SB) 18) and California
Public Resources Code § 21080.3.1 (Assembly Bill (AB) 52)

Dear Mr. Salas:

The City of Montebello is initiating a General Plan amendment and preparing an environmental assessment pursuant to CEQA of the following project

Project Name: Whittier & 6th Townhome and Small Food Incubator.

Project Location: The Project site is located at the northwest corner of W. Whittier Boulevard and 6th Street, encompassing seven parcels currently addressed as 520, 522, 528 W. Whittier Boulevard, 117, 121, 125 N. 5th Street, and 114 N. 6th Street within the City of Montebello (See Attachment A)

County: Los Angeles

Assessor Parcel Numbers: Various.

Project Description: The Project is a 28-unit townhome development and includes a small food incubator building. The site is 1.2 acres and currently developed with 3 one-story commercial buildings, a one-story industrial building, a one-story house and surface parking, all of which would be demolished to accommodate Project development. The Project will require a General Plan Land Use Map and Zoning Map amendment.

This letter is the City of Montebello's formal notification that the proposed project is within the geographic area that is traditionally and culturally affiliated with the Mission Indians/Kizh Nation. The input of the tribal representative is important to

the City's planning process. Please respond in writing if you wish you consult on the proposed project.

If you require any additional information or have any questions, please contact me at (323) 887-1200 or via e-mail at mfeske@cityofmontebello.com. Thank you for your assistance.



Matthew Feske
Planning Manager
City of Montebello

Attachment A: Project Location Map

Attachment A

Project Location Map: Whittier & 6th Townhome and Small Food Incubator, City of Montebello





MONTEBELLO

BUILDER/DEVELOPER:
THE OLSON COMPANY
LOS ANGELES, CA

ARCHITECT:
KTGY
IRVINE, CA

LANDSCAPE ARCHITECT:
**PROFESSIONAL DESIGN
ASSOCIATES**
UPLAND, CA

RETAIL DEVELOPER:
GENTEFY, INC.
MONTEBELLO, CA

CIVIL ENGINEERS:
C&V CONSULTING, INC.
LAKE FOREST, CA



Architect
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



Developer:

THE OLSON COMPANY
3010 Old Ranch Parkway
Suite 100
Seal Beach, California 90740
www.olsonhomes.com

MONTEBELLO ROP
MONTEBELLO, CA #2017-0143

Plot Date: 09.19.2017
1st Planning Submittal Date: -
Client Rev. Date: -



C&V CONSULTING, INC.
6 Orchard Suite 200
Lake Forest, CA 92630
949.906.3800



PROFESSIONAL DESIGN ASSOCIATES
1793 West Arrow Highway
Upland, CA. 91786
909-949-6159



GENTEFY
622 W. Hart Pl.
Montebello, ca 90640

SHEET INDEX
COVER SHEET

ARCHITECTURE

- A 0 . 0 Arch'l Sheet Index
- A 1 . 0 Arch'l Site Plan
- A 2 . 0 Building Elevation 100
- A 2 . 1 Building Elevation 200
- A 2 . 1 . 1 Building Elevation 200A Series
- A 2 . 1 . 2 Building Elevation 200C Series
- A 2 . 2 Building Elevation 300 Series
- A 2 . 3 Building Elevation 400 Series
- A 3 . 0 Building Plan 100 Series
- A 3 . 1 Building Plan 200 Series
- A 3 . 1 . 1 Building Plan 200C Series
- A 3 . 2 Building Plan 300 Series
- A 3 . 3 Building Plan 400 Series
- A 4 . 0 Plan 1 & 1X - Floor Plan
- A 4 . 1 Plan 2 & 3 - Floor Plan

BLVD PARK ARCHITECTURE

- A 1 . 0 Site Plan, BLVD Park
- A 2 . 0 . 0 Floor Plans, BLVD Park
- A 2 . 0 . 1 Container Floor Plans, BLVD Park

LANDSCAPE ARCHITECTURE

- L . 1 Conceptual Landscape Plan
- L . 2 Landscape Enlargement of Outdoor Common Space

CIVIL

- T T M . 1 Vesting Tentative Tract Map No. 78215
- T T M . 2 Site Plan (1 of 2)
- T T M . 3 Site Plan (2 of 2)
- T T M . 4 Preliminary Grading Plan (1 of 2)
- T T M . 5 Preliminary Grading Plan (2 of 2)
- T T M . 6 Conceptual Utility Plan



Architectural Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



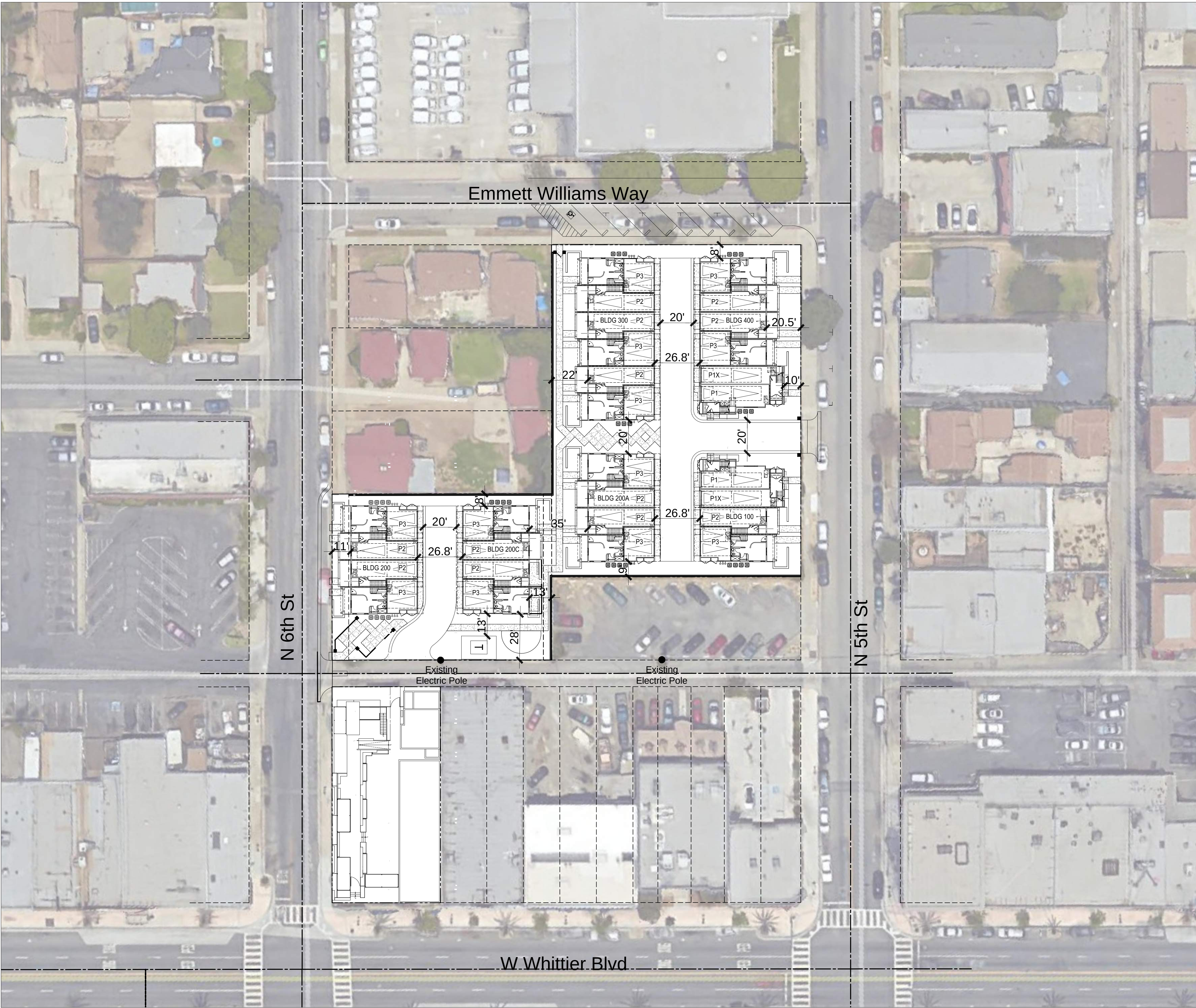
THE OLSON COMPANY
3010 Old Ranch Parkway
Suite 100
Seal Beach, California 90740
www.olsonhomes.com

MONTEBELLO ROP
MONTEBELLO, CA #2017-0143

Plot Date: 09.19.2017
1st Planning
Submittal Date: -
Client Rev. Date: -

SHEET INDEX

A0.0



Project Summary

Area:	0.97 AC		
Units:	28 DU		
Density:	28.8 DU/AC		
Lot Coverage:	49%		
Unit Mix:			
Plan 1	1,361 SF	2 bd/2.5 ba	2 DU
Plan 1X	1,390 SF	2 bd/2.5 ba	2 DU
Plan 2	1,388 SF	3 bd/3 ba	12 DU
Plan 3	1,660 SF	3 bd/4 ba	12 DU
Total	28 DU		

Parking	Required	Provided
Garage: 2/du	56	56
Guest: 1/3du	10	
On-Street:		18
Total	66	74 (2.6/DU)



Ar P
888.456.5849
ktgy.com

The Olson Company
3010 Old Ranch Parkway
Seal Beach, CA 90740

MONTEBELLO
MONTEBELLO, CA # 2017-0143

Plot Date: 09.19.2017
1st Planning
Submittal Date:
Client Rev. Date:



CONCEPTUAL YIELD STUDY

A1.0



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

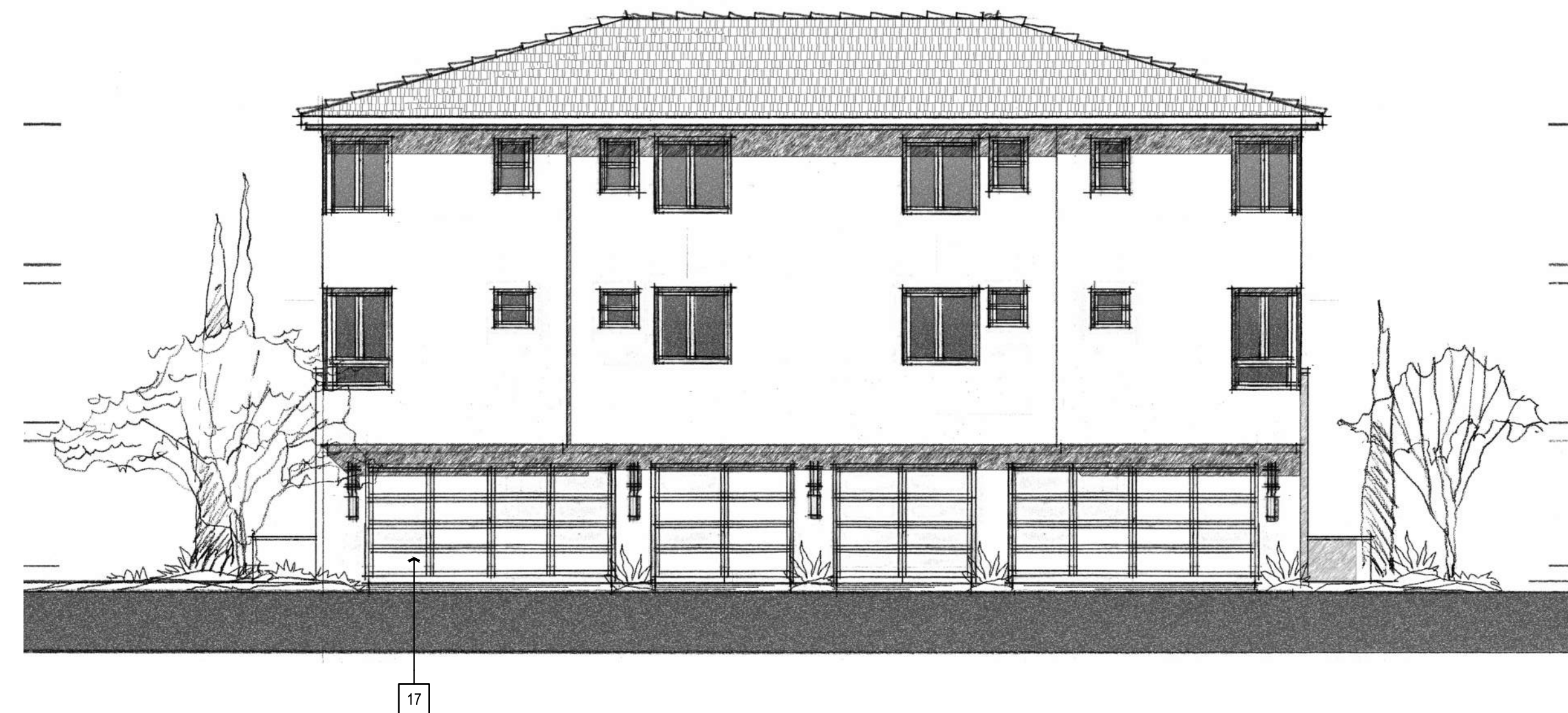
MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	FLAT TILE ROOF
3	BRICK VENEER
4	WOOD COLUMN
5	FASCIA BOARD
6	WOOD TRELLIS
7	VINYL WINDOWS
8	PREFAB METAL EYEBROW AWNING
9	FLAT BAR METAL RAILING
10	DECORATIVE FIBERGLASS ENTRY DOOR
11	METAL DECORATIVE ADDRESS SIGN
12	DECORATIVE EXTERIOR LIGHTING
13	DECORATIVE BAY WINDOW W/ WOOD CORBELS
14	STUCCO CORBEL
15	STUCCO O/ FOAM TRIM
16	METAL SCUPPER
17	SECTIONAL GARAGE DOOR
18	UTILITY METAL DOORS
19	F.D. METAL LADDER (WHERE OCCURS)



FRONT ELEVATION



RIGHT (LEFT, SIM.) SIDE ELEVATION



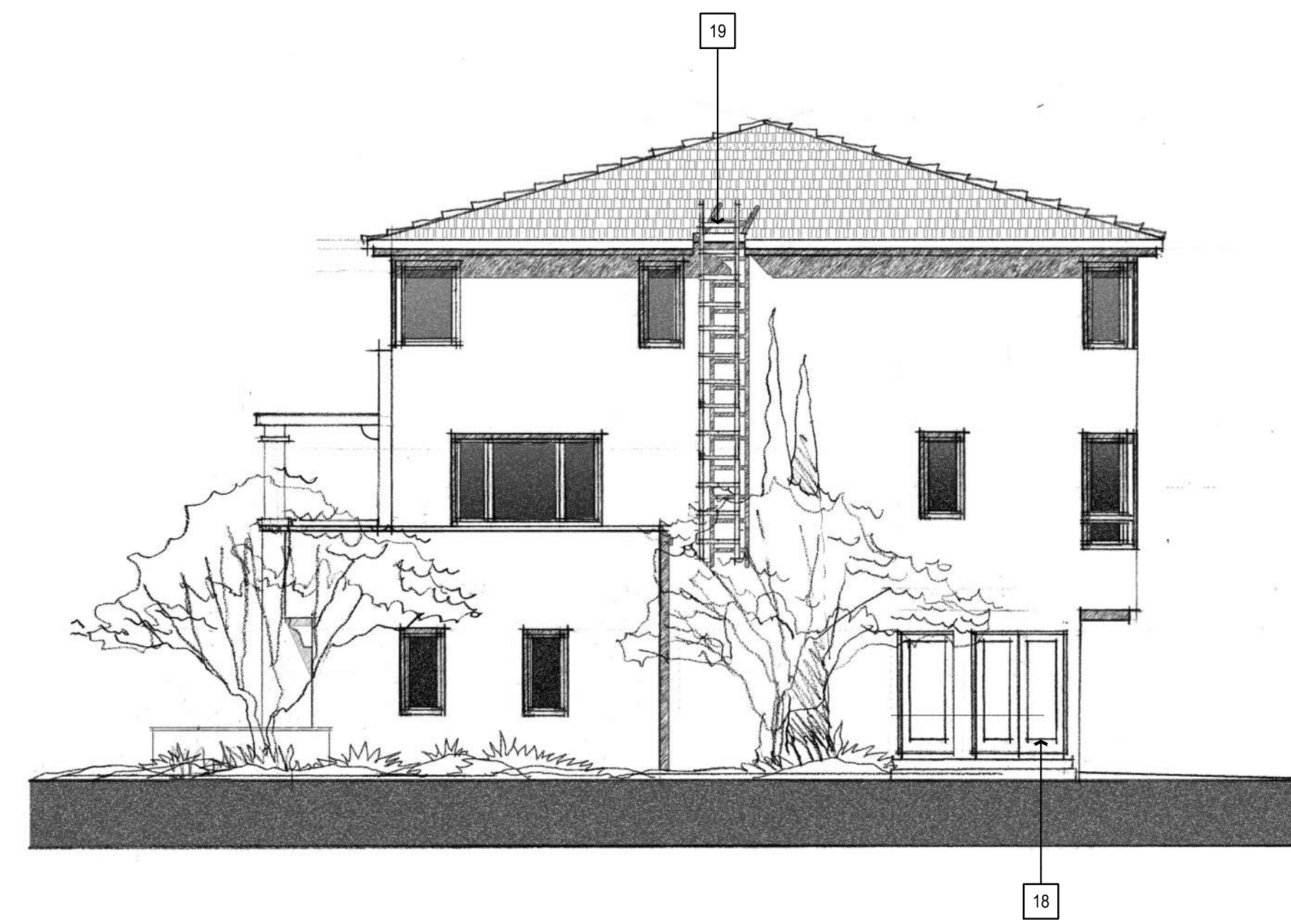
REAR ELEVATION

MATERIAL LEGEND

1	STUCCO, LIGHT SAND FINISH
2	FLAT TILE ROOF
3	BRICK VENEER
4	WOOD COLUMN
5	FASCIA BOARD
6	WOOD TRELLIS
7	VINYL WINDOWS
8	PREFAB METAL EYEBROW AWNING
9	FLAT BAR METAL RAILING
10	DECORATIVE FIBERGLASS ENTRY DOOR
11	METAL DECORATIVE ADDRESS SIGN
12	DECORATIVE EXTERIOR LIGHTING
13	DECORATIVE BAY WINDOW W/ WOOD CORBELS
14	STUCCO CORBEL
15	STUCCO O/ FOAM TRIM
16	METAL SCUPPER
17	SECTIONAL GARAGE DOOR
18	UTILITY METAL DOORS
19	F.D. METAL LADDER (WHERE OCCURS)



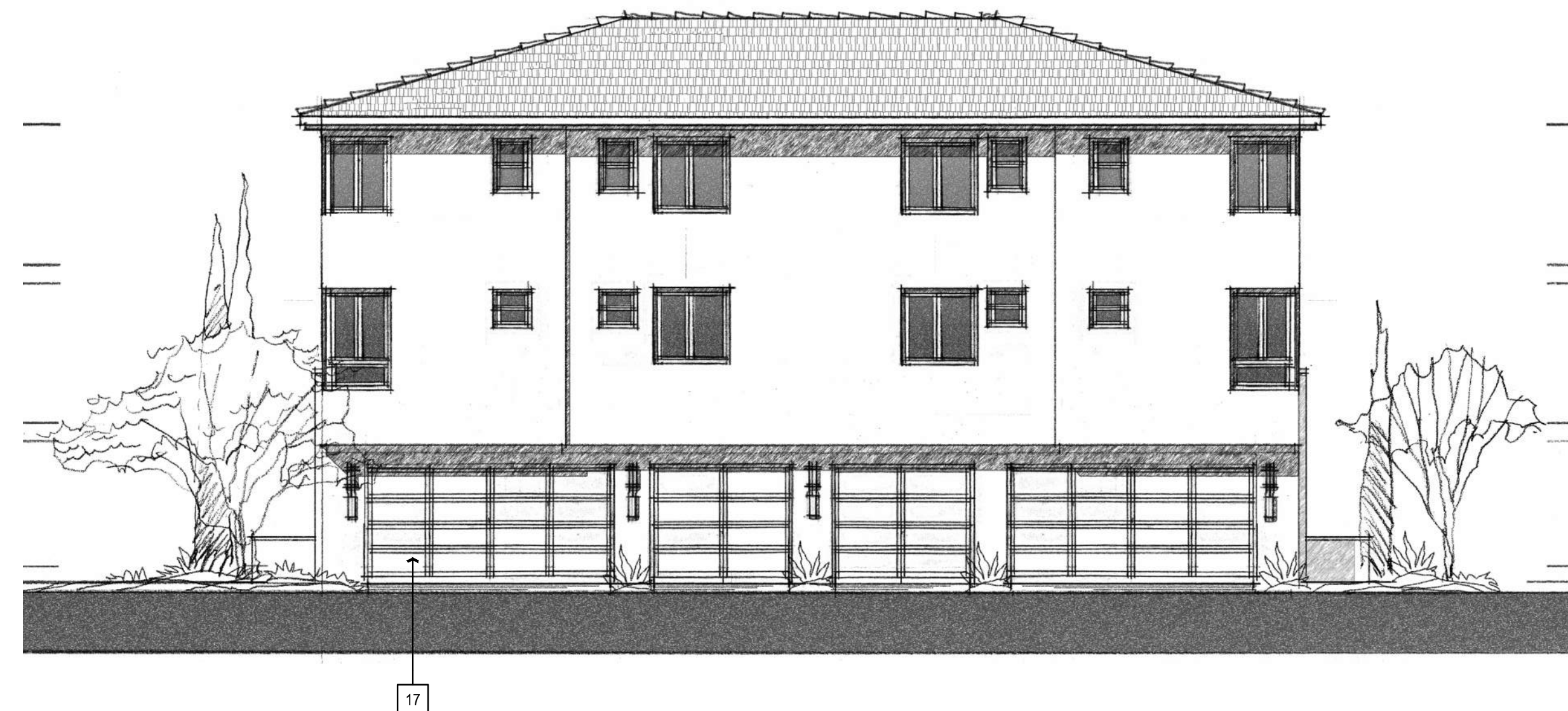
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

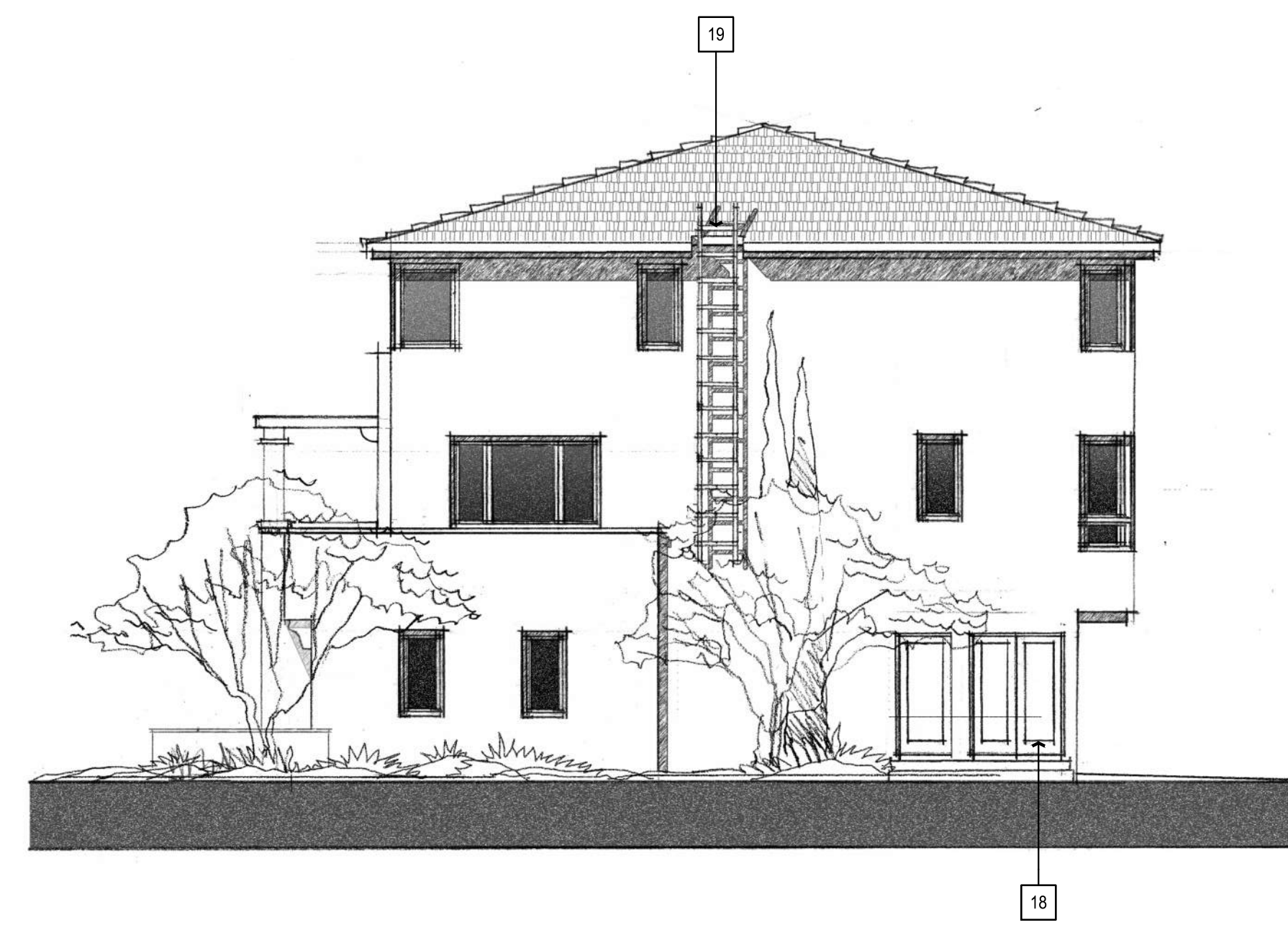


REAR ELEVATION

MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	FLAT TILE ROOF
3	BRICK VENEER
4	WOOD COLUMN
5	FASCIA BOARD
6	WOOD TRELLIS
7	VINYL WINDOWS
8	PREFAB METAL EYEBROW AWNING
9	FLAT BAR METAL RAILING
10	DECORATIVE FIBERGLASS ENTRY DOOR
11	METAL DECORATIVE ADDRESS SIGN
12	DECORATIVE EXTERIOR LIGHTING
13	DECORATIVE BAY WINDOW W/ WOOD CORBELS
14	STUCCO CORBEL
15	STUCCO O/ FOAM TRIM
16	METAL SCUPPER
17	SECTIONAL GARAGE DOOR
18	UTILITY METAL DOORS
19	F.D. METAL LADDER (WHERE OCCURS)



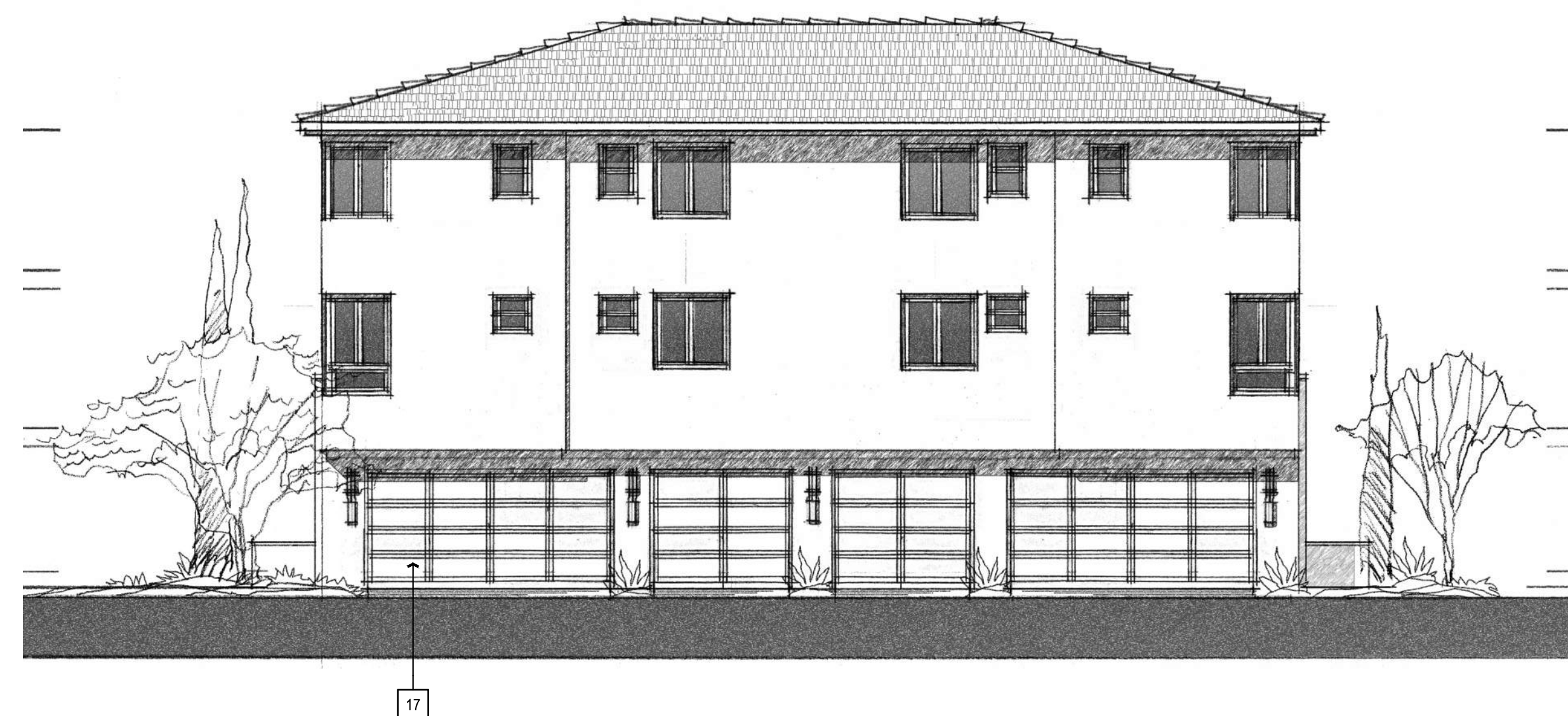
FRONT ELEVATION



RIGHT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

MATERIAL LEGEND

- 1 STUCCO, LIGHT SAND FINISH
- 2 FLAT TILE ROOF
- 3 BRICK VENEER
- 4 WOOD COLUMN
- 5 FASCIA BOARD
- 6 WOOD TRELLIS
- 7 VINYL WINDOWS
- 8 PREFAB METAL EYEBROW AWNING
- 9 FLAT BAR METAL RAILING
- 10 DECORATIVE FIBERGLASS ENTRY DOOR
- 11 METAL DECORATIVE ADDRESS SIGN
- 12 DECORATIVE EXTERIOR LIGHTING
- 13 DECORATIVE BAY WINDOW W/ WOOD CORBELS
- 14 STUCCO CORBEL
- 15 STUCCO O/ FOAM TRIM
- 16 METAL SCUPPER
- 17 SECTIONAL GARAGE DOOR
- 18 UTILITY METAL DOORS
- 19 F.D. METAL LADDER (WHERE OCCURS)



Architectural Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



THE OLSON COMPANY
3010 Old Ranch Parkway
Suite 100
Seal Beach, California 90740
www.olsonhomes.com

MONTEBELLO R
MONTEBELLO, CA #2017-0143

Plot Date: 09.19.2017
1st Planning:
Submittal Date: -
Client Rev. Date: -



0 4 8 16

BUILDING 200C (4 PLEX)

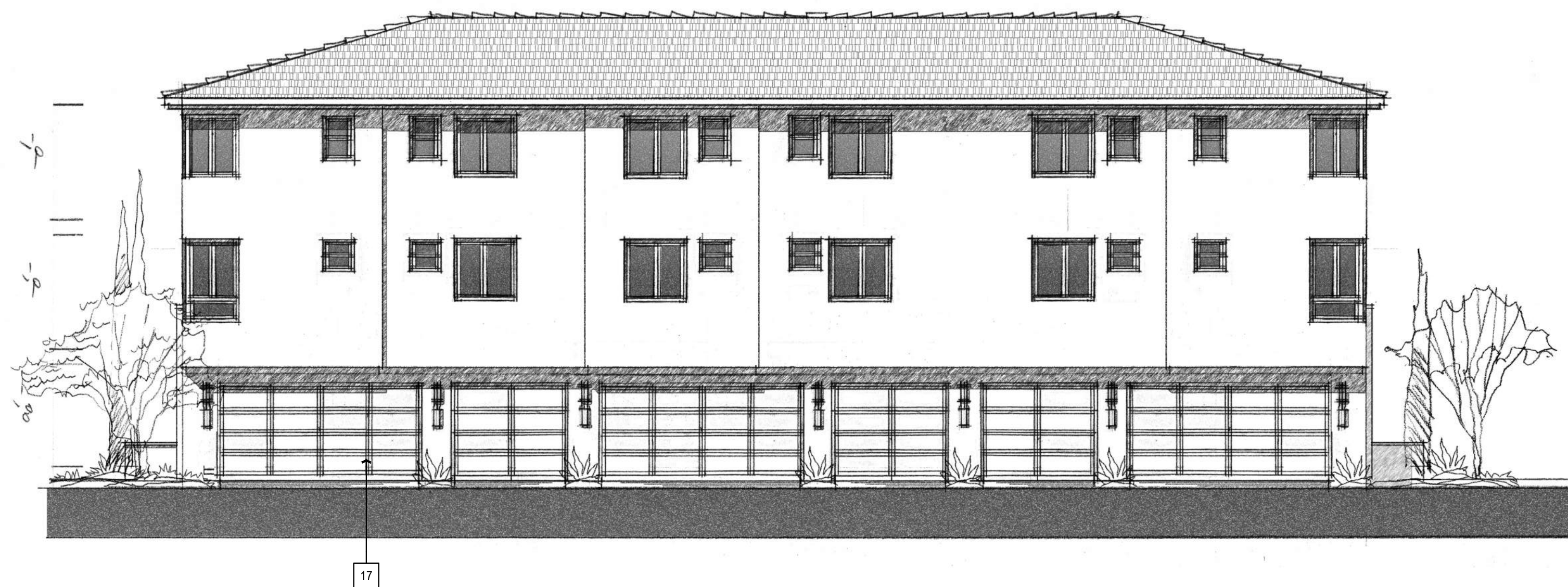
A2.1.2



FRONT ELEVATION



RIGHT (LEFT, SIM.) SIDE ELEVATION



REAR ELEVATION

MATERIAL LEGEND

1	STUCCO, LIGHT SAND FINISH
2	FLAT TILE ROOF
3	BRICK VENEER
4	WOOD COLUMN
5	FASCIA BOARD
6	WOOD TRELLIS
7	VINYL WINDOWS
8	PREFAB METAL EYEBROW AWNING
9	FLAT BAR METAL RAILING
10	DECORATIVE FIBERGLASS ENTRY DOOR
11	METAL DECORATIVE ADDRESS SIGN
12	DECORATIVE EXTERIOR LIGHTING
13	DECORATIVE BAY WINDOW W/ WOOD CORBELS
14	STUCCO CORBEL
15	STUCCO O/ FOAM TRIM
16	METAL SCUPPER
17	SECTIONAL GARAGE DOOR
18	UTILITY METAL DOORS
19	F.D. METAL LADDER (WHERE OCCURS)



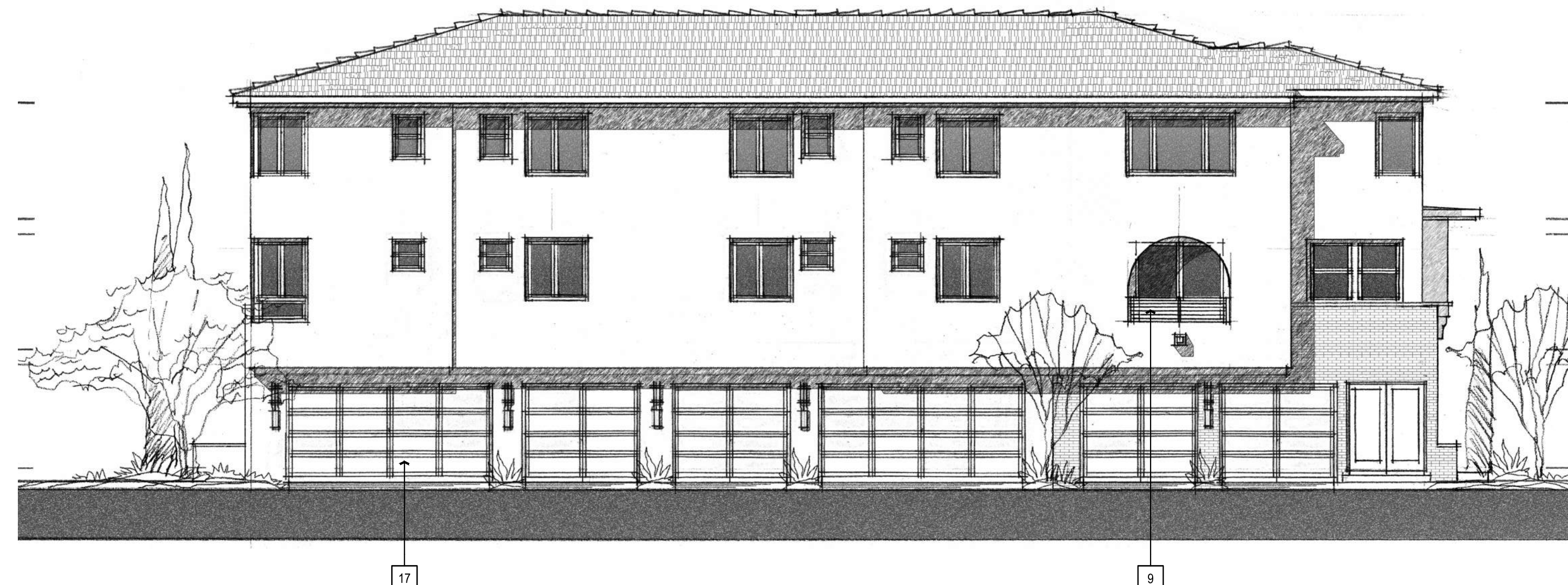
FRONT ELEVATION



RIGHT SIDE ELEVATION



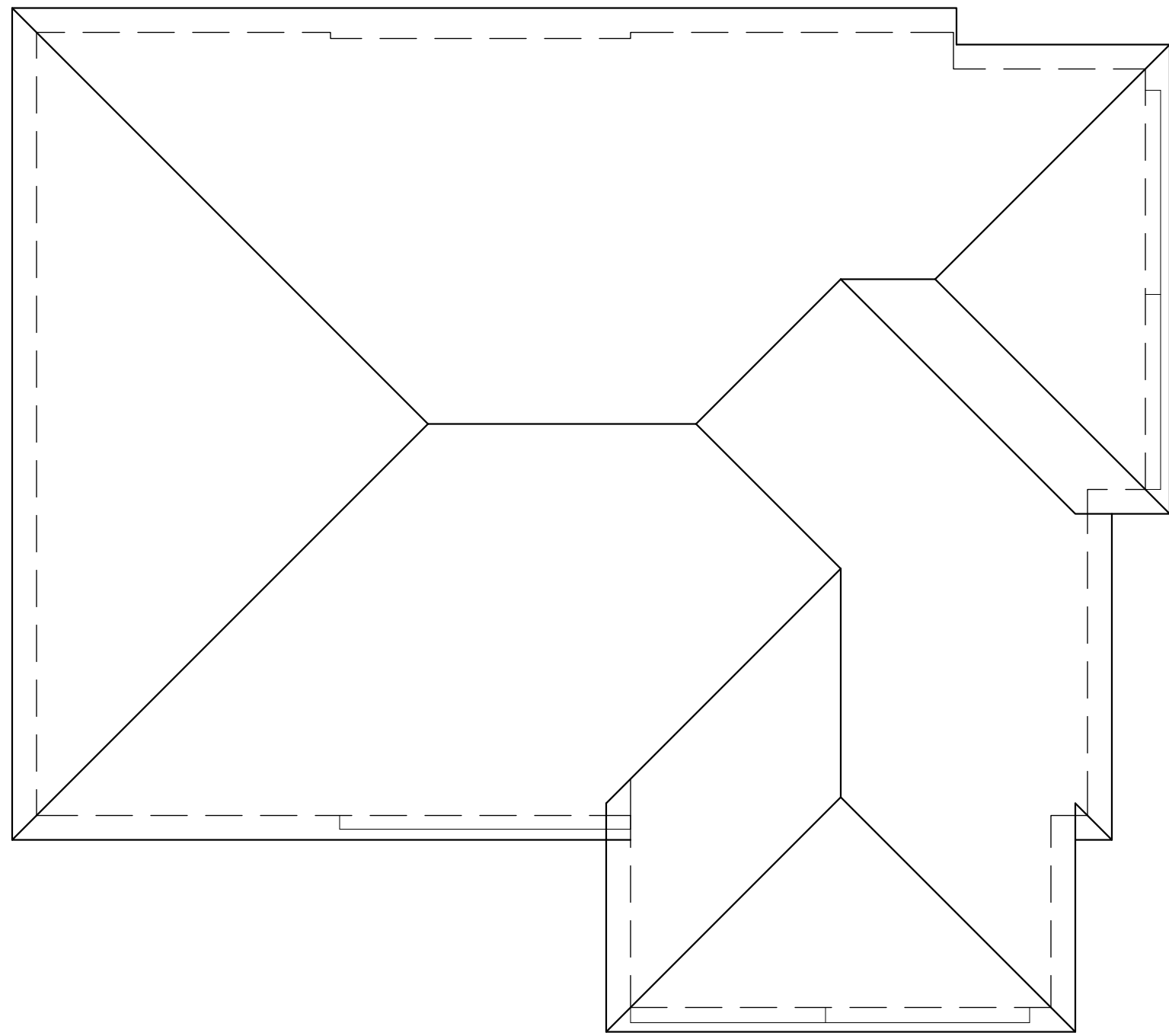
LEFT SIDE ELEVATION



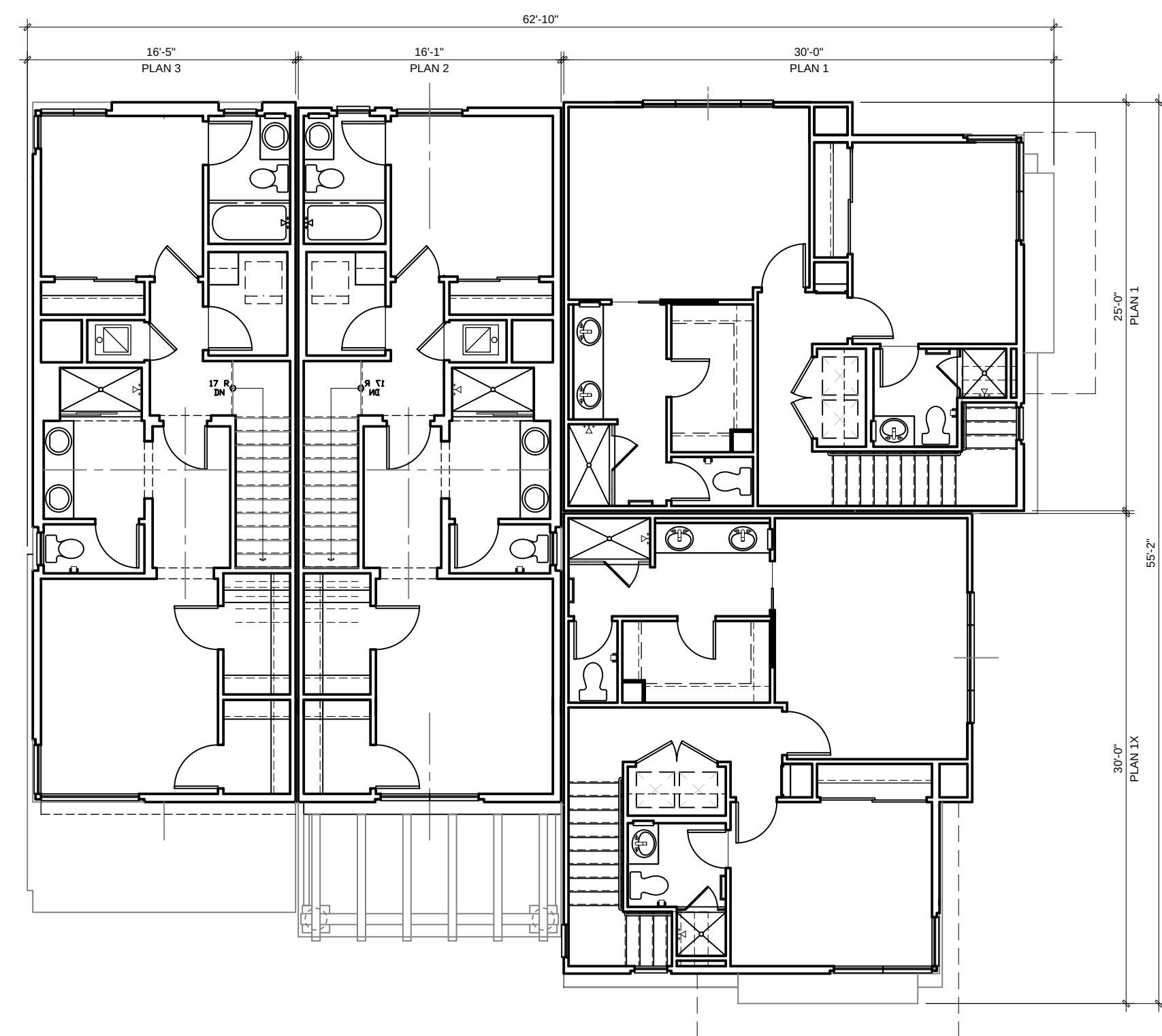
REAR ELEVATION

MATERIAL LEGEND

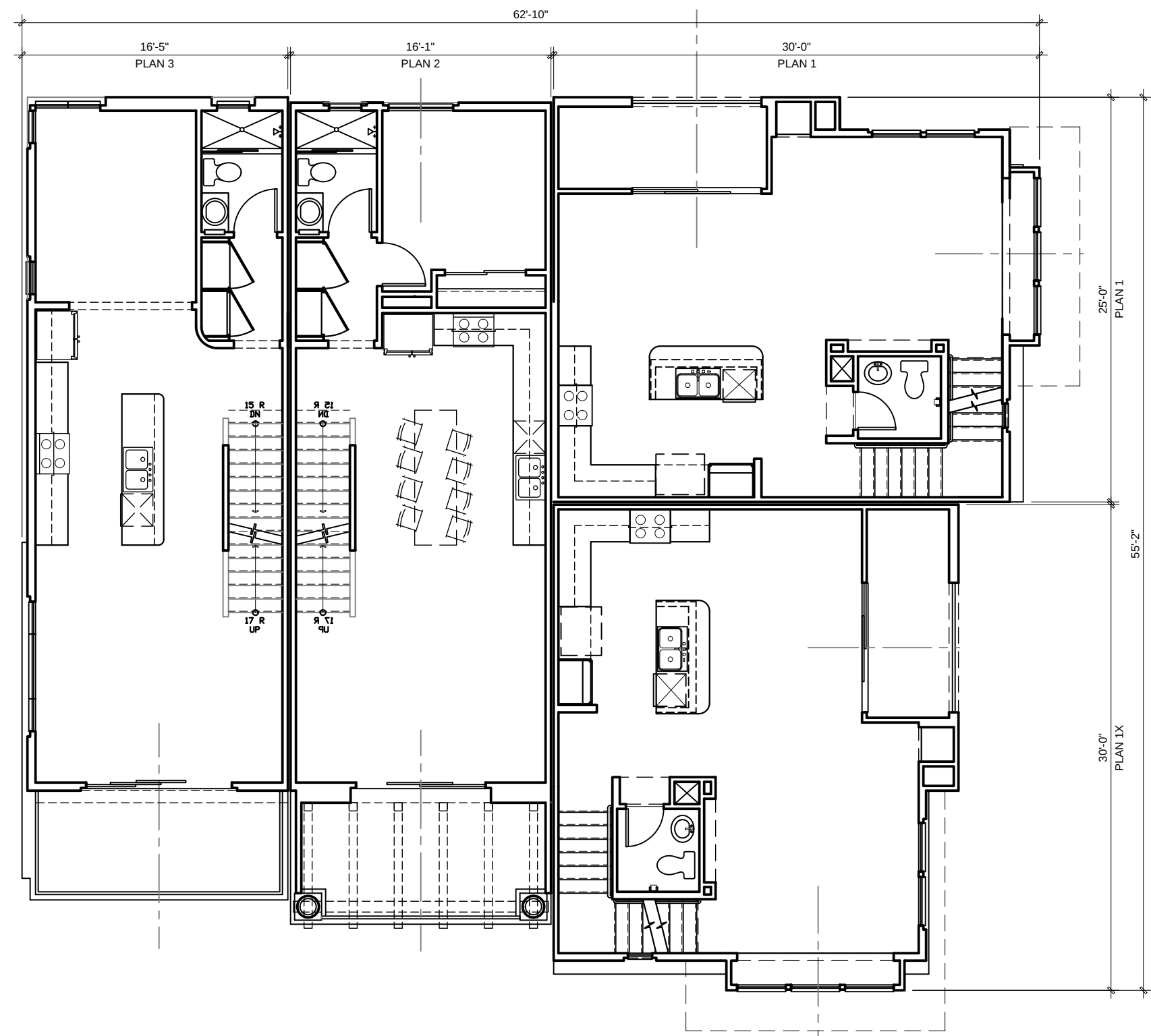
1	STUCCO, LIGHT SAND FINISH
2	FLAT TILE ROOF
3	BRICK VENEER
4	WOOD COLUMN
5	FASCIA BOARD
6	WOOD TRELLIS
7	VINYL WINDOWS
8	PREFAB METAL EYEBROW AWNING
9	FLAT BAR METAL RAILING
10	DECORATIVE FIBERGLASS ENTRY DOOR
11	METAL DECORATIVE ADDRESS SIGN
12	DECORATIVE EXTERIOR LIGHTING
13	DECORATIVE BAY WINDOW W/ WOOD CORBELS
14	STUCCO CORBEL
15	STUCCO O/ FOAM TRIM
16	METAL SCUPPER
17	SECTIONAL GARAGE DOOR
18	UTILITY METAL DOORS
19	F.D. METAL LADDER (WHERE OCCURS)



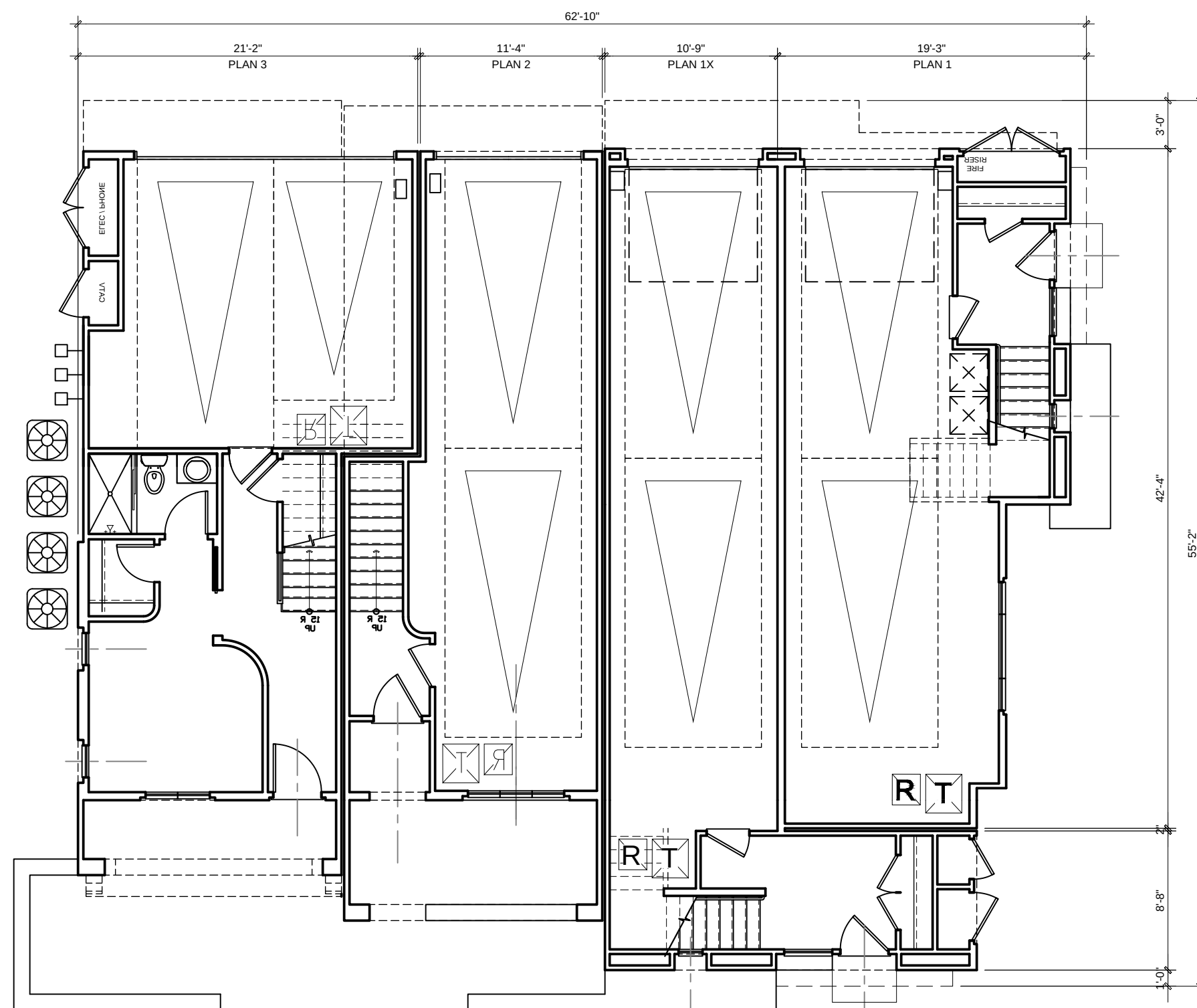
ROOF DECK



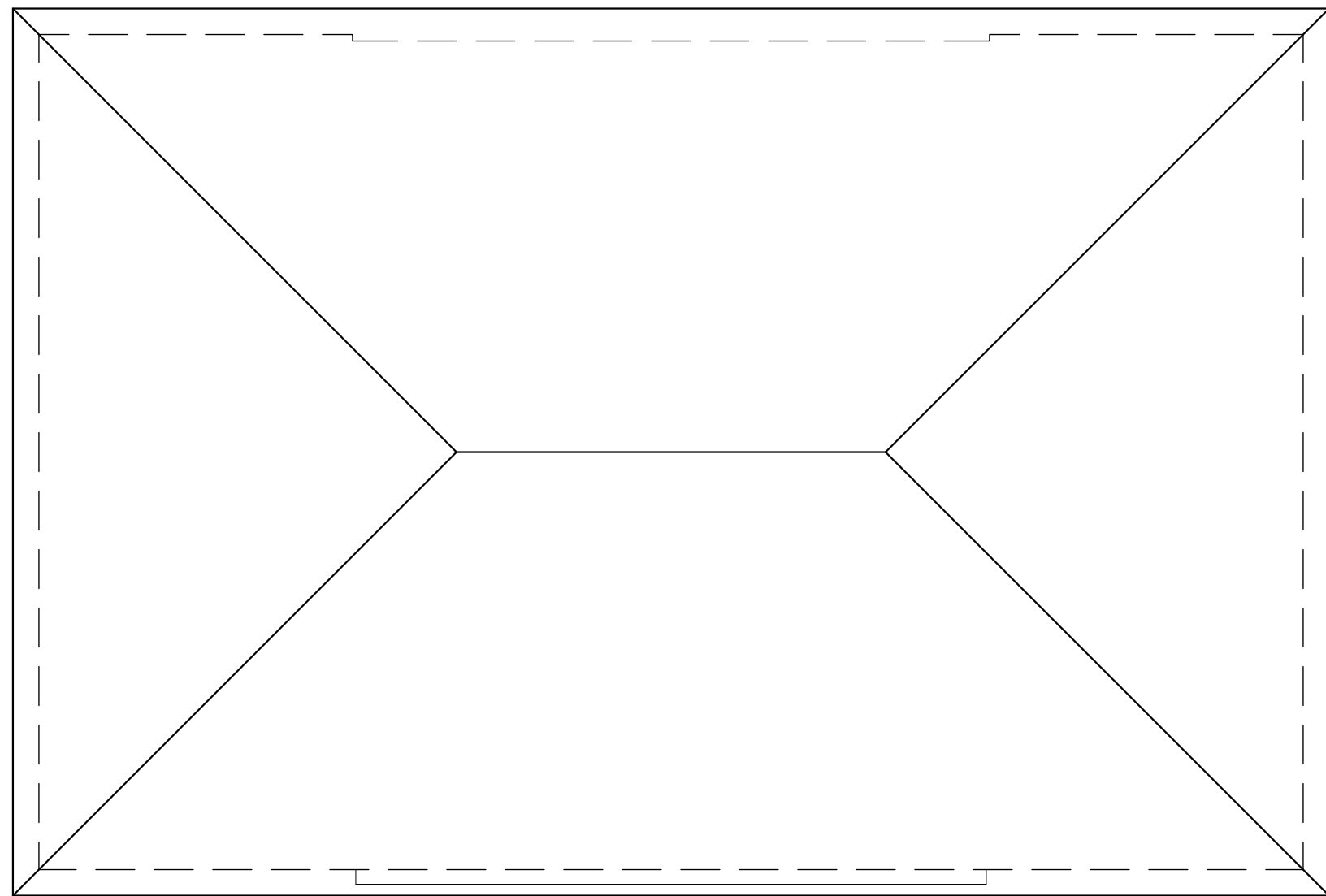
THIRD FLOOR



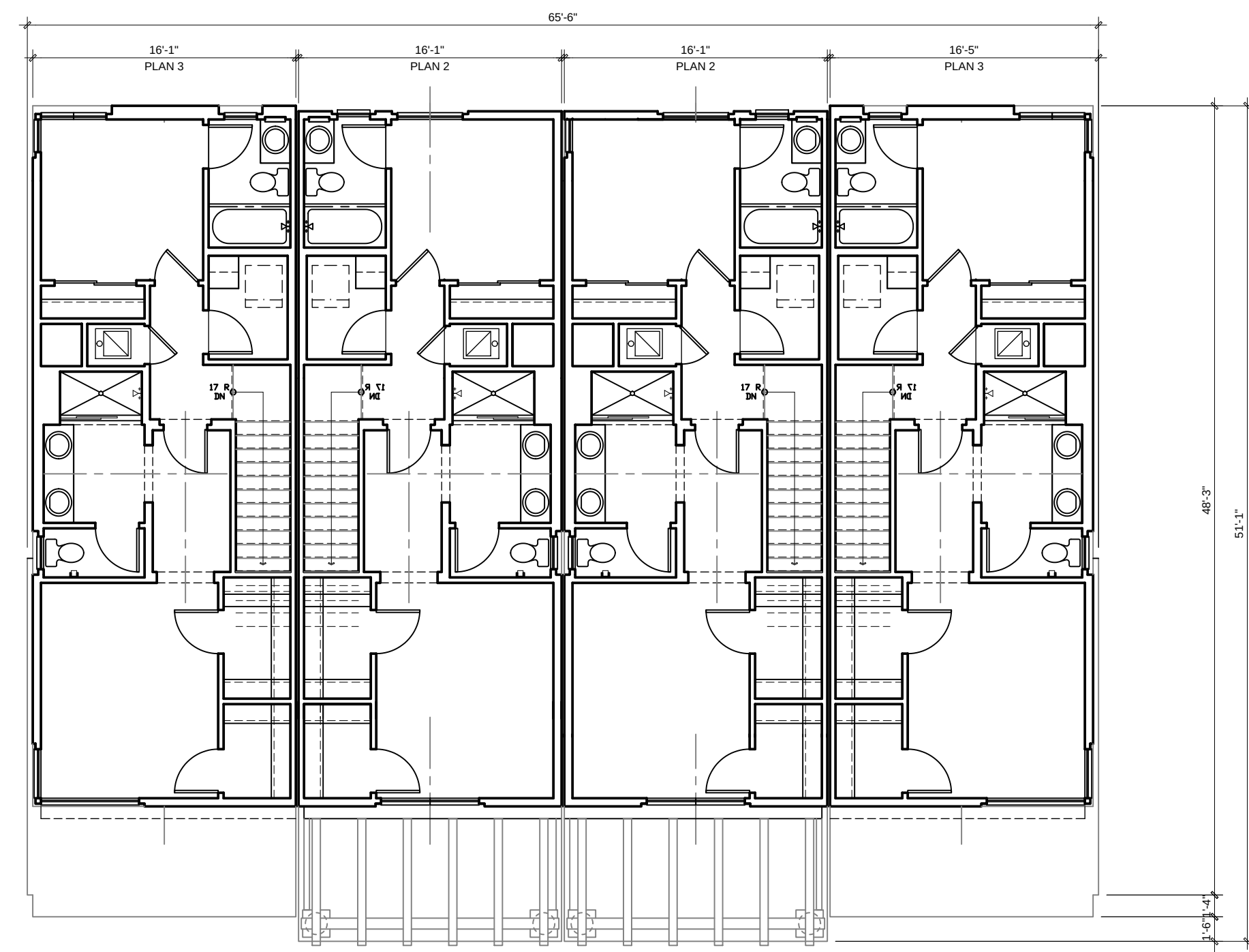
SECOND FLOOR



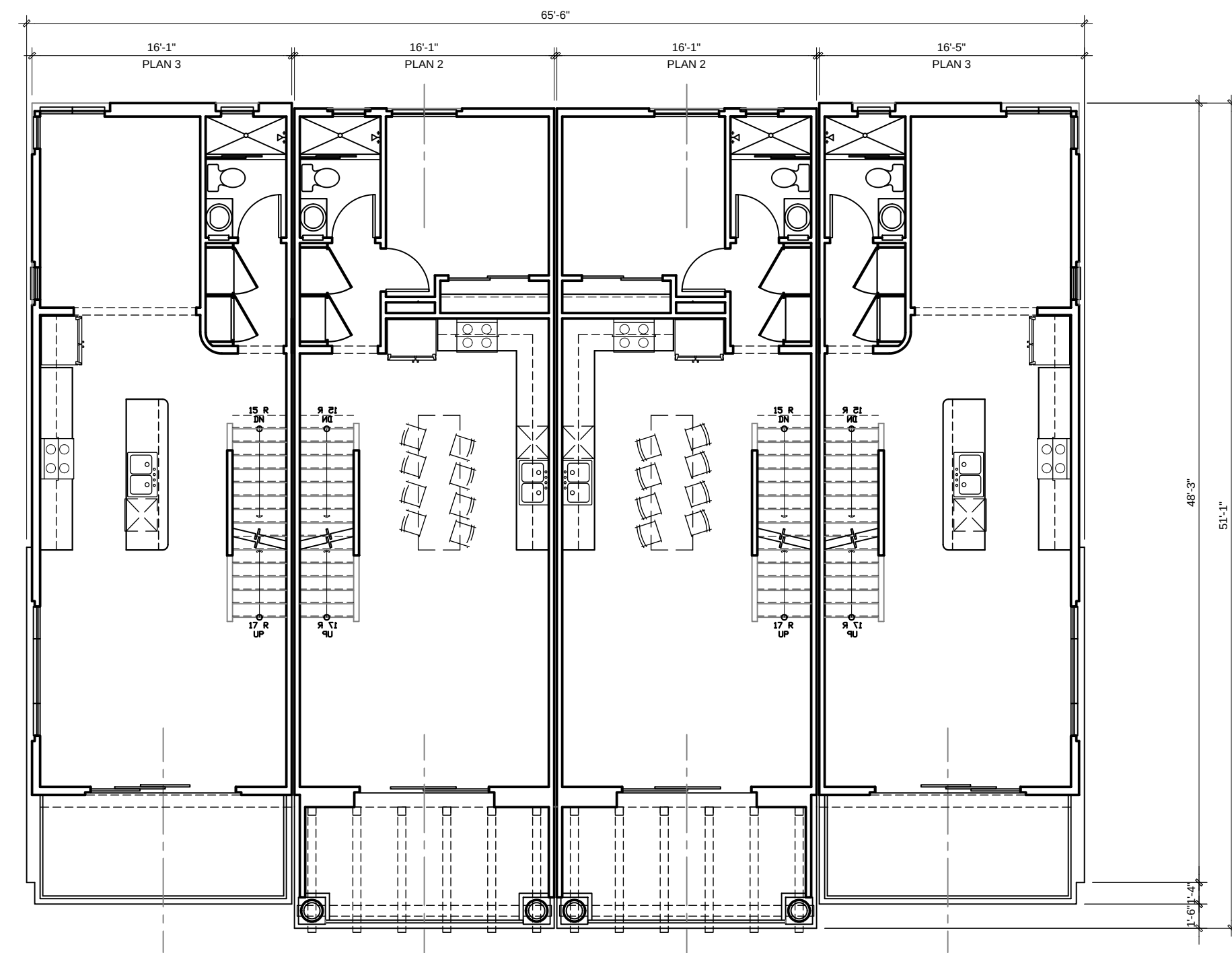
FIRST FLOOR



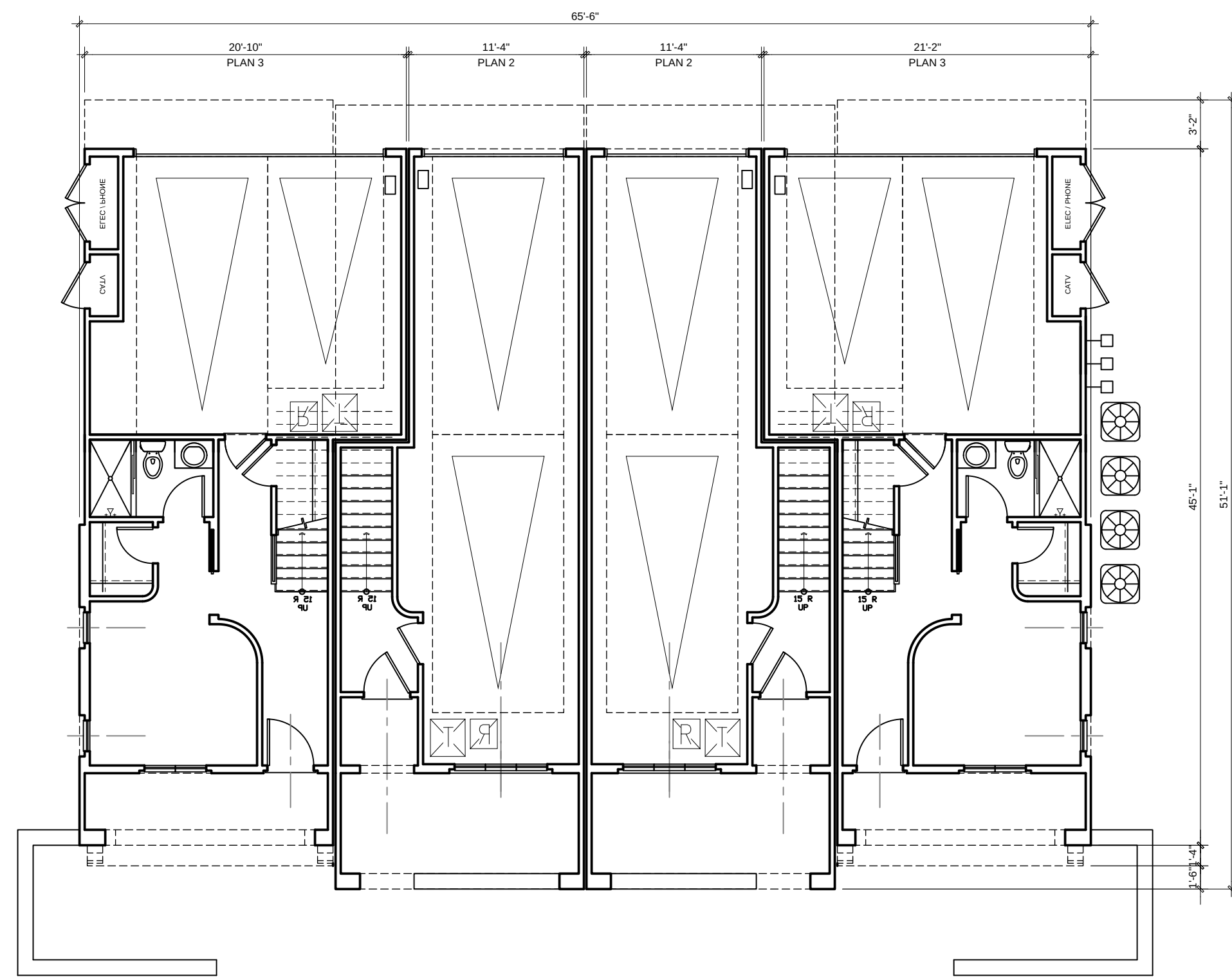
ROOF DECK



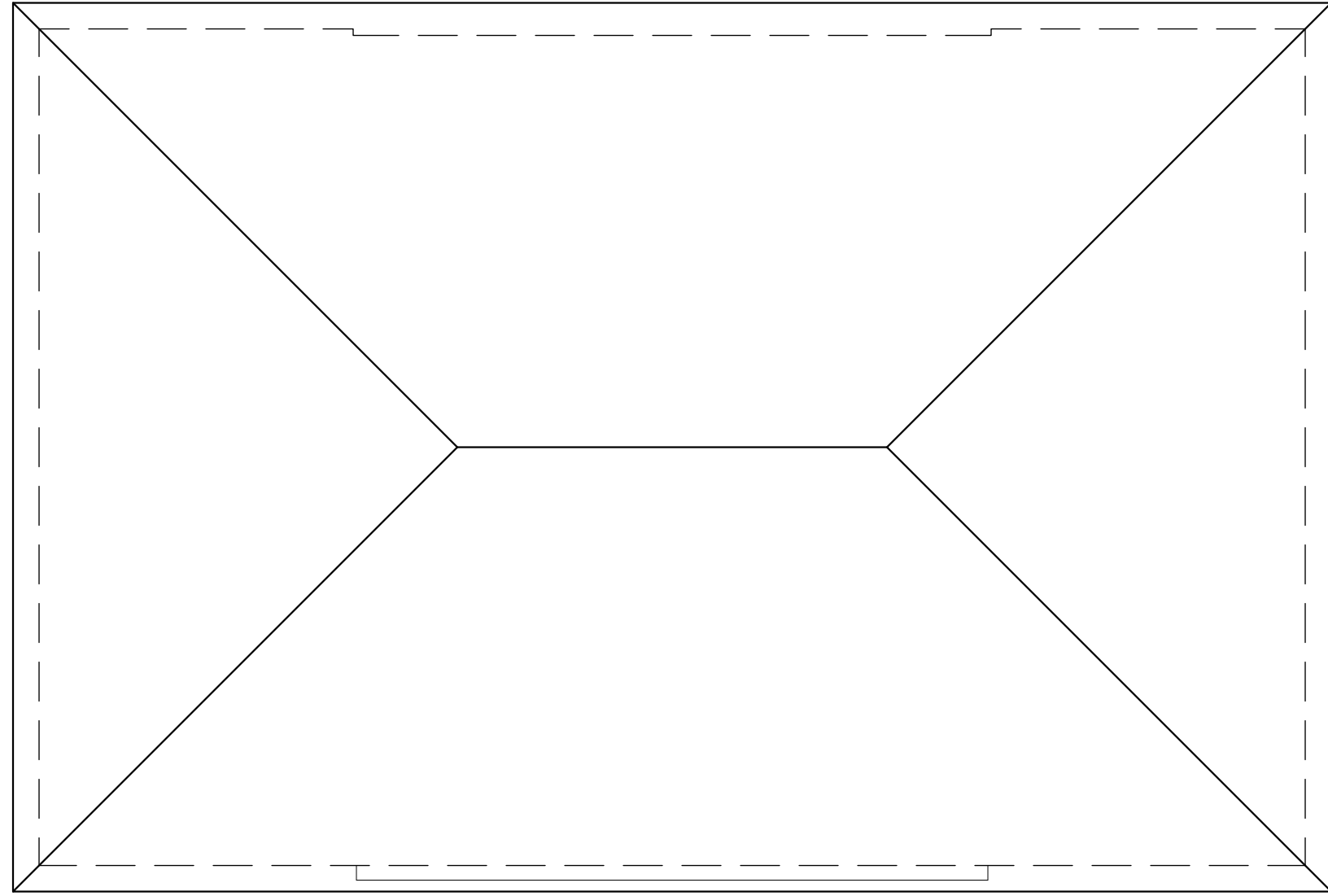
THIRD FLOOR



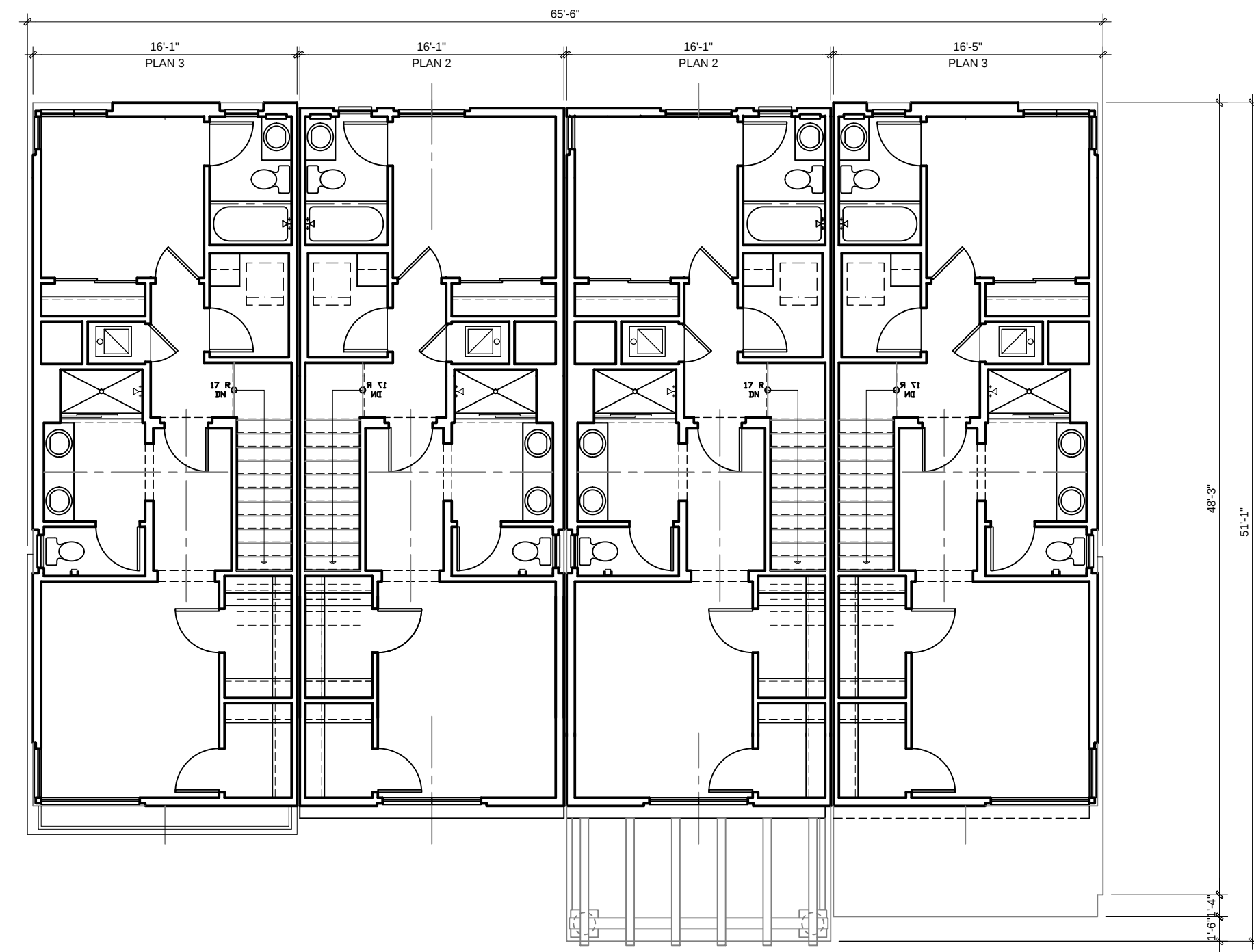
SECOND FLOOR



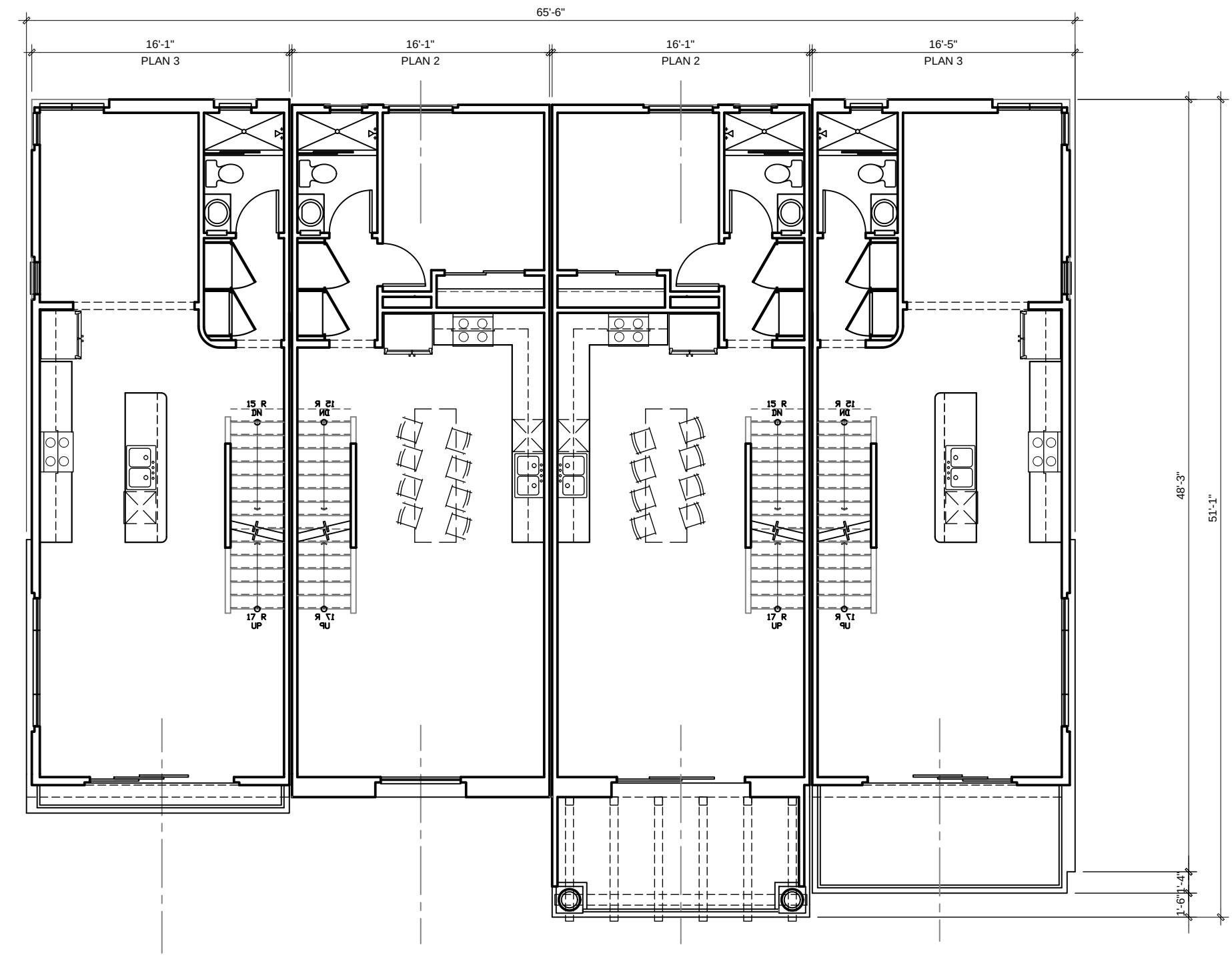
FIRST FLOOR



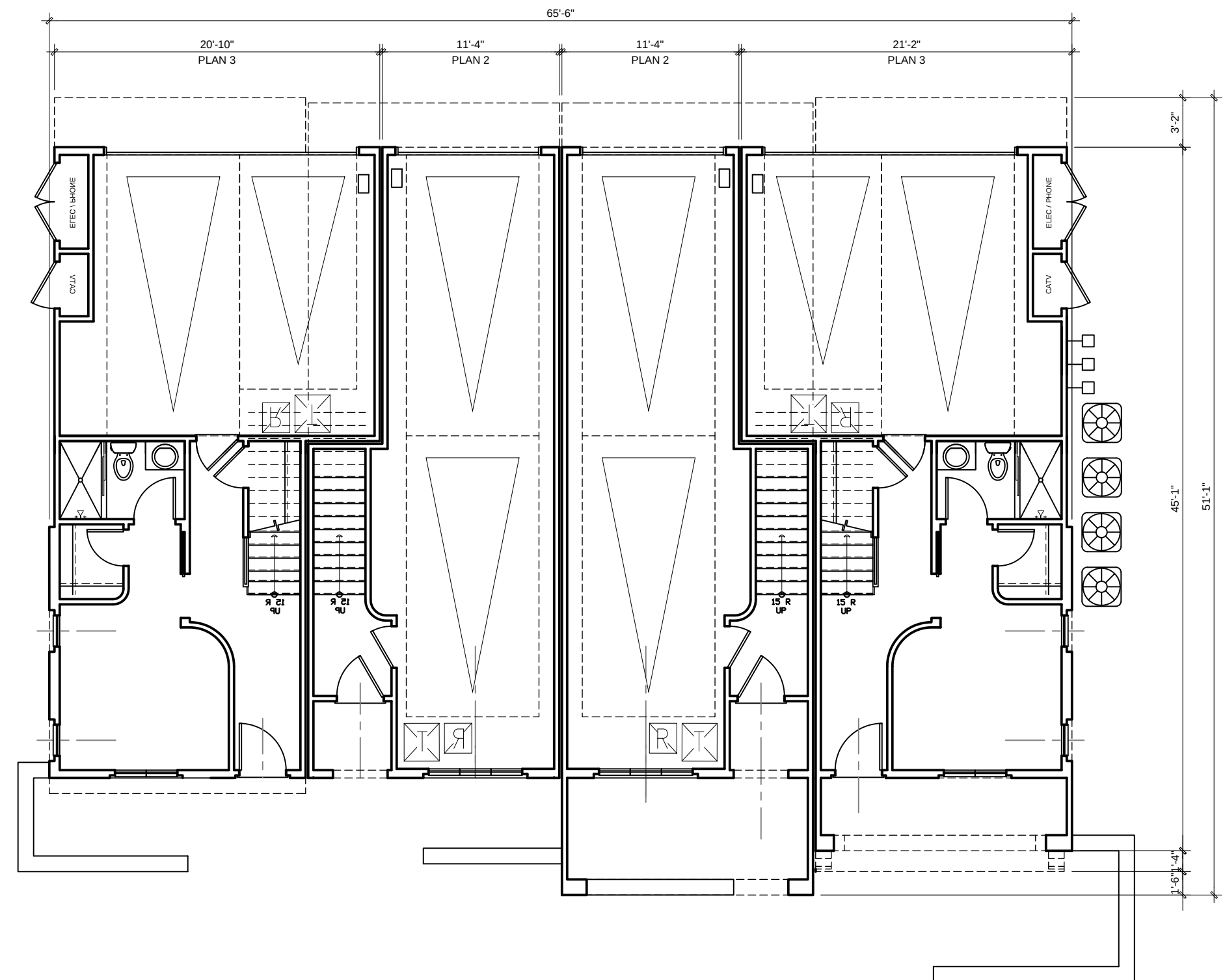
ROOF DECK



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



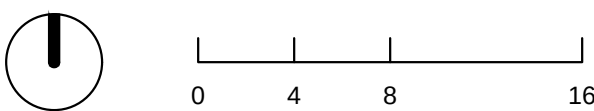
Architectural Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



THE OLSON COMPANY
3010 Old Ranch Parkway
Suite 100
Seal Beach, California 90740
www.olsonhomes.com

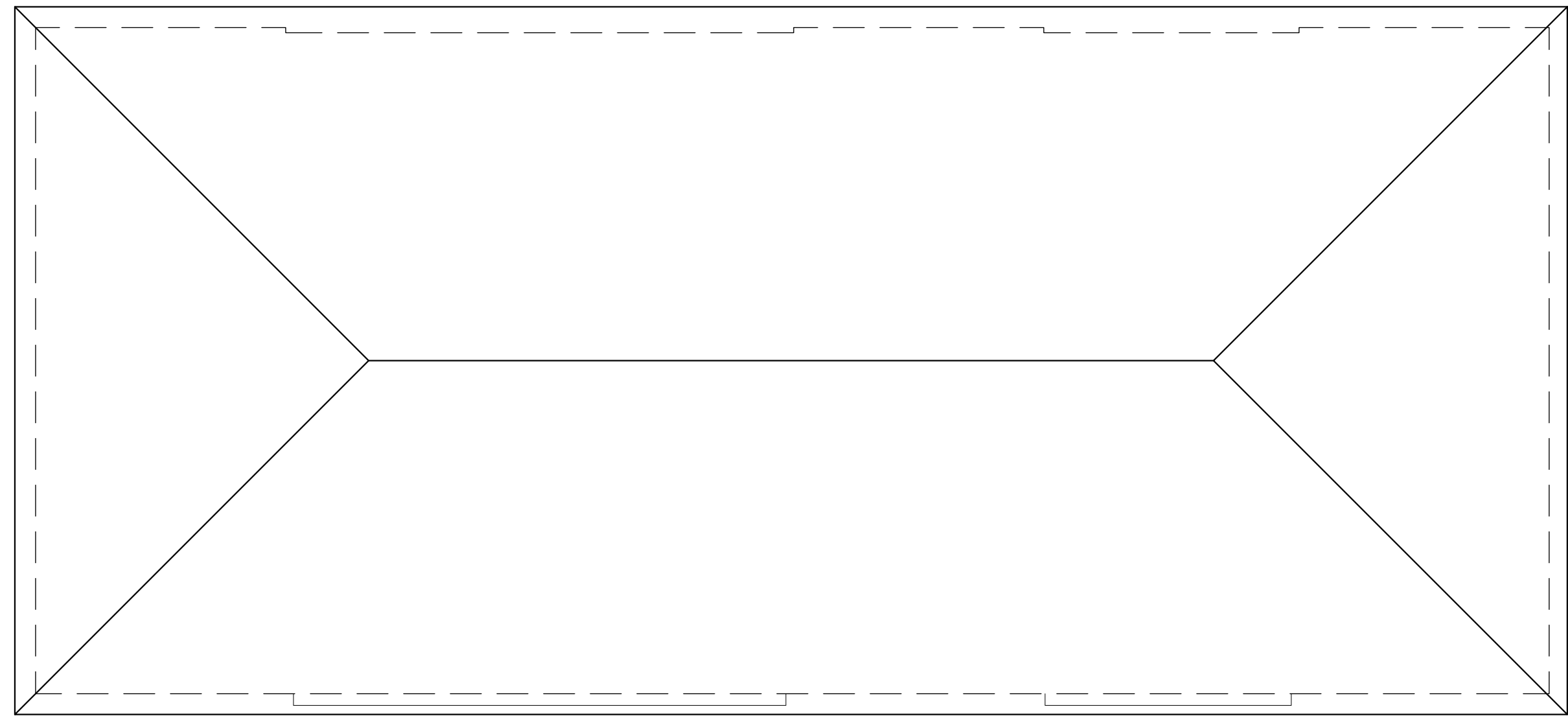
MONTEBELLO R
MONTEBELLO, CA #2017-0143

Plot Date: 09.19.2017
1st Planning:
Submittal Date: -
Client Rev. Date: -

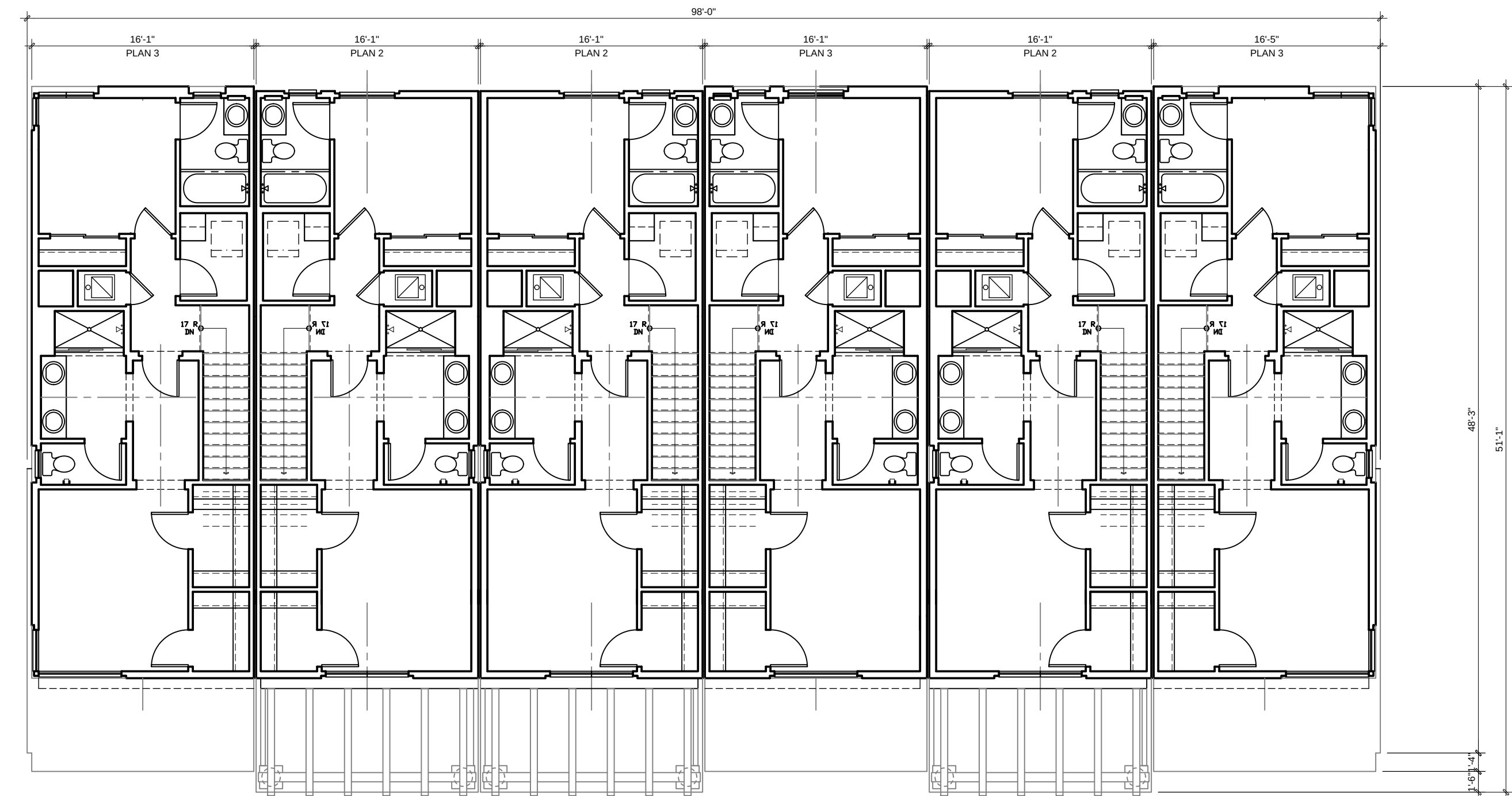


BUILDING 200C
COMPOSITE PLAN

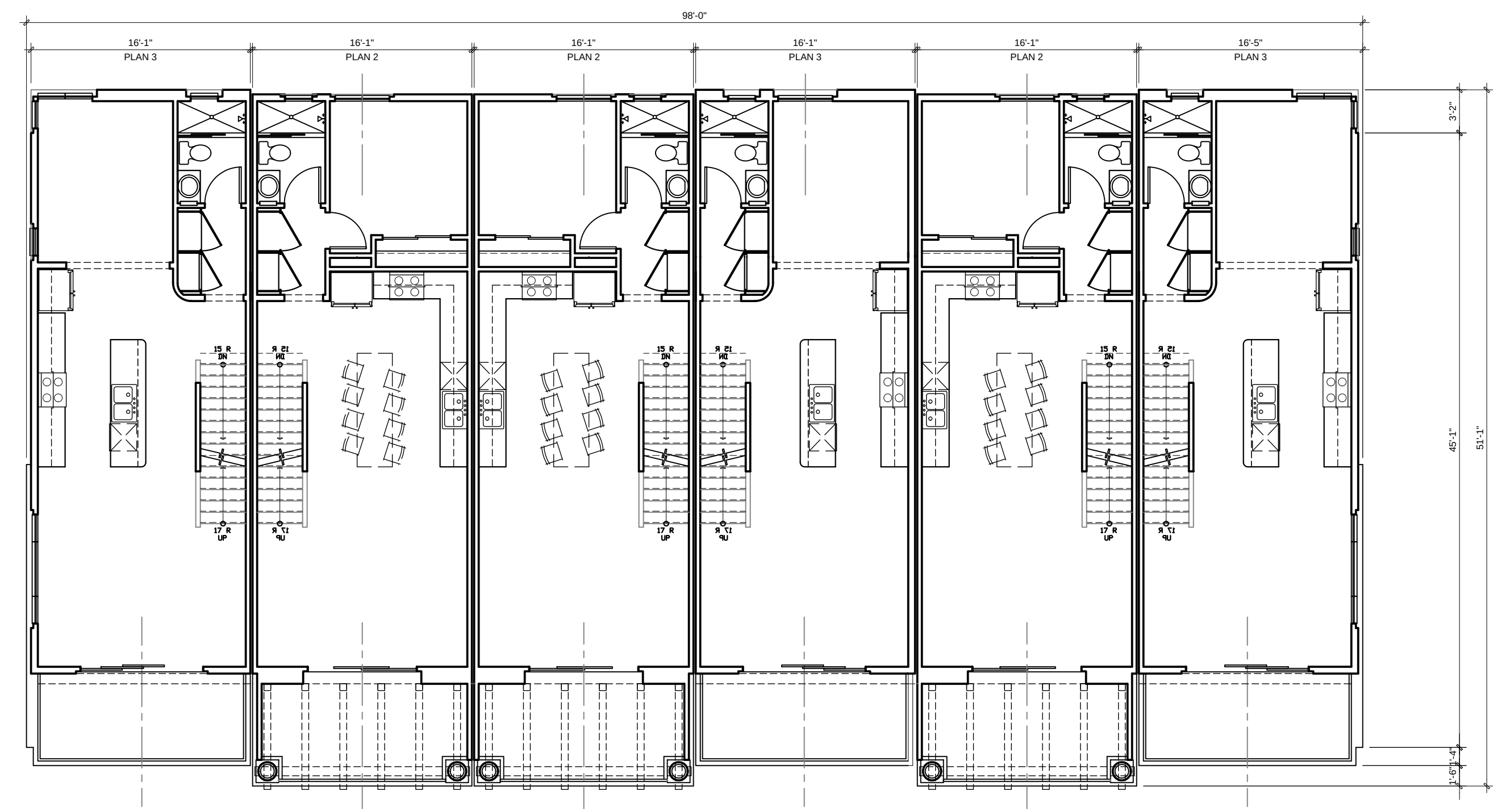
A3.1.1



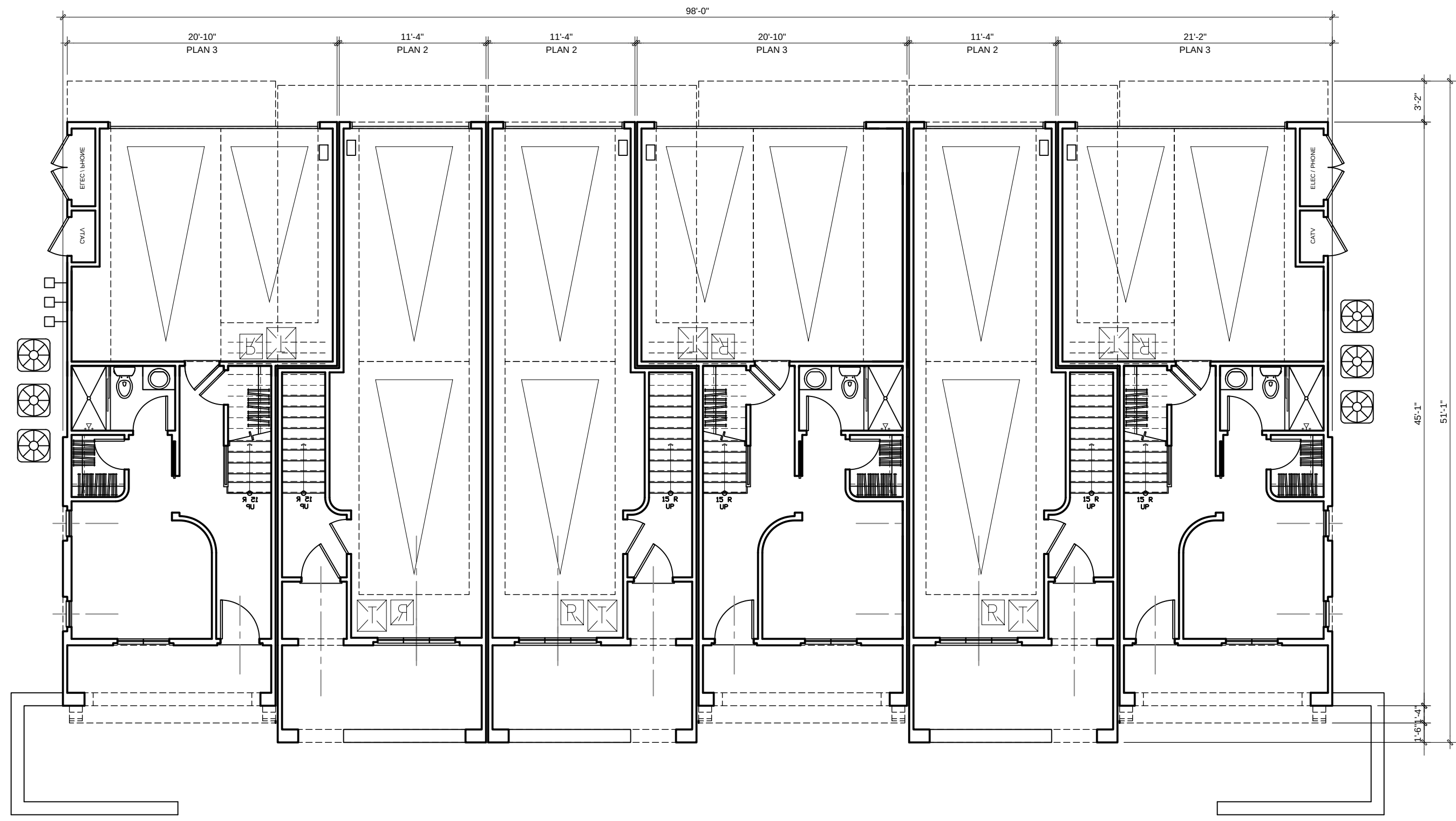
ROOF DECK



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



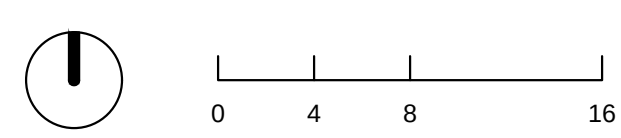
Architectural Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



THE OLSON COMPANY
3010 Old Ranch Parkway
Suite 100
Seal Beach, California 90740
www.olsonhomes.com

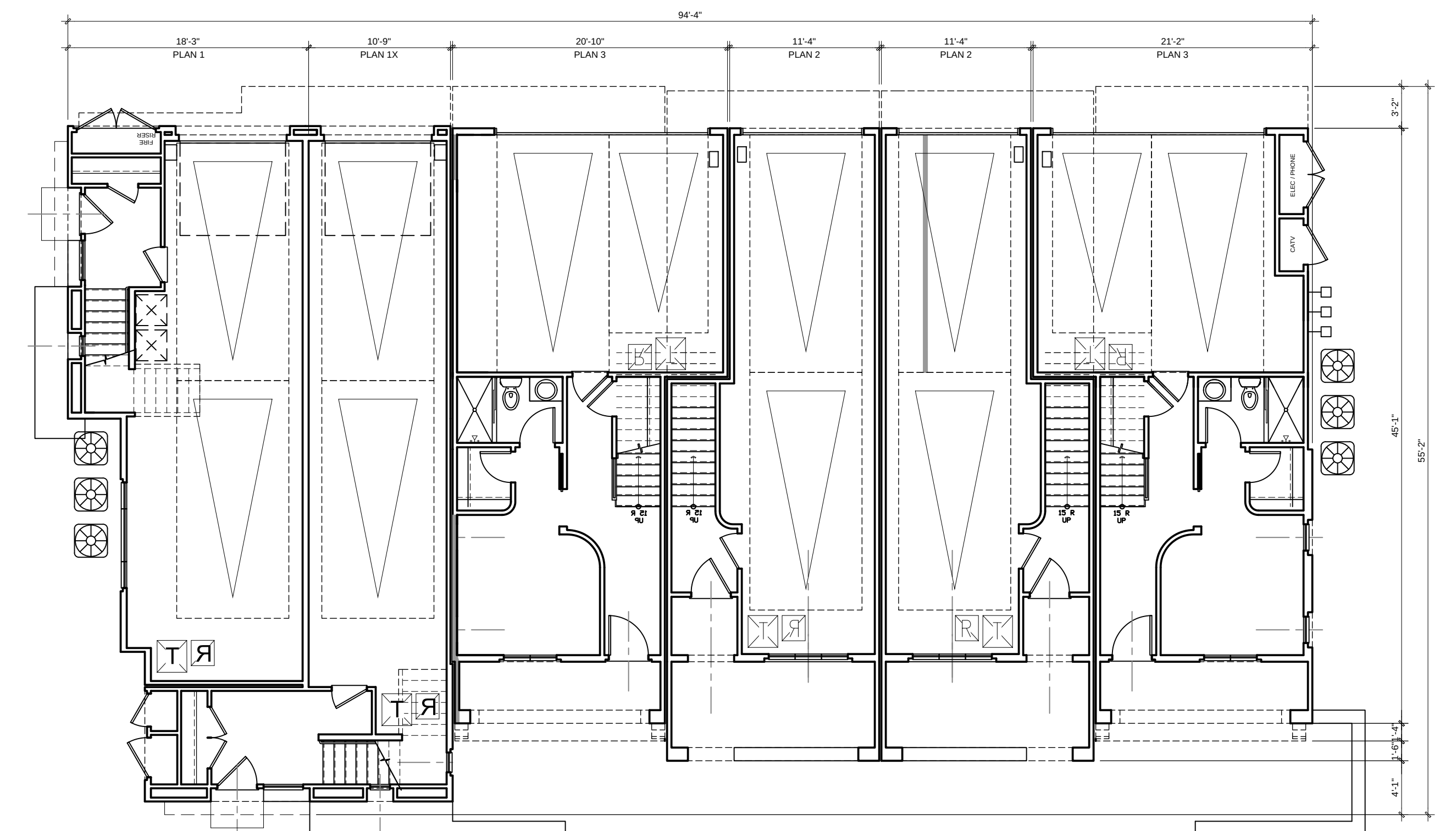
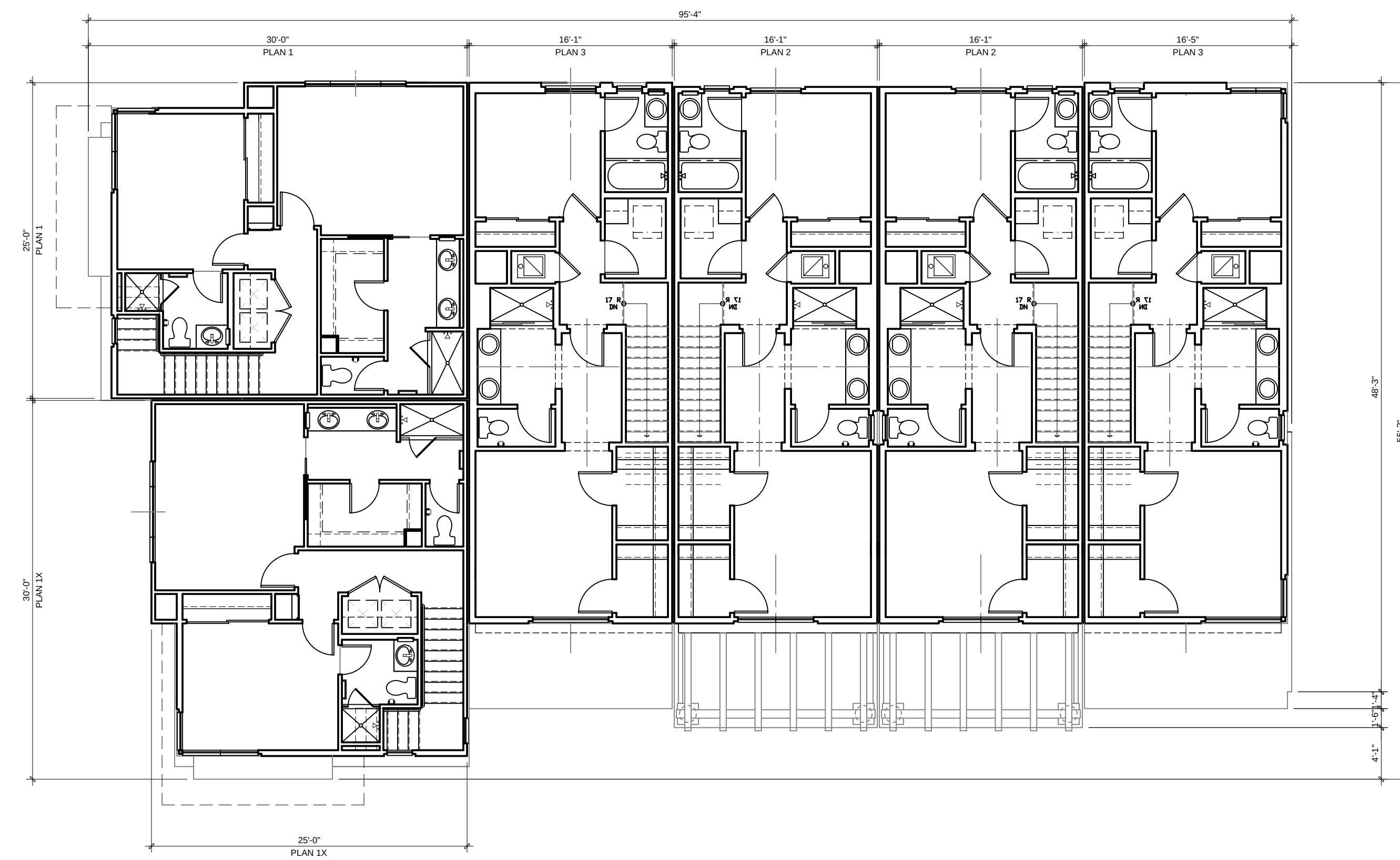
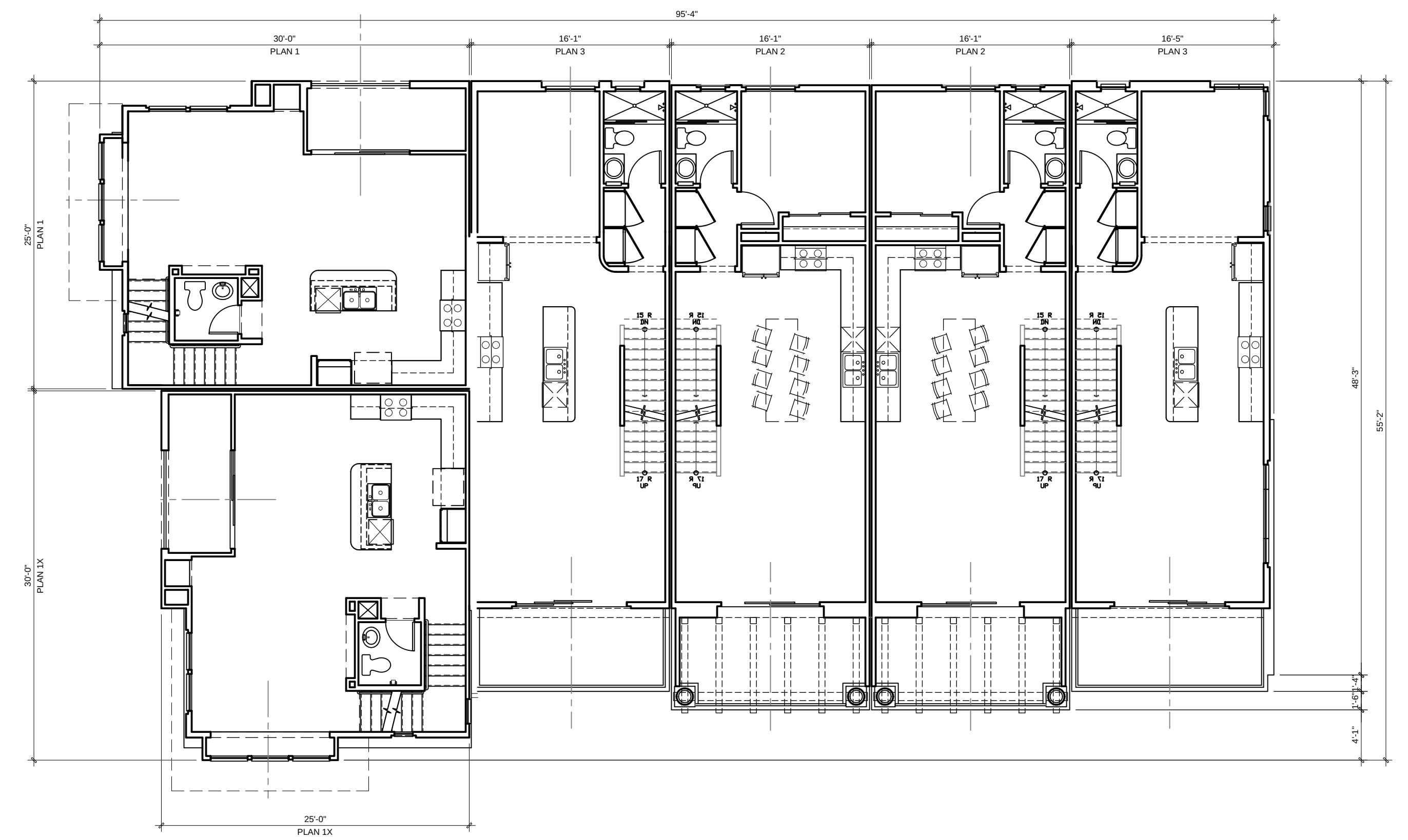
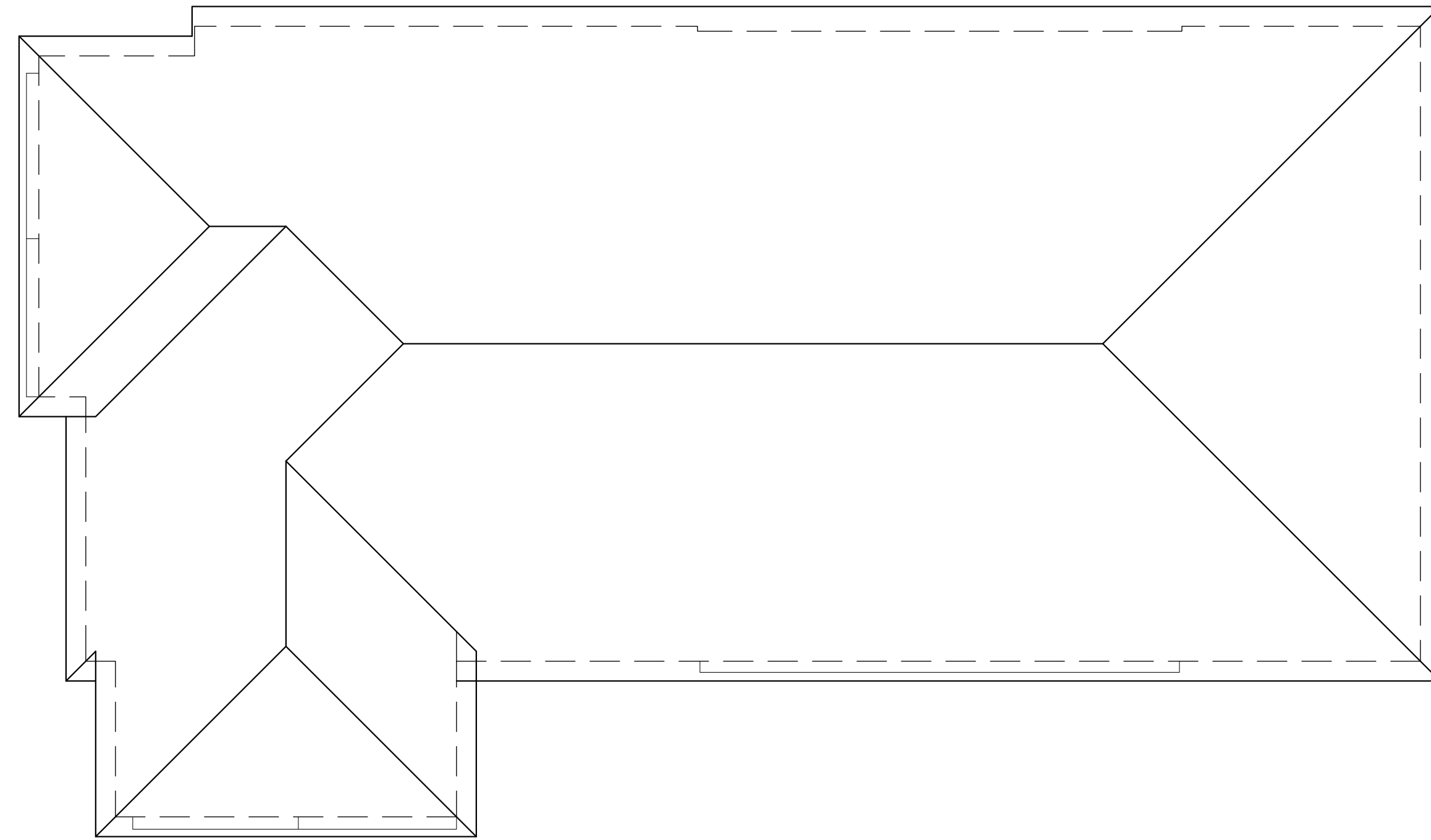
MONTEBELLO R
MONTEBELLO, CA #2017-0143

Plot Date: 09.19.2017
1st Planning:
Submittal Date: -
Client Rev. Date: -



BUILDING 300
COMPOSITE PLAN

A3.2



Ar ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ **P** ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



T O C
3010 Old Ranch Parkway
Suite 100
Seal Beach, California 90740
www.olsonhomes.com

MONTEBELLO ROP
MONTEBELLO, CA #2017-0143

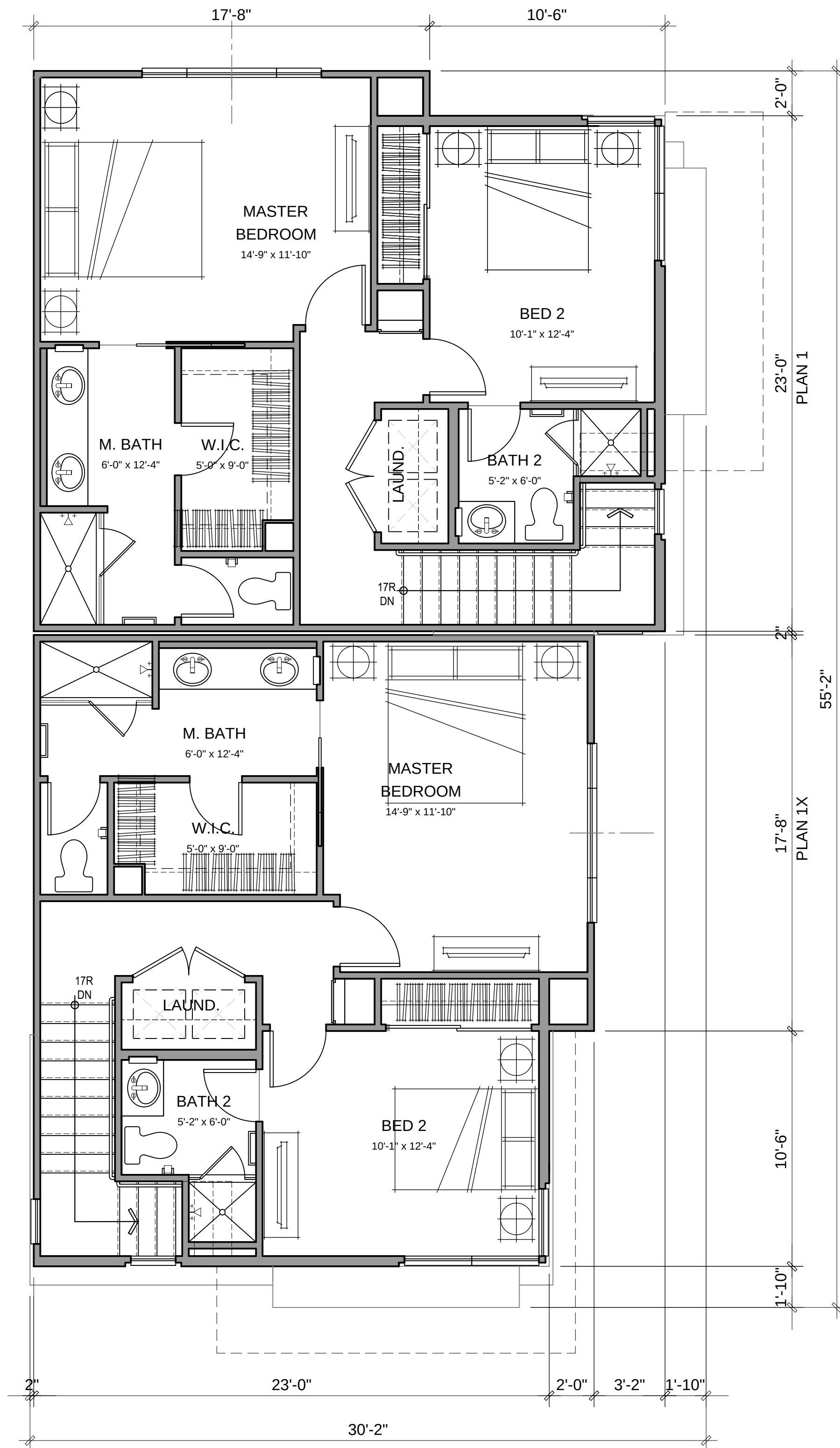
Plot Date: 09.19.2017
1st Planning
Submittal Date: -
Client Rev. Date: -



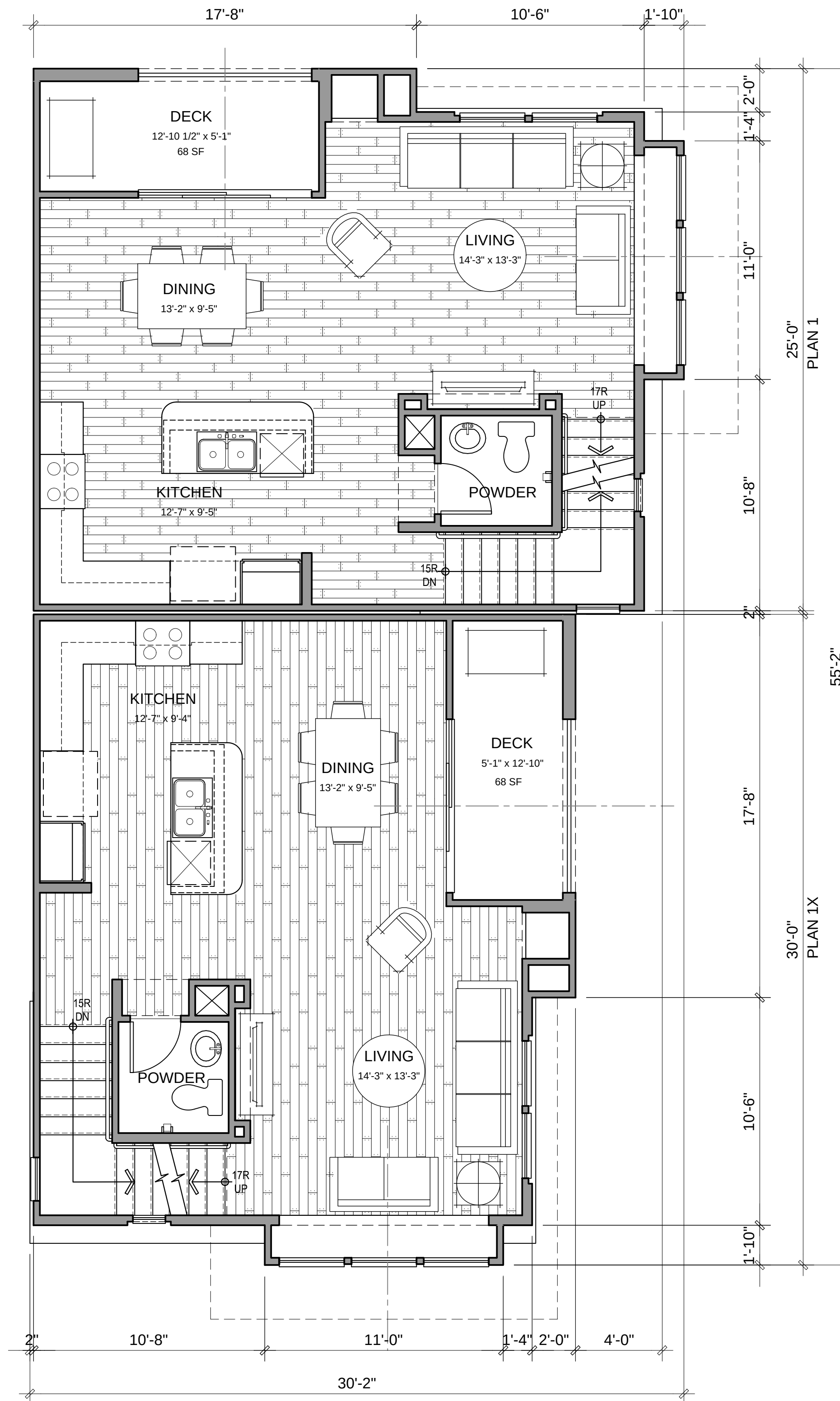
BUILDING 400

COMPOSITE PLAN

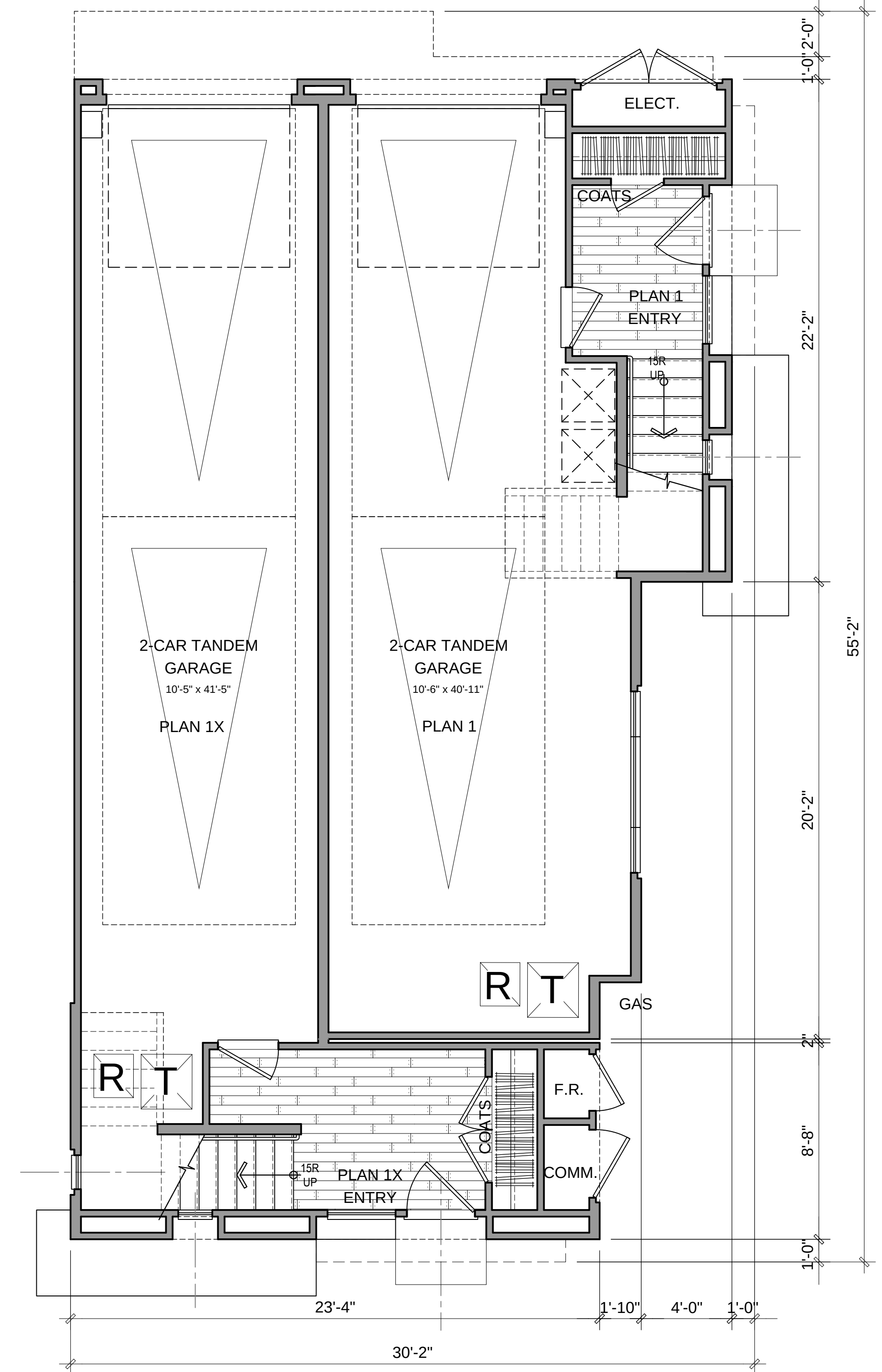
A3.3



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P1X - GROSS SF	
1ST FLOOR	155 SQ. FT.
2ND FLOOR	616 SQ. FT.
3RD FLOOR	620 SQ. FT.
TOTAL LIVING	1390 SQ. FT.
GARAGE	
DECK 2ND	70 SQ. FT.

P1 - GROSS SF	
1ST FLOOR	126 SQ. FT.
2ND FLOOR	615 SQ. FT.
3RD FLOOR	620 SQ. FT.
TOTAL LIVING	1361 SQ. FT.
GARAGE	
DECK 2ND	70 SQ. FT.



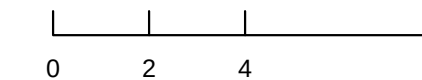
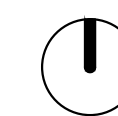
Architectural Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



THE OLSON COMPANY
3010 Old Ranch Parkway
Suite 100
Seal Beach, California 90740
www.olsonhomes.com

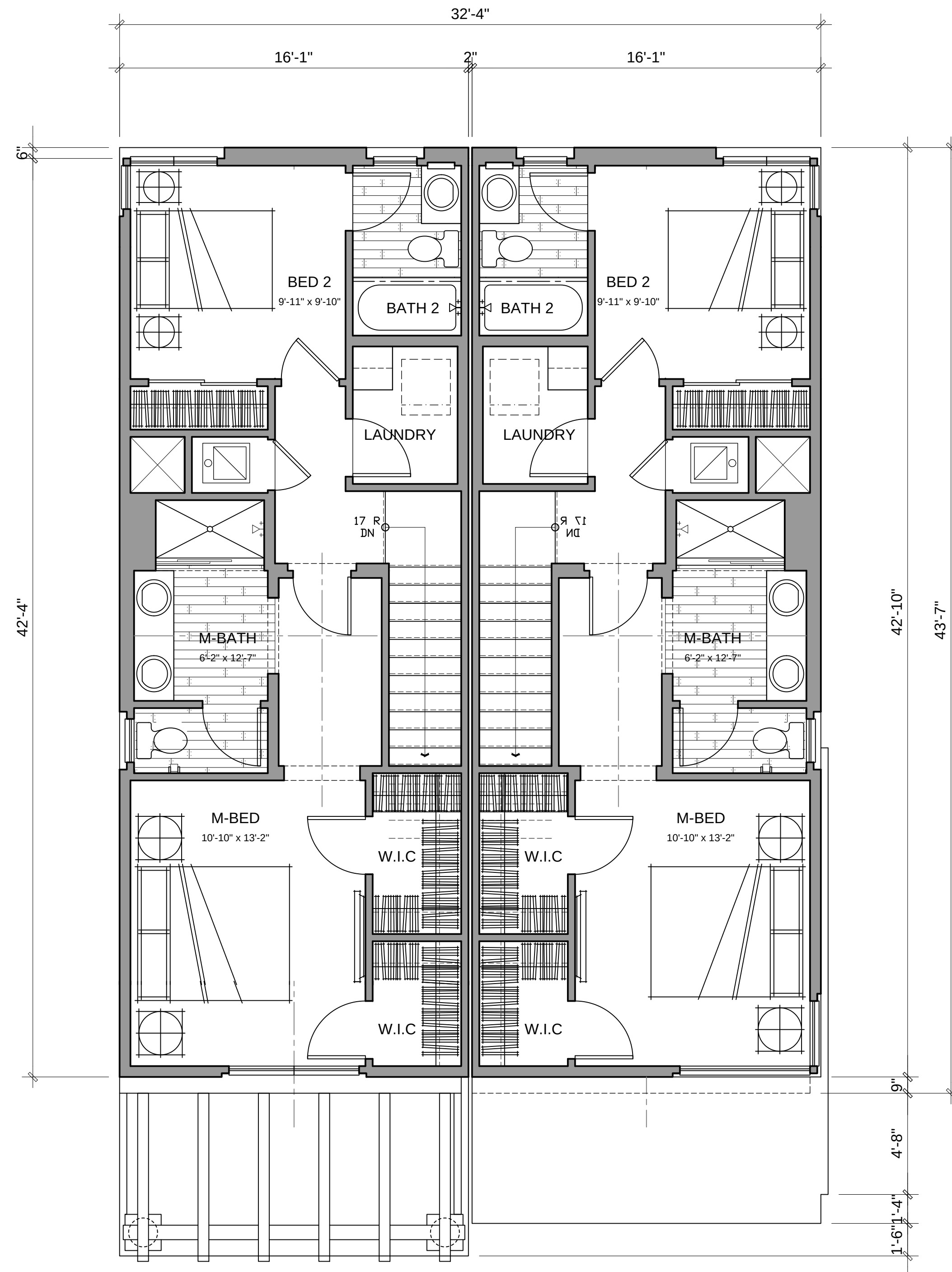
MONTEBELLO R
MONTEBELLO, CA #2017-0143

Plot Date: 09.19.2017
1st Planning:
Submittal Date: -
Client Rev. Date: -

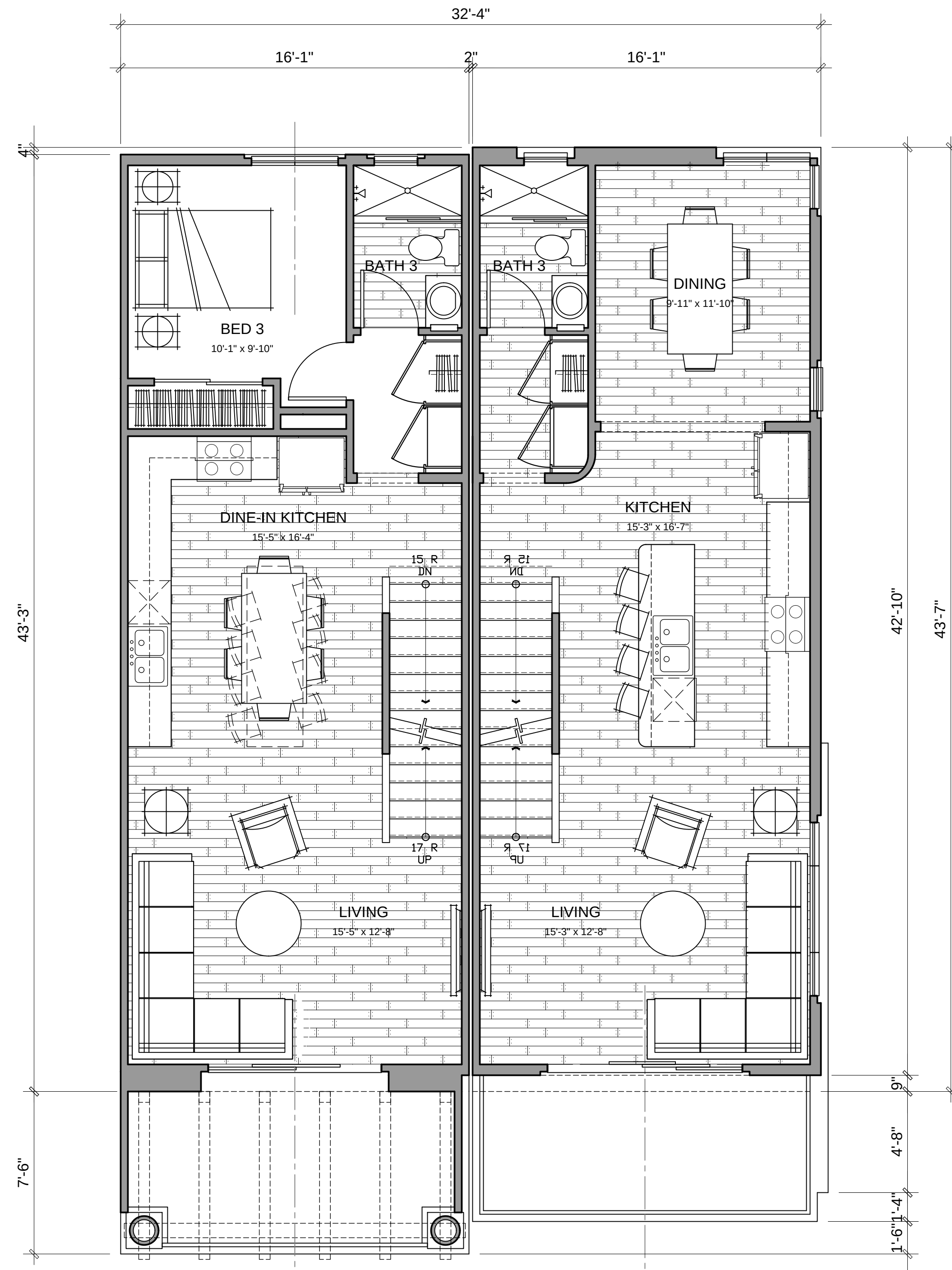


PLAN 1 & 1X
FLOOR PLAN

A4.0

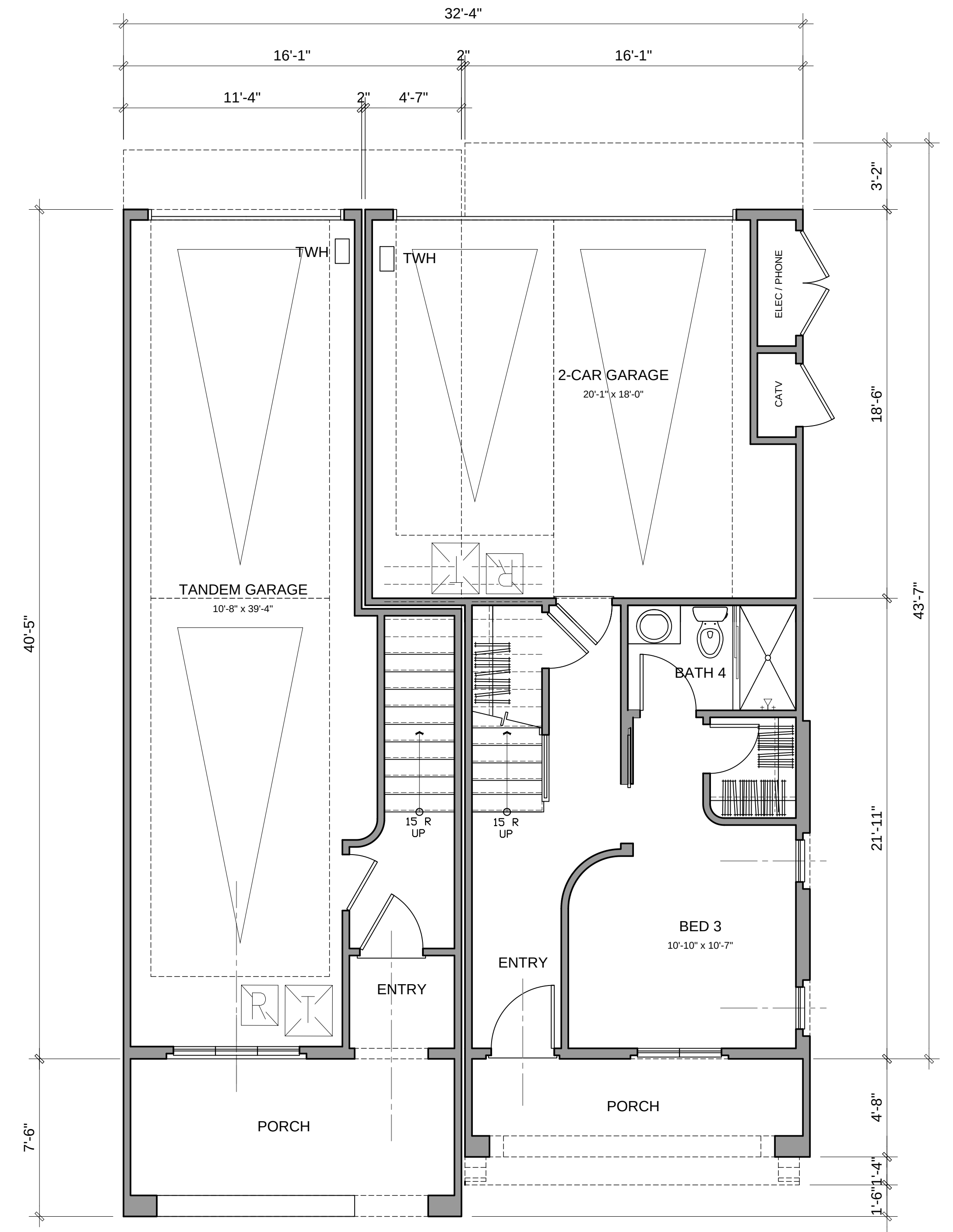


THIRD FLOOR



SECOND FLOOR (OPT. ISLAND)

SECOND FLOOR (STANDARD)



PLAN 2 FIRST FLOOR

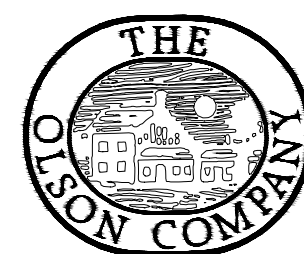
PLAN 3 FIRST FLOOR

PLAN 2 GROSS SF	
1ST FLOOR	83 SQ. FT.
2ND FLOOR	681 SQ. FT.
3RD FLOOR	624 SQ. FT.
TOTAL LIVING	1388 SQ. FT.
GARAGE	455 SQ. FT.
ENTRY PORCH	139 SQ. FT.

PLAN 3 GROSS SF	
1ST FLOOR	355 SQ. FT.
2ND FLOOR	681 SQ. FT.
3RD FLOOR	624 SQ. FT.
TOTAL LIVING	1660 SQ. FT.
GARAGE	362 SQ. FT.
ENTRY PORCH	74 SQ. FT.



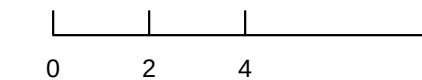
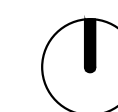
Architect
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



THE OLSON COMPANY
3010 Old Ranch Parkway
Suite 100
Seal Beach, California 90740
www.olsonhomes.com

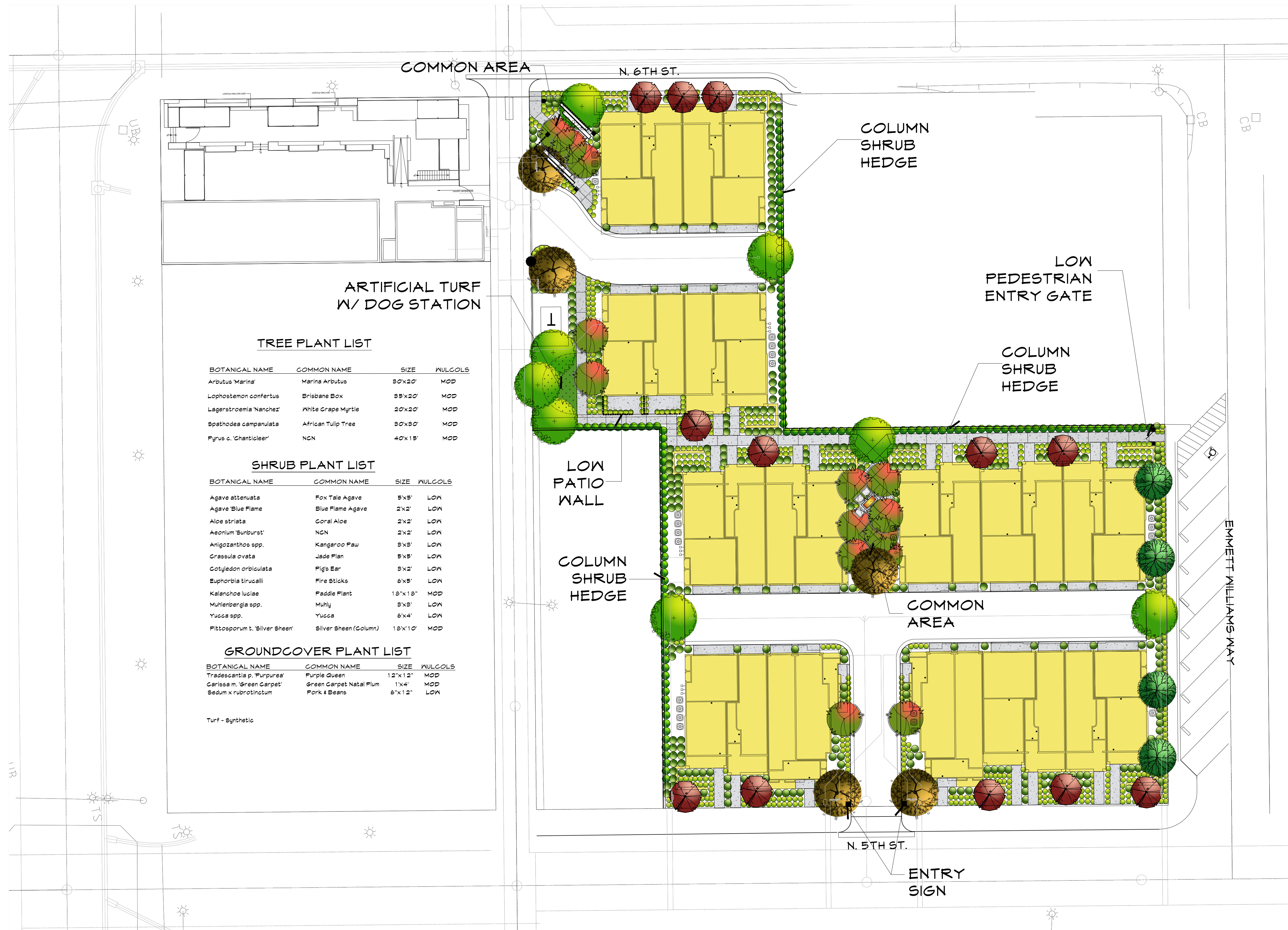
MONTEBELLO R
MONTEBELLO, CA #2017-0143

Plot Date: 09.19.2017
1st Planning:
Submittal Date: -
Client Rev. Date: -



PLAN 2 & 3
FLOOR PLAN

A4.1

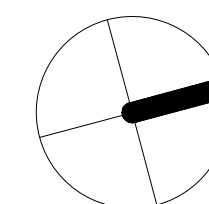
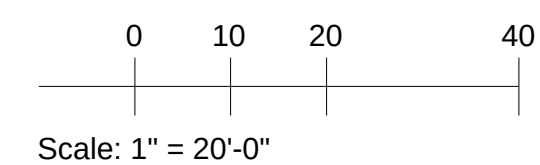


**PROFESSIONAL
DESIGN
ASSOCIATES**
Landscape Architect
1793 W. Arrow Highway
Upland, California 91786-4297
(909) 949-6159 / fax (909) 985-1405



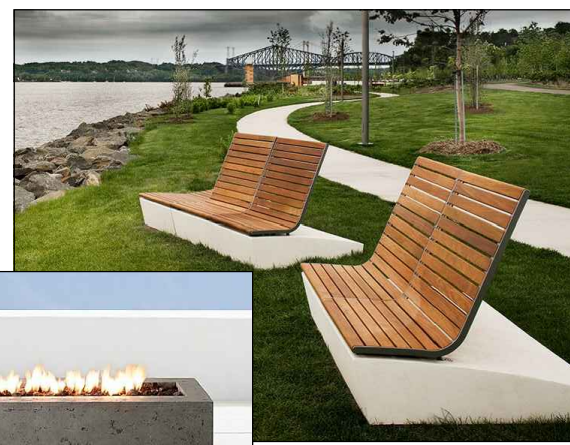
MONTEBELLO
MONTEBELLO CA

CONCEPTUAL LANDSCAPE PLAN
SEPTEMBER 14, 2017

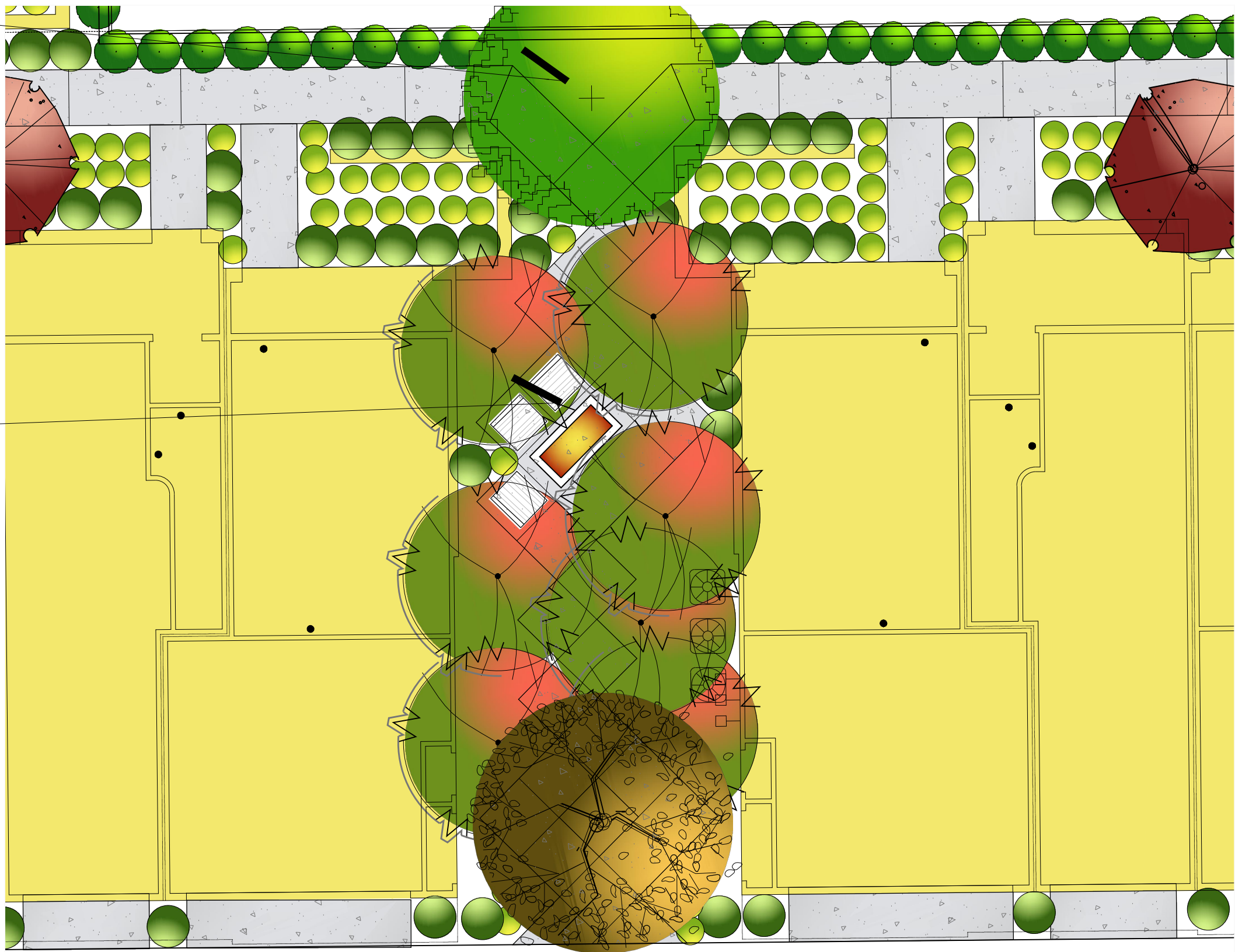


L.I

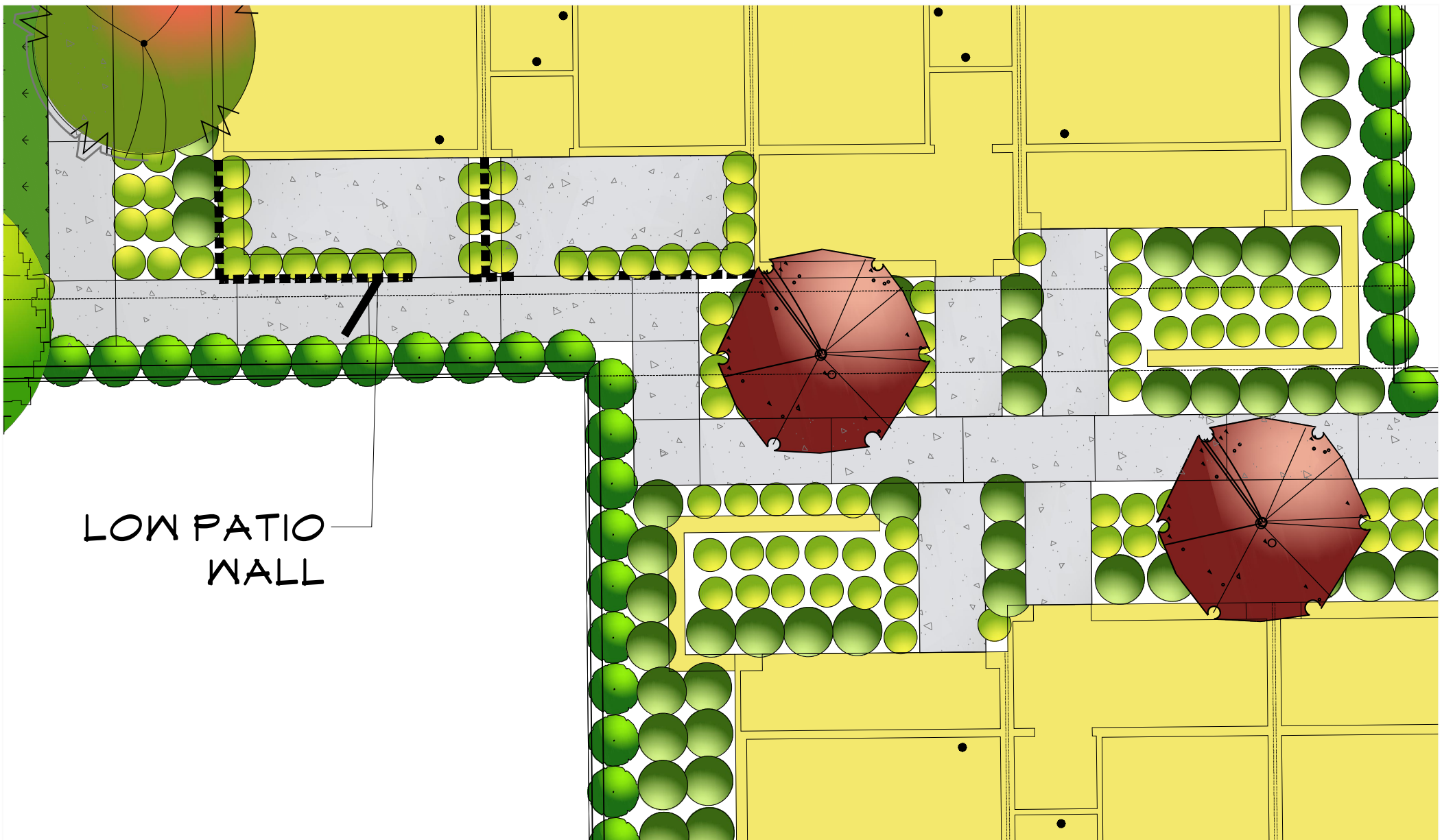
SPECIMEN TREE



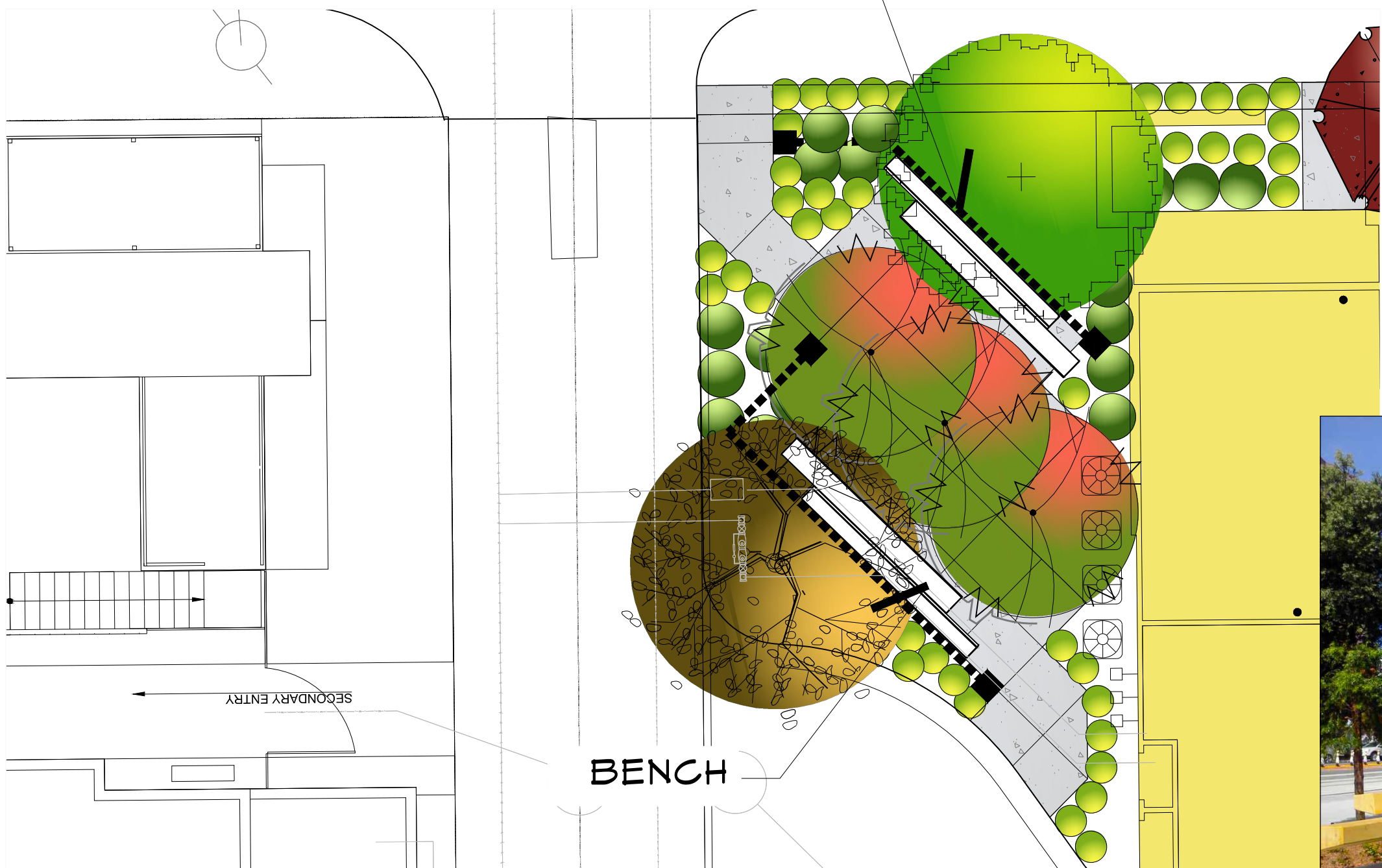
SEATING AREA



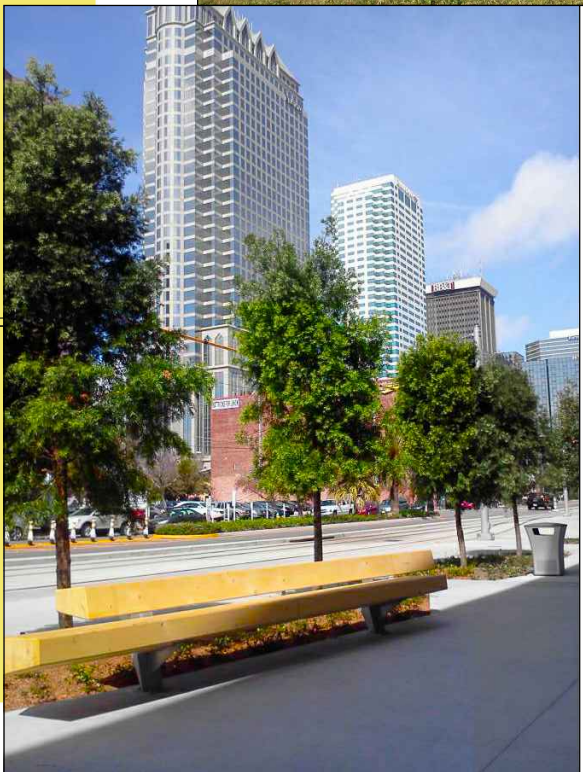
LOW PATIO WALL



LOW WALL W/
PILASTER



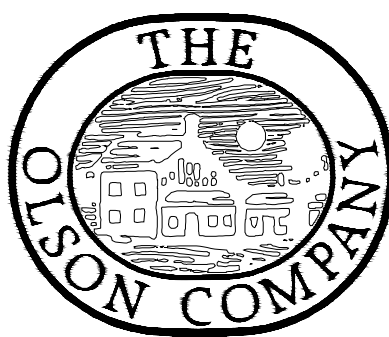
BENCH



ENTRY SIGN
• Contemporary style



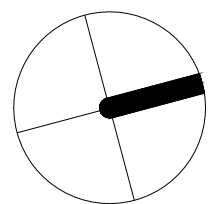
PROFESSIONAL
DESIGN
ASSOCIATES
Landscape Architect
1793 W. Arrow Highway
Upland, California 91786-4297
(909) 949-6159 / fax (909) 985-3405



MONTEBELLO
MONTEBELLO CA

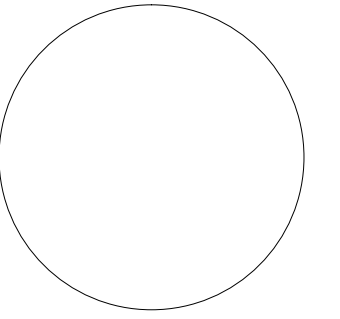
LANDSCAPE ENLARGEMENT OF
OUTDOOR COMMON SPACE
SEPTEMBER 14, 2017

0 4 8 16
Scale: 1/8" = 1'-0"



1. REMOVE FLOOR COVERING. CONTRACTOR TO PROVIDE PRICING FOR PATCH, REPAIR AND SEAL CONCRETE SLAB.
2. EXISTING BRICK BUILDING TO REMAIN. NEW OPENING TO BE REINFORCED AS REQUIRED. EXISTING BUILDING TO BE STRUCTURALLY UPGRADED AS REQUIRED BY APPLICABLE CITY CODES. ALL WALLS TO BE STRIPPED TO DOWN TO BARE BRICK AND SANDBLASTED.
3. METAL STUD WALL WITH TYPE X DRYWALL. ALL WALLS IN KITCHENS TO BE FINISHED TO HEALTH DEPARTMENT STANDARDS.
4. COMMERCIAL GRADE BUILT IN COUNTER WITH SOLID WOOD SLAB.
5. STAINLESS STEEL COMMERCIAL GRADE KITCHEN EQUIPMENT.
6. STEEL WINDOW WITH BUILT-IN METAL BARTOP.
7. MAIN DOOR TO MATCH STEEL WINDOW.
8. STEEL ROLL-UP GARAGE DOOR TO MATCH STEEL WINDOW.
9. STEEL ENTRY DOOR
10. CONTRACTOR TO PROVIDE PRICING FOR CMU AND STUD WALL WITH METAL CLAD FINISH AS ALTERNATE.
11. JANITORS CLOSET WITH MOP SINK.

Ideas, designs, arrangements and plans indicated or expressed by this drawing are owned by and property of firm collective and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of firm collective. Written dimensions shall take precedence over called dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



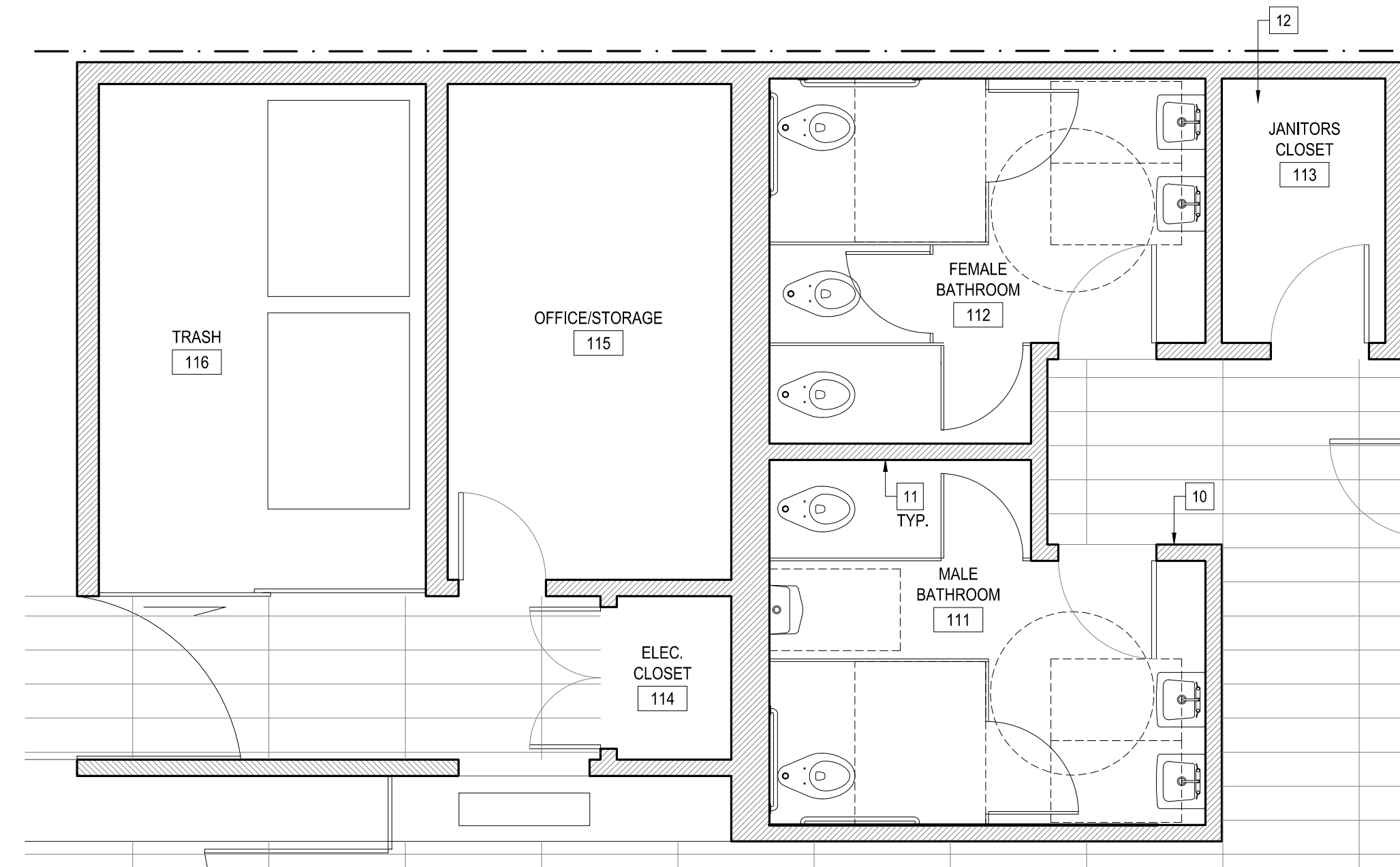
**BLVD PARK
MONTEBELLO CA**

[illegible]

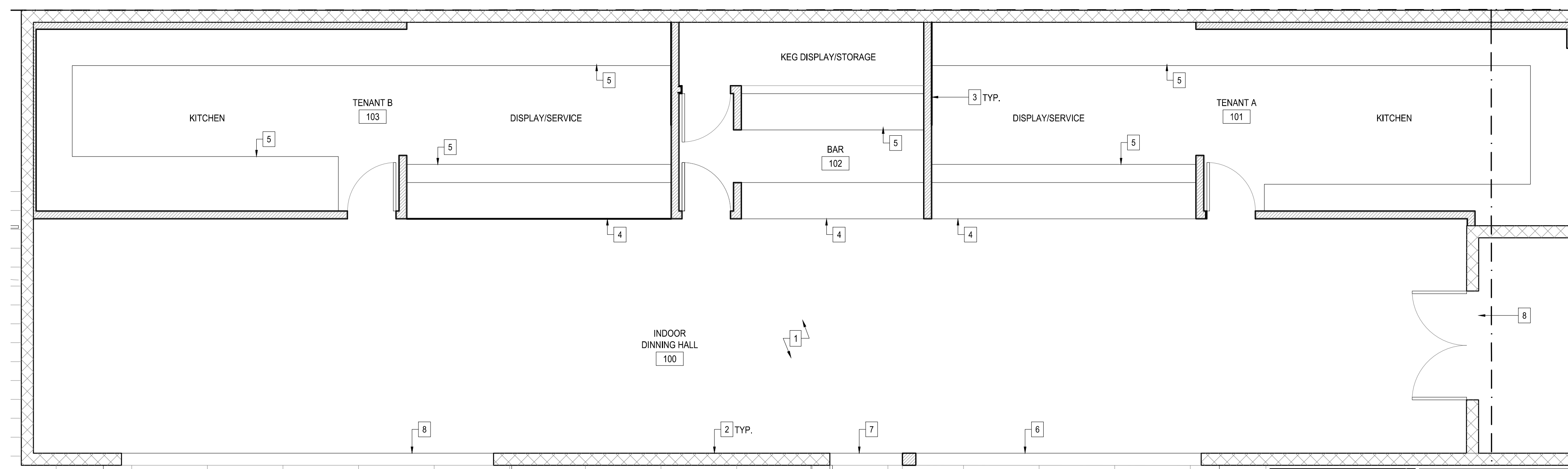
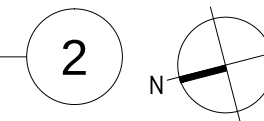
GENERAL KEYNOTES

1. CONTRACTOR TO ISSUE "RFI" (REQUEST FOR INFORMATION) FOR ITEMS THAT ARE UNCLEAR, OR CONTRADICTORY DURING THE PRELIMINARY PRICING PHASE.
2. ALL PLANS, KEYNOTES AND SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. PLANS, KEYNOTES AND SPECIFICATIONS DO NOT DESCRIBE THE FULL SCOPE OF WORK AND ARE INTENDED ONLY FOR PRELIMINARY COST ESTIMATION PURPOSES.

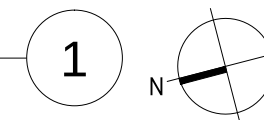
A2.0.0



SCALE: 1/4" = 1'-0"



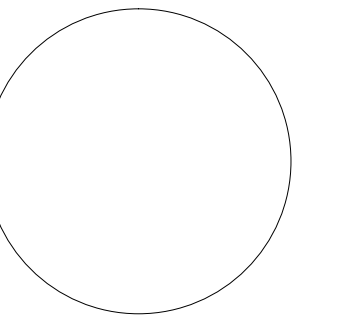
SCALE: 1/4" = 1'-0"



KEYNOTES

r'frm
collective

ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and property of firm collective and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of firm collective. Written dimensions shall take precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



**BLVD PARK
MONTEBELLO CA**

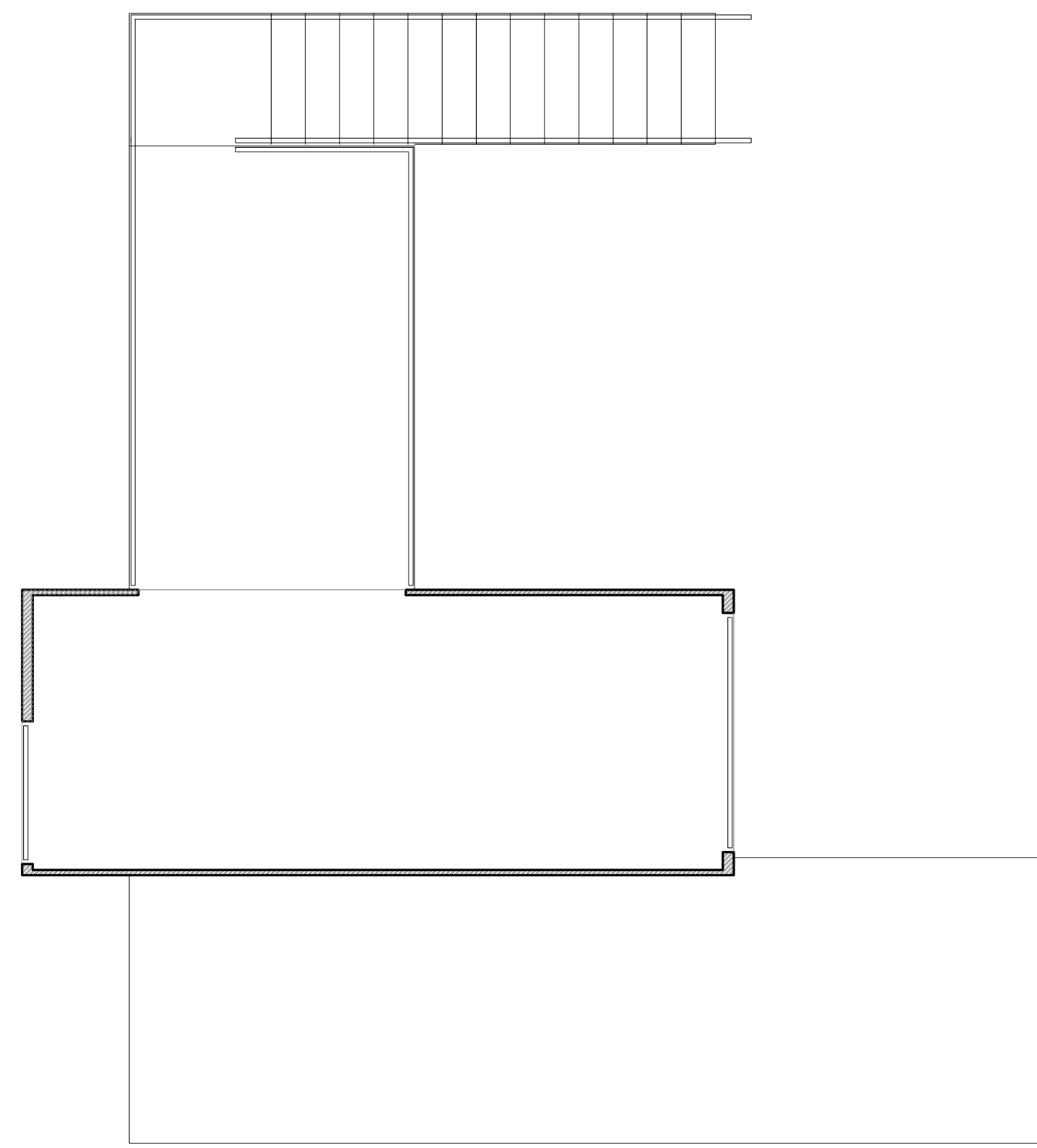
[illegible]

CONTAINER FLOOR PLANS

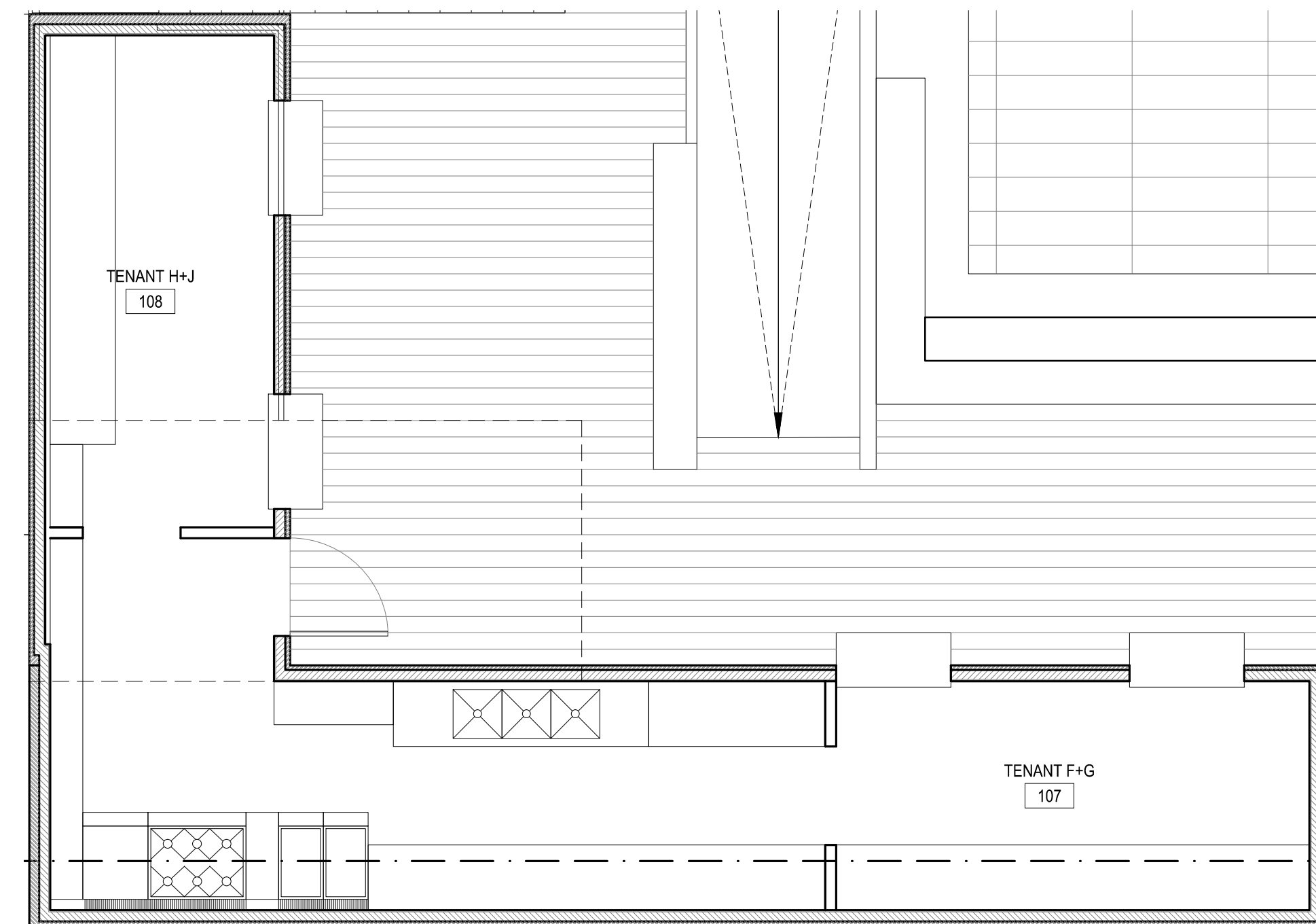
A2.0.1

GENERAL KEYNOTES

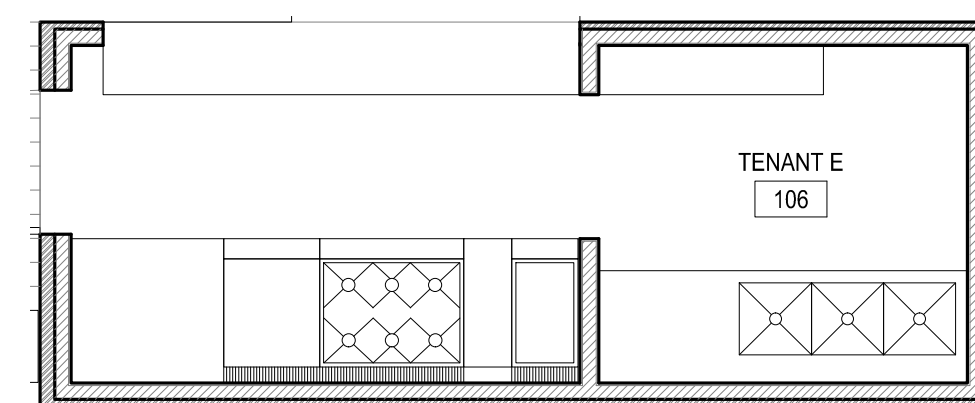
0.1



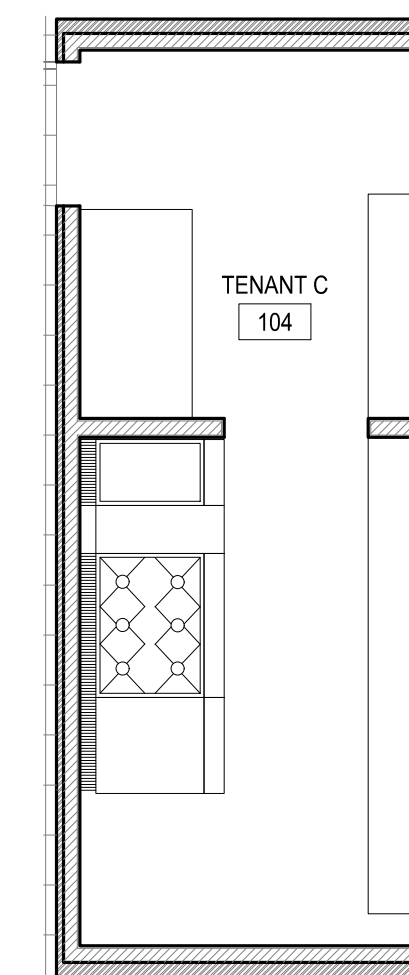
MEZZANINE PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN TENANT F+G+H+J

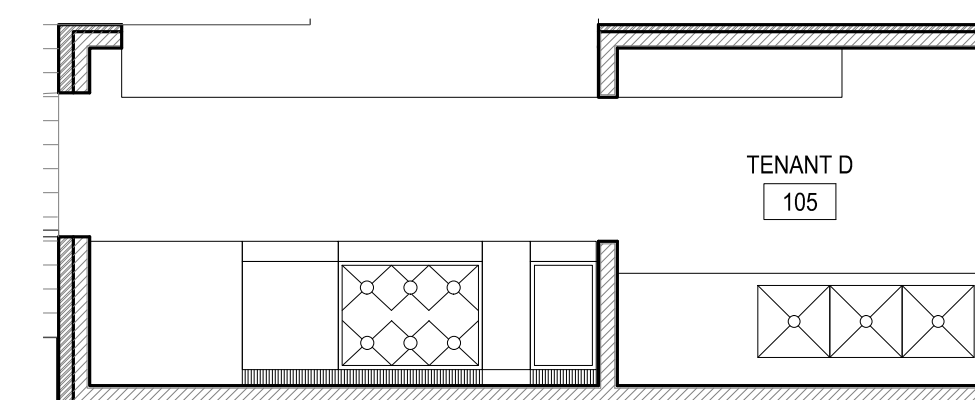


FLOOR PLAN - TENANT E
SCALE: 1/4" = 1'-0"



FLOOR PLAN - TENANT C

SCALE: 1/4" = 1'-0"



FLOOR PLAN - TENANT D

SCALE: 1/4" = 1'-0"

VESTING TENTATIVE TRACT MAP NO. 78215

"FOR CONDOMINIUM PURPOSES"

IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

GENERAL NOTES :

- SUBDIVISION AREA:
1.16 ACRES GROSS - 1.16 ACRES NET
- PROPOSED AND EXISTING ZONING:
EXISTING ZONING - C-2 (GENERAL COMMERCIAL)
PROPOSED ZONING - PD (PLANNED DEVELOPMENT)
- GENERAL PLAN DESIGNATION:
EXISTING - GENERAL COMMERCIAL AND INSTITUTIONAL
PROPOSED - MEDIUM DENSITY (MULTIPLE FAMILY) AND GENERAL COMMERCIAL
- PROPOSED LOTS: 1 LOT FOR CONDOMINIUM PURPOSES.
- EXISTING USE: COMMERCIAL BUILDINGS AND PARKING USES.
- PROPOSED USE: 28 RESIDENTIAL CONDOMINIUMS ON LOT 1, 1 COMMERCIAL LOT 2, PARKING LOT, PRIVATE DRIVEWAYS AND OPEN SPACE. 10 OFF-SITE PARKING SPACES ON EMMET WILLIAMS WAY.
- 1 FOOT CONTOUR INTERVAL.
- SOURCE CONTOURS:
TOPOGRAPHIC SURVEY BY ARROWHEAD MAPPING CORPORATION 5/17/17.
- EXISTING ADJACENT PROPERTY USE:
NORTH PROPERTY USE: EMMET WILLIAMS WAY, ALLEY, POST OFFICE AND PARKING LOT.
EAST PROPERTY USE: 5TH STREET AND COMMERCIAL BUILDINGS.
SOUTH PROPERTY USE: WHITTIER BLVD., ALLEY AND COMMERCIAL BUILDINGS
WEST PROPERTY USE: 6TH STREET AND COMMERCIAL BUILDINGS
- NO RIGHT OF WAY DEDICATIONS PROPOSED.
- 10' RIGHT OF WAY VACATION ALONG 6TH STREET AT LOT 1. NEW SIDEWALK, CURB AND GUTTER ALONG VACATION FRONTAGE.
- NEW SIDEWALK, CURB, GUTTER AND PARKING CONSTRUCTION PROPOSED ALONG EMMET WILLIAMS WAY, NEW DRIVEWAY ENTRANCE AT 5TH STREET. ALL EXISTING DRIVEWAYS WILL BE REMOVED.
- NO SPECIAL FLOOD HAZARDS EXIST.
- SEWERAGE:
PROJECT PROPOSES TO CONSTRUCT ON-SITE PRIVATE SEWER MAIN IN DRIVEWAYS THAT WILL CONNECT TO EXISTING PUBLIC SEWER MAIN IN THE ALLEY AND 5TH STREET SEWER MAINS.
- WATER:
WATER WILL BE SERVED FROM EXISTING MONTEBELLO LAND & WATER CO. WATER MAINS IN 5TH STREET, 6TH STREET AND THE ALLEY. AN ON-SITE PRIVATE WATER SYSTEM WILL BE CONSTRUCTED ON-SITE WITH WATER SERVICES AND METERS AT THE STREET. A FIRE SPRINKLER SYSTEM WILL SERVICE EACH BUILDING FROM THE STREET WATER MAIN.
- STORM DRAINAGE:
AN ON-SITE STORM DRAINAGE PIPE SYSTEM WILL INTERCEPT RUN-OFF ON-SITE AND DISCHARGE RUN-OFF INTO A BIO-FILTRATION VAULT ON-SITE PRIOR TO DISCHARGE INTO 6TH STREET STORM DRAIN FROM EACH LOT SEPARATELY.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (PORTION OF APN: 6346-025-911) THE SOUTHEAST 24 FEET OF THE NORTHWEST 82.5 FEET OF THE SOUTHWEST 130 FEET OF LOT 92 OF MONTEBELLO, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGES 19 TO 23 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (PORTION OF APN: 6346-025-911) THE NORTHWEST .50 FEET OF LOT 10 OF TRACT 1755, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (APN: 6346-025-912) THE EASTERLY 20 FEET OF THE WESTERLY 58.5 FEET OF THE SOUTHERLY 130 FEET OF LOT 92 OF MONTEBELLO, IN THE CITY OF MONTEBELLO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: (APNS: 6346-025-908 AND 6346-025-909) LOT 19 OF TRACT 1755, IN THE CITY OF MONTEBELLO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO THE NORTHERLY 50 FEET OF THE SOUTH 246 FEET OF THE WEST 82.5 FEET OF LOT 92 OF "MONTEBELLO", IN THE CITY OF MONTEBELLO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WESTERLY 28 FEET OF SAID PORTION OF LOT 92 AS CONVEYED TO THE CITY OF MONTEBELLO.

PARCEL 5: (PORTION OF APN 6346-025-910) LOT 20 OF TRACT 1755, IN THE CITY OF MONTEBELLO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6: (PORTION OF APN 6346-025-910) THE NORTHERLY 50 FEET OF THE SOUTHERLY 196 FEET OF THE WESTERLY 82.5 FEET OF LOT 92 OF MONTEBELLO, IN THE CITY OF MONTEBELLO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGE 19 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WESTERLY 28 FEET OF LOT 92.

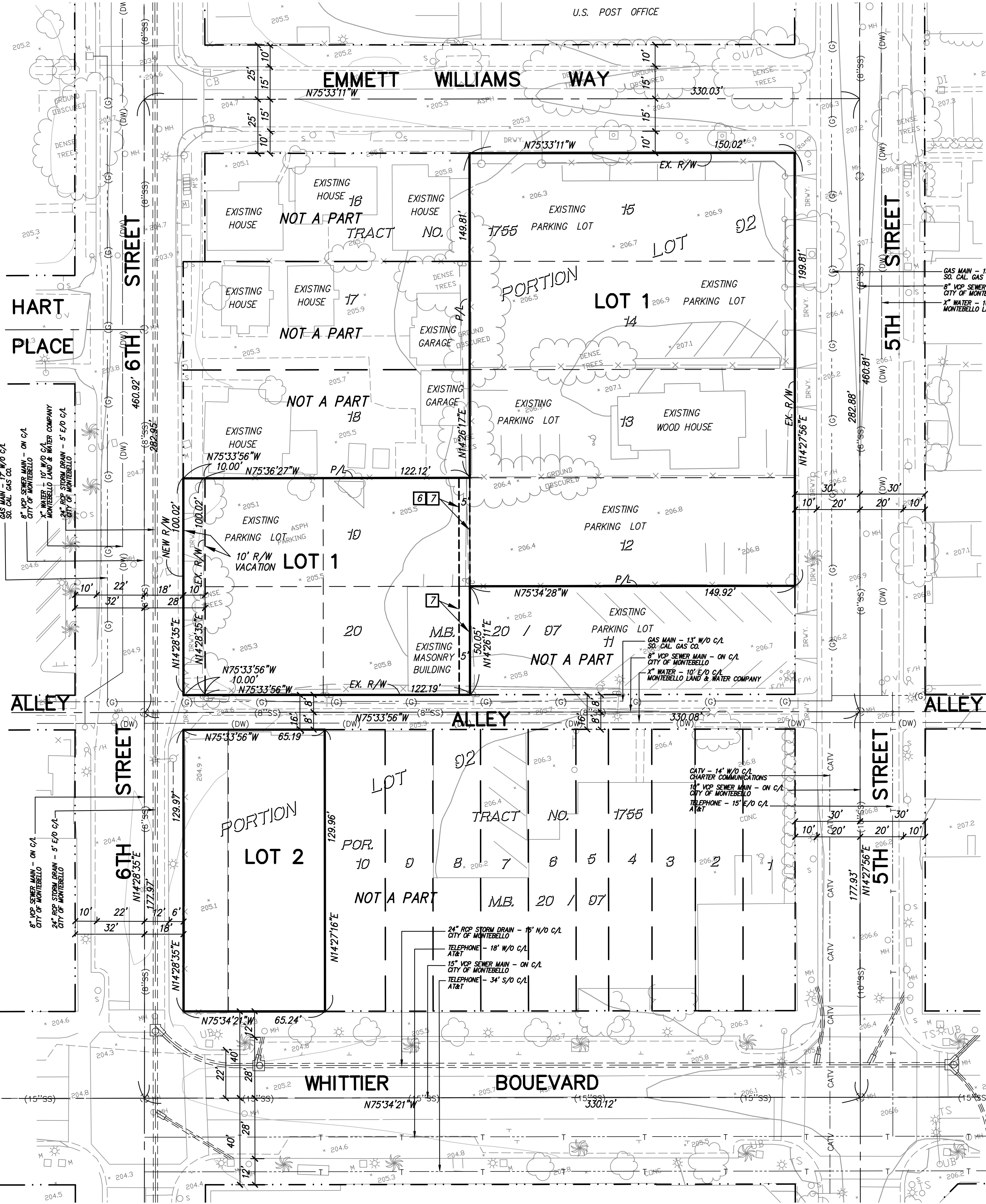
PARCEL 7: (APN: 6346-025-913) THE WESTERLY 82 1/2 FEET OF THE SOUTHERLY 146 FEET OF LOT 92 OF MONTEBELLO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78 PAGE 19 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY EXCEPT THE EASTERLY 44 FEET OF THE SOUTHERLY 130 FEET. ALSO EXCEPT THE NORTHERLY 16 FEET AS CONVEYED TO THE CITY OF MONTEBELLO FOR ALLEY PURPOSES, BY DEED RECORDED IN BOOK 1354 PAGE 245, OFFICIAL RECORDS. ALSO EXCEPT THEREFROM THE WESTERLY 18 FEET THEREOF AS CONVEYED TO THE CITY OF MONTEBELLO FOR STREET PURPOSES, BY DEED RECORDED IN BOOK 869 PAGE 348 OFFICIAL RECORDS.

PARCEL 8: (PORTION OF APN: 6346-025-907) LOT 14 OF TRACT NO. 1755, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE(S) 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 9: (PORTION OF APN: 6346-025-907) LOT 15 OF TRACT NO. 1755, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE(S) 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 10: (APN: 6346-025-908) LOT 12 OF TRACT NO. 1755, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE(S) 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 11: (APN: 6346-025-016) LOT 13 OF TRACT 1755, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



UTILITY PURVEYORS :

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
(800) 655-4555

GAS
SOUTHERN CALIFORNIA GAS CO.
(800) 427-2200

TELEPHONE
AT&T
(800) 483-4000

CABLE TV
CHARTER COMMUNICATIONS
(866) 499-8080

SEWER
CITY OF MONTEBELLO
(323) 887-4555

SEWER
LOS ANGELES COUNTY
SANITATION DISTRICT
(562) 908-4288

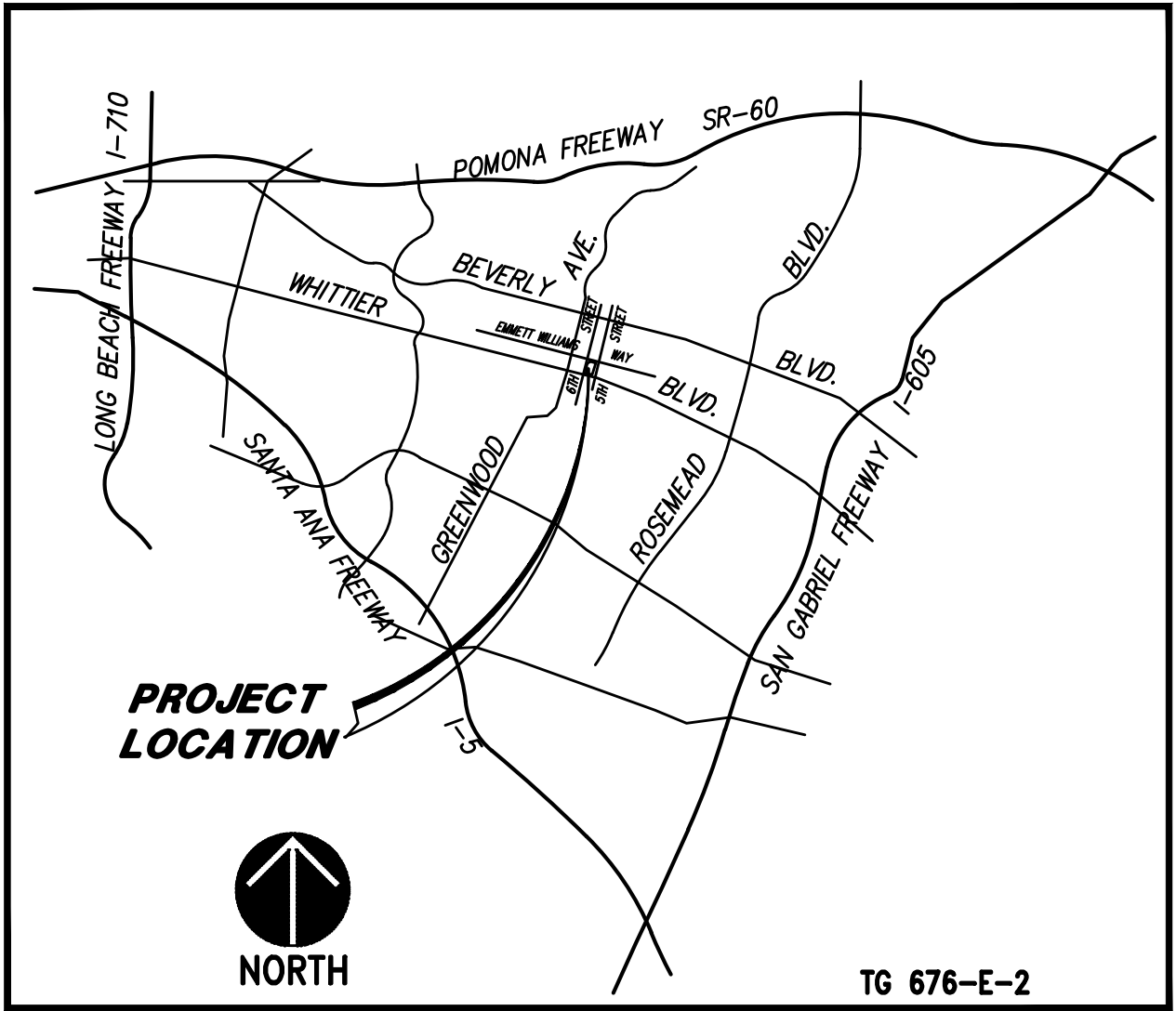
STORM DRAIN
CITY OF MONTEBELLO
(323) 887-4555

WATER
MONTEBELLO LAND &
WATER COMPANY
(323) 722-8654

TRASH/REFUSE
ATHENS DISPOSAL
(626) 336-6100

REVISIONS

NO.	DATE	DESCRIPTION	BY



VICINITY MAP

N.T.S.

LEGEND OF SYMBOLS & ABBREVIATIONS:

SEE SHEET NO. 2 FOR THE LEGEND AND ABBREVIATIONS.

EXISTING EASEMENT NOTES:

- EASEMENT FOR POLE LINES & INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON, RECORDED IN BOOK 20380, PAGE 221 OF OFFICIAL RECORDS.
- EASEMENT FOR POLE LINES, WIRES & INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON, RECORDED NOVEMBER 1, 1943, IN BOOK 20364, PAGE 291 OF OFFICIAL RECORDS.

PROPOSED EASEMENT NOTES:

- PROPOSED EASEMENT FOR EMERGENCY ACCESS, INGRESS AND EGRESS TO THE CITY OF MONTEBELLO.
- PROPOSED EASEMENT FOR PUBLIC UTILITY PURPOSES, INCLUDING ELECTRICAL, TELEPHONE, CATV, GAS, SEWER AND WATER TO THE CITY OF MONTEBELLO.

OWNER :

COMMUNITY REDEVELOPMENT AGENCY
CITY OF MONTEBELLO

1600 W BEVERLY BOULEVARD
MONTEBELLO, CA 90640
(323) 887-1200

SUBDIVIDER :

The Olson Company

3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740
(562) 370-9311

TENTATIVE MAP PREPARED BY :

C&V
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
LAKE FOREST 200
6 ORCHARD, SUITE 200
LAKE FOREST, CA 92603
PHONE (949) 966-3800
FAX (949) 966-3805
CVO-INC.NET



9/12/2017

Ryan J. Bittner, R.C.E. 68167

SHEET INDEX :

SHT. NO.	DESCRIPTION
1	TENTATIVE MAP
2-3	CONCEPTUAL SITE PLAN
4-5	CONCEPTUAL GRADING PLAN
6	CONCEPTUAL UTILITY PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

VESTING TENTATIVE
TRACT MAP NO. 78215

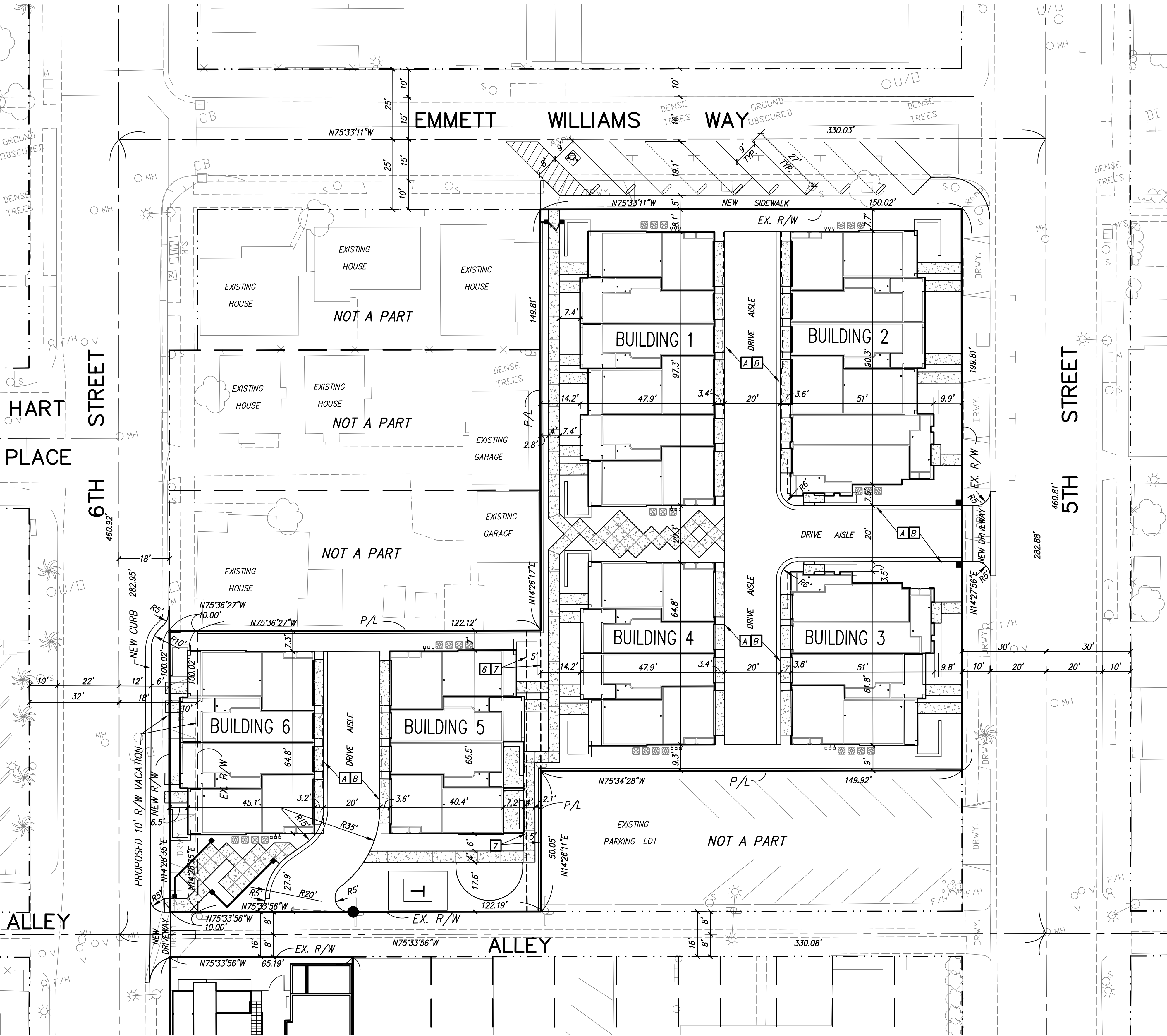
IN THE CITY OF MONTEBELLO
COUNTY OF LOS ANGELES, CALIFORNIA

DATE: 09/12/17

SHEET 1 OF 6 SHEETS

VESTING TENTATIVE TRACT MAP NO. 78215

"FOR CONDOMINIUM PURPOSES"
IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



ABREVIATIONS :

ASPH	ASPHALT.	GM	GAS METER	SCW	SCREEN WALL	TSCB	TOP OF TOP STEP
AP	ANGLE POINT	GDR	GUARD RAIL	SD	STORM DRAIN	ITS	TOP OF WALL
BC	BUILDING CORNER	GW	GUY WIRE	STLT	STREET LIGHT	TW	TYPICAL
BGN	BEGIN	HB	HOSE BIB	S.F.	SQUARE FEET	TYP	UTILITY BOX
BW	BACK OF SIDEWALK	HOWL	CONC HEADWALL	SHR	STEEL HAND RAIL	UB	UTILITY CONTROL BOX
CB	CATCH BASIN	INV	INVERT	SMH	SEWER MANHOLE	UCB	UTILITY
CONC	CONCRETE	LIP	LIP OF CURB	SW	SIDEWALK	UT	VITRIFIED CLAY PIPE
CP	CURB FACE	LP	LIGHT POLE	TA	TREE AREA	V	VALVE
CIP	CAST IRON PIPE	LT	LIGHT STANDARD	TBH	TOP OF BULKHEAD	VCP	WROUGHT IRON FENCE
CL	CENTER LINE	LT	METER PEDESTAL	TBS	TOP OF BOTTOM STEP	WM	WATER METER
CLF	CHAIN LINK FENCE	MH	MANHOLE	TC	TOP OF CURB	WV	WATER VALVE
CO	CLEANOUT	MS	MOW STRIP	TCB	TOP OF CATCH BASIN	WLT	WATER VAULT
DI	DROP INLET	NG	NATURAL GROUND	TE	TRASH ENCLOSURE	VG	VALLEY GUTTER
DRWY	DRIVEWAY	OH	OVERHEAD WIRES	TFP	ELECT. TRANSFORMER PAD	VLT	VAULT
E	ELECTRICAL	PA	DRAIN PIPE	TG	TOP OF GRATED INLET	VLT	VAULT
EOA	EDGE OF ASPHALT	P	PLANTING AREA	TMH	TELEPHONE MANHOLE	YD	YARD/AREA DRAIN
EOD	EDGE OF CONCRETE	PB	PULL BOX	TOE	TOE OF SLOPE		
EOP	EDGE OF PAVEMENT	PLB	PLANTER BOX	TL	TRAFFIC LIGHT		
EMH	ELECTRICAL MANHOLE	P/L	PROPERTY LINE	TR	TREE WELL W/TREE		
FCR	FENCE CORNER	PP	POWER POLE	TRD	TREE-DECIDUOUS		
FG	FINISHED GRADE	PVMT	PAVEMENT	TRF	TREE-FRUIT		
FL	FLOW LINE	RCP	REINFORCED CONC. PIPE	TS	TRAFFIC SIGNAL		
FF	FINISHED FLOOR	RR	RAILROAD TRACKS	TSB	TRAFFIC SIGNAL BOX		
FH	FIRE HYDRANT	RW	RETAINING WALL	TSPB	TRAFFIC SIGNAL PULL BOX		
FS	FINISHED SURFACE	SW	SANITARY SEWER				

LEGEND OF SYMBOLS :

TREE	STREET LIGHT	SIGN	VALVE
BUSH/TREE	CATCH BASIN	FIRE HYDRANT	MANHOLE
PALM TREE	DROP INLET	POWER POLE	HANDICAP
	LIGHT POLE	GUYWIRE/ANCHOR	UTILITY BOX
	DROP INLET	METER	ADA PATH OF TRAVEL
		POST (NO LABEL)	CHAIN LINK FENCE

PROJECT AREA:

EXISTING LOT AREAS:
GROSS: 50,668 S.F. (±) OR 1.16 AC.

PROPOSED LOT AREAS:
TOTAL GROSS: 50,668 S.F. (±) OR 1.16 AC.
NET (W/ R/W VACATION): 51,668 S.F. (±) OR 1.19 AC.

LOT 1 GROSS: 42,193 SF (±) OR 0.97 AC.
LOT 1 NET (W/ R/W VACATION): 43,193 SF (±) OR 0.99 AC.
LOT 2 GROSS & NET: 8,475 SF (±) OR 0.19 AC.

EXISTING EASEMENT NOTES:

6 EASEMENT FOR POLE LINES & INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON, RECORDED IN BOOK 20380, PAGE 221 OF OFFICIAL RECORDS.

7 EASEMENT FOR POLE LINES, WIRES & INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON, RECORDED NOVEMBER 1, 1943, IN BOOK 20364, PAGE 291 OF OFFICIAL RECORDS.

PROPOSED EASEMENT NOTES:

A PROPOSED EASEMENT FOR EMERGENCY ACCESS, INGRESS AND EGRESS TO THE CITY OF MONTEBELLO.

B PROPOSED EASEMENT FOR PUBLIC UTILITY PURPOSES, INCLUDING ELECTRICAL, TELEPHONE, CATV, GAS, SEWER AND WATER TO THE CITY OF MONTEBELLO.

PROJECT SUMMARY:

Total Site Area: ± 1.16 Acres

LOT 1 Area 0.97 Acres

Total Units: 28 Condominium Homes
• (28) 3-Story Condominiums

Density: 28.8 Homes per Acre

Parking Provided: 74 Spaces (2.6 spaces per home)
• Garage: 56 Spaces
• On Street: 10 Spaces

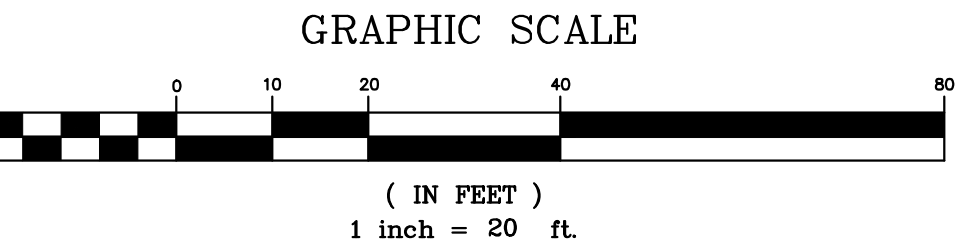
LOT 2 Area 0.19 ACRES
3,140 SF Commercial Building

OWNER :
COMMUNITY REDEVELOPMENT AGENCY
CITY OF MONTEBELLO
1600 W BEVERLY BOULEVARD
MONTEBELLO, CA 90640
(323) 887-1200

SUBDIVIDER :
The Olson Company
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740
(562) 370-9311

TENTATIVE MAP PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
LAKE FOREST 6 ORCHARD, SUITE 210 LAKE FOREST, CA 92530
PHONE (949) 946-3800 FAX (949) 946-3805 CVC-INC.NET



REVISIONS

NO.	DATE	DESCRIPTION	BY

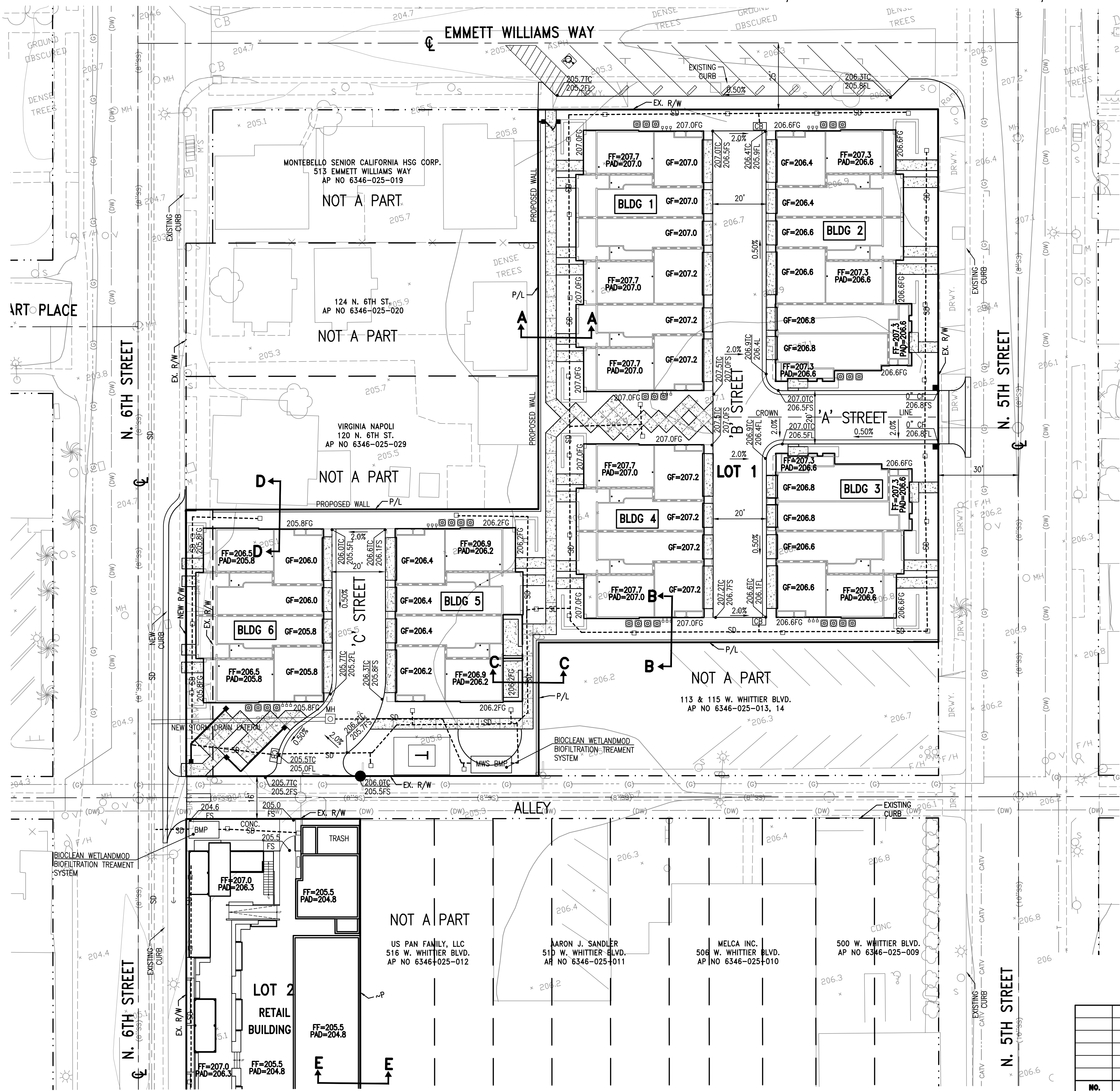
SITE PLAN
VESTING TENTATIVE
TRACT MAP NO. 78215
IN THE CITY OF MONTEBELLO
COUNTY OF LOS ANGELES, CALIFORNIA
DATE: 09/12/17
SHEET 2 OF 6 SHEETS

SEE SHEET NO. 3

SHEET 3 OF 6 SHEETS

VESTING TENTATIVE TRACT MAP NO. 78215

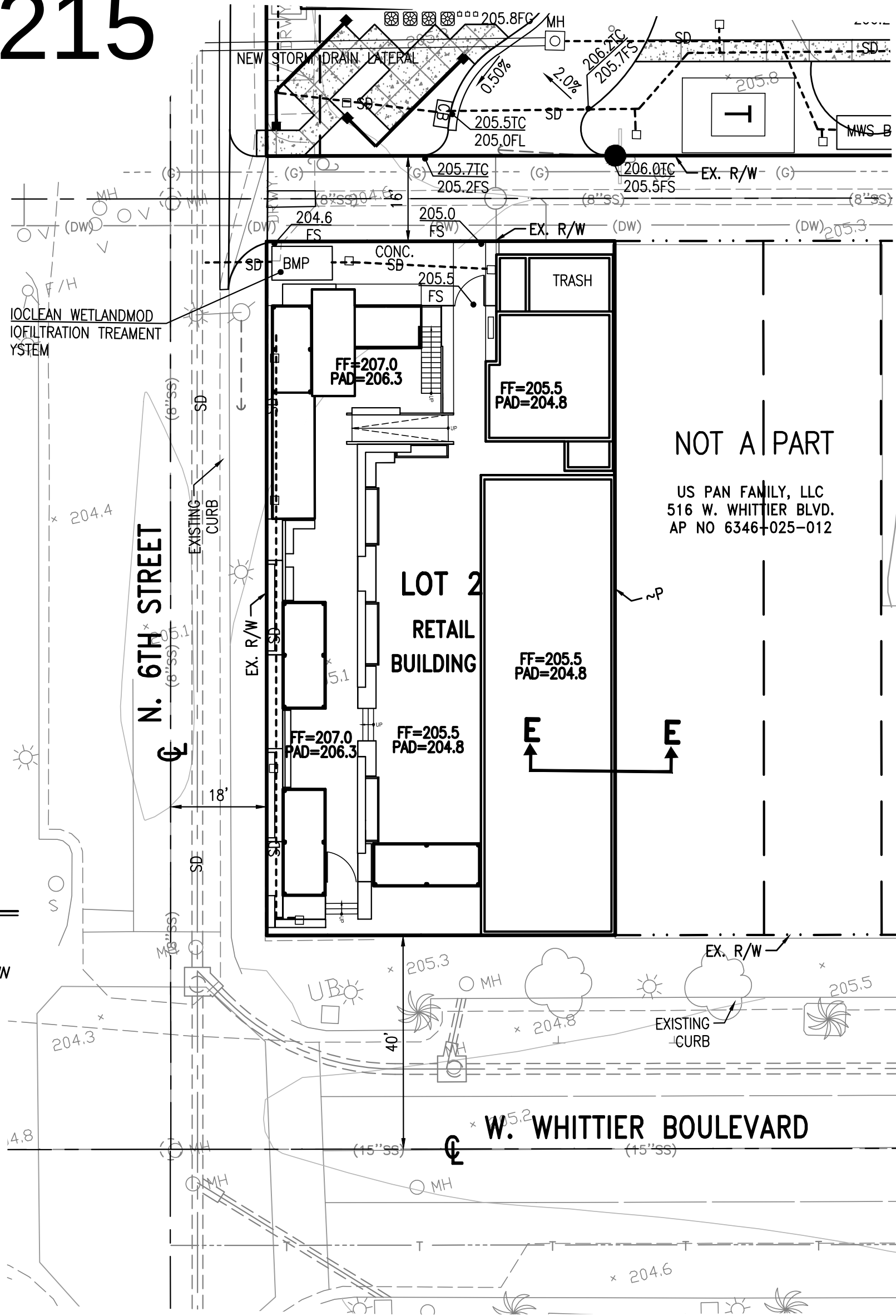
"FOR CONDOMINIUM PURPOSES"
IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



- LEGEND:**
- STORM DRAIN PIPE
 - LANDSCAPE AREA CATCH BASIN
 - DRIVEWAY CATCH BASIN
 - STORM WATER BIOFILTRATION
 - STORM DRAIN MANHOLE
 - FF FINISH FLOOR
 - FG FINISH GRADE
 - FS FINISH SURFACE
 - FL FLOW LINE
 - TC TOP OF CURB
 - TG TOP OF GRATE

EARTHWORK QUANTITIES:

RAW CUT	650 CY
RAW FILL	650 CY
2" OVEREXCAVATION	3,800 CY
15% SHRINKAGE	700 CY
IMPORT	700 CY

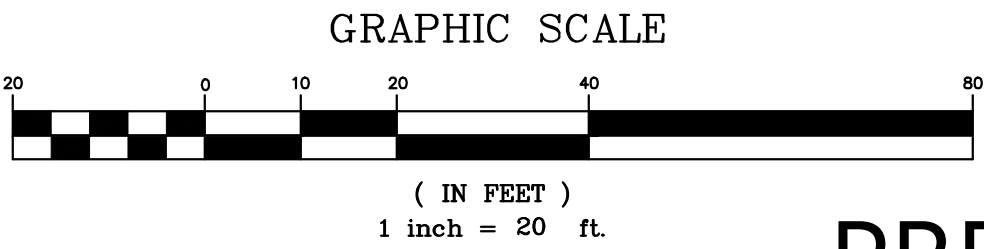


OWNER :
COMMUNITY REDEVELOPMENT AGENCY
CITY OF MONTEBELLO
1600 W BEVERLY BOULEVARD
MONTEBELLO, CA 90640
(323) 887-1200

SUBDIVIDER :
The Olson Company
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740
(562) 370-9311

PLAN PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
LAKE FOREST
6 CRENSHAW SUITE 200
LAKE FOREST, CA 92630
PHONE (949) 366-3000
FAX (949) 366-3002
CVC-INC.NET



REVISIONS			
NO.	DATE	DESCRIPTION	BY

PRELIMINARY GRADING PLAN

VESTING TENTATIVE
TRACT MAP NO. 78215
IN THE CITY OF MONTEBELLO
COUNTY OF LOS ANGELES, CALIFORNIA

DATE: 09/12/17
SHEET 4 OF 6 SHEETS

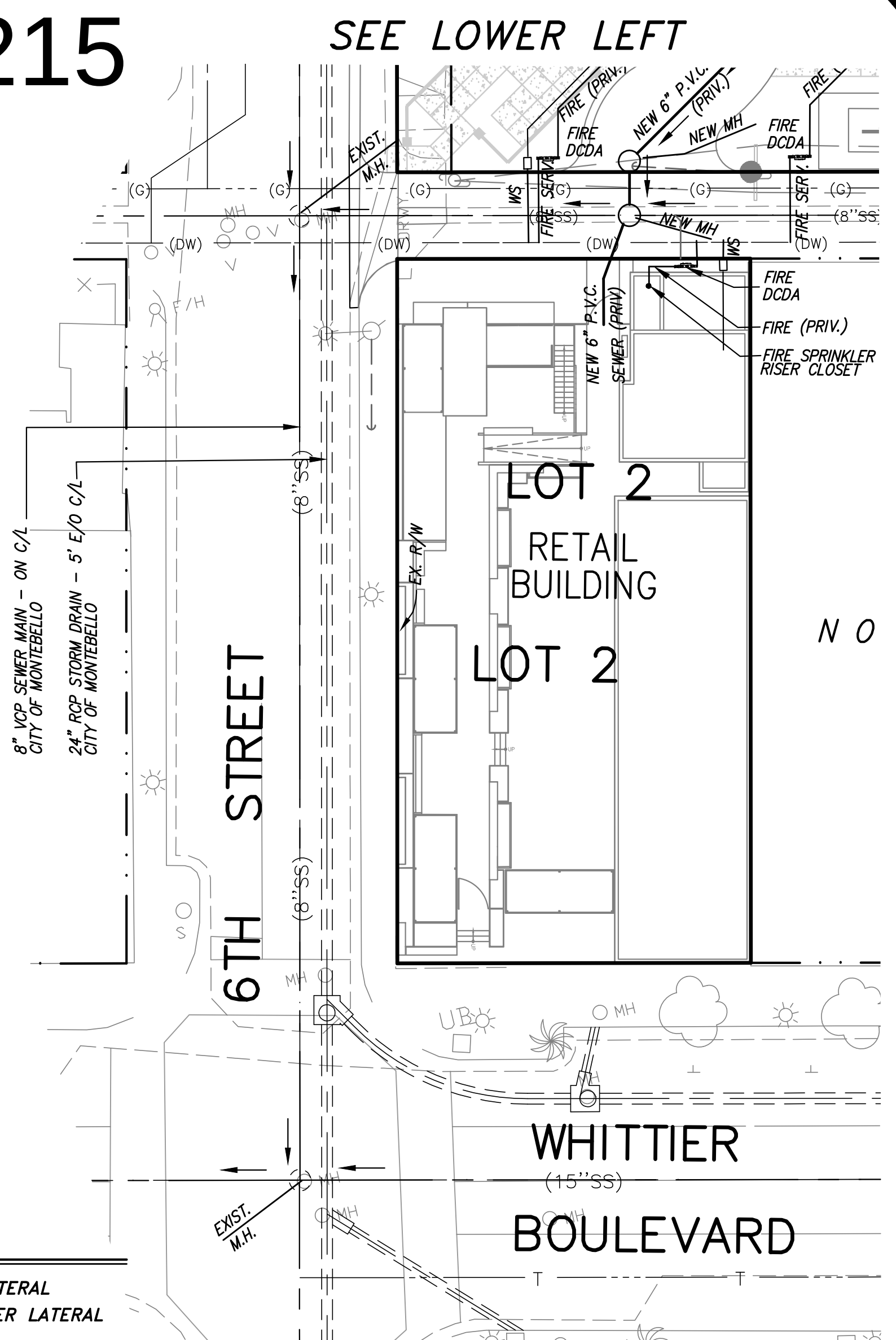
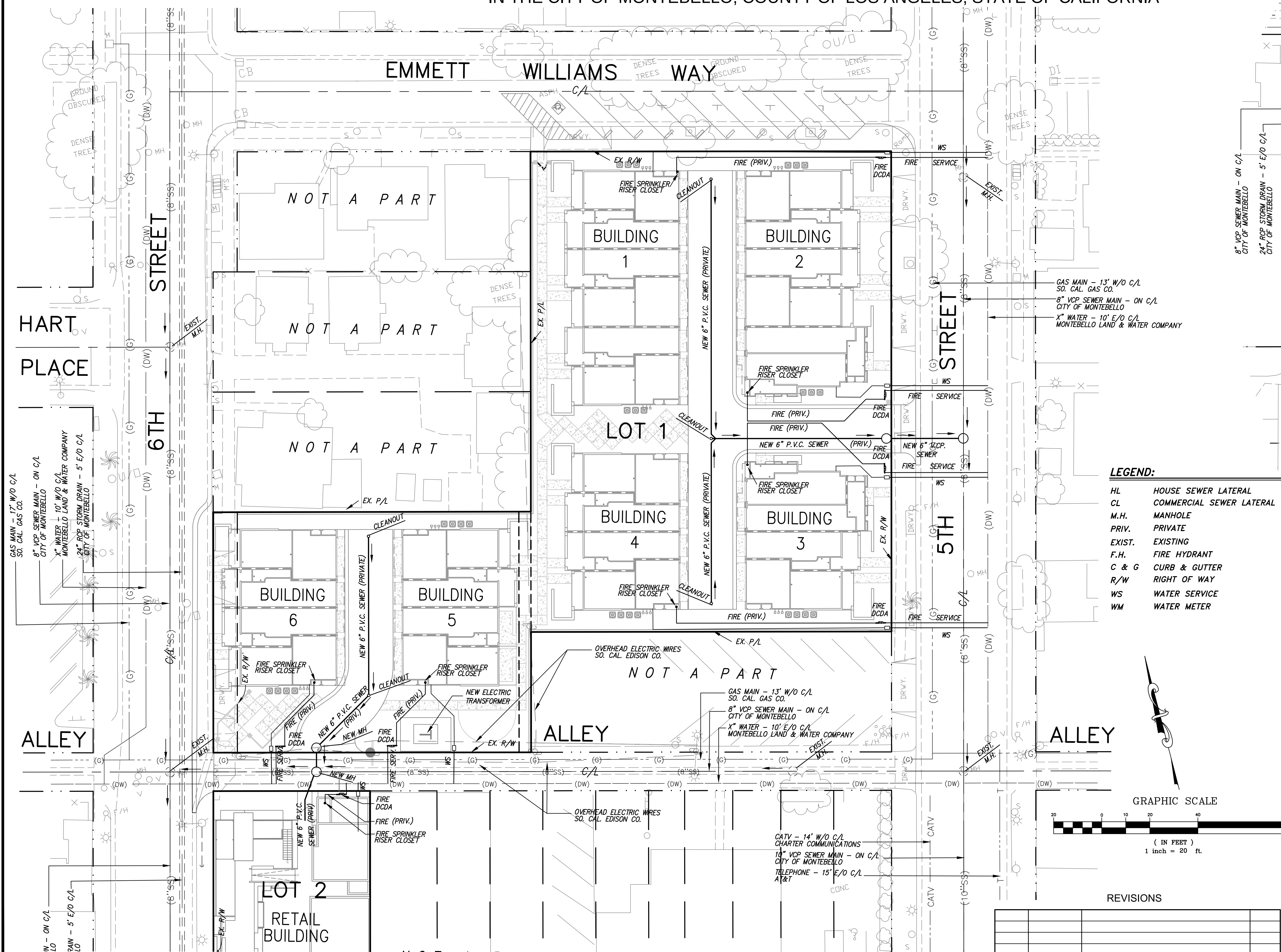
IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 5 OF 6 SHEETS

MODULAR
WETLANDS

VESTING TENTATIVE TRACT MAP NO. 78215

"FOR CONDOMINIUM PURPOSES"
IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND:

- HL HOUSE SEWER LATERAL
- CL COMMERCIAL SEWER LATERAL
- M.H. MANHOLE
- PRIV. PRIVATE
- EXIST. EXISTING
- F.H. FIRE HYDRANT
- C & G CURB & GUTTER
- R/W RIGHT OF WAY
- WS WATER SERVICE
- WM WATER METER

OWNER :

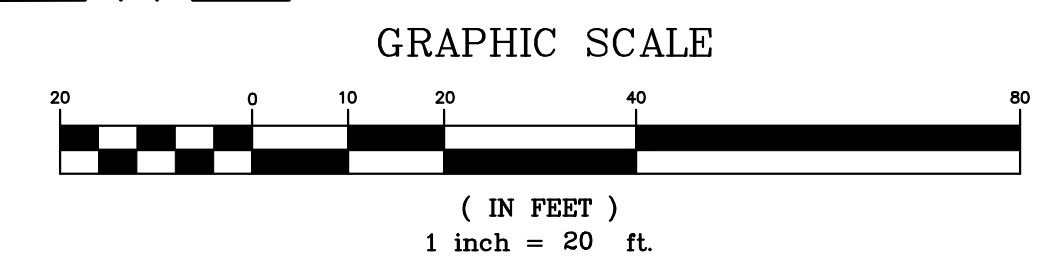
COMMUNITY REDEVELOPMENT AGENCY
CITY OF MONTEBELLO
1600 W BEVERLY BOULEVARD
MONTEBELLO, CA 90640
(323) 887-1200

SUBDIVIDER :

The Olson Company
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740
(562) 370-9311

PLAN PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
LAKE FOREST
6 ORCHARD, SUITE 200
LAKE FOREST, CA 92630
PHONE (949) 916-2020
FAX (949) 916-2025
CVC-INC.NET



REVISIONS

NO.	DATE	DESCRIPTION	BY

CONCEPTUAL UTILITY PLAN

VESTING TENTATIVE
TRACT MAP NO. 78215
IN THE CITY OF MONTEBELLO
COUNTY OF LOS ANGELES, CALIFORNIA

DATE: 09/12/17
SHEET 6 OF 6 SHEETS

SEE ABOVE RIGHT

RESOLUTION NO. ____

RESOLUTION OF THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT (GPA01-18), DENSITY OVERLAY (DO01-18), PLANNED DEVELOPMENT (PD01-18), AND VESTING TENTATIVE TRACT MAP (VTTM78215), AND ADOPTION AND CERTIFY THE CEQA MITIGATED NEGATIVE DECLARATION, FOR AN 28 UNIT RESIDENTIAL TOWNHOME AND SMALL FOOD INCUBATOR PROJECT AT 520, 522, 528 WEST WHITTIER BOULEVARD, 117, 121, 125 NORTH 5TH STREET, AND 114 NORTH 6TH STREET.

WHEREAS, the General Plan Amendment (GPA01-18), Density Overlay (DO01-18); Zone Change (ZC01-18), Planned Development (PD01-18), and Vesting Tentative Tract Map (VTTM78215) applications have been received and accepted;

WHEREAS, the General Plan Amendment (GPA01-18) would change the Land Use Designation from Commercial Boulevard to High Density Residential;

WHEREAS, the Density Overlay (DO01-18) would increase the density to 25 dwelling units per acre;

WHEREAS, the Planned Development would allow a market rate for-sale 28 unit residential townhome project and small food incubator project;

WHEREAS, the Tentative Tract Map VTTM78215 will consolidate seven existing lots into one lot and create 28 air parcels for condominium purposes and one commercial parcel;

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, §15000 et seq.), the City of Montebello is the lead agency for the proposed Project;

WHEREAS, the said project is considered a “project”, per the California Environmental Quality Act definition of a “project”;

WHEREAS, a Mitigated Negative Declaration was prepared which analyzed the potential environmental impacts and found with mitigation the potential environmental impacts can be reduced to a significance threshold of Less Than Significant; and

WHEREAS, a duly notice public hearing has been held, at which the City Council received and considered staff presentations, recommendations, public testimony, and all other matters presented at the public hearing and included in the record for this matter, and all other legal prerequisites to the adoption of this Resolution have occurred; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the City Council of the City of Montebello resolves that:

SECTION 1. INCORPORATION OF RECITALS. The City Council for the City of Montebello finds and declares that the foregoing recitals are true and correct, and incorporates said recitals fully into this Resolution as substantive findings.

SECTION 2. CEQA. That the City Council make such findings and adopt and certify a CEQA Mitigated Negative Declaration, in accordance with CEQA Guidelines

SECTION 3. PLANNED DEVELOPMENT. The City Council hereby approves the Planned Development (PD01-18) based on the following findings of fact.

1. The proposed residential project is in compliance with the provisions of the Planned Development Chapter of the Montebello Municipal Code. The proposed Planned Development application will allow the adoption of a Precise Plan of Development allowing 28 residential condominium units and small food incubator. A Planned Development is a master planning mechanism for the development of larger parcels of land in residential, commercial and manufacturing zones where the existing underlying development standards do not functionally allow for reasonable development. Due to the uniqueness of the site, size, and limited frontage along Whittier Boulevard, a Planned Development is the appropriate tool for development of the site. As proposed, the precise plan of development will allow for a more superior development than what could be achieved under the current zoning and will be consistent with the Montebello Municipal Code.
2. Is consistent with the subdivision regulations, with the general intent of the zoning regulations, with the general plan, and with any applicable specific plan. The proposed Precise Plan of Development will allow the creation of two land lots with 28 air parcels/condominiums and small food incubators that will be in compliance with the subdivision regulations. The proposal is also consistent with the general intent of the zoning regulations in that the proposal establishes a transition of zoning districts that minimizes land use impacts, and is consistent with the General Plan vision to allow higher density along the major commercial corridors.
3. Is compatible with present and future development of the property within the immediate vicinity. Specifically, the existing residential and commercial uses that immediate vicinity. As proposed, the adoption of a Precise Plan of Development will provide a better transition between the existing districts. This will provide a clear transition of land uses, and the Precise Plan of Development will ensure the proper placement of buildings and uses. Therefore, the project is compatible with the development pattern in the vicinity.
4. Is consistent with the general peace, health, safety and general welfare. The proposed project is compatible with the surrounding uses

and is consistent with purposes of the Specific Plan ensuring the general peace, health, safety, and welfare in the area.

5. That the permitted uses and development standards adopted as part of the Planned Development will not be detrimental to present and potential surrounding uses. The proposed Precise Plan of Development allows for the subject site to be master planned in such a way so as to minimize impacts to the abutting residential and commercial uses. The project is compatible to the surrounding uses. Although the project may not meet all the strict applications of the code as it relates to building height, front yard setback, maximum number of bedrooms allowed, and the configuration of off-street parking, the Precise Plan of Development is a functional design that takes the unique qualities of the site into account. The proposed development has been designed to accommodate the property's irregular shape to be developed in a way that has a beneficial effect and minimizes its visual impact to the surrounding area.
6. That the proposed on-site driveways and access are adequate in size to accommodate the traffic volume generated by the proposed Planned Development, and increased densities will not generate traffic in such amounts as to overload the street network outside the Planned Development boundary.
7. That the exceptions, if any, from the development standards of the zoning code are warranted by the design and amenities, as incorporated, are in accord with adopted policies of the Planning Commission and the City Council. The proposed Precise Plan of Development allows for the master planning of the site. Although the project may not meet all the strict application of the code as it relates to building height, front yard setback, maximum number of bedrooms allowed, and the configuration of off-street parking, the Precise Plan is a functional design that takes the unique qualities of the site into account. In addition, the proposed development has been designed to accommodate the property's irregular shape to be developed in a way that minimizes its visual impact to the surrounding area.
8. That the existing or proposed utility services and facilities are adequate for the proposed population densities and residential uses. The utility providers in the community have indicated that they can accommodate the addition of 28 residential condominium units and small food incubators.
9. That the proposed buildings and structures are situated in such a manner to minimize impacting the privacy of existing abutting residential uses. There are multiple-family residences to the northeast of the subject site. Therefore, minimal to no impacts are anticipated in regards to privacy of existing abutting residential uses.

SECTION 4. CONDITIONS. The City Council finds that the foregoing conditions of approval are necessary and appropriate.

1. The applicant shall defend, indemnify, and hold harmless the city, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the city, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the city, if any, and cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the applicant, the city and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the applicant's obligation to indemnify the city for all the city's costs, fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The city shall have the right to choose its own legal counsel to represent the city's interest in the proceedings.
2. The applicant acknowledges and understands that all conditions set forth in this Resolution are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render this approval non-binding as against the city and shall confer applicant no legal rights under the law.
3. The development and utilization of the subject site shall substantially conform to the approved precise plan and tentative tract map, for the use, except as provided for herein and by subsequent revisions found by the Director of Planning and Community Development to be in substantial compliance with these provisions.
4. All construction is to be done during the allowed days and times per the Montebello Municipal Code. The construction shall use best management practices. Construction shall use methods for dust control, noise control, and all other irritants before, during, and post construction and shall not be limited to the items listed here, subject to the Director of Planning and Community Development. The Director of Planning and Community Development can recommend to the Planning Commission in a public hearing modified conditions, additional conditions, or revocation of the Planned Development should there be cause.
5. The development of the subject site shall be consistent with all of the provisions of the Montebello Municipal Code (MMC) and Planned Development (PD01-18).
6. The Director of Planning and Community Development, at any time, can call for a review of the approved precise plan associated with the Planned Development (PD01-18), Vesting Tentative Tract Map, and/or conditions of approval at a duly noticed public hearing before the

Planning Commission. Modifications or new condition(s) may be added to reduce any impacts of the use. The Planning Commission may revoke the Planned Development (PD01-18) if sufficient cause is given.

7. The applicant or successor in interest shall meet the applicable Code requirements and all other City Departments regulations.
8. The property owner will bear the full costs of all monitoring and inspection activities to be conducted by City staff, or its designated representative(s), as necessary to ensure compliance with the conditions of this Resolution.
9. Any change, expansion, intensification and/or modification to the approved precise plan, Tract Map, use, or mode of operation shall be subject to the review and approval by the Director of Planning and Community Development who may take action or call for review by the Planning Commission at a noticed public hearing.
10. The property owner shall have all graffiti on-site removed within 24 hours of its appearance.
11. The operation of the said use shall at all times be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking or other actions.
12. The property owner or Homeowners Association shall take the necessary steps to assure the orderly conduct of residents and visitors on the premises.
13. The parking area shall be sufficiently lit and secured to discourage loitering and/or late night activity.
14. All outdoor utilities, machinery, and equipment, including roof-mounted equipment, shall be completely screened from the public right-of-way, in a manner that is compatible with the structure. The method of screening shall be subject to the review and approval of the Director of Planning and Community Development and the Building Official prior to issuing building permits.
15. This approval shall not supersede the approval of any other responsible agencies. The applicant shall comply with all Federal, State and local laws.
16. The approval of this Planned Development (PD01-18) and Vesting Tentative Tract Map shall expire if the rights granted are not exercised within two (2) years from the effective date of this Resolution. Exercise of rights shall mean the issuance of a building permit or grading permit and continuous improvements or construction.

17. The approval of this Planned Development (PD01-18) and Vesting Tentative Tract Map can be extended up to and not to exceed an additional two (2) years with a written request by the property owner stating the reason and need for an extension and upon review and approval by the Director of Planning and Community Development.
18. In the event of a violation of the precise plan associated with Planned Development (PD01-18), Vesting Tentative Tract Map, or conditions of approval, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.
19. Any trash, debris, or overgrown vegetation shall be removed from the project site within 24 hours and the project site shall be properly fenced and kept clean to prevent any trash, debris, or overgrown vegetation onto neighboring properties or onto the public right-of-way.
20. If, at any time, a trash, debris, or overgrown vegetation problem arises, the Director of Planning and Community Development may require a clean-up plan to be submitted and reviewed. The clean-up plan shall include a schedule of time and frequency of clean-up activities. Upon approval of the plan by the Director of Planning and Community Development, the measures of the plan shall be implemented. This condition may require the property owner to post a bond to ensure clean-up compliance.
21. The development and utilization of the site shall comply with all the provisions of all of the current Building, Plumbing, Mechanical, Electrical Codes and City Ordinances, as well as additional requirements from the Montebello Building and Safety Division.
22. All signage is subject to final review and approval by the Director of Planning and Community Development.
23. All temporary signage is subject to the restrictions of the City's sign ordinance.
24. No pay telephone(s) on the exterior of the premises.
25. Exterior storage of any kind shall be prohibited.
26. The Planning Commission, and the City Council on appeal, shall have the right to impose additional conditions for the protection of the public health, safety and welfare.
27. The following development standards per MMC Section 17.38.070, the required precise plan of development shall conform to the following design criteria:
 - a. The plan shall be comprehensive, with respect to land, buildings, landscaping and their interrelationships;

- b. The plan shall provide for adequate open space, circulation, off-street parking and pertinent amenities. Buildings, structures and facilities in the project site shall be well integrated, oriented and related to the topographic and natural landscape features of the site, as well as the surrounding development patterns. In situations where multi-story structures are proposed to be developed abutting residentially developed properties, due consideration should be given to the privacy of the existing residential uses;
- c. The internal street system shall not be a dominant feature in the overall design; rather it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities in the project site;
- d. Common areas and recreational facilities (if provided) shall be readily accessible to the occupants of the dwelling units and shall be related to any common open space provided in the project site;
- e. Architectural harmony within the development and design compatibility with the surrounding existing and expected future development shall be obtained so far as feasible;
- f. The development characteristics such as lot area, frontage and width, coverage, density, yards/setbacks, building heights, landscaping and parking depicted in the plan shall be the standards of the underlying zoning designations. Exceptions to these standards may be allowed by the planning commission and city council when it can be demonstrated that such modified standards would result in more desirable development and are warranted in terms of the relationship of the total proposed development or units thereof to the general plan.

28. The following conditions for planned development district per MMC Section 17.38.100) shall be as follows:

- a. Compliance with Precise Plan of Development. All improvements within a planned development district shall substantially conform to the precise plan of development as adopted, amended or modified;
- b. Construction in Stages. A plan may provide for construction in phases provided that each phase includes a description of location, structures, infrastructure and the timing for completion of all phases does not exceed the time limit established in the plan; and

- c. Covenants, Conditions and Restrictions. Forms for covenants, conditions and restrictions, approved by the city attorney, may be established as a part of each precise plan of development, as the city council may direct, so as to insure compliance with the provisions of this title.

Public Works

29. The following items are the Public Works Departments Conditions of Approval for the subject location:

- a. The proposed project is a 28-unit Condo development.
- b. A final tract map in conformance with the State Map Act is required based on the approved tentative map.
- c. Requirements for the final map are as follows:
- d. All fees for processing the final map shall be paid.

30. Submittal of a final map prepared by a State of California registered Civil Engineer and prepared in conformance with the Subdivision Map Act and submitted for review by the City Engineer. A title report for the subject property current within 60 days is required. Closure calculations and a traverse are required for the perimeter of the entire area. Legal descriptions are required for any newly created lots. The map will provide for vacation of a portion of Emmett Williams Way for parking purposes. Existing utility easements will remain in place.

31. Preparation and submittal of a Traffic Impact Study (TIS) to the Engineering Division of a prepared by a California Registered Civil Engineer or Traffic Engineer is required. Traffic improvements in addition to those mentioned below will be required based on the recommendations of the TIS. The limits of the TIS will be provided under separate cover. Reconstruction of traffic improvements within the area will be required based on the final TIS.

32. Offsite improvements include but are not limited to the following: A. Update all ADA facilities in the public right of way fronting the subject project; B. Grind and overlay all public streets fronting the project from gutter lip to street centerline; C. Replace all public sidewalks fronting the project; D. Replace any damaged curb and gutter in any public street fronting the project; E. Street trees in irrigated tree wells are required.

33. Grading Plans for onsite improvements and street improvement plans for all offsite improvements shall be prepared by a California Registered Civil Engineer and submitted to the Engineering Division for reviewed with no further comment prior to issuance of any Building permits.

34. A Permit from the Public Works/Engineering Department is required for all onsite grading and offsite improvements.
35. In lieu of constructing the required public improvement prior to approval of the final map, the developer may submit a subdivision agreement and bonds for City Council approval for purposes of deferring the improvements for one year or as approved by the City.
36. Submittal of "Will Serve" letters will be required from all utility companies who will be required to serve this development.
37. Recordation of CC&R's or other documentation as required by the Planning Division that specifies that the property owners of this subdivision will be responsible for the maintenance of all onsite infrastructure including but not limited to roads, utilities and buildings.
38. Prior to issuance of the Building Permit, all conditions and the following additional requirements shall be satisfied:
39. Submittal of a Soils/Geology Report prepared by a registered Geotechnical Engineer/Geologist. The report shall provide soil permeability indexes for all soil types found within the project limits.
40. Submittal of a Hydraulic/Hydrology Report prepared by a Registered Civil Engineer for review and approval by the City Engineer, which includes calculations for any drainage device and which confirms the capacity and condition of the existing drainage system to accept flow from proposed development.
41. Submittal of a NPDES Project Evaluation Form and a Storm Water Pollution Prevention Plan (SWPPP). A sample SWPPP for all projects greater than one acre can be obtained from the following internet site: www.cabmphandbooks.com/Documents/Construction/Appendix_B.pdf
42. Submittal of an Urban Storm Water Mitigation Plan (USWMP) per City Ordinance No. 732.
43. Submittal of a Utility Plan for review and approval by the City Engineer and Building & Safety Department for the construction of any proposed offsite or private onsite sanitary sewer and water systems. Show all proposed underground utilities that would service the proposed development.
44. In lieu of constructing the required public improvement prior to approval of the final map or issuance of Building Permits, the developer may submit a subdivision agreement and bonds for City Council approval of deferring the improvements for one year or as approved by the City.

45. A Sewer Study is required. The limits of the study will be provided under separate cover after the City has seen Preliminary Plumbing Plans. The Developer will provide a video record of all sewers within the study area to determine their existing condition. Sewers will be monitored for a 14-day period to determine existing flow rates. The study will provide calculations for pre-project and post-project flows. Sewer improvements will be determined after the sewer study is reviewed. The study will be signed and stamped by a registered California Civil Engineer.

46. The development and utilization of the site shall be subject to the review and approval of the Public Works Department. Additional Montebello Public Works Department requirements may be required prior to issuing building permits.

Fire

47. The development and utilization of the site shall comply with all the provisions of all of the California Fire Code, International Fire Code, and National Fire Protection Association standards as well as additional requirements from the Montebello Fire Department.

SECTION 5. SEVERABILITY. If any section, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Montebello hereby declares that it would have passed this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective immediately upon approval by the City Council.

PASSED, APPROVED AND ADOPTED this 14th day of March, 2018.

Vanessa Delgado, Mayor

APPROVED AS TO FORM:

ATTEST:

Arnold M. Alvarez-Glasman
City Attorney

Irma Barajas
City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO RECLASSIFYING CERTAIN HEREIN DESCRIBED REAL PROPERTIES FROM C-2 (GENERAL COMMERCIAL) TO C-2-PD-D-25 (GENERAL COMMERCIAL, PLANNED DEVELOPMENT, DENSITY OVERLAY-25 UNITS PER ACRE).

WHEREAS, the Zone Change (ZC01-18) application has been received and accepted;

WHEREAS, the Zone Change would add the Planned Development District Overlay and Density Overlay to the C-2 zone district;

WHEREAS, the Planned Development would allow residential use and small food incubator retail use;

WHEREAS, the Planning Commission held a duly noticed public hearing adopted Planning Commission Resolution No. ____ to recommend that the City Council approve the Zone Change; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the City Council of the City of Montebello ordains that:

SECTION 1. INCORPORATION OF RECITALS. The City Council for the City of Montebello finds and declares that the foregoing recitals are true and correct, and incorporates said recitals fully into this Ordinance as substantive findings.

SECTION 2. CEQA. The City Council certified the Mitigated Negative Declaration on March 14, 2018 through City Council Resolution No. ____.

SECTION 3. ZONE CHANGE. The City Council hereby approves the Zone Change (ZC01-18) based on the following findings of fact.

- a. The Zone Change would be in compliance with the Montebello Municipal Code Section 17.76.010 because the City may change the zoning designation on a property when doing so would be in the public interest, convenience and necessity and is in the best interest of the City in achieving the goals and policies of the General Plan.

SECTION 4. ZONING MAP. City staff is hereby directed to amend the City's official Zoning Map to change the zoning designation for the Project Site from C-2 (General Commercial) to C-2-PD-D-25 (General Commercial, Planned Development, Density Overlay at 25 units per acre).

That notwithstanding provisions of Section 17.76.040 of the Montebello Municipal Code, the real properties above described are reclassified as set forth.

SECTION 5. SEVERABILITY. If any section, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Montebello hereby declares that it would have passed this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days after approval by the City Council.

SECTION 7. PUBLICATION. The City Clerk shall certify to the adoption of this Ordinance causing it to be posted as required by law.

PASSED, APPROVED AND ADOPTED this 14th day of March, 2018.

Vanessa Delgado, Mayor

APPROVED AS TO FORM:

ATTEST:

Arnold M. Alvarez-Glasman
City Attorney

Irma Barajas
City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF MONTEBELLO)

I, Irma Bernal-Barajas, City Clerk of the City of Montebello, do hereby certify that the foregoing Ordinance No. _____ was introduced on _____, 2018, and duly adopted by the City Council of the City of Montebello at their regular meeting on _____, 2018, and carried by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City on this ____ day of _____ 2018.

Irma Barajas, City Clerk

RESOLUTION NO. XXX-2018

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT FOR VARIOUS PROPERTIES WITH THE OLSON COMPANY

WHEREAS, pursuant to Assembly Bill 1x26 (as amended from time to time), the Redevelopment Agency of the Montebello (the “Former Agency”) has been dissolved and no longer exists as a public body, corporate and politic;

WHEREAS, the City of Montebello (“City”) elected to serve as the “housing successor” to the Former Agency, and by virtue of that election, now has title to the affordable housing assets of the Former Agency which were purchased with “tax increment funds,” including those parcels of real property located in the City of Montebello, California, and specifically at 114 - 116 N. 5th Street (APN6346-025-908 / 6346-025-909 / 6346-025-910), 117 N. 5th Street (APN 6346-025-906), 125 N. 5th Street (APN 6346-025-907), 522 W. Whittier Blvd. (6346-025-912), 520 W. Whittier Blvd. (6346-025-911), and 528 W. Whittier Blvd. (6346-025-913) (“Housing Properties”);

WHEREAS, the City is vested with the authority to acquire or sell real property, and the City is the owner of that certain property located at 121 N. 5th Street (APN 6346-025-016), City of Montebello, which it purchased from a private party in 2017 for \$525,000 (“City Property,” and with the Housing Properties, the “Properties”);

WHEREAS, the City desires to sell the Properties to The Olson Company (“Olson”), and Olson desires to purchase the Properties from the City, for subsequent redevelopment or development with a mixed use residential and commercial project, which will include twenty (28) affordable market-rate townhomes and a unique commercial / retail amenity for the community;

WHEREAS, Chapter 4 of the Community Redevelopment Law outlines the procedures and requirements applicable to the sale or disposition of real property assets acquired with property tax increment monies, and such procedures require that any such sale or disposition be approved by Resolution adopted by a majority of the governing board, and that such Resolution contain certain findings described in Health and Safety Code section 33433;

WHEREAS, Chapter 4 of the Community Redevelopment Law further requires that any such sale or disposition of real property acquired with property tax increment monies be preceded by the preparation and publication of a report as described in Health and Safety Code section 33433 (the “Report”);

WHEREAS, the Report for the proposed sale of the Housing Properties to Olson has been prepared and published as required by law, and the City has conducted a duly noticed public hearing on the proposed sale;

WHEREAS, the Planning Commission has previously considered and declared that the sale of the Properties to Olson would be consistent with the General Plan, and all other legal prerequisites to the adoption of this Resolution of occurred;

WHEREAS, the City and Olson have agreed to a purchase price of \$1.6 million for the Properties, and the sale of the Properties shall be accomplished substantially in accordance with the Sale Agreement and Escrow Instructions (“Agreement”) attached hereto; and

WHEREAS, the City Council finds and declares that the transaction described herein furthers the health, safety, and general welfare of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF MONTEBELLO, AS FOLLOWS:

SECTION 1. That, based upon staff presentations, reports, public testimony, and other matters presented during the public hearing on this matter, the City Council finds and declares the foregoing recitals to be true and correct, and therefore incorporates said recitals herein as substantive findings of this Resolution, and further makes the findings set forth below in this Resolution.

SECTION 2. That the City Council hereby approves of the Report, and finds and declares that: (1) the sale of the Properties will assist in the elimination of blight and be consistent with the implementation plan adopted by the Former Agency, in that the Properties are either vacant, underdeveloped, or in a state of significant disrepair, and the sale of the Properties will facilitate the development, redevelopment, or revitalization of the Property by private parties in a manner that is consistent with the implementation plan and City’s General Plan, and generate property tax revenues for the City and area taxing entities; and (2) the consideration paid for the purchase of the Property is not less than their fair market value at their highest and best use in accordance with the Former Agency’s applicable implementation plan.

SECTION 3. A Mitigated Negative Declaration has been prepared for the proposed project and this transaction, and the City Council has certified said Mitigated Negative Declaration by separate resolution adopted contemporaneously herewith.

SECTION 4. The City Council hereby approves the Agreement in substantially the form attached hereto this Resolution, and authorizes and directs the Acting City Manager to execute the Agreement on the City’s behalf, and to take such other actions, and to execute such further documents on behalf of the City, as are reasonably necessary and appropriate to effectuate the purpose of this Resolution. Upon the close of escrow of the transaction, \$525,000 of the sale proceeds shall be deposited into the General Fund in consideration for 121 N. 5th Street, and the remaining proceeds shall be deposited into the City’s affordable housing fund.

SECTION 5. This Resolution shall take effect upon its adoption, and the City Clerk shall certify to the adoption of the same.

PASSED AND ADOPTED this ___th day of March, 2018.

ATTEST:

**CITY COUNCIL FOR THE CITY OF
MONTEBELLO**

City Clerk

Mayor

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman,
City Attorney

**CITY OF MONTEBELLO
SUMMARY REPORT PURSUANT TO
HEALTH AND SAFETY CODE SECTION 33433**

PROPOSED SALE OF PROPERTY ACQUIRED WITH TAX INCREMENT REVENUES

Pursuant to California Health & Safety Code Section 33433 ("Section 33433"), the City of Montebello, as "housing successor" to the former Community Redevelopment Agency of the City of Montebello ("Former RDA"), issues this summary report ("Report") concerning the proposed sale of the following properties to The Olson Company ("Olson"):

114 -116 N. 5th Street (APN6346-025-908 / 6346-025-909 / 6346-025-910)
117 N. 5th Street (APN 6346-025-906)
121 N. 5th Street (APN 6346-025-016)
125 N. 5th Street (APN 6346-025-907)
522 W. Whittier Blvd. (6346-025-912)
520 W. Whittier Blvd. (6346-025-911)
528 W. Whittier Blvd. (6346-025-913)

The property located at 121 N. 5th Street ("City Property") was acquired with City general fund monies, and accordingly, though included in the proposed transaction with Olson, is not the subject of this Report. The remaining properties (the "Properties") which were acquired by the Former RDA with tax increment monies, and accordingly are detailed herein.

The City proposes to sell the Properties to Olson for One Million and Seventy-Five Thousand Dollars (\$1,075,000.)

I. BACKGROUND

Section 33433 provides that, if a redevelopment agency ("RDA") wishes to sell or lease property that was acquired in whole or in part, directly or indirectly, with tax increment funds, a summary report describing certain financing elements of the proposed transaction must be prepared and made available to the public.

Pursuant to Section 33433, the summary report must include the following information:

- The cost of the agreement to the redevelopment agency, including land acquisition costs, clearance costs, relocation costs, the costs of any improvements to be provided by the redevelopment agency, plus the expected interest on any loans or bonds to finance the agreement;
- The estimated value of the interest to be conveyed or leased, determined at the highest and best uses permitted under the redevelopment plan;

- The estimated value of the interest to be conveyed or leased, determined at the use and with the conditions, covenants, and development costs required by the sale or lease. The purchase price or present value of the lease payments which the lessor will be required to make during the term of the lease.
- If the sale price or total rental amount is less than the fair market value of the interest to be conveyed or leased, determined at the highest and best use consistent with the redevelopment plan, then the redevelopment agency shall provide as part of the summary an explanation of the reasons for the difference.
- An explanation of why the sale or lease of the property will assist in the elimination of blight, with reference to all supporting facts and materials relied upon in making this explanation.

This Report outlines the primary details of the proposed sale and disposition of the Property, which was originally acquired by the Former RDA with tax increment revenues, and following the Former RDA's dissolution, was transferred to the City in accordance with the redevelopment "Dissolution Law" (Health & Safety Code § 34170 *et seq.*)

II. SUMMARY OF PROPOSED TRANSACTION

This section includes a description of the proposed sale of the Property between the City and Olson.

The Property were originally acquired by the Former RDA for "land banking purposes," to expand and preserve the supply of affordable housing, and to alleviate blighting conditions in the City and Project Area in furtherance of the Former RDA's redevelopment and implementation plan. The Properties are comprised of eight (8) separate parcels, and based on the records from the Los Angeles County Assessor's Office, were acquired by the Former RDA as follows:

- APN Nos. 9346-025-906, 907, and 913 were purchased for \$810,000 in July 2008
- APN Nos. 9346-025-909, 910, and 911 were purchased for \$790,000 in July 2008
- ANP No. 9346-025-908 was purchased for \$500,000 in 2001.

III. CITY'S COST OF THE PROPOSED TRANSACTION

This section summarizes the estimated costs to the Former RDA / City of the proposed sale of the Property.

Such costs are comprised of those associated with the original acquisition, associated with staff, attorney, and consultant time in negotiating and preparing the transaction

documents, and other miscellaneous transaction costs, including but not limited to the payment of real estate commissions, escrow services, title policy and documentary transfer taxes (if any), which will be determined at the time of the closing of the proposed transaction. The specific costs to the Former RDA as it pertains to land acquisition costs for the Properties was approximately \$2.1 million, based on the information available.

IV. ESTIMATED VALUE OF THE INTEREST TO BE CONVEYED – HIGHEST AND BEST USE

This section estimates the value of the Property interest to be conveyed, determined at the highest and best use permitted under the redevelopment plan.

The Properties are located in the C-2 “General Commercial” zoning district, and are designated for similar uses in the City’s General Plan and the Former RDA’s redevelopment plan. The Properties will be sold in their current “as is” condition and no express or implied representations have been made to Olson by the City regarding suitability for desired use, zoning and land use, subsurface compaction and/or the existence or non-existence of toxic waste, hazardous materials and/or undesirable substances in or on the Properties.

Following acquisition, Olson will be required to secure any and all land use and other entitlements, permits and approvals, which may be required by the City and any other governmental agency having jurisdiction over the Properties, including any environmental review, in connection with any development project application submitted by Olson, which may have an impact on the estimated range of values presented herein and final sale price of the Properties. Olson proposes to develop market-rate housing on the Properties, with a small commercial component along Whittier Blvd.

As indicated in a professional appraisal, dated September 2017, the estimated value of the interest to be conveyed for the Properties plus the City Property, determined at the highest and best use permitted under applicable land use regulations, is \$1,200,000.

The City purchased the City Property in 2017 for \$525,000, meaning the residual “highest and best use” value of the remaining Properties is estimated at \$1,075,000. This value for the Properties takes into consideration the uses and development potential permitted under the City of Montebello zoning code. Fee simple interest in the Properties will be transferred through their proposed sale and disposition.

Prior to entering into negotiations with Olson for the sale and development of the Properties, the City issued a Request for Proposals inviting interested developers to submit offers and development proposals therefor. Based on the responsive proposals received, the City has found that Olson’s proposal was that which best reflected the fair value of the Properties, and presented the greatest long-term benefits to the City and residents.

V. ESTIMATED VALUE OF INTEREST TO BE CONVEYED IN LIGHT OF CONDITIONS REQUIRED BY SALE

This section estimates the value of the Property interest to be conveyed determined at the use and with the conditions, covenants, and development costs required by the sale or lease.

Pursuant to the discussion in Section IV above, The Properties will be sold in “as-is, where is” condition, with closing of escrow dependent on Olson being awarded entitlements that will allow the proposed development, and subject to Olson’s completion of environmental due diligence and development feasibility analysis. The exact nature and scope of said development will be dependent on the entitlements applied for by and granted to Olson, and Olson’s acceptance of the condition of the Properties, both of which may affect value. The purchase and sale transaction itself does not carry any conditions, restrictions, or use covenants that would impact the value of the Properties.

VI. CONSIDERATION RECEIVED AND COMPARISON WITH ESTABLISHED VALUE

This section includes an explanation if the sale price is less than the fair market value of the interest to be conveyed or leased, determined at the highest and best use consistent with the redevelopment plan.

As mentioned in Section V, the Properties will be sold for fair market value in “as-is, where is” condition, subject to Olson’s receipt of entitlements and approval of the condition of the property after a due diligence review. Subject to any changes in value resulting from the scope of entitlements or property conditions, the consideration to be received by the City is equal to the estimated current value of the interest to be conveyed.

VII. ELIMINATION OF BLIGHT

This section describes the existing conditions on the Property and includes an explanation of how the proposed sales will assist in the elimination of blight.

The Former RDA acquired the subject Properties to assist in increasing, improving, and preserving the City’s supply of low and moderate income housing, as well as advancing the goal of increasing available housing stock and eliminating blight along the Whittier Blvd. corridor.

The signs of blight that existed prior to the dissolution of the Former RDA still exist today. The subject Properties are either vacant, or improved with commercial and residential structures that are dilapidated and in a need of modernization, repairs, and improvements. These conditions operate to depreciate and/or freeze surrounding property values. The proposed sale of the Properties, as described herein, will help eliminate blight within the area as it will likely lead to the development of the Properties,

increase of the current property tax base, and promote and stimulate economic activity and growth within the City.

VIII. PROPOSED PURCHASE AND SALE AGREEMENT

A copy of the proposed purchase and sale agreement ("PSA") between the City and Olson is attached hereto.

IX. PUBLIC HEARING

A public hearing relating to the proposed sale of the Property has been noticed and is scheduled for February 28, 2018, at 6:00 p.m., in the City Council Chambers located at 1600 W. Beverly Blvd., Montebello, CA 90640.

RESOLUTION NO. ____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEBELLO, CALIFORNIA, APPROVING THE VACATION OF
CERTAIN PORTIONS OF EMMETT WILLIAMS WAY AND NORTH 6TH
STREET, PURSUANT TO GOVERNMENT CODE SECTION 65402**

WHEREAS, the City Council for the City of Montebello (“City”) has contemporaneously herewith adopted a Resolution approving a Sale Agreement and Escrow Instructions (“Agreement”) with The Olson Company (“Olson”) for several City-owned properties located between N. 6th Street and N. 5th Street along Whittier Blvd. (the “Properties”);

WHEREAS, Olson proposes to develop a mixed-use residential and retail project on the Properties, and has requested that the City vacate portions of Emmett Williams Way and N. 6th Street, as such areas of these roadways are depicted in the Vesting Tentative Tract Map for the project approved by the City Council by the adoption of a Resolution contemporaneously herewith (“Vacated Areas”);

WHEREAS, the sale price for the Properties includes the fair market value of the Vacated Areas, as evidenced by an appraisal caused to be completed by Olson and the City in connection with the above-described transaction;

WHEREAS, the Planning Commission has previously found and declared that vacation of the Vacated Areas would be consistent with the City’s General Plan, and public hearing notices have been published and posted as required by California’s Streets & Highways Code, and the City Council has held a duly noticed public hearing concerning the same; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF
MONTEBELLO HEREBY RESOLVES AND DECLAREAS AS FOLLOWS:**

SECTION 1. Based on staff presentations, reports, and other matters presented during the public hearing, the foregoing recitals are true and correct and incorporated fully herein.

SECTION 2. That vacation of the Vacated Areas would conform with and further the General Plan, because the vacation would assist and serve the proposed residential and commercial uses in the vicinity and for the project, increase on-site parking availability for the proposed project, reduce off-site parking demands and associated traffic and safety issues for the area, and represent an efficient use of land without not negatively impacting neighboring parcels or the public. The City Council further finds and declares that the Vacated Areas are not necessary for pedestrian or vehicular use, and will not negative impact the community, and instead will further the public health, safety, and general welfare by allowing the development of a quality project with parking and amenities that complies with the Zoning Code and General Plan.

SECTION 3. That the City Council hereby approve the vacation of the Vacated Areas to Olson, subject to the conditions for the closing of escrow in the Agreement for Olson's purchase of the Properties. Upon the closing of escrow, the City Manager is authorized and directed to take such actions as are necessary and appropriate to effectuate the purpose of this Resolution and vacation of the Vacated Areas. No additional consideration other than that paid under the Agreement shall be due or owed by Olson for the Vacated Areas.

SECTION 4. Contemporaneously with this Resolution, the City Council has certified a Mitigated Negative Declaration for the project, which encompasses the actions described herein.

SECTION 5. This Resolution shall become effective immediately, and the City Clerk shall certify to the adoption of the same.

PASSED AND ADOPTED this __th day of March, 2018.

Mayor

ATTEST:

City Clerk

CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andrew Pasmant, Acting City Manager

BY: Matthew Feske, Planning Manager

SUBJECT: Development Agreement (DA01-18) between the City and Becker Boards Small, LLC for the construction of an off-site, digital billboard.

DATE: March 14, 2018

RECOMMENDATION

Conduct a public hearing and upon conclusion, the City Council certify the Negative Declaration and approve the Development Agreement (DA01-18) to allow the installation of an off-site, digital billboard.

BACKGROUND

PROJECT SITE

The Property is located at 7101 Telegraph Road in the M-2 Heavy Manufacturing Zone. The Property is designated as "Industrial" in the City's General Plan, and is located within the allowable "Interstate 5 Freeway Digital Display Sign Corridor" pursuant to the Montebello Municipal Code. Becker Boards Small, LLC has a leasehold interest in the Property.

PROPOSED DIGITAL DISPLAY (BILLBOARD)

The proposed digital display sign will be on the existing pole, each digital display face shall be 14' x 48'. A small internally lit 'can sign' facing both directions on the I-5 with the "City of Montebello" name shall be affixed to the digital display billboard. The maximum height of the digital display billboard shall not exceed the current height of the existing billboard, 60' including all extensions. The digital billboard may be lowered to improve visibility.

DEVELOPMENT AGREEMENT

In order to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the State Legislature adopted the "Development Agreement Statute," sections 65864 et seq. of the Government Code. The City of Montebello, a general law city, is authorized

pursuant to the Development Agreement Statute to enter into development agreements with persons having legal or equitable interests in real property for the purpose of establishing predictability for both the City and the owner of the property during the development process.

Becker Boards Small, LLC has requested that the City enter into a Development Agreement for the Property to allow completion of the Project. The City, in accordance with its standard procedures, has engaged in negotiations with Becker Boards Small, LLC.

The Development Agreement Statute provides that, prior to approving a development agreement the Planning Commission and the City Council must each hold a public hearing on the proposal. Development Agreements must be adopted by an ordinance approved by the City Council, and cannot be approved unless the legislative body finds that the Project conform with the General Plan and any applicable specific plan.

All City fiscal decisions, including the financial aspects and specific deal points of the Development Agreement, are solely the jurisdiction of the Montebello City Council, and it is the City Council's exclusive authority to review, modify, and take action upon any such Agreement.

PLANNING COMMISSION

On February 6, 2018, the Planning Commission held a public hearing and resolved that the proposed off-site, digital billboard development agreement is in conformance with the General Plan and recommended that the City Council approve the development agreement for a new off-site, digital billboard.

ANALYSIS

Section 17.62.105 of the Montebello Municipal Code (MMC) pertaining to signage (Sign Code) was recently amended to authorize off-premises digital display billboards in limited areas along SR60 and The I-5 Freeway. The Sign Code requires the approval of a Development Agreement by the City Council to allow the relocation and replacement or construction of any new off-premises digital display sign, i.e. digital billboard. The proposed digital billboard conforms with the Sign Code and is located within the allowable "Interstate 5 Freeway Digital Display Sign Corridor".

The use authorized in the proposed Development Agreement is consistent with the General Plan because the Development Agreement meets the Goals and Objectives of the Land Use Element.

ENVIRONMENTAL DETERMINATION CEQA

The proposed Project has been reviewed pursuant to the California Environmental Quality Act ("CEQA"). The Initial Study found that the proposed project may have less than significant effects on the environment; therefore, a draft Negative Declaration has been prepared. A Notice of Intent (NOI) to adopt a Negative Declaration was prepared and filed with the Los Angeles County Clerk on January 4, 2018.

The public comment period concluded on February 5, 2018.

At the time of the writing of this report, no comments have been received. If comments are received, staff will prepare appropriate responses.

FISCAL IMPACT

The fiscal impacts are as negotiated in the draft Development Agreement, Becker Boards Small, LLC will pay an annual fee to the City throughout the term of the Agreement.

Year	Annual Development Fee
1-5	\$ 75,000
6-10	\$ 85,000
11-15	\$100,000
16-20	\$110,000

In addition there is a clause to ensure City-related advertising is displaying by the digital display owner. If not, then the digital display owner will pay the City \$500 per day for a maximum of 10 days for not displaying the City-related advertising.

SUMMARY

Development Agreement (DA01-18) between the City and Becker Boards Small, LLC for the construction of an off-site, digital billboard.

ATTACHMENTS

- Initial Study and Negative Declaration
- Draft Development Agreement

CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Andrew G. Pasmant, Acting City Manager
BY: Matthew Feske, Planning Manager
SUBJECT: Quimby Act Fee
DATE: March 14, 2018

RECOMMENDATION

It is recommended that the City Council continue the item to the next City Council Regular Meeting on March 28, 2018.

CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: Andrew Pasmant, Acting City Manager

BY: Craig Koehler, Finance Administrator

SUBJECT: City of Montebello Ad Hoc Citizens Budget Advisory Committee

DATE: March 14, 2018

RECOMMENDATION

The City Council has expressed an interest in forming an Ad Hoc Citizens Budget Advisory Committee. As a result, staff is presenting a report seeking City Council's direction on the formation of an ad hoc committee. Staff is seeking direction on several items pertaining to the ad hoc committee.

- 1) How shall the members be selected?
Staff is recommending one member per City Councilmember.
- 2) How many members shall the Committee have?
Staff is recommending five members.
- 3) How long shall Ad Hoc Committee members serve?
Staff is recommending six to nine months.
- 4) When will this Ad Hoc Committee expire?
Staff is recommending to have the member's term run concurrent with the duration of the ad hoc committee.

BACKGROUND

Ad hoc committees are temporary committees established by the Council to address specific issues, and have limited duration. They can be staffed in various ways, including residents of the City, Councilmembers, or a mixture, and committee membership can be as large as the Council may choose. Committee members are appointed for a specific term.

The Citizens Budget Advisory Committee will review the City's quarterly financial reports and the current year's revenue and expenditure projections. Other areas of focus for the

Ad Hoc Citizens Budget Advisory Committee may include the following: maintaining a continuous study of sources of municipal revenue, advising the Council in budgeting and financial planning, and performing such other duties as directed by Council.

ANALYSIS

In order to address the City's areas of fiscal concern, the formation of an Ad Hoc Citizens Budget Advisory Committee is recommended. Attached is a draft Ad Hoc Citizens Budget Advisory Committee guideline for your consideration. An example of staffing can consist of one appointment from the community, by each Council member, for a total committee membership consisting of five members. The Committee may also have a range of five to twelve resident members, depending on City Council's direction.

A designated City staff member or consultant could serve as the committee facilitator, and selection of a Chair and a Vice-Chair, will be completed by a committee vote. The facilitator position will be assigned the tasks of organizing the committee's focus, conducting the meetings, the liaison between the Committee and Council, and reporting back to Council. The Committee Chair will serve for the period of their term appointment.

Committee meetings will require a quorum of simple majority of their members in order to meet and conduct business. Meetings will be held at City Hall. Frequency of the meetings will be provided by City Council's direction.

The next current year budget process (FY18/19) has started. We are planning to present the budget for FY18/19 to City Council in May 2018. The formation of the Ad Hoc Committee may not meet the budget deadline. This limits the input of the Ad Hoc Committee for the upcoming fiscal year, but it maybe useful for the Ad Hoc Committee members to understand the budget process. The City does not want to delay the budget process as the deadline to approve a City budget is June 30, 2018. Ad Hoc Committee members may make subsequent recommendations to City Council after the budget approval.

FISCAL IMPACTS

No impact to the General Fund.

SUMMARY

The City Council will consider the formation, staffing, and purpose of an Ad Hoc Citizens Budget Advisory Committee.

DRAFT FOR DISCUSSION

AD HOC CITIZENS BUDGET ADVISORY COMMITTEE

The Ad Hoc Citizens Budget Advisory Committee (CBAC) is created by the City Council to advise on the development, implementation, and evaluation of the City budget and ways to reduce the structural budget deficit. Participation in CBAC is an opportunity not only to advise on the prioritization of how City tax dollars are spent, but to create specific recommendations as to budget cuts and creations of revenue to assist the City in the long-term.

The (number of members) person Committee will review and discuss the quarterly financial reports and the current year's revenue and expenditure projections. Many discussions will involve philosophical and strategic issues which impact the budget. It is the role of CBAC members to create tangible recommendations to the City Council for implementation, take information learned in the meetings back into the community and to bring questions/concerns back for discussion.

SCHEDULE:

It is recommended that CBAC meets once per month (day), at (time) at City Hall. Meetings may be held more frequently, as needed.

TERM:

CBAC resident members are appointed for a (number) month term with no paid stipend.

QUALIFICATIONS:

CBAC resident members must live in Montebello and cannot be currently employed by the City or receive any financial benefit from contracts performed with the City. CBAC residents may not currently be serving as a City Commissioner or Committee member. CBAC members may not be related to a current City Councilmember.

**CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and Members of City Council

FROM: Andrew G. Pasmant. Acting City Manager

BY: Danilo Batson, Assistant City Manager / Director of Public Works

SUBJECT: A Request to Accept as Complete 10th Street Improvements Project, CP 854, Bid # 17-23

DATE: March 14, 2018

RECOMMENDATION

That the City Council accepts as complete the 10th Street Improvements Project, CP 854, Bid # 17-23, Fiscal Year 2016/2017 (the “Project”), and authorize the City Clerk to process the Notice of Completion.

BACKGROUND

As part of FY 2016-2017 Capital Improvement Budget, a combined total of \$174,718 in Measure R Funds (\$58,705) and CDBG Funds (\$116,013) was appropriated for street improvements (including engineering, inspection, and construction services) on 10th Street from Whittier Boulevard to Cleveland Avenue.

The City Council, at its meeting of September 13, 2017 awarded a contract for the Project to COPP Contracting, Inc., in the amount of \$125,905.39, and authorized the City Manager to execute the contract.

The Project consisted of removing and reconstructing existing concrete sidewalks, curb and gutters, driveway approaches, curb ramps, cold milling existing AC pavement, adjustment of sewer manholes frames and covers, raising water valve covers to finished grade, removing and replacing of parkway trees, installation of detectable warning surface on existing curb ramps, traffic striping, pavement markings, installation of traffic loops, and curb painting. A full set of plans and specifications are available for review in the office of the City Clerk.

NOTICE OF COMPLETION

Pursuant to Civil Code Section 3093, when a Capital Improvement Project is complete, a Notice of Completion must be prepared and filed with the County Recorder’s Office for recordation within 10 days after completion of the improvement. In compliance with this section of the Civil Code, the City Engineer has prepared the required Notice of

Completion for the City Council to accept the Project as complete; and to authorize the City Clerk to file the Notice of Completion for recordation with the County Recorder's Office.

Concurrent with the preparation of the Notice of Completion, the City Engineer approved the final progress payment based on the agreed upon scope of work; with a five (5%) percent retention being withheld from the progress payments. The final retention payment is released to the contractor thirty-five (35) days after recordation of the Notice of Completion.

ANALYSIS

The Contractor completed construction of this project on December 28, 2017. The City Engineer has reviewed the daily inspection reports and determined that the Project has been satisfactorily completed in accordance with the plans and the specifications. The contractor's final accounting was reviewed and approved by the City Engineer.

The Project costs were summarized as follows:

\$ 10,500.00	Design Phase (Plans, Specifications, & Estimate)
\$ 3,500.00	Topographic Survey
\$ 4,500.00	Geotechnical Investigation
\$ 3,750.00	Project Management
\$ 4,345.00	Bid Administration
\$ 9,000.00	Construction Management & Inspection
\$ 3,000.00	Geotechnical Material Testing
<u>\$ 125,278.15</u>	<u>Construction Contract Cost</u>
\$ 163,873.15	TOTAL

FISCAL IMPACTS

This Project was funded with CDBG and Measure "R" Exchange funds. There is no impact on the General Fund.

SUMMARY

The City Council is requested to accept as complete 10th Street Improvements Project, CP 854, Bid No. 17-23, Fiscal Year 2016/2017, and authorize the City Clerk to process the Notice of Completion.

ATTACHMENTS

Notice of Completion

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for complete requirements.)

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:

- (if other than Fee, strike "In fee" and insert, for example, "purchaser under contract of purchase", or "lessee")

- ## NAMES

ADDRESSES

- NAMES

ADDRESSES

- (If no contractor for work of improvement as a whole, insert "None")

(Date of Contract)

- Samuel T Kouri*, City Engineer

(Signature of Owner or corporate officer of Owner named in paragraph 2. or his agent)

I, the undersigned, say: I am the City Clerk of the City of Montebello, the declarant of the foregoing Notice of Completion.

Executed on _____, 2018 at City of Montebello, Montebello, CA

(Personal signature of the individual who is swearing that the contents of the Notice of Completion are true)

DO NOT RECORD

REQUIREMENTS AS TO NOTICE OF COMPLETION

A notice of completion must be filed for record WITHIN 10 DAYS after completion of the work of improvement (to be computed exclusive of the day of completion), as provided in Civil Code Section 3093.

The "owner" who must file for record a notice of completion of a building or other work of improvement means the owner (or his successor in-interest at the date the notice is filed) on whose behalf the work was done, though his ownership is less than the fee title. For example, if A is the owner in fee, and B, lessee under a lease, causes a building to be constructed, then B, or whoever has succeeded to his interest at the date the notice is filed, must file the notice.

If the ownership is in two or more persons as joint tenants or tenants in common, the notice may be signed by any one of the co-owners (in fact, the foregoing form is designed for giving of the notice by only one cotenant), but the names and addresses of the other co-owners must be stated in paragraph 5 of the form.

Note that any Notice of Completion signed by a successor in interest shall recite the names and addresses of his transferor or transferors.

In paragraphs 3, 5 and 6, the full address called for should include street number, city, county and state.

As to paragraphs 7 and 8, this form should be used only where the notice of completion covers the work of improvement as a whole. If the notice is to be given only of completion of a particular contract, where the work of improvement is made pursuant to two or more original contracts, then this form must be modified as follows: (1) Strike the words "A work of improvement" from paragraph 6 and insert a general statement of the kind of work done or materials furnished pursuant to such contract (e.g., "The foundations for the improvements"); (2) Insert the name of the contractor under the particular contract in paragraph 7.

In paragraph 8 of the notice, insert the name of the contractor for the work of improvement as a whole. No contractor's name need be given if there is no general contractor, e.g., on so-called "owner-builder jobs."

In paragraph 9, insert the full, legal description, not merely a street address or tax description. Refer to deed or policy of title insurance. If the space provided for description is not sufficient, a rider may be attached.

In paragraph 10, show the street address, if any, assigned to the property by any competent public or governmental authority.

This standard form covers most usual problems in the field indicated. Before you sign, read it, fill in all blanks, and make changes proper to your transaction. Consult a lawyer if you doubt the form's fitness for your purpose.

CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members
FROM: Andrew G. Pasmant, Acting City Manager
BY: Danilo Batson, Assistant City Manager
SUBJECT: Pedestrian Safety Improvements on Garfield Avenue at Via San Delarro
DATE: March 14, 2018

RECOMMENDATIONS

It is recommended that City Council award a contract to CTI Cat Tracking, Inc., for traffic safety improvements at the intersection of Garfield Avenue and Via San Delarro in the amount of \$22,001.00 and a 20% project contingency, and authorize the Acting City Manager to approve any changes orders within the total project budget of \$26,401.20 or consider funding the proposed improvements as part of the FY 2018/19 Budget.

BACKGROUND/ANALYSIS

The Public Works Department has received several concerns about the intersection of Garfield Avenue and Via San Delarro, especially with regards to the unprotected/uncontrolled east-west crosswalk on Garfield Avenue at this intersection.

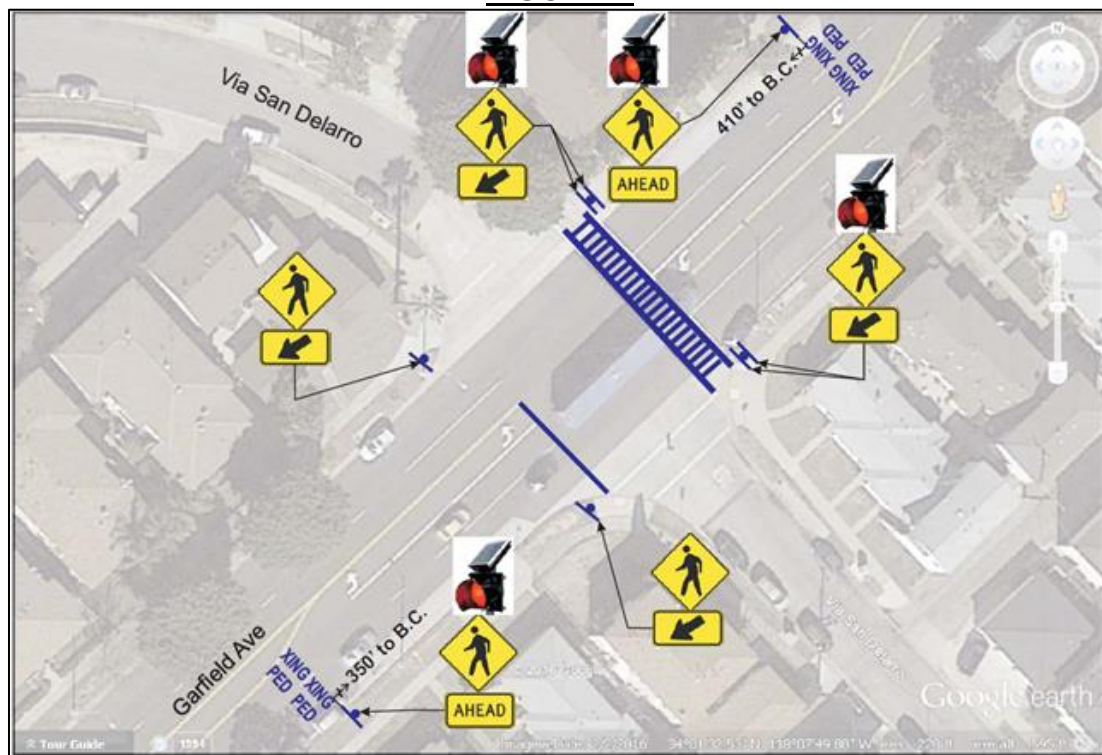
At the request of the City, Infrastructure Engineers conducted a pedestrian safety review of the intersection.

A Coordinated Signal System Warrant is satisfied for installation of a traffic signal, but satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic signal per CA MUTCD. In this case the engineering judgment does not recommend the installation of a traffic signal at this intersection. However, it is recommended that the intersection be monitored for a period six months for any accidents, followed up by another Signal System Warrant Study at the end of the six-month monitoring period.

The potential of pedestrian-related collisions exists where pedestrians use an unprotected crosswalk on high speed facilities, as well as moderate number of pedestrians, 20 during AM and 25 during PM peak hours cross this intersection. After review and observation of the intersection, the intersection has a potential conflict between vehicles going westbound on the Via San Delarrio approach and the pedestrians crossing on Garfield Avenue at the Via San Delarrio intersection. Therefore, the Traffic and Safety Commission received the request to improve intersection of pedestrian crossing and below are recommendations (as shown in Figure 1):

1. Remove existing crosswalk and replace with a ladder type crosswalk.
2. Install Pedestrian Crossing signs (W11-2 and W16-7P) at the crosswalk.
3. Install a set of Advanced Pedestrian Crossing Warning signs (W11-2 and W16-9P) on both northbound and southbound Garfield Avenue approaches with flashing beacons to improve crosswalk warning.
4. Install advanced pedestrian crossing pavement markings for both northbound and southbound Garfield Avenue approaches.
5. Install flashing beacons at the crosswalk.
6. Install a stop bar on the south leg of the intersection of Garfield Avenue and Via San Delarrio.

FIGURE 1



On March 8, 2018, the Public Works Department obtained three (3) bids from qualified pavement marking contractors. The bids were as follows:

- 1) CTI Cat Tracking.....\$22,001.00
- 2) B C Traffic, Inc.....\$25,974.00
- 3) Supervisor Pavement Markings.....\$51,961.30

The lowest responsible bid was submitted by CTI Cat Tracking, Inc., who has performed work for the City of Montebello to standards and staff satisfaction. They also have good references.

FISCAL IMPACTS

The original engineering estimate for this work was \$40,000. The actual cost for the improvements is \$26,401.20, including a contingency of 20% (or \$4,400.20). Funding for the proposed improvements would be provided by General Fund Reserves. The Acting City Manager recommends that this item be considered as part of next fiscal year budget appropriation.

SUMMARY

The City Council will consider approving the proposed intersection safety improvements recommended by the Traffic and Safety Commission for the intersection of Garfield and Via San Delarro and the allocation of \$26,401.20 from General Fund Reserves to complete the improvements.

ATTACHMENTS

Bid Summary
Resolution

BID SUMMARY

Striping & Signage Improvements on Garfield Avenue and Via San Delarro

Name of Contractor	Bid Amount (Lump Sum)
CTI Cat Tracking, Inc.	\$22,001.00
B C Traffic Specialist	\$25,974.00
Superior Pavement Markings	\$51,961.30

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO
AUTHORIZING THE APPROPRIATION OF FUNDS FOR PEDESTRIAN SAFETY
IMPROVEMENTS ON GARFIELD AVENUE AT VIA SAN DELARRO**

**THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES RESOLVE AS
FOLLOWS:**

SECTION 1. That the Finance Director is hereby authorized to make the following appropriation:

FROM		TO	
<u>Account Number</u>	<u>Amount</u>	<u>Account Number</u>	<u>Amount</u>
100-99-2900	\$26,401.20	100-30-310-6040.50	\$26,401.20
(General Fund Reserve)		(Street Maintenance)	

SECTION 2. That the City Clerk shall certify to the adoption of this Resolution, which shall become effective immediately upon approval.

ADOPTED AND APPROVED this 14th day of March, 2018

Vanessa Delgado, Mayor

ATTEST:

Irma Barajas, City Clerk

CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and Members of City Council

FROM: Andrew G. Pasmant, Acting City Manager

BY: Danilo Batson, Assistant City Manager / Director of Public Works

SUBJECT: Report Addressing the Cost to Create a Temporary Greenspace Area at Taylor Ranch

DATE: March 14, 2018

RECOMMENDATION

That the City Council receive a staff report addressing the cost to create a temporary greenspace area at Taylor Ranch Park and consider one of the alternatives and funding sources, and direct staff as appropriately.

BACKGROUND

As a general note, a portion of Taylor Ranch Park has been fenced off for a number of years because the area is still considered a construction site. There are unsafe conditions such as retaining walls of considerable height that require the area to be fenced.

On September 7, 2009, a grading and wall construction project was completed at Taylor Ranch. This work was part of a two-phase Cultural Building Project to prepare a portion of the park for a future building. Phase II of the project was going to include the construction of a multi-use cultural building, which was not fully funded.

At the present time, the future building site portion of Taylor Ranch remains closed to the public for safety reasons. Staff has maintained the site and the chain link fence. There is a restroom and a small cultural arts shed/building remaining from the original ranch. Both are in poor condition. The shed has been closed for safety reasons.

On July 10, 2013, the City Council directed City Staff to evaluate the possibility of reopening the closed portion of Taylor Ranch Park. The City Council requested that Staff provide a cost estimate to reopen the central portion of the park for use by the community while funding for the proposed Cultural Arts Center is secured and/or made available. Staff evaluated various options for reopening the central portion of the park.

On July 24, 2013, Staff estimated that the cost to reopening the park would be between \$177,430 (hydro seeding) to \$197,430 (sod installation). No action was taken.

On December 13, 2018 City Council requested Staff to look into creating a temporary greenspace area at Taylor Ranch Park and remove the existing chain link fencing.

On February 14, 2018, the City Council received and filed a report from staff and directed staff to find a more cost effective solution to creating only a greenspace at Taylor Ranch Park, without any additional lighting, parking lot work, sidewalk repairs or restroom upgrades.

ANALYSIS

ALTERNATIVE 1

The following alternative will create a greenspace at Taylor Ranch at the lowest cost, while removing the existing chain link fence and provide adequate safety measures to prevent accidental injuries from a fall at the existing retention walls. The following estimate is based on estimates provided by contractors to complete the proposed work at the site (NOTE: No additional work is required to the capped and abandoned oil wells at the site).

1. Fencing/Gates	\$ 40,000 to \$ 50,000
Install pre-fabricated aluminum fencing panels, powder coated with posts drilled and “pour rocked” into the existing wall. The panels are 6 foot long and 4 foot high. The work also includes the installation of 2 gates along the west wall (lump sum item).	
2. Landscaping/Irrigation	\$100,000 to \$150,000
Install landscape and irrigation for the 52,000 square feet site/area. The work includes clearing and grubbing, tilling the existing soil, lowering the sewer cleanout to below grade, install new irrigation system with backflow device and controller, other items as required and seeding the area and adjust sewer cleanouts to final grade (lump sum item).	
Subtotal	\$140,000 to \$200,000
Contingency (10%)	<u>\$ 14,000 to \$ 20,000</u>
TOTAL ESTIMATED COST	\$154,000 to \$220,000

ALTERNATIVE 2

The following improvements with costs are provided for the City Council to consider:

I. Park Improvements

1. Prefabricated Restroom \$ 80,000
Purchase and install a pre-fabricated restroom. Work includes demolition and removal of the existing structure, slab removal, utility preservation/relocation, grading to eliminate sump condition, construction and installation of a new slab for the new pre-fabricated restroom and utility hookups.

Pre-Fabricated Restroom	\$50,000
Demolition	\$10,000
Grading	\$10,000
New Slab/Utilities	\$10,000

2. Demolition and Grading \$ 10,000
Demolition of existing sidewalks and asphalt pavement for the new ADA compliant sidewalk from the bus stop shelters to the new restroom (lump sum item).

3. Sidewalk Construction \$ 43,200
Construct new sidewalk, varying widths from the bust stop shelters to the new restroom (square foot unit price item).

Sidewalk, 6 foot wide from Bus Stop to Existing Park Drive

6 foot wide X 300 feet long = 1,800 SF

Sidewalk, 10 foot wide from 6 ft walk to Restroom

10 foot wide X 180 feet long = 1,800 SF

1,800 sf X \$12/SF = \$43,200

4. Install 4 Walkway Lights \$ 20,000
Install four (4) new electrical, LED walkway lights. Work includes materials, labor, wiring, conduits and installation of lights at a unit cost of \$5,000 per light. Connect the new lights to the parking lot light electrical distribution system.

5. Fencing/Gates \$ 50,000
Install pre-fabricated aluminum panels, powder coated with posts drilled and "pour rocked" into the existing wall. The panels are 6 foot long and 4 foot high. The work also includes the installation of 2 gates along the west wall (lump sum item).

6. Landscaping/Irrigation \$150,000
Install landscape and irrigation for the 52,000 square feet site/area. The work includes clearing and grubbing, tilling the existing soil, lowering the sewer cleanout to below grade, install new irrigation system with backflow device and controller, other items as required and seeding the area and adjust sewer cleanouts to final grade (lump sum item).

Subtotal Estimated Costs for Park Improvements	\$353,200
25% Contingency	\$ 88,300
Use for Budget Purposes	\$441,500

II. Transit Parking Lot Improvements – In order to use Transit funds for Taylor Ranch improvements the City would have to construct the following improvements in the transit parking lot at the south end of the park:

1. Slurry Parking Lot, Type II \$ 15,000
Construct Type II Slurry in parking lot. It is a small area with an estimated 50 ELT of slurry (lump sum item).

2. Parking Lot Striping \$ 7,500

ITEM# 26

Replace all parking lot striping. Lump Sum Item

3. Parking Light Lot Rehabilitation/Replacement \$ 16,000
Rehabilitate the existing four (4) parking lot lights to operational LED lights using the existing electrical system.

Subtotal Estimated Costs for Parking Lot Improvements	\$ 38,500
25% Contingency	\$ 9,625
Use for Budget Purposes	\$ 50,000

III. Design, Construction Management/Inspection Costs

The following are the preliminary estimated “soft costs” for the project based on the agreed upon percentages of estimated construction cost of \$510.250

Subtotal Estimated Design, CM/Inspection Costs	\$ 91,845
---	------------------

IV. Estimated Project Budget

Estimated Construction Costs, Park Improvements	\$441,500
Estimated Construction Costs, Parking Lot Improvements	\$ 50,000
Estimated Design, CM/Inspection Costs	<u>\$ 91,845</u>
Total Estimated Preliminary Project Costs	\$583,345

Use for Budget Purposes	\$584,000
--------------------------------	------------------

FISCAL IMPACT

It is estimated that the cost for completing the proposed improvements at Taylor Ranch Park to create only a greenspace (Alternative 1) ranges from \$154,000 to \$220,000. Alternative 2 creates a greenspace, installs new restrooms, creates a walkway from the bus stop to the restrooms, installs new walkway lighting and improves the parking lot at an estimated cost of \$584,000.

A funding appropriation will be required from either General Fund Reserves or Taylor Ranch Redevelopment Bond to complete either alternative. (NOTE: Alternative 2 includes \$225,000 in Transit Funds that can only use for transit-related improvements, such as slurry of the parking lot, restroom, walkway and lighting; however, it still requires \$359,000 from other funding source).

Staff recommends use of the bond funds to complete the proposed improvements, as outlined in either Alternative 1 or Alternative 2. The total bond expenditure for Alternative 1 is estimated at \$220,000 and for Alternative 2 is estimated at \$359,000 (with \$225,000 for Alternative 2 provided by Transit Funds).

SUMMARY

The City Council will receive a staff report addressing the cost to create a temporary greenspace area at Taylor Ranch Park and direct staff as appropriately.

ATTACHMENT

Aerial Photo of Taylor Ranch Park Site
Staff Report dated February 14, 2018.

TAYLOR RANCH SITE – BUILDING AND PARKING LOT



**CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and Members of City Council

FROM: City Manager

BY: Danilo Batson, Assistant City Manager / Director of Public Works

SUBJECT: A request to Receive and File a Report Addressing the Cost to Create a Temporary Greenspace Area at Taylor Ranch and Remove the Existing Chain Link Fence

DATE: February 14, 2018

RECOMMENDATION

That the City Council receive and file a staff report addressing the cost to create a temporary greenspace area at Taylor Ranch Park and direct staff as appropriately.

BACKGROUND

As a general note, a portion of Taylor Ranch Park has been fenced off for a number of years because the area is still considered a construction site. There are unsafe conditions such as retaining walls of considerable height that require the area to be fenced.

On September 7, 2009, a grading and wall construction project was completed at Taylor Ranch. This work was part of a two-phase Cultural Building Project to prepare a portion of the park for a future building. Phase II of the project was going to include the construction of a multi-use cultural building, which was not fully funded.

At the present time, the future building site portion of Taylor Ranch remains closed to the public for safety reasons. Staff has maintained the site and the chain link fence. There is a restroom and a small cultural arts shed/building remaining from the original ranch. Both are in poor condition. The shed has been closed for safety reasons.

On July 10, 2013, the City Council directed City Staff to evaluate the possibility of reopening the closed portion of Taylor Ranch Park. The City Council requested that Staff provide a cost estimate to reopen the central portion of the park for use by the community while funding for the proposed Cultural Arts Center is secured and/or made available. Staff evaluated various options for reopening the central portion of the park.

On July 24, 2013, Staff provided the following information to City Council:

While the retaining walls are a major factor for reopening this portion of the park, the following factors were also considered and evaluated as staff prepared the cost estimate for reopening the park. The factors include:

1. Securing the retaining walls – Staff looked at the following three alternatives for securing the retaining walls to meet the building code requirements and improve site safety. The alternatives include:
 - Install hand rails;
 - Imported soil to back fill the retaining walls reducing the retaining wall height; and
 - Install a temporary construction fence.

Based on the review, it is recommended that all three alternatives be implemented at various locations due to the varying site conditions.

2. Graffiti – Due to the height and locations of the retaining walls, staff is concerned with the occurrence of graffiti once the construction fence is removed. Accordingly, staff's recommendation includes measures to address the potential for graffiti which is also tied into the measures for securing the retaining walls. Decorative landscaping (bushes and shrubs) is proposed in front of those walls where back filling will not occur.
3. Cost – As staff has worked through various options for reopening the park, staff has made every effort to minimize the costs and reopen the central portion of Taylor Ranch. The following table breaks down the various costs to reopen the park and allow interim usage while funding for proposed Cultural Arts Center is secured and/or made available.

Backfill with clean soil and compaction	\$ 22,500
Install wrought iron hand rails on existing retaining walls	\$ 29,000
Landscape and Irrigation	\$ 79,000 *
Adjust sewer cleanout at grade	\$ 300
Fencing with vinyl slates	\$ 17,050
Bid and inspection costs	\$ 14,790
Contingency (15%)	\$ 14,790
Total	\$177,430

* The Landscape and Irrigation line item above includes the cost to Hydro Seed the grass and once applied, will require a 6 to 8 week period to grow in before the park can be opened to the community. Sod is another option that will cost an additional \$20,000 but will reduce the time (3 to 4 weeks) before the park can be open to the community. If the sod option is selected, the total cost will be **\$197,430.**

On December 13, 2018 City Council requested Staff to look into creating a temporary greenspace area at Taylor Ranch Park and remove the existing chain link fencing.

ANALYSIS

The following improvements with costs are provided for the City Council to consider:

I. Park Improvements

1. Prefabricated Restroom \$80,000

Purchase and install a pre-fabricated restroom. Work includes demolition and removal of the existing structure, slab removal, utility preservation/relocation, grading to eliminate sump condition, construction and installation of a new slab for the new pre-fabricated restroom and utility hookups.

Pre-Fabricated Restroom	\$50,000
Demolition	\$10,000
Grading	\$10,000
New Slab/Utilities	\$10,000

2. Demolition and Grading \$10,000

Demolition of existing sidewalks and asphalt pavement for the new ADA compliant sidewalk from the bus stop shelters to the new restroom (lump sum item).

3. Sidewalk Construction \$43,200

Construct new sidewalk, varying widths from the bus stop shelters to the new restroom (square foot unit price item).

Sidewalk, 6 foot wide from Bus Stop to Existing Park Drive
6 foot wide X 300 feet long = 1,800 SF
Sidewalk, 10 foot wide from 6 ft walk to Restroom
10 foot wide X 180 feet long = 1,800 SF
1,800 sf X \$12/SF = \$43,200

4. Install 4 Walkway Lights \$20,000

Install four (4) new electrical, LED walkway lights. Work includes materials, labor, wiring, conduits and installation of lights at a unit cost of \$5,000 per light. Connect the new lights to the parking lot light electrical distribution system.

5. Fencing/Gates \$35,000

Install pre-fabricated aluminum panels, powder coated with posts drilled and “pour rocked” into the existing wall. The panels are 6 foot long and 4 foot high. The work also includes the installation of 2 gates along the west wall (lump sum item).

6. Landscaping/Irrigation \$180,000

Install landscape and irrigation for the 52,000 square feet site/area. The work includes clearing and grubbing, tilling the existing soil, lowering the sewer cleanout to below grade, install new irrigation system with backflow device and controller, other items as required and seeding the area and adjust sewer cleanouts to final grade (lump sum item).

Subtotal Estimated Costs for Park Improvements	\$368,200
25% Contingency	<u>\$ 92,050</u>
Use for Budget Purposes	\$460,250

II. Transit Parking Lot Improvements – In order to use Transit funds for Taylor Ranch improvements the City would have to construct the following improvements in the transit parking lot at the south end of the park, :

1. Slurry Parking Lot, Type II \$15,000

Construct Type II Slurry in parking lot. It is a small area with an estimated 50 ELT of slurry (lump sum item).

2. Parking Lot Striping \$ 7,500

Replace all parking lot striping. Lump Sum Item

3. Parking Light Lot Rehabilitation/Replacement \$16,000

Rehabilitate the existing four (4) parking lot lights to operational LED lights using the existing electrical system.

Subtotal Estimated Costs for Parking Lot Improvements	\$38,500
25% Contingency	<u>\$ 9,625</u>
Use for Budget Purposes	\$50,000

III. Design, Construction Management/Inspection Costs

The following are the preliminary estimated “soft costs” for the project based on the agreed upon percentages of estimated construction cost of \$510,250

Subtotal Estimated Design, CM/Inspection Costs	\$91,845
---	-----------------

IV. Estimated Project Budget

Estimated Construction Costs, Park Improvements	\$460,250
Estimated Construction Costs, Parking Lot Improvements	\$ 50,000
Estimated Design, CM/Inspection Costs	<u>\$ 91,845</u>

Total Estimated Preliminary Project Costs	\$602,095
---	-----------

Use for Budget Purposes	\$603,000
--------------------------------	------------------

FISCAL IMPACT

The cost for completing the proposed improvements at Taylor Ranch Park to create a greenspace is \$603,000. The Transportation Department could provide approximately \$225,000 in transit operational grant funds to improve the parking lot and restroom facility for used by their bus drivers. The remaining balance of \$378,000 will need to come from other sources (General Fund Reserves or Taylor Ranch Redevelopment Bond).

SUMMARY

The City Council will receive and file a staff report addressing the cost to create a temporary greenspace area at Taylor Ranch Park and direct staff as appropriately.

CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andrew G. Pasmant, Acting City Manager

BY: David Sosnowski, Director of Recreation & Community Services

SUBJECT: Grant Allocation Approval for Prop A Park Grants

DATE: March 14, 2018

RECOMMENDATION

That the City Council authorize the Department of Recreation & Community Services to reallocate charges and services for personnel, repairs and regular maintenance items to the Prop A Maintenance and Servicing Grant for a total amount of up to \$260,000 for Fiscal Year 2017/2018.

BACKGROUND

In the 1990's the Recreation & Community Services Department utilized Prop A Park Funds for two projects: 1) to build, construct and/or remodel three facilities at Montebello City Park: The Cathy Hensel Youth Center, George Hensel Aquatics Center and the Senior Citizen Center South Wing and 2) to construct the Reggie Rodriguez Park Community Center in 2001. Each of the two projects received a Grant Number from the Los Angeles County Regional Park and Open Space District.

Annually, the Prop A Ballot Measure, allocated funds to what is known as a "Maintenance and Servicing" account to help ensure the sustainability and condition of facilities that utilized Prop A funds. The funds are to maintain the facilities to a level of maintenance and standard. The funds can help offset costs for utilities, staffing and repairs to these facilities.

The City's Fiscal Year 2017/18 Budget was approved prior to final allocation by Los Angeles County Regional Park and Open Space District. At that time, Staff used an estimate of \$100,000 for annual Maintenance and Servicing for the aforementioned facilities' grants.

In September of 2017, the Recreation & Community Services Department submitted documentation to the County for a \$204,683.14 reimbursement for FY 2016/17 expenses as well as approval of this amount for the budget of annual expenses for the grants. This amount was approved and would be set as the maximum annual budget that could be charged to the grants for regular maintenance and servicing of the facilities. Additionally,

there are three (3) additional approved projects (pool filter replacement, basketball gym scoreboard replacement and painting facilities) totaling approximately \$60,000 for Montebello, resulting in a grant fund allocation for FY 2017/18, of approximately \$260,000.

ANALYSIS

For the first six months of FY 2017/18 (July 1 – December 31, 2017), staff have identified \$99,806.04 in reimbursable costs that have been submitted to the County for review.

Based off the budget estimate of \$100,000, the Department of Recreation & Community Services has only \$193.96 left to expend or charge to the park grants for the City Park and Reggie Rodriguez Park Facilities. Staff is estimating another \$100,000 in regular maintenance and servicing costs and \$60,000 in projects that can be charged to the grants for the remainder of Fiscal Year 2017/18.

FISCAL IMPACT

There is a positive impact on the General Fund by reallocation of funds and charges to the grant accounts in lieu of the General Fund.

LA COUNTY REGIONAL PARK GRANT

FY 2017/2018 approved budget..... \$100,000

FY 2017/2018 amended budget..... \$260,000

This action would save the general fund a total of \$200,000 by reallocation of the expenses in the current fiscal year.

SUMMARY

The City Council will consider authorization for the Department of Recreation & Community Services to reallocate up to \$260,000 for the current fiscal year and charge those expenditures which would otherwise be incurred by the General Fund to the Prop A Park Maintenance and Servicing Grants.

CITY OF MONTEBELLO

CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: Andrew G. Pasmant, Acting City Manager

BY: David Sosnowski, Director of Parks, Recreation & Community Services

SUBJECT: Award Charter Bus Services Contract, Request for Proposals No. 18-31

DATE: March 14, 2018

RECOMMENDATION

It is recommended that City Council:

1. Award a contract for an annual amount not to exceed \$25,000 to Star Dust Tours, Inc.; and
2. Authorize the Acting City Manager to execute the Agreement on behalf of the City.

BACKGROUND

On January 30, 2018 the City issued Request for Proposal (RFP) No. 18-31 for Charter Bus Services (the "RFP"), and the City received three (3) responsive proposals by the RFP closing date of February 20, 2018.

A review panel made up of Recreation Department employees met to assess the qualifications and expertise of each proposer in performing the services and scope of work for called forth in the RFP. A review and scoring of all proposals received has been completed, including reference checks.

ANALYSIS

The Notice Inviting Bids/Proposals was published on January 30, 2018. The City received three (3) proposals on February 20, 2018. The following companies submitted responses to the RFP:

Company

Fast Deer Bus Charter, Inc.
Sun Diego Charter Company
Star Dust Tours, Inc.

A four (4) member review panel evaluated the proposals based on the following scoring criteria:

1) Firm's experience with similar projects.....	20
2) Ability to Work Effectively with the City.....	20
3) Reference Checks.....	20
4) Fee/Price.....	<u>40</u>
Total Points	100

Below are the average combined panel scores for each firm:

Company	Average Score
Star Dust Tours, Inc.	93.3
Fast Deer Bus Charter, Inc.	81.5
Sun Diego Charter Company	80.3

Below are the final rankings:

Company	Ranking
Star Dust Tours, Inc.	1
Fast Deer Bus Charter, Inc.	2
Sun Diego Charter Company	3

Based on the proposals submitted by each firm, the review panel scores (including proposed fee/price), and references, the firm with the best qualifications and experience that meets the needs of the City appears to be Star Dust Tours, Inc.

FISCAL IMPACTS

The annual cost of the Charter Bus Services for the Department of Recreation & Community Services is \$25,000. This amount is charged to the Transportation Department's Prop C Grant and there is no impact to the General Fund.

SUMMARY

On January 30, 2018, the City issued Request for Proposal (RFP) No. 18-31 for Charter Bus Services for the Recreation & Community Services Department. There were three (3) respondents to the RFP. The City Council will consider awarding an agreement to Star Dust Tours, Inc., for an amount not to exceed \$25,000 annually.

ATTACHMENTS

Proposed Agreement

**CITY OF MONTEBELLO
PROFESSIONAL SERVICES AGREEMENT NO. _____
BY AND BETWEEN
CITY OF MONTEBELLO AND
_____**

THIS AGREEMENT ("Agreement") is made and entered into on _____, by the CITY OF MONTEBELLO, a municipal corporation (hereinafter referred to as "CITY") and _____ (hereinafter referred to as "CONTRACTOR"). CITY and CONTRACTOR are sometimes referred to herein individual as the "Party," and jointly as the "Parties."

RECITALS

WHEREAS, the CITY desires to retain a qualified professional contractor to provide charter bus services in the CITY;

WHEREAS, the CONTRACTOR represents that it is fully qualified to perform such services by virtue of its experience and the training, education and expertise of its principals and employees.

NOW THEREFORE, in consideration of performance by the Parties of the covenants and conditions herein contained, the Parties hereto agree as follows:

SECTION 1. SERVICES / COMPENSATION.

A. All terms, conditions, requirements, and provisions of the Request for Proposals for Annual Charter Bus Services (January 29, 2018) ("Request for Proposals"), as such is set forth fully in **Exhibit "A"** hereto, are hereby incorporated fully herein by this reference and shall be binding on the Parties. To the extent of a conflict between the terms of this Agreement and that set forth in any exhibits or attachments hereto, the terms of this Agreement shall govern.

B. CONTRACTOR shall provide to CITY those charter bus services that are set forth fully in the Request for Proposals, as such is set forth fully in **Exhibit "A"** hereto and incorporated fully herein by this reference (hereinafter "Professional Services").

C. CONTRACTOR shall be shall be compensated for performance of the Professional Services as set forth in the Schedule of Compensation attached hereto as **Exhibit "B"** and incorporated fully herein by this reference ("Compensation"). CONTRACTOR shall provide an itemized billing statement to the CITY each month for Professional Services performed. CONTRACTOR shall no incur fees or costs which exceed the Compensation without the prior written consent of the CITY.

SECTION 2. TERM.

This Agreement shall commence upon issuance of the Notice to Proceed by the City

("Effective Date"), and shall expire three (3) years from the Effective Date, unless terminated earlier as hereinafter provided. This Agreement may be extended for up to two (2) additional years upon such terms and conditions mutually agreed upon by the Parties in writing.

SECTION 3. PERFORMANCE.

a. CONTRACTOR shall at all times, faithfully, competently, and to the best of its ability, experience and talent, perform all tasks described herein.

b. CONTRACTOR shall employ, at a minimum, generally accepted standards and practices utilized by companies engaged in providing similar services, as are required of Contractor hereunder, in meeting its obligations under this Agreement.

c. CONTRACTOR shall be knowledgeable of and subject to all CITY ordinances, rules and regulations, standard operating procedures, and the supervisory chain of command.

d. CONTRACTOR shall have the right to retain, subject to CITY's approval, additional individuals, consultants or subcontractors to assist in the completion of services as herein defined. Compensation for additional individuals, consultants or subcontractors shall be the sole and exclusive responsibility of CONTRACTOR.

e. CONTRACTOR shall retain all original reports, field and office notes, correspondence, calculations, maps, and other documents specifically related to the services provided by CONTRACTOR pursuant to this Agreement, other than documents which are exempt from disclosure pursuant to the attorney-client privilege or any other law. Said documents shall be made available for inspection by the CITY upon request.

SECTION 4. WORK PRODUCT.

a. CONTRACTOR hereby agrees that all work product produced pursuant to this Agreement, and provided to CITY during and upon completion of this Agreement, shall be the property of the CITY, and ownership of said work product shall be retained by the CITY. CONTRACTOR may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by CONTRACTOR.

b. All data, documents, discussion, or other information developed or received by CONTRACTOR or provided for performance of this Agreement are deemed confidential and shall not be disclosed by CONTRACTOR without prior written consent by the CITY. The CITY shall grant such consent if disclosure is legally required. All such written products shall be returned to the CITY upon the termination or expiration of this Agreement. CONTRACTOR agrees that the covenants contained in this Article shall survive the expiration or termination of this Agreement.

SECTION 5. EXTRA SERVICES.

No extra services over and above the Compensation shall be rendered by CONTRACTOR under this Agreement unless such extra services first shall have been duly authorized in writing by the City Administrator.

SECTION 6. CITY SUPERVISION.

The City Administrator shall have the right of general supervision of all work performed by CONTRACTOR and shall be the CITY agent with respect to obtaining CONTRACTOR's compliance hereunder. No payment for services rendered under this Agreement shall be made without the prior approval of the City Manager.

SECTION 7. TERMINATION.

In the event that either Party hereto fails or refuses to perform any of the provisions of this Agreement at the time and in the manner required, the non-defaulting party shall give the defaulting party written notice of the default, the nature of the default, and of the steps necessary to cure the default.

a. Termination for Cause. In the event that any of the provisions of the Agreement are violated by either party, the non-defaulting Party may terminate the Agreement by serving written notice upon the other Party, listing the violation(s) and its intent to terminate such Agreement unless within ten (10) days after the serving of such notice, such violation shall cease or be rectified, the contract shall upon the expiration of an additional thirty (30) days cease and terminate. Violations by Contractor which cannot be corrected within ten (10) days, said contract shall at the option of the City cease and terminate upon the giving of like notice. In the event of any such termination for default by Contractor, the City may take over the work and prosecute the same to completion by contract or otherwise for the account and at the expense of the Contractor. The Contractor and his sureties shall be liable to the City for any excess cost occasioned in the event of any such termination. This change shall not be construed to prevent the termination, for other causes authorized by law or other provisions of this contract. In the event of a termination for cause, CONTRACTOR shall only be entitled to the Compensation for those Professional Services satisfactory performed on or before the effective date of termination.

b. Termination For Convenience. The CITY shall have the option, at its sole discretion and without cause, to terminate this Agreement in whole, or in part, by giving thirty (30) business days' written notice to CONTRACTOR. Upon the termination of this Agreement as provided herein, the CITY shall provide to CONTRACTOR the part of Compensation which would otherwise be payable to CONTRACTOR for services CONTRACTOR had completed as of the date of termination, less the amount of all previous payment with respect to the Compensation. Further, upon such a termination for convenience by CITY, the Parties agree that CONTRACTOR shall be reimbursed for any "non-refundable" costs that CONTRACTOR has incurred for its services under this Agreement, provided that: (1) such "non- refundable" costs were incurred by the CONTRACTOR prior to the date of

termination, and (2) that CONTRACTOR provides the CITY with adequate proof that CONTRACTOR incurred the costs, and is unable to be seek a refund for such costs. Such "non-refundable" costs may include, but are not limited to, travel reservations incurred by CONTRACTOR for its performance of services under this Agreement. CONTRACTOR agrees to cease all work under this Agreement on or before the effective date of any notice of termination.

SECTION 8. EMPLOYMENT OF CITY EMPLOYEES.

No regular employee of the CITY shall be employed by CONTRACTOR during the term of this Agreement.

SECTION 9. NON-LIABILITY OF CITY OFFICIALS AND EMPLOYEES.

No official or employee of the CITY shall be personally liable to CONTRACTOR in the event of any default or breach by CITY, or for any amount which may become due to CONTRACTOR.

SECTION 10. INDEPENDENT CONTRACTOR.

a. The CONTRACTOR is and shall, at all times, remain as to the CITY a wholly independent contractor. Neither the CITY nor any of its elected officials, officers, employees or agents shall have control over the conduct of the CONTRACTOR except as expressly set forth in this Agreement. The CONTRACTOR shall not at any time or in any manner represent that he is in any manner an elected official, officer, employee or agent of the CITY. No employee benefits shall be available to CONTRACTOR in connection with the performance of this Agreement. Except as provided in this Agreement, CITY shall not pay salary, wages, or other compensation to CONTRACTOR for performance hereunder for CITY, CITY shall not be liable for compensation to CONTRACTOR, CONTRACTOR's employees or CONTRACTOR'S subcontractors for injury or sickness arising out of performing services hereunder.

b. The parties further acknowledge and agree that nothing in this Agreement shall create or be construed to create a partnership, joint venture, employment relationship or any other relationship except as set forth in this Agreement.

c. CITY shall not deduct from the Compensation paid to CONTRACTOR any sums required for Social Security, withholding taxes, FICA, state disability insurance or any other federal, state or local tax or charge which may or may not be in effect or hereinafter enacted or required as a charge or withholding on the compensation paid to CONTRACTOR. CITY shall have no responsibility to provide CONTRACTOR, its employees or subcontractors with workers' compensation insurance or any other insurance.

SECTION 11. PERS ELIGIBILITY INDEMNITY.

a. In the event that CONTRACTOR or any employee, agent, or subcontractor of

CONTRACTOR providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the CITY, CONTRACTOR shall indemnify, defend, and hold harmless CITY for the payment of any employee and/or employer contributions for PERS benefits on behalf of CONTRACTOR or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of CITY.

b. Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, CONTRACTOR and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by CITY, including but not limited to eligibility to enroll in PERS as an employee of CITY and entitlement to any contribution to be paid by CITY for employer contribution and/or employee contributions for PERS benefits.

SECTION 12. LEGAL RESPONSIBILITIES.

CONTRACTOR shall at all times observe and comply with all applicable laws, ordinances, codes and regulations of the federal, state and local governments including, but not limited to the Montebello Municipal Code. The CITY, and its appointed or elected officers, employees, or agents, shall not be liable at law or in equity occasioned by failure of the CONTRACTOR to comply with this section.

SECTION 13. INDEMNIFICATION.

The CONTRACTOR agrees to, and shall defend, indemnify, protect and hold harmless, the CITY, its elected and appointed boards, officers, officials, employees, agents and volunteers from and against any and all claims, demands, lawsuits, defense costs, civil, penalties, expenses, causes of action, and judgments at law or in equity, or liability of any kind or nature which the CITY, its elected and appointed boards, officers, officials, employees, agents and volunteers may sustain or incur or which may be imposed upon them for injuries or deaths of persons, or damage to property arising out of CONTRACTOR'S negligent or wrongful act, or omission under the terms of this Agreement, except only liability arising out of the sole negligence of the CITY.

SECTION 14. INSURANCE COVERAGE.

During the term of this Agreement, CONTRACTOR shall carry, maintain, and keep in full force and effect insurance against claims for death or injuries to persons or damages to property that may arise from or in connection with CONTRACTOR'S performance of this Agreement. Such insurance shall be of the types and in the amounts as set forth below:

- **Commercial General Liability (CGL):** Insurance Services Office Form

CG 00 01 covering CGL on an "occurrence" basis for bodily injury and property damage, including products-completed operations, personal injury and advertising injury, with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, the limit shall be twice the required occurrence limit.

- **Automobile Liability Insurance:** Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if CONTRACTOR has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than \$5,000,000 per accident for bodily injury and property damage.

- **Worker's Compensation** insurance as required by the laws of the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.

- **Professional Liability** insurance appropriate to the CONTRACTOR'S profession, with limit no less than \$1,000,000 per occurrence or claim, \$2,000,000 aggregate.

If the CONTRACTOR maintains higher limits than the minimums shown above, the CITY requires and shall be entitled to coverage for the higher limits maintained by the CONTRACTOR.

CONTRACTOR shall require each of its subcontractors, if any, to maintain insurance coverage that meets all of the requirements of this Agreement.

The policy or policies required by this Agreement shall be issued by an insurer admitted in the State of California and with a current rating of at least A:VII in the latest edition of Best's Insurance Guide.

Each insurance policy required above shall state that coverage shall not be canceled, except after thirty (30) days' prior written notice (ten (10) days for non-payment) has been given to the City. CONTRACTOR agrees that if it does not keep the aforesaid insurance in full force and effect CITY may either (i) immediately terminate this Agreement for Cause; or (ii) take out the necessary insurance and pay, at CONTRACTOR'S expense, the premium thereon.

At all times during the term of this Agreement, CONTRACTOR shall maintain on file with CITY's Risk Manager a certificate or certificates of insurance showing that the aforesaid policies are in effect in the required amounts and naming the CITY as an additional insured. CONTRACTOR shall, prior to commencement of work under this Agreement, file with CITY's Risk Manager such certificate(s).

CONTRACTOR shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages.

The general liability and automobile policies of insurance required by this Agreement shall contain an endorsement naming CITY, its officers, employees, agents and volunteers as additional insureds. All of the policies required under this Agreement shall contain an endorsement providing that the policies cannot be canceled or reduced except on thirty days' prior written notice to CITY. CONTRACTOR agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

The insurance provided by CONTRACTOR shall be primary to any coverage available to CITY. Any insurance or self-insurance maintained by CITY, its officers, employees, agents or volunteers, shall be in excess of CONTRACTOR'S insurance and shall not contribute with it.

All insurance coverage provided pursuant to this Agreement shall not prohibit CONTRACTOR, and CONTRACTOR'S employees, agents or subcontractors, from waiving the right of subrogation prior to a loss. CONTRACTOR hereby waives all rights of subrogation against the CITY.

Any deductibles or self-insured retentions must be declared to and approved by the CITY. At the option of CITY, CONTRACTOR shall either reduce or eliminate the deductibles or self-insured retentions with respect to CITY, or CONTRACTOR shall procure a bond guaranteeing payment of losses and expenses.

Procurement of insurance by CONTRACTOR shall not be construed as a limitation of CONTRACTOR'S liability or as fall performance of CONTRACTOR'S duties to indemnify, hold harmless and defend under Section 9 of this Agreement.

SECTION 15. SUBCONTRACT, ASSIGNMENT OR DELEGATION.

CONTRACTOR shall not subcontract, delegate or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of CITY. Any proposed subcontract, delegation, or assignment shall provide a description of the services to be covered, identification of the proposed sub-contractor, delegee, or assignee, and an explanation of why and how the same was selected, including the degree of competition involved.

Any subcontract, delegation or assignment shall be made in the name of CONTRACTOR and shall not bind or purport to bind CITY and shall not release CONTRACTOR from any obligations under this Agreement including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegees or sub-contractors. No such subcontract, delegation or assignment shall result in any increase in the amount of total compensation payable to CONTRACTOR under the Agreement.

SECTION 16. NO WAIVER.

Waiver by any party hereto of any term, condition or covenant of this Agreement

shall not constitute the waiver of any other term, condition or covenant hereof.

SECTION 17. DISPUTE RESOLUTION; GOVERNING LAW.

Disputes regarding the interpretation or application of any provision(s) of this Agreement shall, to the extent reasonably feasible, be resolved through good faith negotiations between the Parties. If any action at law or in equity is brought to enforce this Agreement or because of alleged dispute, breach, default or misrepresentation in connection with the provisions of this Agreement, the prevailing party in such action shall be entitled to reasonable attorney's fees, expert fees, costs and necessary disbursements incurred in that action or proceeding, in addition to such other relief as may be sought and awarded. The venue for any litigation shall be County of Los Angeles, California. The Parties agree that the covenants contained in this Article shall survive the expiration or termination of this Agreement.

SECTION 18. ATTORNEY'S FEES AND COSTS.

If litigation is reasonably required to enforce or interpret the provisions of this Agreement, the prevailing party in such litigation shall be entitled to an award of reasonable attorney's fees and costs in addition to any other relief to which it may be entitled.

SECTION 19. WARRANTIES.

Each of the parties represents and warrants to one another as follows:

- a. It has received independent legal advice from its attorneys with respect to the advisability of entering into and executing this Agreement;
- b. In executing this Agreement, it has carefully read this Agreement, knows the contents thereof, and has relied solely on the statements expressly set forth herein and has placed no reliance whatsoever on any statement, representation, or promise of any other party, or any other person or entity, not expressly set forth herein, nor upon the failure of any other party or any other person or entity to make any statement, representation or disclosure of any matter whatsoever; and
- c. It is agreed that each party has the full right and authority to enter into this Agreement, and that the person executing this Agreement on behalf of either party has the full right and authority to fully commit and bind such party to the provisions of this Agreement.

SECTION 20. MISCELLANEOUS.

- a. The descriptive paragraph headings of this Agreement are included for purposes of convenience only and shall not control or affect the construction of interpretation of any of its provisions.
- b. Whenever the context hereof shall so require, the singular shall include the

plural, the male gender shall include the female gender, and the neuter and vice versa.

c. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained herein.

d. The representations and warranties made by the parties to this Agreement shall survive the consummation of the transaction herein described.

e. This Agreement may be signed in any one or more counterparts all of which taken together shall be but one and the same Agreement. Any signed copy of this Agreement or of any other document or agreement referred to herein, or copy or counterpart thereof, delivered by facsimile transmission, shall for all purposes be treated as if it were delivered containing an original manual signature of the party whose signature appears in the facsimile and shall be binding upon such party in the same manner as though an originally signed copy had been delivered.

f. Each of the parties acknowledges that it has been represented by independent counsel of its own choosing, or if it has not been so represented, it has been admonished to obtain independent counsel and has freely and voluntarily waived and relinquished the right to counsel. Each party who has not obtained independent counsel acknowledges that the failure to have independent legal counsel will not excuse such party's failure to perform under this Agreement or any agreement referred to in this Agreement.

SECTION 21. NOTICE.

All notices, demands, requests or approvals to be given under this Agreement shall be given in writing and conclusively shall be deemed served when delivered personally or on the second business day after the deposit thereof in the United States mail, postage prepaid, registered or certified, addressed as hereinafter provided. All notices, demands, requests, or approvals hereunder shall be given to the following addresses or such other addresses as the Parties may designate by written notice:

Danilo Batson, Director
Public Works Department
City of Montebello
1600 West Beverly Boulevard
Montebello, California 90640
E-mail: dbatson@cityofmontebello.com

SECTION 22. NON-DISCRIMINATION AND EQUAL OPPORTUNITY EMPLOYER.

In the performance of this Agreement, CONTRACTOR shall not discriminate against any employee, sub-contractor, or applicant for employment because of race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, mental condition or sexual orientation. CONTRACTOR will take affirmative action to ensure that sub-contractor and applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition or sexual orientation.

SECTION 23. CONFLICT OF INTEREST.

CONTRACTOR covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which may be affected by the services to be performed by CONTRACTOR under this Agreement, or which would conflict in any manner with the performance of its services hereunder. CONTRACTOR further covenants that, in performance of this Agreement, no person having any such interest shall be employed by it. Furthermore, CONTRACTOR shall avoid the appearance of having any interest that would conflict in any manner with the performance of its services pursuant to this Agreement.

CONTRACTOR covenants not to give or receive any compensation, monetary or otherwise, to or from the ultimate vendor(s) of services to CITY as a result of the performance of this Agreement, or the services that may be procured by the CITY as a result of the recommendations made by CONTRACTOR. CONTRACTOR's covenant under this section shall survive the termination of this Agreement.

SECTION 24. ENTIRE AGREEMENT.

This Agreement contains the entire understanding between the CITY and CONTRACTOR. Any prior agreements, promises, negotiations or representations not expressly set forth herein are of no force or effect. Subsequent modifications to this Agreement shall be effective only if in writing and signed by each party. If any term, condition or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall be valid and binding.

CITY OF MONTEBELLO

CONTRACTOR

City Manager

Authorized Representative

Dated: _____

Dated: _____

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andrew Pasmant, City Manager

BY: Brad Keller, Interim Chief of Police

SUBJECT: City Council approval to award bids for police vehicle purchases pursuant to the Montebello Municipal Code and RFP process described herein

DATE: March 14th 2018

RECOMMENDATION

It is recommended that the City Council award bids to the lowest bidder(s) delineated in RFP 18-52A pursuant to the Montebello Municipal Code (MMC) for the purchase of police vehicles described herein.

BACKGROUND

The patrol vehicles that bids were requested for are emergency vehicles most commonly recognized by their colors, black and white, with emergency overhead light bars and decals identifying them as Montebello Police vehicles. They are used by our patrol officers to provide emergency assistance and routine police services to the community.

Patrol vehicles are in operation 24 hours a day, seven days a week, every day of the year. It is imperative that these vehicles are dependable and available to provide immediate service. Patrol vehicles must also be reliable in the event that officers must respond to an emergency or pursue a dangerous suspect. Currently there are vehicles that are 9 years old within the fleet with an average of over 120,000 miles.

The parking enforcement fleet consists of three (3) vehicles and is used daily. These vehicles have not been replaced since 2002 and have an average of over 130,000 miles. Although not considered emergency response vehicles, they supplement our patrol operations by providing dependable transportation to our support services staff. These vehicles are white in color, have an amber overhead light, police radio and mobile digital computer and police department logos.

The Jail van has not been replaced since 2000 and has 104,000 miles. This van is outfitted with a jail transport package that allows the safe transportation of prisoners to and from court houses. It is also used during major operations where multiple arrests take place. This vehicle is also outfitted with an amber overhead light, police radio and mobile digital computer and police department logos.

The patrol vehicle fleet consists of twenty-one (21) patrol vehicles, not including specialty vehicles such as K9 units, supervisor and traffic units. It is not cost effective or operationally sound to replace all twenty-one (21) vehicles at the same time. It is imperative to maintain patrol vehicles of the highest quality and in the best possible operational state to ensure reliable transportation throughout the City to provide superior service to the community.

The purchase of these vehicles will not increase the department's vehicle fleet, as newly acquired vehicles will replace those that are no longer reliable or cost effective to maintain.

ANALYSIS

RFP Process

Pursuant to the City of Montebello Municipal Code (MMC) and the fiscal policies recently adopted by City Council Resolution No. 17-40, the Montebello Police Department released a Request for Proposal (RFP 18-52A) on January 17, 2018. The scope of services described in the RFP requested bids for various vehicles described herein for the Police Department's patrol units; including tax, license and destination charges.

In accordance with the Municipal Code, the RFP was posted on www.PlanetBids.com and on the City's website. The RFP included detailed information on the services needed, the scope of work, the proposal submission process, closing date and time, and other applicable submittal requirements. The RFP also included information on the specifications of vehicles and equipment and other information needed by consultants to submit a bid.

Six (6) sealed bids were received directly to the Montebello Police Department on or before the submission deadline, but remained unopened until the RFP period expired. No submittals were received after the deadline.

The Montebello Police Department has analyzed the proposals and is presenting a recommendation to the City Council as analyzed in this report.

Seven (7) patrol vehicles, one (1) patrol sergeant vehicle, three (3) parking enforcement vehicles [and] one (1) jail van have been identified as needing to be replaced. The

approximate cost to replace the vehicles in question, including all necessary equipment, decals and labor is approximately \$563,169.00.

This agenda only addresses the cost of the twelve (12) vehicles, including all dealer fees. A separate RFP will be issued for the necessary equipment, decals, and labor and will be presented to the City Council at a later time.

The purpose of not obtaining and presenting the cost for the equipment, decals, and labor to the City Council for consideration at this time is to secure the vehicles first, upon approval, and then determine the funds remaining in the approved capital outlay account to ensure there are sufficient funds to fully equip each vehicle.

In the event there are not sufficient funds in the approved capital outlay account to equip all twelve (12) vehicles the Interim Police Chief will present other funding sources to the City Council to make up the balance which is not anticipated to be in excess of ten thousand dollars.

Due to the fluctuation of equipment cost and labor it would be prudent to secure the vehicles first and then obtain bids to equip them.

The funds for this project were approved by the City Council in the 2017-2018 fiscal year capital outlay account.

The total for the requested approval for bids to the lowest bidders per vehicle type is \$356,547.80 as described below.

Proposals Received

<i>Firms</i>	<i>Cost Per Ford Explorer</i>	<i>Cost Per Chevrolet Tahoe</i>	<i>Cost Per Chevrolet Colorado</i>	<i>Cost per Ford Transit Van</i>
<i>Bob Wondries</i>	<i>\$30,837.27</i>	<i>\$39,929.06</i>	<i>\$27,315.75</i>	<i>\$29,936.09</i>
<i>Home Motors</i>	<i>No Bid</i>	<i>\$37,507.42</i>	<i>\$26,737.70</i>	<i>No Bid</i>
<i>Courtesy Chevrolet</i>	<i>No Bid</i>	<i>No Bid</i>	<i>\$26,662.68</i>	<i>No Bid</i>
<i>Fairview Ford</i>	<i>\$29,891.31</i>	<i>No Bid</i>	<i>No Bid</i>	<i>\$30,875.72</i>
<i>Theodore Robins</i>	<i>\$29,873.75</i>	<i>No Bid</i>	<i>No Bid</i>	<i>\$31,550.20</i>
<i>Chevrolet of Montebello</i>	<i>No Bid</i>	<i>\$39,709.77</i>	<i>\$27,016.50</i>	<i>No Bid</i>

Based upon these responses, the Department recommends awarding the purchase of seven (7) Ford Explorers, three (3) Chevrolet Colorado trucks, one (1) Chevrolet Tahoe [and] one (1) Ford Transit Van, as follows:

- Seven (7) Ford Explorers – Recommend bid award to Theodore Robins: \$209,116.25
- One Chevrolet Tahoe – Recommend bid award to Home Motors: \$37,507.42
- Three (3) Chevrolet Colorado – Recommend bid award to Courtesy Chevrolet: \$79,988.04
- One Ford Transport Van – Recommend bid award to Bob Wondries: \$29,936.09

FISCAL IMPACTS

There will be no additional impact to the general fund since the requested funds were approved with the 17-18 FYB. If additional funds will be needed for equipment, labor and decals the Interim Police Chief will present the City Council with other options including but not limited to the use of asset forfeiture funds. As noted the additional cost cannot be known until the vehicles are secured at which time an RFP will be submitted to potential bidders and subsequently present to the City Council for consideration. Total expenditure for this purchase is \$357,547.80.

SUMMARY

The City Council will consider awarding bids described herein to the lowest bidder for the purchase of seven (7) Ford Explorers, three (3) Chevrolet Colorado trucks, one (1) Chevrolet Tahoe [and] one (1) Ford Transit Van, for use by the Police Department. It is recommended that the vehicles be purchased from the lowest bidders for each vehicle type detailed herein.

- Seven (7) Ford Explorers – Recommend bid award to Theodore Robins.
- One Chevrolet Tahoe – Recommend bid award to Home Motors.
- Three (3) Chevrolet Colorado – Recommend bid award to Courtesy Chevrolet.
- One Ford Transport Van – Recommend bid award to Bob Wondries.

ATTACHMENTS

Bids from all venders.

Bid Summary

Vehicle	Courtesy Chevrolet	Home Motors	Fairview Ford	Theodore Robins Ford	Bob Wondries	Chevrolet Montebello
Ford Explorer			\$29,891.31	\$29,873.75	\$30,837.27	
Ford Transit			\$30,875.72	\$31,550.20	\$29,936.09	
Chevy Tahoe		\$37,507.42			\$39,929.06	\$39,709.77
Chevy Colorado	\$26,662.68	\$26,773.70			\$27,315.75	\$27,016.50

CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT

TO: Honorable Mayor and City Council

FROM: Andrew G. Pasmant, Acting City Manager

BY: Fernando Pelaez, Fire Chief

SUBJECT: Amendments to Job Specification – Fire Captain

DATE: March 14, 2018

RECOMMENDATION

That the City Council approve proposed amendments to the Fire Captain position description, to more accurately reflect the current requirements of the position.

BACKGROUND/ANALYSIS

The current classification for Fire Captain was adopted in October 2014.

The Fire Department is requesting a change to the Special Requirements and Education portions of the classification, to additionally add the new Office of the California State Marshal courses and certification track to the classification. The Fire Department recommends that the Job Specification state, "Possession of a valid Fire Officer Certification or Company Officer Certification, from the Office of the California State Fire Marshal".

The Fire Department is requesting a change in the Special Requirements and Education portions of the classification, to correctly identify two requirements. The Fire Department recommends that the Job Specification state, "Possession of a Hazardous Materials First Responder Operations Certificate...", and the Fire Department recommends that the Job Specification state, "Completion of the S-231 (Engine Boss Course) Course".

The Fire Department is requesting a change in the Education portion of the classification, to remove redundant requirements. The Fire Department recommends that the following phrase be removed from the Job Specification, "State Fire Marshal Firefighter I & II Certification."

Additionally, this amendment was approved by the Civil Service Commission, at the regular meeting, of Tuesday, February 27, 2018.

FISCAL IMPACT

There are no fiscal impacts on the General Fund Budget.

SUMMARY

The Fire Department seeks to amend the position specification for the position of Fire Captain, to provide consistency with the current training and education requirements set forth by the Office of the California State Fire Marshal, as well as, revised the terminology used in prior position specifications, to provide consistency with the certifications.

The City Council will consider approval proposed amendments to the Fire Captain position description, to more accurately reflect the current requirements of the position.

ATTACHMENT

Fire Captain Job Description (redline version)

Resolution

Exhibit A – Fire Captain Job Description (proposed version)

EXHIBIT A**CITY OF MONTEBELLO****602****FIRE CAPTAIN****DEFINITION**

Under general direction, to plan, coordinate, and supervise the activities of a fire company during an assigned shift; to serve as initial command officer during emergencies, directing firefighting and emergency service functions; to provide for the training and development of assigned personnel; to have responsibility for administrative functions in the Department; and to perform related work as required.

MANAGEMENT RESPONSIBILITY

This is a supervisory position with responsibility for assigning, coordinating, and supervising the work and the in-service training of a fire company at a City station during an assigned shift. Incumbents normally serve as initial command officer when responding to emergencies. In addition, positions are assigned administrative responsibilities for organization and development of a Department service or function.

EXAMPLES OF DUTIES

Provides supervision and work coordination for staff assigned to a fire company at a City station during an assigned shift; develops work assignments and insures proper coverage of fire protection and emergency response services; maintains discipline; instructs and drills others in firefighting and rescue methods and procedures; evaluates assigned staff; directs the cleaning and maintenance of living quarters, equipment, and apparatus; performs a variety of recordkeeping and administrative assignments; responds to fire and other emergencies by taking initial command at the scene of the emergency; orders placement of equipment for effective use; performs requisite fire suppression, emergency medical service, and other emergency functions as required by the nature of the emergency; supervises and participates in salvage and overhaul operations; may drive fire and emergency service equipment; supervises and participates in fire inspection and fire prevention activities; has administrative responsibility for the organization and development of Department functions; oversees a safe work place; assists with the development of budgets; develops and prepares a variety of reports; may represent Department functions with citizens, community organizations, and other government agencies; may serve as Battalion Chief in the Chief's absence; represents assigned functions with City staff and other governmental agencies as delegated.

FIRE CAPTAIN

SPECIAL REQUIREMENTS

~~Fire Officer Certificate as issued by the State of California Fire Marshal or proof of completion of all required courses for the State of California Fire Marshal's Fire Officer Certification at time of application.~~ Possession of a valid Fire Officer Certification or Company Officer Certification, from the Office of the California State Fire Marshal.

Possession of a California Class C Driver's License with Firefighter endorsements at time of application and maintenance of said license in good standing throughout employment in this position,

Possession of a current Emergency Medical Technician certification at time of application and maintenance of said license in good standing throughout employment in this position.

~~Possession of a First Responder certification~~ Possession of a Hazardous Materials First Responder Operations certificate at time of application and throughout employment in this position.

EMPLOYMENT STANDARDS

Knowledge of:

- Methods and principles of fire suppression, fire investigation, fire prevention, emergency medical response, and hazardous material control.
- Principles of supervision and training.
- Operation, maintenance, and capabilities of firefighting and emergency rescue equipment.
- Practical hydraulics and pump operations.
- Fire codes, laws, rules, and regulations.
- Research methods and procedures.

and

Ability to:

- Plan, coordinate, and supervise the activities of a fire company during an assigned shift.
- Provide supervision, training, and work evaluation for staff.
- Maintain discipline.
- Provide guidance and assist with administration of Department policy, rules, and regulations.

- Drive fire and emergency response equipment safely and skillfully in accordance with traffic rules and regulations.
- Apply firefighting and emergency service techniques and methods in a variety of situations.

FIRE CAPTAIN

EMPLOYMENT STANDARDS - (cont.)

- Direct fire inspections and prevention activities in the field.
- Prepare a variety of reports and presentations.
- Research, collect, and analyze information related to fire services.
- Develop budget information and monitor expenditures.
- Interpret, explain, and apply fire codes and regulations.
- Effectively represent the fire service functions of the Department with concerned individuals, community organizations, and other governmental agencies.
- Establish and maintain cooperative working relationships.
- Communicate effectively orally and in writing.

and

Training and Experience: Any combination of training and experience which would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education: ~~Fire Officer Certificate as issued by the State of California Fire Marshal or proof of completion of all required courses for the State of California Fire Marshal's Fire Officer Certification at time of application.~~ Possession of a valid Fire Officer Certification or Company Officer Certification, from the Office of the California State Fire Marshal. ~~State Fire Marshal Engine Boss Certification.~~ Completion of the S-231 (Engine Boss Course) Course. ~~State Fire Marshal Firefighter I & II certification.~~

Work Background: Five years of progressively responsible work experience in the provision of fire and other emergency services, preferably including some experience in a lead or supervisory position, and presently holding the rank of Fire Engineer or presently a certified relief Fire Engineer with the Department.

August 1992

June 2008 (Res. #08-57)

July 2011 (Res. # 11-68)

October 2014 (Res. #14-89)

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO AMENDING THE
CLASSIFICATION PLAN FOR CLASSIFIED MANAGEMENT POSITIONS**

**THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES HEREBY RESOLVE AS
FOLLOWS:**

Section 1: That the Classification Plan is hereby amended to include the revised job description for the following position:

Fire Captain (Exhibit A)

Section 2: That the City Clerk shall certify to the adoption of this resolution and distribute to the Director of Human Resources and the Director of Finance and that the same shall be in full force and effect.

APPROVED AND ADOPTED THIS 14th DAY OF March 2018.

Vanessa Delgado, Mayor

ATTEST:

Irma Barajas, City Clerk

EXHIBIT A

CITY OF MONTEBELLO

602

FIRE CAPTAIN

DEFINITION

Under general direction, to plan, coordinate, and supervise the activities of a fire company during an assigned shift; to serve as initial command officer during emergencies, directing firefighting and emergency service functions; to provide for the training and development of assigned personnel; to have responsibility for administrative functions in the Department; and to perform related work as required.

MANAGEMENT RESPONSIBILITY

This is a supervisory position with responsibility for assigning, coordinating, and supervising the work and the in-service training of a fire company at a City station during an assigned shift. Incumbents normally serve as initial command officer when responding to emergencies. In addition, positions are assigned administrative responsibilities for organization and development of a Department service or function.

EXAMPLES OF DUTIES

Provides supervision and work coordination for staff assigned to a fire company at a City station during an assigned shift; develops work assignments and insures proper coverage of fire protection and emergency response services; maintains discipline; instructs and drills others in firefighting and rescue methods and procedures; evaluates assigned staff; directs the cleaning and maintenance of living quarters, equipment, and apparatus; performs a variety of recordkeeping and administrative assignments; responds to fire and other emergencies by taking initial command at the scene of the emergency; orders placement of equipment for effective use; performs requisite fire suppression, emergency medical service, and other emergency functions as required by the nature of the emergency; supervises and participates in salvage and overhaul operations; may drive fire and emergency service equipment; supervises and participates in fire inspection and fire prevention activities; has administrative responsibility for the organization and development of Department functions; oversees a safe work place; assists with the development of budgets; develops and prepares a variety of reports; may represent Department functions with citizens, community organizations, and other government agencies; may serve as Battalion Chief in the Chief's absence; represents assigned functions with City staff and other governmental agencies as delegated.

FIRE CAPTAIN

SPECIAL REQUIREMENTS

Possession of a valid Fire Officer Certification or Company Officer Certification, from the Office of the California State Fire Marshal.

Possession of a California Class C Driver's License with Firefighter endorsements at time of application and maintenance of said license in good standing throughout employment in this position,

Possession of a current Emergency Medical Technician certification at time of application and maintenance of said license in good standing throughout employment in this position.

Possession of a Hazardous Materials First Responder Operations certificate at time of application and throughout employment in this position.

EMPLOYMENT STANDARDS

Knowledge of:

- Methods and principles of fire suppression, fire investigation, fire prevention, emergency medical response, and hazardous material control.
- Principles of supervision and training.
- Operation, maintenance, and capabilities of firefighting and emergency rescue equipment.
- Practical hydraulics and pump operations.
- Fire codes, laws, rules, and regulations.
- Research methods and procedures.

and

Ability to:

- Plan, coordinate, and supervise the activities of a fire company during an assigned shift.
- Provide supervision, training, and work evaluation for staff.
- Maintain discipline.
- Provide guidance and assist with administration of Department policy, rules, and regulations.
- Drive fire and emergency response equipment safely and skillfully in accordance with traffic rules and regulations.
- Apply firefighting and emergency service techniques and methods in a variety of situations.

FIRE CAPTAIN

EMPLOYMENT STANDARDS - (cont.)

- Direct fire inspections and prevention activities in the field.
- Prepare a variety of reports and presentations.
- Research, collect, and analyze information related to fire services.
- Develop budget information and monitor expenditures.
- Interpret, explain, and apply fire codes and regulations.
- Effectively represent the fire service functions of the Department with concerned individuals, community organizations, and other governmental agencies.
- Establish and maintain cooperative working relationships.
- Communicate effectively orally and in writing.

and

Training and Experience: Any combination of training and experience which would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education: Possession of a valid Fire Officer Certification or Company Officer Certification, from the Office of the California State Fire Marshal. Completion of the S-231 (Engine Boss Course) Course.

Work Background: Five years of progressively responsible work experience in the provision of fire and other emergency services, preferably including some experience in a lead or supervisory position, and presently holding the rank of Fire Engineer or presently a certified relief Fire Engineer with the Department.

August 1992

June 2008 (Res. #08-57)

July 2011 (Res. # 11-68)

October 2014 (Res. #14-89)

CITY OF MONTEBELLO
CITY COUNCIL AGENDA STAFF REPORT

DATE: March 14, 2018

TO: Honorable Mayor and City Council Members

FROM: Andrew G. Pasmant, Acting City Manager

BY: Danilo Batson, Assistant City Manager / Director of Public Works

SUBJECT: Claims Against The City

The following claim(s) fall under the City's Self-Insurance liability program and have been placed on the agenda for denial:

1. M. Madera, V. Madera, M. Madera, A. Madera, H. Madera, S. Madera, I. Madera Jr. v. City of Montebello

Claimant of the pedestrian was struck by a car on Washington Boulevard. The pedestrian had exited a liquor store and walked directly into the path of a car. The liquor store clerk noticed the odor of alcohol on the party's breath when purchasing beer. The family of the deceased has filed individual claims alleging the intersecting is unsafe and a dangerous condition of public property.

Amount claimed: Undetermined

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEBELLO APPROVING AND ALLOWING CERTAIN CLAIMS AND
DEMANDS**

**THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES
HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1. That the reference is hereby made to that certain
Register of Audited Demand Nos. 1441, consisting of five pages, and
including**

Warrant No. 576871 through 577073;

Warrant No. 1384 through 1386;

**on file in the office of the City Clerk, the same having been audited and
approved by the Controller as required by law.**

**SECTION 2. That the said City Council having examined each such
demand does hereby approve and direct the payment of same, as set forth
in said Register, except the following Warrant No.**

**SECTION 3. That the City Clerk shall certify to the adoption of this
resolution and thence forth and thereafter the same shall be in full force
and effect.**

APPROVED AND ADOPTED THIS 14th DAY OF MARCH, 2018.

VANESSA DELGADO, Mayor

ATTEST:

IRMA BARAJAS, City Clerk

Payment Register

From Payment Date: 2/27/2018 - To Payment Date: 3/7/2018

Number	Date	Payee Name	Transaction Amount
4331 - General Account			
<u>Check</u>			
576871	02/27/2018	ALFONSO TIRES & REPAIRS, INC.	\$172.00
576872	02/27/2018	AMERICAN MOVING PARTS	\$2,743.50
576873	02/27/2018	APPLE ONE EMPLOYMENT SERVICES	\$775.44
576874	02/27/2018	AT&T TELECONFERENCE SERVICES	\$32.08
576875	02/27/2018	AUTOZONE	\$149.01
576876	02/27/2018	CALIFORNIA STATE BOARD EQUALIZATION	\$1,795.00
576877	02/27/2018	CENTRAL BASIN MUNICIPAL WATER DISTRICT	\$3,775.75
576878	02/27/2018	CHARTER COMMUNICATIONS	\$68.52
576879	02/27/2018	CINTAS CORPORATION	\$423.88
576880	02/27/2018	DECALS BY DESIGN, INC.	\$474.70
576881	02/27/2018	EVERBANK COMMERCIAL FINANCE, INC.	\$49,942.62
576882	02/27/2018	EWING IRRIGATION PRODUCTS	\$651.15
576883	02/27/2018	FEDERAL EXPRESS CORPORATION	\$54.04
576884	02/27/2018	FLAIR DATA SERVICES, INC.	\$4,167.00
576885	02/27/2018	GEIGER BROS	\$1,296.04
576886	02/27/2018	GILLIG LLC	\$97.96
576887	02/27/2018	INTERSTATE BATTERY SYSTEMS	\$1,653.42
576888	02/27/2018	IRON MOUNTAIN INC.	\$294.44
576889	02/27/2018	LEAGUE OF CALIFORNIA CITIES	\$19,182.00
576890	02/27/2018	LONG BEACH TRANSIT	\$130.00
576891	02/27/2018	LOS ANGELES COUNTY SUPERIOR COURT	\$13,538.50
576892	02/27/2018	MAKAI SOLUTIONS	\$489.00
576893	02/27/2018	MISSION LINEN SUPPLY	\$558.53
576894	02/27/2018	MOBILE FIRE TECH	\$187.50
576895	02/27/2018	MOTOROLA SOLUTIONS, INC.	\$1,119,303.45
576896	02/27/2018	MUNITEMPS	\$2,730.00
576897	02/27/2018	MZ AUTO GLASS	\$1,161.64
576898	02/27/2018	PASMANT, ANDREW	\$8,590.60
576899	02/27/2018	PEOPLE READY INC.	\$710.40
576900	02/27/2018	PRUDENTIAL OVERALL SUPPLY	\$90.93
576901	02/27/2018	QUALITY JET ROOTER	\$265.00
576902	02/27/2018	RICOH AMERICAS CORP.	\$10,671.98
576903	02/27/2018	SAWYER PETROLEUM	\$19,808.73
576904	02/27/2018	TPX COMMUNICATIONS	\$2,600.00
576905	02/27/2018	VORTEX INDUSTRIES	\$448.00
576906	03/01/2018	ALL AMERICAN TROPHY & ENGRAVING COMPANY	\$419.85
576907	03/01/2018	APPLE ONE EMPLOYMENT SERVICES	\$697.71
576908	03/01/2018	ARTE PRINTING	\$451.69
576909	03/01/2018	AT&T	\$6,190.54
576910	03/01/2018	CHARTER COMMUNICATIONS	\$19.65
576911	03/01/2018	CHARTER COMMUNICATIONS	\$1,281.40
576912	03/01/2018	CODE RED FIRE, INC.	\$51.19

Payment Register

From Payment Date: 2/27/2018 - To Payment Date: 3/7/2018

Number	Date	Payee Name	Transaction Amount
576913	03/01/2018	DELTA DENTAL OF CALIFORNIA	\$47,678.76
576914	03/01/2018	IVA SOLUTIONS, INC.	\$165.00
576915	03/01/2018	MENDEZ, SERGIO	\$200.00
576916	03/01/2018	OFFICE DEPOT	\$612.32
576917	03/01/2018	SAN GABRIEL VALLEY WATER CO.	\$716.33
576918	03/01/2018	SAN GABRIEL VALLEY WATER CO.	\$37,577.03
576919	03/01/2018	SAWYER PETROLEUM	\$22,583.71
576920	03/01/2018	SOUTHERN CALIFORNIA EDISON	\$13,479.32
576921	03/01/2018	SOUTHERN CALIFORNIA GAS CO.	\$3,777.99
576922	03/01/2018	T-MOBILE USA, INC.	\$90.23
576923	03/01/2018	VISION SERVICE PLAN	\$1,163.25
576924	03/01/2018	ACKERS, GLORIA	\$26.00
576925	03/01/2018	ADCO SERVICES, INC.	\$837.00
576926	03/01/2018	ADVANCED APPLIED ENGINEERING, INC.	\$11,466.25
576927	03/01/2018	ALESHIRE & WYNDER, LLP	\$55.00
576928	03/01/2018	ALL CITY MANAGEMENT SERVICES	\$2,671.50
576929	03/01/2018	ALVAREZ-GLASMAN & COLVIN	\$33,202.16
576930	03/01/2018	AMERICAN MOVING PARTS	\$125.26
576931	03/01/2018	AQUA-FLO SUPPLY	\$246.33
576932	03/01/2018	ARGOTT, ANDREW	\$70.00
576933	03/01/2018	ASTRO PLUMBING SUPPLY CO.	\$192.00
576934	03/01/2018	ATHENS SERVICES	\$236,254.40
576935	03/01/2018	BEVERLY HOSPITAL	\$1,619.49
576936	03/01/2018	BRIGADE PEST MANAGEMENT	\$339.00
576937	03/01/2018	BUSWEST, LLC	\$17,377.65
576938	03/01/2018	CALIFORNIA DEPARTMENT OF JUSTICE	\$494.00
576939	03/01/2018	CALIFORNIA PARK AND RECREATION SOCIETY (CPRS)	\$330.00
576940	03/01/2018	CHANCE, MICHAEL	\$3,240.00
576941	03/01/2018	CLEAN SWEEP SUPPLY CO. INC	\$1,042.17
576942	03/01/2018	COPP CONTRACTING INC.	\$1,898.10
576943	03/01/2018	CUMMINS PACIFIC, LLC	\$176.55
576944	03/01/2018	DARKTRACE LIMITED	\$1,500.00
576945	03/01/2018	DAY WIRELESS SYSTEMS	\$783.00
576946	03/01/2018	DE LA LUZ FRANCO, MARIA	\$250.00
576947	03/01/2018	DELL MARKETING L.P.	\$1,913.97
576948	03/01/2018	DIAZ-ARMENTA , ALEJANDRA	\$70.00
576949	03/01/2018	EMERGENCY RESPONSE CRIME SCENE CLEANING	\$3,050.00
576950	03/01/2018	ENTRUST RESOURCES	\$78.84
576951	03/01/2018	FORD OF MONTEBELLO	\$2,937.23
576952*	03/01/2018	GAIL MATERIALS	\$2,371.08
576953	03/01/2018	GOVERNMENT FINANCE OFFICERS ASSOCIATION	\$895.00
576954	03/01/2018	GUERRERO, ALEXA	\$45.00
576955	03/01/2018	HARDY AUTO PARTS	\$328.24
576956	03/01/2018	HOSE-MAN, INC.	\$107.47

Payment Register

From Payment Date: 2/27/2018 - To Payment Date: 3/7/2018

Number	Date	Payee Name	Transaction Amount
576957	03/01/2018	HOUSTON ENGINEERING, INC.	\$2,200.00
576958	03/01/2018	INTERSTATE BATTERY SYSTEMS	\$1,701.60
576959	03/01/2018	JACOBSEN WEST	\$518.59
576960	03/01/2018	KLOYY INTERNATIONAL INC.	\$769.00
576961	03/01/2018	LAO, JULIAN	\$1,350.00
576962	03/01/2018	LAW OFFICES OF JONES & MAYER	\$6,130.28
576963	03/01/2018	LIEBERT CASSIDY WHITMORE	\$22,678.00
576964	03/01/2018	LIFE-ASSIST, INC.	\$1,134.32
576965	03/01/2018	LOS ALAMITOS AUTO PARTS	\$279.44
576966	03/01/2018	LOS ANGELES COUNTY DEPARTMENT OF HEALTH SERV	\$300.00
576967	03/01/2018	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS	\$439.05
576968	03/01/2018	LOS ANGELES COUNTY SHERIFF'S DEPARTMENT	\$466.28
576969	03/01/2018	MACIAS, JESUS, J	\$200.00
576970	03/01/2018	MEDRANO, JOSE	\$350.00
576971	03/01/2018	MISSION LINEN SUPPLY	\$1,648.54
576972	03/01/2018	MOLINA, ELOISA	\$250.00
576973	03/01/2018	MR. ROOTER PLUMBING	\$1,289.56
576974	03/01/2018	NATIONAL CONSTRUCTION RENTALS	\$219.00
576975	03/01/2018	NEW FLYER PARTS	\$3,045.03
576976	03/01/2018	OFFICE DEPOT	\$1,569.07
576977	03/01/2018	ORKIN EXTERMINATING	\$706.85
576978	03/01/2018	PALARDY & MILLER AUTOBODY	\$220.02
576979	03/01/2018	PARKING COMPANY OF AMERICA, LLC	\$38,481.30
576980	03/01/2018	PAYAN, LINDA	\$499.68
576981	03/01/2018	PRAXAIR	\$183.41
576982	03/01/2018	PRUDENTIAL OVERALL SUPPLY	\$37.62
576983	03/01/2018	REDFLEX TRAFFIC SYSTEMS	\$20,000.00
576984	03/01/2018	RELIGIOUS OF THE SACRED HEART OF MARY	\$70.00
576985	03/01/2018	RIVERA, FERNIE	\$300.00
576986	03/01/2018	SALDANA LANDSCAPE INC.	\$3,585.35
576987	03/01/2018	SHI INTERNATIONAL CORP.	\$1,612.92
576988	03/01/2018	SIMONIAN, GEORGE S.	\$1,650.67
576989	03/01/2018	SUNSET DETECTIVES	\$2,400.00
576990	03/01/2018	SUPERIOR PAVEMENT MARKINGS, INC.	\$3,877.00
576991	03/01/2018	TRANS UNION, LLC	\$32.40
576992	03/01/2018	TSUYUKI, CORY	\$70.00
576993	03/01/2018	TUFANO, ROBERT C.	\$475.43
576994	03/01/2018	UNITED SITE SERVICES, INC.	\$483.25
576995	03/01/2018	US SECURITY ASSOCIATES, INC.	\$7,338.24
576996	03/01/2018	WAYNE ELECTRIC COMPANY	\$312.08
576997	03/01/2018	WEBIPLEX INC	\$885.00
576998	03/01/2018	WESTERN ALLIED CORPORATION	\$2,461.00
576999	03/01/2018	WHITTIER CAR WASH INC.	\$1,151.04
577000	03/01/2018	WILLDAN FINANCIAL SERVICES	\$785.00

Payment Register

From Payment Date: 2/27/2018 - To Payment Date: 3/7/2018

Number	Date	Payee Name	Transaction Amount
577001	03/01/2018	WRITERANNE COMMUNICATIONS	\$120.00
577002	03/01/2018	X-IGENT PRINTING, INC.	\$10,679.35
577003	03/01/2018	YOUNGBLOOD & ASSOCIATES	\$600.00
577004	03/07/2018	AON GLOBAL RISK CONSULTING	\$7,000.00
577005	03/07/2018	APPLE ONE EMPLOYMENT SERVICES	\$1,359.64
577006	03/07/2018	ARTE PRINTING	\$492.75
577007	03/07/2018	AT&T	\$578.80
577008	03/07/2018	AT&T	\$950.23
577009	03/07/2018	AT&T	\$3,826.52
577010	03/07/2018	BIRCH COMMUNICATIONS	\$625.60
577011	03/07/2018	CALIFORNIA WATER SERVICE COMPANY	\$721.00
577012	03/07/2018	CASAS, MARIA E	\$792.00
577013	03/07/2018	CHARTER COMMUNICATIONS	\$1,284.66
577014	03/07/2018	CINTAS CORPORATION	\$124.47
577015	03/07/2018	EASTERN GROUP PUBLICATIONS, INC.	\$1,200.00
577016	03/07/2018	FEDERAL EXPRESS CORPORATION	\$28.14
577017	03/07/2018	LOS ANGELES COUNTY FIRE DEPARTMENT	\$427.00
577018	03/07/2018	LOS ANGELES COUNTY FIRE DEPARTMENT	\$2,095.20
577019	03/07/2018	MONTEBELLO FIRE DEPARTMENT	\$483.65
577020	03/07/2018	MONTEBELLO LAND & WATER CO.	\$6,662.99
577021	03/07/2018	RANCHO JANITORIAL	\$106.24
577022	03/07/2018	RELIANT URGENT CARE	\$2,640.00
577023	03/07/2018	SAN GABRIEL VALLEY WATER CO.	\$73,547.67
577024	03/07/2018	SECURITY DESIGN SYSTEMS	\$160.00
577025	03/07/2018	SIERRA INSTALLATIONS, INC.	\$100.00
577026	03/07/2018	SOUTHERN CALIFORNIA EDISON	\$56,354.07
577027	03/07/2018	WEST-LITE SUPPLY CO., INC.	\$2,505.36
577028	03/07/2018	WHITTIER NARROWS FEED, INC.	\$860.76
577029	03/07/2018	ACEVEDO, WILLIAM	\$250.00
577030	03/07/2018	ADCO SERVICES, INC.	\$330.00
577031	03/07/2018	ADVANCED APPLIED ENGINEERING, INC.	\$43,735.25
577032*	03/07/2018	AGUIRRE, JOSE ANTONIO	\$600.00
577033	03/07/2018	AMERICAN MOVING PARTS	\$1,696.69
577034	03/07/2018	APPLE ONE EMPLOYMENT SERVICES	\$775.44
577035	03/07/2018	ASTRO PLUMBING SUPPLY CO.	\$13.48
577036	03/07/2018	BRIGADE PEST MANAGEMENT	\$298.00
577037	03/07/2018	BUCKNAM & ASSOCIATES INC.	\$6,643.50
577038	03/07/2018	CAMACHO, TOM	\$21,910.64
577039	03/07/2018	CLEAN ENERGY FUELS	\$8,000.21
577040	03/07/2018	CLEAN SWEEP SUPPLY CO. INC	\$658.07
577041	03/07/2018	COMPANY NURSE	\$640.00
577042	03/07/2018	DAILY JOURNAL CORPORATION	\$235.20
577043	03/07/2018	EXCEL PAVING COMPANY	\$123,577.76
577044	03/07/2018	GEO CORRECTIONS & DETENTION, INC.	\$73,410.34

Payment Register

From Payment Date: 2/27/2018 - To Payment Date: 3/7/2018

Number	Date	Payee Name	Transaction Amount
577045	03/07/2018	HADJINIAN, JACK H	\$100.00
577046	03/07/2018	INDUSTRIAL PIPE & STEEL, LLC	\$64.94
577047	03/07/2018	JACOBSEN WEST	\$165.00
577048	03/07/2018	LPM CONSULTING INC.	\$3,570.75
577049	03/07/2018	MARTINEZ CONSULTING SERVICE LLC	\$4,800.00
577050	03/07/2018	MCMASTER-CARR SUPPLY COMPANY	\$2,928.73
577051	03/07/2018	MOBILITY ADVANCEMENT GROUP	\$3,085.50
577052	03/07/2018	NATIONWIDE ENVIRONMENTAL SERVICES	\$55,446.34
577053*	03/07/2018	NO LIMIT FENCE	\$3,065.00
577054	03/07/2018	NUNEZ, MANUEL	\$546.00
577055	03/07/2018	OFFICE DEPOT	\$1,095.00
577056	03/07/2018	ORKIN EXTERMINATING	\$553.61
577057*	03/07/2018	P & R PAPER SUPPLY COMPANY INC.	\$408.48
577058	03/07/2018	PRUDENTIAL OVERALL SUPPLY	\$42.25
577059	03/07/2018	RENTERIA, JOAQUIN B.	\$96.00
577060	03/07/2018	S & A ENGINE, INC.	\$103.86
577061	03/07/2018	SAN GABRIEL VALLEY WATER CO.	\$15,690.68
577062	03/07/2018	SANTANA, ABRAHAM	\$57.00
577063	03/07/2018	SIEMENS INDUSTRY INC.	\$6,845.00
577064	03/07/2018	STRICTLY TECH	\$3,737.65
577065	03/07/2018	TUNNELWORKS SERVICES INC.	\$11,305.00
577066	03/07/2018	UNDERGROUND SERVICE ALERT OF SOUTHERN CA	\$158.50
577067	03/07/2018	UNIQUE GENERAL SERVICES	\$1,728.00
577068	03/07/2018	UNTANGLE, INC.	\$2,700.00
577069*	03/07/2018	UTILITY CRANE & EQUIPMENT, INC.	\$4,363.41
577070	03/07/2018	WAYNE ELECTRIC COMPANY	\$2,121.40
577071	03/07/2018	WEST COAST ARBORISTS, INC.	\$841.00
577072	03/07/2018	WEST-LITE SUPPLY CO.,INC.	\$2,505.36
577073	03/07/2018	WESTERN ALLIED CORPORATION	\$792.21
Type Check Totals:			\$2,454,354.84

4331 - General Account Totals

6093 - Successor Agency

Check

1384	03/01/2018	ALVAREZ-GLASMAN & COLVIN	\$5,042.50
1385*	03/01/2018	LIDGARD AND ASSOCIATES, INC.	\$4,450.00
1386	03/01/2018	SEVACHERIAN, ARA	\$84,444.63
Type Check Totals:			\$93,937.13

6093 - Successor Agency Totals

*Pursuant for Resolution #17-40- Any new contract not submitted for approval by the City Council the first time a payment for any such contract is listed on a warrant register.



CHECK REGISTER DETAIL SUMMARY

CHECK #	DATE	AMOUNT	ACCOUNT DESCRIPTION	VENDOR #	VENDOR NAME
4331 - General Account					
576871	02/27/2018	\$172.00	VEHICLE MAINTENANCE/EXPENSES	72040	ALFONSO TIRES & REPAIRS, INC.
576872	02/27/2018	\$2,743.50	VEHICLE MAINTENANCE/EXPENSES	47980	AMERICAN MOVING PARTS
576873	02/27/2018	\$775.44	CONTRACT SERVICES	26390	APPLE ONE EMPLOYMENT SERVICES
576874	02/27/2018	\$32.08	UTILITY SERVICES	73760	AT&T TELECONFERENCE SERVICES
576875	02/27/2018	\$149.01	SUPPLIES	74990	AUTOZONE, INC
576876	02/27/2018	\$1,795.00	PERMITS AND FEES	49090	CALIFORNIA STATE BOARD EQUALIZATION
576877	02/27/2018	\$3,775.75	WATER PURCHASE RESALE	19120	CENTRAL BASIN MUNICIPAL WATER DISTRICT
576878	02/27/2018	\$68.52	UTILITY SERVICES	55830	CHARTER COMMUNICATIONS
576879	02/27/2018	\$423.88	CONTRACT SERVICES	36870	CINTAS CORPORATION
576880	02/27/2018	\$474.70	VEHICLE PURCHASES	70920	DECALS BY DESIGN, INC.
576881	02/27/2018	\$49,942.62	LEASE PAYMENT	741	EVERBANK COMMERCIAL FINANCE, INC
576882	02/27/2018	\$651.15	SUPPLIES	7610	EWING IRRIGATION PRODUCTS, INC.
576883	02/27/2018	\$54.04	MAIL/ POSTAL EXPENSE	22400	FEDERAL EXPRESS CORPORATION
576884	02/27/2018	\$4,167.00	CONTRACT SERVICES	21260	FLAIR DATA SERVICES, INC.
576885	02/27/2018	\$1,296.04	ADVERTISING/PRINTING SERVICES	12	GEIGER BROS
576886	02/27/2018	\$97.96	VEHICLE MAINTENANCE/EXPENSES	33720	ARKAY ACQUISITION LLC
576887	02/27/2018	\$1,653.42	VEHICLE MAINTENANCE/EXPENSES	27480	R & M HANSEN ENT. INC.
576888	02/27/2018	\$294.44	CONTRACT SERVICES	1357	IRON MOUNTAIN INC.
576889	02/27/2018	\$19,182.00	DUES & SUBSCRIPTIONS	26920	LEAGUE OF CALIFORNIA CITIES
576890	02/27/2018	\$130.00	TRAINING	889	LONG BEACH PUBLIC TRANSPORTATION COMPANY
576891	02/27/2018	\$13,538.50	POLICE RELATED FEES	692	LOS ANGELES COUNTY SUPERIOR COURT
576892	02/27/2018	\$489.00	MACHINERY & EQUIPMENTS	1501	MAKAI SOLUTIONS
576893	02/27/2018	\$558.53	CONTRACT SERVICES	74640	MISSION LINEN SUPPLY
576894	02/27/2018	\$187.50	VEHICLE MAINTENANCE/EXPENSES	35240	ERL BERNARD/FIRE MOBILE TECH

576895	02/27/2018	\$1,119,303.45	MACHINERY & EQUIPMENTS	23460	MOTOROLA SOLUTIONS, INC.
576896	02/27/2018	\$2,730.00	CONTRACT SERVICES	1658	GOVERNMENT STAFFING SERVICES, INC.
576897	02/27/2018	\$1,161.64	CONTRACT SERVICES	31790	MIGUEL ZAVALA/MZ AUTO GLASS
576898	02/27/2018	\$8,590.60	CONTRACT SERVICES	1950	ANDREW PASMANT
576899	02/27/2018	\$710.40	CONTRACT SERVICES	1522	PEOPLE READY INC.
576900	02/27/2018	\$90.93	CONTRACT SERVICES	56260	PRUDENTIAL OVERALL SUPPLY
576901	02/27/2018	\$265.00	CONTRACT SERVICES	6070	QUALITY JET ROOTER
576902	02/27/2018	\$10,671.98	COPIER REPAIR/SERVICES	69730	DE LAGE LANDEN FINANCIAL SERVICES INC.
576903	02/27/2018	\$19,808.73	FUEL	1059	AMBER RESOURCES LLC
576904	02/27/2018	\$2,600.00	UTILITY SERVICES	72570	U.S. TELEPACIFIC CORP
576905	02/27/2018	\$448.00	CONTRACT SERVICES	47600	VORTEX INDUSTRIES
576906	03/01/2018	\$419.85	SUPPLIES	24200	AAT, INC./ALL AMERICAN TROPHY
576907	03/01/2018	\$697.71	CONTRACT SERVICES	26390	APPLE ONE EMPLOYMENT SERVICES
576908	03/01/2018	\$451.69	SUPPLIES	35980	SAEED RADMEHR/ARTE PRINTING
576909	03/01/2018	\$6,190.54	UTILITY SERVICES	39550	AT&T
576910	03/01/2018	\$19.65	UTILITY SERVICES	55830	CHARTER COMMUNICATIONS
576911	03/01/2018	\$1,281.40	UTILITY SERVICES	55830	CHARTER COMMUNICATIONS
576912	03/01/2018	\$51.19	PREVENTIVE MAINTENANCE	438	CODE RED FIRE, INC.
576913	03/01/2018	\$47,678.76	FRINGE BENEFITS	4110	DELTA DENTAL OF CALIFORNIA
576914	03/01/2018	\$165.00	CONTRACT SERVICES	993	IVA SOLUTIONS, INC.
576915	03/01/2018	\$200.00	TRAVEL & MEETINGS	1376	SERGIO MENDEZ
576916	03/01/2018	\$612.32	SUPPLIES	15620	OFFICE DEPOT
576917	03/01/2018	\$716.33	UTILITY SERVICES	14730	SAN GABRIEL VALLEY WATER CO.
576918	03/01/2018	\$37,577.03	UTILITY SERVICES	14730	SAN GABRIEL VALLEY WATER CO.
576919	03/01/2018	\$22,583.71	FUEL INVENTORY	1059	AMBER RESOURCES LLC
576920	03/01/2018	\$13,479.32	UTILITY SERVICES	45630	SOUTHERN CALIFORNIA EDISON
576921	03/01/2018	\$3,777.99	UTILITY SERVICES	40520	SOUTHERN CALIFORNIA GAS CO.
576922	03/01/2018	\$90.23	UTILITY SERVICES	526	T-MOBILE USA, INC.
576923	03/01/2018	\$1,163.25	FRINGE BENEFITS	58990	VISION SERVICE PLAN
576924	03/01/2018	\$26.00	REFUND	1975	GLORIA ACKERS

576925	03/01/2018	\$837.00	CONTRACT SERVICES	11820	ADCO SERVICES, INC.
576926	03/01/2018	\$11,466.25	CONTRACT SERVICES	37720	ADVANCED APPLIED ENGINEERING, INC.
576927	03/01/2018	\$55.00	CONTRACT SERVICES	1819	ALESHIRE & WYNDER, LLP
576928	03/01/2018	\$2,671.50	CONTRACT SERVICES	40670	ALL CITY MANAGEMENT SERVICES
576929	03/01/2018	\$33,202.16	CONTRACT SERVICES	16120	ALVAREZ-GLASMAN & COLVIN
576930	03/01/2018	\$125.26	VEHICLE MAINTENANCE/EXPENSES	47980	AMERICAN MOVING PARTS
576931	03/01/2018	\$246.33	SUPPLIES	1830	AQUA-FLO SUPPLY
576932	03/01/2018	\$70.00	REFUND	1985	ANDREW ARGOTT
576933	03/01/2018	\$192.00	SUPPLIES	31270	STARBOARD TACK SUPPLY INC.
576934	03/01/2018	\$236,254.40	CONTRACT SERVICES	40970	ARAKELIAN ENTERPRISES/ATHENS
576935	03/01/2018	\$1,619.49	CONTRACT SERVICES	27170	BEVERLY HOSPITAL
576936	03/01/2018	\$339.00	CONTRACT SERVICES	1170	BRIGADE PEST MANAGEMENT
576937	03/01/2018	\$17,377.65	VEHICLE MAINTENANCE/EXPENSES	968	BUSWEST, LLC
576938	03/01/2018	\$494.00	PUBLIC SAFETY	58240	STATE OF CALIFORNIA-DEPARTMENT OF JUSTICE
576939	03/01/2018	\$330.00	DUES & SUBSCRIPTIONS	41840	CALIFORNIA PARK AND RECREATION SOCIETY (CPRS)
576940	03/01/2018	\$3,240.00	ADVANCED DISABILITY	896	MICHAEL CHANCE
576941	03/01/2018	\$1,042.17	SUPPLIES	10000	CLEAN SWEEP SUPPLY CO. INC
576942	03/01/2018	\$1,898.10	IMPROVEMENTS OTHER THAN BUILDING	1571	COPP CONTRACTING INC.
576943	03/01/2018	\$176.55	VEHICLE MAINTENANCE/EXPENSES	950	CUMMINS PACIFIC, LLC
576944	03/01/2018	\$1,500.00	MACHINERY & EQUIPMENTS	1855	DARKTRACE LIMITED
576945	03/01/2018	\$783.00	CONTRACT SERVICES	49400	U.S. MOBILE WIRELESS
576946	03/01/2018	\$250.00	REFUND	746	MARIA DE LA LUZ FRANCO
576947	03/01/2018	\$1,913.97	SUPPLIES	13360	DELL MARKETING L.P.
576948	03/01/2018	\$70.00	REFUND	1984	ALEJANDRA DIAZ-ARMENTA
576949	03/01/2018	\$3,050.00	CONTRACT SERVICES	41130	MIHM INC.
576950	03/01/2018	\$78.84	MACHINERY & EQUIPMENTS	61460	ENTRUST RESOURCES
576951	03/01/2018	\$2,937.23	VEHICLE MAINTENANCE/EXPENSES	29160	FORD OF MONTEBELLO
576952*	03/01/2018	\$2,371.08	CONTRACT SERVICES	1971	LEINCO ENTERPRISES, INC./GAIL MATERIALS
576953	03/01/2018	\$895.00	DUES & SUBSCRIPTIONS	7020	GOVERNMENT FINANCE OFFICERS ASSOCIATION
576954	03/01/2018	\$45.00	REFUND	1982	ALEXA GUERRERO

576955	03/01/2018	\$328.24	VEHICLE MAINTENANCE/EXPENSES	30190	I.B. AUTO PARTS, INC.
576956	03/01/2018	\$107.47	VEHICLE MAINTENANCE/EXPENSES	15440	HOSE-MAN, INC.
576957	03/01/2018	\$2,200.00	CONTRACT SERVICES	384	HOUSTON ENGINEERING, INC.
576958	03/01/2018	\$1,701.60	VEHICLE MAINTENANCE/EXPENSES	27480	R & M HANSEN ENT. INC.
576959	03/01/2018	\$518.59	CONTRACT SERVICES	75430	TEXTRON INC.
576960	03/01/2018	\$769.00	REFUND	1987	KLOY Y INTERNATIONAL INC.
576961	03/01/2018	\$1,350.00	EDUCATION REIMBURSEMENT	1976	JULIAN LAO
576962	03/01/2018	\$6,130.28	CONTRACT SERVICES	8130	RICHARD D. JONES, A PROFESSIONAL LAW CORP.
576963	03/01/2018	\$22,678.00	CONTRACT SERVICES	16760	LIEBERT CASSIDY WHITMORE
576964	03/01/2018	\$1,134.32	SUPPLIES	26670	LIFE-ASSIST, INC.
576965	03/01/2018	\$279.44	SUPPLIES	585	KENNEY HOLDINGS, LLC
576966	03/01/2018	\$300.00	CONTRACT SERVICES	2410	LOS ANGELES COUNTY
576967	03/01/2018	\$439.05	CONTRACT SERVICES	4810	LOS ANGELES COUNTY
576968	03/01/2018	\$466.28	CONTRACT SERVICES	37280	LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
576969	03/01/2018	\$200.00	REIMBURSEMENT	1246	JESUS J MACIAS
576970	03/01/2018	\$350.00	TRAVEL & MEETINGS	32910	JOSE MEDRANO
576971	03/01/2018	\$1,648.54	CONTRACT SERVICES	74640	MISSION LINEN SUPPLY
576972	03/01/2018	\$250.00	REFUND	1989	ELOISA MOLINA
576973	03/01/2018	\$1,289.56	CONTRACT SERVICES	26880	SEBASTIAN WATERWORKS, INC./MR. ROOTER
576974	03/01/2018	\$219.00	CONTRACT SERVICES	53120	NATIONAL CONSTRUCTION RENTALS
576975	03/01/2018	\$3,045.03	VEHICLE MAINTENANCE/EXPENSES	60710	THE AFTERMARKET PARTS COMPANY, LLC
576976	03/01/2018	\$1,569.07	SUPPLIES	15620	OFFICE DEPOT
576977	03/01/2018	\$706.85	CONTRACT SERVICES	19480	ORKIN EXTERMINATING CO., INC.
576978	03/01/2018	\$220.02	SUPPLIES	26500	PALARDY & MILLER AUTOBODY
576979	03/01/2018	\$38,481.30	CONTRACT SERVICES	42180	PCAM, LLC
576980	03/01/2018	\$499.68	REIMBURSEMENT	42490	LINDA PAYAN
576981	03/01/2018	\$183.41	CONTRACT SERVICES	53520	PRAXAIR
576982	03/01/2018	\$37.62	CONTRACT SERVICES	56260	PRUDENTIAL OVERALL SUPPLY
576983	03/01/2018	\$20,000.00	CONTRACT SERVICES	61050	REDFLEX TRAFFIC SYSTEMS
576984	03/01/2018	\$70.00	REFUND	1983	RELIGIOUS OF THE SACRED HEART OF MARY

576985	03/01/2018	\$300.00	TRAVEL & MEETINGS	259	FERNIE RIVERA
576986	03/01/2018	\$3,585.35	CONTRACT SERVICES	1225	SALDANA LANDSCAPE INC.
576987	03/01/2018	\$1,612.92	SUPPLIES	1937	SHI INTERNATIONAL CORP.
576988	03/01/2018	\$1,650.67	REIMBURSEMENT	9340	GEORGE S. SIMONIAN
576989	03/01/2018	\$2,400.00	CONTRACT SERVICES	72100	LEO ARNOLD/SUNSET DETECTIVES
576990	03/01/2018	\$3,877.00	CONTRACT SERVICES	170	SUPERIOR PAVEMENT MARKINGS, INC.
576991	03/01/2018	\$32.40	CONTRACT SERVICES	10300	TRANSUNION CORP.
576992	03/01/2018	\$70.00	REFUND	1986	CORY TSUYUKI
576993	03/01/2018	\$475.43	REIMBURSEMENT	27300	ROBERT C. TUFANO
576994	03/01/2018	\$483.25	CONTRACT SERVICES	131	UNITED SITE SERVICES, INC.
576995	03/01/2018	\$7,338.24	CONTRACT SERVICES	37	U.S. SECURITY ASSOCIATES, INC.
576996	03/01/2018	\$312.08	VEHICLE MAINTENANCE/EXPENSES	25860	WAYNE HARMEIER INC.
576997	03/01/2018	\$885.00	PERMITS AND FEES	69930	WEBIPLEX INCORPORATED
576998	03/01/2018	\$2,461.00	CONTRACT SERVICES	22290	WESTERN ALLIED CORPORATION
576999	03/01/2018	\$1,151.04	CONTRACT SERVICES	1685	WHITTIER CAR WASH , INC.
577000	03/01/2018	\$785.00	CONTRACT SERVICES	51770	WILLDAN FINANCIAL SERVICES
577001	03/01/2018	\$120.00	CONTRACT SERVICES	328	ANNE L. DONOFRIO
577002	03/01/2018	\$10,679.35	ADVERTISING/PRINTING SERVICES	61850	X-IGENT PRINTING, INC.
577003	03/01/2018	\$600.00	CONTRACT SERVICES	9070	ERVIN L. YOUNGBLOOD
577004	03/07/2018	\$7,000.00	CONTRACT SERVICES	42230	AON RISK CONSULTANTS
577005	03/07/2018	\$1,359.64	CONTRACT SERVICES	26390	APPLE ONE EMPLOYMENT SERVICES
577006	03/07/2018	\$492.75	ADVERTISING/PRINTING SERVICES	35980	SAEED RADMEHR/ARTE PRINTING
577007	03/07/2018	\$578.80	UTILITY SERVICES	38380	AT&T
577008	03/07/2018	\$950.23	UTILITY SERVICES	39550	AT&T
577009	03/07/2018	\$3,826.52	UTILITY SERVICES	39550	AT&T
577010	03/07/2018	\$625.60	UTILITY SERVICES	657	BIRCH COMMUNICATIONS
577011	03/07/2018	\$721.00	UTILITY SERVICES	47580	CALIFORNIA WATER SERVICE COMPANY
577012	03/07/2018	\$792.00	RECREATION CLASSES	40850	MARIA E. CASAS
577013	03/07/2018	\$1,284.66	UTILITY SERVICES	55830	CHARTER COMMUNICATIONS
577014	03/07/2018	\$124.47	CONTRACT SERVICES	36870	CINTAS CORPORATION

577015	03/07/2018	\$1,200.00	ADVERTISING/PRINTING SERVICES	36250	EASTERN GROUP PUBLICATIONS,INC
577016	03/07/2018	\$28.14	MAIL/ POSTAL EXPENSE	22400	FEDERAL EXPRESS CORPORATION
577017	03/07/2018	\$427.00	PERMITS AND FEES	56850	LOS ANGELES COUNTY FIRE DEPARTMENT
577018	03/07/2018	\$2,095.20	PERMITS AND FEES	56850	LOS ANGELES COUNTY FIRE DEPARTMENT
577019	03/07/2018	\$483.65	SUPPLIES	188	MONTEBELLO FIRE DEPARTMENT
577020	03/07/2018	\$6,662.99	UTILITY SERVICES	4760	MONTEBELLO LAND & WATER CO.
577021	03/07/2018	\$106.24	SUPPLIES	1925	CENTRAL SANITARY SUPPLY
577022	03/07/2018	\$2,640.00	CONTRACT SERVICES	952	RELIANT IMMEDIATE CARE MEDICAL GROUP INC
577023	03/07/2018	\$73,547.67	UTILITY SERVICES	14730	SAN GABRIEL VALLEY WATER CO.
577024	03/07/2018	\$160.00	CONTRACT SERVICES	1848	SECURITY DESIGN SYSTEMS
577025	03/07/2018	\$100.00	CONTRACT SERVICES	743	SIERRA INSTALLATIONS, INC.
577026	03/07/2018	\$56,354.07	UTILITY SERVICES	45630	SOUTHERN CALIFORNIA EDISON
577027	03/07/2018	\$2,505.36	SUPPLIES	13160	WEST-LITE SUPPLY CO.,INC.
577028	03/07/2018	\$860.76	SUPPLIES	1913	WHITTIER NARROWS FEED, INC.
577029	03/07/2018	\$250.00	REFUND	1992	WILLIAM ACEVEDO
577030	03/07/2018	\$330.00	CONTRACT SERVICES	11820	ADCO SERVICES, INC.
577031	03/07/2018	\$43,735.25	CONTRACT SERVICES	37720	ADVANCED APPLIED ENGINEERING, INC.
577032*	03/07/2018	\$600.00	CONTRACT SERVICES	1953	JOSE ANTONIO AGUIRRE
577033	03/07/2018	\$1,696.69	VEHICLE MAINTENANCE/EXPENSES	47980	AMERICAN MOVING PARTS
577034	03/07/2018	\$775.44	CONTRACT SERVICES	26390	APPLE ONE EMPLOYMENT SERVICES
577035	03/07/2018	\$13.48	SUPPLIES	31270	STARBOARD TACK SUPPLY INC.
577036	03/07/2018	\$298.00	CONTRACT SERVICES	1170	BRIGADE PEST MANAGEMENT
577037	03/07/2018	\$6,643.50	CONTRACT SERVICES	76350	BUCKNAM & ASSOCIATES INC.
577038	03/07/2018	\$21,910.64	CONTRACT SERVICES	52070	TOM CAMACHO
577039	03/07/2018	\$8,000.21	CONTRACT SERVICES	52710	CLEAN ENERGY FUELS
577040	03/07/2018	\$658.07	SUPPLIES	10000	CLEAN SWEEP SUPPLY CO. INC
577041	03/07/2018	\$640.00	INCURRED CLAIMS	1643	COMPANY NURSE
577042	03/07/2018	\$235.20	ADVERTISING/PRINTING SERVICES	1354	DAILY JOURNAL CORPORATION
577043	03/07/2018	\$123,577.76	IMPROVEMENTS OTHER THAN BUILDING	327	PALP, INC.
577044	03/07/2018	\$73,410.34	CONTRACT SERVICES	76070	GEO CORRECTIONS & DETENTION, INC.

577045	03/07/2018	\$100.00	TRAVEL & MEETINGS	29610	JACK H. HADJINIAN
577046	03/07/2018	\$64.94	SUPPLIES	46770	INDUSTRIAL PIPE & STEEL, LLC
577047	03/07/2018	\$165.00	CONTRACT SERVICES	75430	TEXTRON INC.
577048	03/07/2018	\$3,570.75	CONTRACT SERVICES	11070	LPM CONSULTING, INC.
577049	03/07/2018	\$4,800.00	CONTRACT SERVICES	1797	MARTINEZ CONSULTING SERVICE LLC
577050	03/07/2018	\$2,928.73	SUPPLIES	479	MCMASTER-CARR SUPPLY COMPANY
577051	03/07/2018	\$3,085.50	CONTRACT SERVICES	1200	MOBILITY ADVANCEMENT GROUP
577052	03/07/2018	\$55,446.34	CONTRACT SERVICES	35250	NATIONWIDE ENVIRONMENTAL SERVICES
577053*	03/07/2018	\$3,065.00	CONTRACT SERVICES	1924	NO LIMIT FENCE
577054	03/07/2018	\$546.00	RECREATION CLASSES	41180	MANUEL NUNEZ
577055	03/07/2018	\$1,095.00	SUPPLIES	15620	OFFICE DEPOT
577056	03/07/2018	\$553.61	CONTRACT SERVICES	19480	ORKIN EXTERMINATING CO., INC.
577057*	03/07/2018	\$408.48	SUPPLIES	1938	P & R PAPER SUPPLY COMPANY INC.
577058	03/07/2018	\$42.25	CONTRACT SERVICES	56260	PRUDENTIAL OVERALL SUPPLY
577059	03/07/2018	\$96.00	RECREATION CLASSES	65000	JOAQUIN B. RENTERIA
577060	03/07/2018	\$103.86	VEHICLE MAINTENANCE/EXPENSES	52940	S & A ENGINE, INC.
577061	03/07/2018	\$15,690.68	CONTRACT SERVICES	14730	SAN GABRIEL VALLEY WATER COMPANY
577062	03/07/2018	\$57.00	REFUND	1991	ABRAHAM SANTANA
577063	03/07/2018	\$6,845.00	CONTRACT SERVICES	36290	SIEMENS INDUSTRY INC.
577064	03/07/2018	\$3,737.65	MACHINERY & EQUIPMENTS	1933	STRICTLY TECHNOLOGY LLC.
577065	03/07/2018	\$11,305.00	CONTRACT SERVICES	1775	TUNNELWORKS SERVICES INC.
577066	03/07/2018	\$158.50	CONTRACT SERVICES	57140	UNDERGROUND SERVICE ALERT OF SOUTHERN CA
577067	03/07/2018	\$1,728.00	CONTRACT SERVICES	74850	UNIQUE GENERAL SERVICES
577068	03/07/2018	\$2,700.00	CONTRACT SERVICES	1253	UNTANGLE, INC.
577069*	03/07/2018	\$4,363.41	VEHICLE MAINTENANCE/EXPENSES	1936	UTILITY CRANE & EQUIPMENT, INC.
577070	03/07/2018	\$2,121.40	VEHICLE MAINTENANCE/EXPENSES	25860	WAYNE HARMEIER INC.
577071	03/07/2018	\$841.00	CONTRACT SERVICES	40860	WEST COAST ARBORISTS, INC.
577072	03/07/2018	\$2,505.36	SUPPLIES	13160	WEST-LITE SUPPLY CO.,INC.
577073	03/07/2018	\$792.21	CONTRACT SERVICES	22290	WESTERN ALLIED CORPORATION

Total	\$2,454,354.84
--------------	-----------------------

6093 - Successor Agency

1384	03/01/2018	\$5,042.50	CONTRACT SERVICES	16120	ALVAREZ-GLASMAN & COLVIN
1385 *	03/01/2018	\$4,450.00	CONTRACT SERVICES	1978	LIDGARD AND ASSOCIATES, INC.
1386	03/01/2018	\$84,444.63	QUARTERLY PAYMENT	20390	ARA SEVACHERIAN
Total		\$93,937.13			

* Pursuant to Resolution #17-40 - Any new contract not submitted for approval by the City Council the first time a payment for any such contract is listed on a warrant register.

MINUTES

THE CITY OF MONTEBELLO MET AT THE ABOVE TIME AND PLACE IN A REGULAR SESSION.

OPENING CEREMONIES

1. **CALL MEETING TO ORDER:** Mayor Romero called the meeting to order at the hour of 6:10 p.m.
2. **ROLL CALL:** City Clerk I. Barajas
MEMBERS PRESENT: Delgado, Molinari, Barajas, Hadjinian, Romero
MEMBERS ABSENT: None
STAFF PRESENT: City Attorney Alvarez-Glasman
3. **STATEMENT OF PUBLIC ORAL COMMUNICATIONS FOR CLOSED SESSION ITEMS:**
City Attorney Alvarez-Glasman

ORAL COMMUNICATIONS ON CLOSED SESSION ITEMS

Charles Pell asked for better descriptions of Closed Session items.

Mayor Romero recessed the meeting into Closed Session at the hour of 6:15 p.m. to discuss the following matters. At the hour of 6:48 p.m., Mayor Romero reconvened the meeting.

CLOSED SESSION

The City Attorney provided a briefing on the item listed for Closed Session as follows:

4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Government Code Section 54956.9(d)(1)
Name of Case: R. Meadows v. City of Montebello

A briefing was provided by Legal Counsel. City Councilmembers provided direction, no final action, nothing further to report.

5. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code Section 54956.9(d)(1)
Name of Case: L. Scott v. City of Montebello

A briefing was provided by Legal Counsel. City Councilmembers provided direction, no final action, nothing further to report.

6. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code Section 54956.9(d)(1)
Name of Case: N. Lopez v. City of Montebello

A briefing was provided by Legal Counsel. City Councilmembers provided direction, no final action, nothing further to report.

7. PUBLIC EMPLOYMENT

Government Code Section 54957
Title: Fire Chief

City Council received a briefing and provided direction. No action was taken, nothing further to report.

8. PUBLIC EMPLOYMENT

Government Code Section 54957

Title: Planning and Community Development Director

City Council received a briefing and provided direction. No action was taken, nothing further to report.

REGULAR SESSION

9. INVOCATION

10. PLEDGE OF ALLEGIANCE

11. PRESENTATION

None.

12. STATEMENT OF PUBLIC ORAL COMMUNICATIONS: City Attorney Alvarez-Glasman

13. PUBLIC ORAL COMMUNICATIONS ON OPEN SESSION ITEMS (30 MINUTES)

Charles Pell spoke about the Measure S results and thanked those who voted. Mr. Pell also spoke about City money issues.

Linda Nicklas spoke about Measure S election results.

William Cevera spoke about Measure S election results and asked what plan the City Council has to increase revenue.

Raul Hurtado spoke about the opposition and results of the Measure S election results.

Bill Paolisso spoke about the results of the Measure S election.

Maribel Briseno spoke about a Los Angeles County Board of Supervisors advisory report regarding cannabis.

Delia Delgado thanked all of those who donated time to support Measure S.

Kevin Saenz spoke about the failure of Measure S.

Ruben Beas spoke about the Measure S election and asked the Council for their plan now that Measure S failed.

Yvette Fimbres spoke about the results of Measure S election.

Tila Gregorian spoke about Measure S.

David Torres spoke about the Measure election results.

14. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

Director Sosnowski announced the Veteran's Day Ceremony on November 11, 2107, at 11:00 a.m. at City Park.

15. APPROVAL OF AGENDA: Councilmember Barajas moved, seconded by Mayor Pro Tem Molinari that all items be approved in a single motion with the Item Nos. 19, 20 and 21.

Such approval will also waive the reading of any ordinance. Motion carried unanimously.

CONSENT MATTERS

16. APPROVE A RESOLUTION REJECTING ALL BIDS AS RECEIVED AND AUTHORIZING STAFF TO REISSUE THE REQUEST FOR PROPOSALS (RFP #18-18) FOR ELEVATOR MAINTENANCE AND TESTING SERVICES

Councilmember Barajas moved, seconded by Mayor Pro Tem Molinari to approve Resolution No. 17-107 rejecting all bids as received and authorize staff to reissue the Request for Proposals for Elevator Maintenance and Testing Services.

17. APPROVE A CONTRACT FOR ANNUAL MAINTENANCE OF STORM AND SEWER LIFT STATION TO FLO-SERVICES, INC., REQUEST FOR PROPOSALS (RFP #18-17) FOR STORM & SEWER LIFT STATION MAINTENANCE SERVICES AND RELATED EQUIPMENT

Councilmember Barajas moved, seconded by Mayor Pro Tem Molinari to approve a contract for annual maintenance and service of storm and sewer lift stations to Flo-Services, Inc., in the amount of \$32,555.00, per Request for Proposals (RFP #18-17) for Storm and Sewer Lift Stations Maintenance Services and Related Equipment and authorize staff the City Manager to execute Contact Agreement No. 3316. Motion carried unanimously.

18. APPROVAL OF THE PLANS AND SPECIFICATIONS AND AWARD OF CONSTRUCTION CONTRACT FOR C.P. 855, BID NO. 18-1 – BICKNELL PARK BOOSTER PUMP STATION TO CORA CONSTRUCTORS, INC.

Councilmember Barajas moved, seconded by Mayor Pro Tem Molinari to (1) find the project categorically exempt from the California Environmental Quality Act (CEQA); (2) approve the Plans and Specification for C.P. 855, Bid No. 18-1, Bicknell Park Booster Pump Station; (3) authorize the City Manager to execute, in a form approved by the City Attorney, an amendment to Agreement No. 3037 with Central Basin to fund an additional \$238,233.00 to complete the proposed project; and (4) authorize the City Manager to approve all change orders within a 10% contingency the contract amount as recommended by the Director of Public Works, and 5) authorize the City Manager to execute Contract Agreement No. 3317 on behalf of the City. Motion carried unanimously.

19. PREFERENTIAL PARKING – LINCOLN AVENUE

A letter from Sergio Angulo was sent in to the City Council and submitted for the record.

Maribel Briseno stated that for a previous preferential parking matter, surveys and issues were not taken into consideration when the matter was considered, and asked the City Council to include comments from residents when voting on the Lincoln Avenue Preferential Parking matter.

Mayor Pro Tem Molinari stated concerns regarding preferential parking and the need for ways to alleviate the parking problems.

Councilmember Hadjinian stated that the Street Ad Hoc Committee did their due diligence and those impacted by parking problems were invited to the public hearings and meetings for comments and suggestions.

Councilmember Hadjinian moved, seconded by Mayor Pro Tem Molinari to approve Resolution No. 17-108 designating a preferential parking district on Lincoln Avenue from Wilcox Avenue to 20th Street, as recommended by the Traffic and Safety Commission. Motion carried unanimously.

20. PREFERENTIAL PARKING – KEENAN STREET

Maribel Briseno stated that the City Council look at everything before the parking matter is considered.

Carlos Illingworth spoke in support of preferential parking and addressed concerns such as lack of parking on Keenan Street.

Councilmember Barajas spoke in support of preferential parking on Keenan Street due to lack of parking.

Councilmember Hadjinian spoke in support of preferential parking on Keenan Street.

Janelle Herrera asked that the City Council look into circular driveways for some of the residents on Keenan Street.

Councilmember Hadjinian moved, seconded by Councilmember Delgado to adopt Resolution No. 17-109 designating a preferential parking district on Keenan Street from Via Campo to Dewar Street, as recommended by the Traffic and Safety Commission, and directed staff to look at circular driveways and bring back a report at the first meeting in January, 2018. Motion carried unanimously.

21. AWARD OF CONSTRUCTION CONTRACT FOR C.P. 853 – MAPLE AVENUE STREET IMPROVEMENTS FROM WASHINGTON BOULEVARD TO MINES AVENUE (BID # 17-26) TO SEQUEL CONTRACTORS, INC.

Maribel Briseno asked that City Council look into the feasibility of bike lanes.

Mayor Pro Tem Molinari asked why staff is recommending the 6th lowest bid instead of the lowest bid, out ten bids.

Assistant City Manager Batson stated Sequel Contractors, Inc. is the lowest bidder and that the staff report had some typographical errors.

Mayor Pro Tem Molinari moved, seconded by Councilmember Hadjinian to (1) award a Construction Contract for C.P. 853 – Maple Avenue Street Improvements from Washington Boulevard to Mines Avenue (Bid No. 17-26) in the amount of \$607,076.08 to Sequel Contractors, Inc.; (2) authorize the City Manager to review and approve all change orders within a 10% contingency of the contract amount as recommended by the Assistant City Manager/Director of Public Works; and (3) authorize the City Manager to execute Contract Agreement No. 3318 on behalf of the City. Motion carried unanimously.

22. AWARD USER FEES STUDY CONTRACT, REQUEST FOR PROPOSAL NO. 17-13

Councilmember Barajas moved, seconded by Mayor Pro Tem Molinari to award a contract for a User Fee Study Matrix Consulting Group in the amount of \$35,000 and authorize the City Manager to execute Contract Agreement No. 3219 on behalf of the City. Motion carried unanimously.

23. OVERHEAD COST ALLOCATION STUDY SERVICES AGREEMENT, REQUEST FOR PROPOSAL NO. 18-6

Councilmember Barajas moved, seconded by Mayor Pro Tem Molinari to award a contract for overhead cost allocation study services to Willdan Financial Services to develop an overhead cost allocation model that establishes a full cost allocation methodology for administrative overhead costs for the fee of \$11,885 and authorize the City Manager to execute Contract Agreement No. 3320 on behalf of the City. The overhead cost allocation will properly reimburse the City's General Fund and prepare an intergovernmental cost recovery plan that is in compliance with the new Uniform Guidance 2 CFR Part 225 – Cost Principles for State, Local and Indian Tribal Governments (previously OMB Circular A-87). Motion carried unanimously.

24. MEMORANDUM OF UNDERSTANDING OPT-IN PROGRAM FOR THE 2016 GREATER LOS ANGELES HOMELESS COUNT

Councilmember Barajas moved, seconded by Mayor Pro Tem Molinari to approve a Memorandum of Understanding (MOU) No. 3321 with the Los Angeles Homeless Services Authority (LAHSA) to administer homeless counts in Montebello for the 2018-2020 calendar years. Motion carried unanimously.

25. CANCELLATION OF NOVEMBER 22, 2017 CITY COUNCIL MEETING

Councilmember Barajas moved, seconded by Mayor Pro Tem cancel the regularly scheduled City Council meeting of November 22, 2017. Motion carried unanimously.

26. CLAIMS AGAINST THE CITY

Councilmember Barajas moved, seconded by Mayor Pro Tem Molinari to **DENY** the following claims: G Enriquez in the amount of \$2,500 plus damages. Motion carried unanimously.

27. PAYMENT OF BILLS: RESOLUTION APPROVING THE CITY/SUCCESSOR AGENCY WARRANT REGISTER OF DEMANDS DATED NOVEMBER 8, 2017

Councilmember Barajas moved, seconded by Mayor Pro Tem Molinari to adopt Resolution No. 17-110 approving the Warrant Register dated November 8, 2017. Motion carried unanimously.

28. APPROVAL OF MINUTES: REGULAR SESSION OF JULY 26, 2017

Councilmember Barajas moved, seconded by Mayor Pro Tem Molinari to approve and file said minutes. Motion carried unanimously.

29. PUBLIC ORAL COMMUNICATIONS ON OPEN SESSION ITEMS (CONTINUED IF NECESSARY)

COUNCIL ORALS

30. COUNCILMEMBER DELGADO

None.

31. MAYOR PRO TEM MOLINARI

None.

32. COUNCILMEMBER BARAJAS

None.

33. COUNCILMEMBER HADJINIAN

None.

34. MAYOR ROMERO

a. The Mayor's Challenge update.

Mayor Romero gave an update regarding the Mayor's Challenge and added that the City had submitted an application.

b. The Port of Los Angeles Clean Air Action Plan.

Mayor Romero spoke about a recent Clean Air Action Plan Conference and added that she spoke at the event.

ADJOURNMENT

Upon motion carried unanimously, Mayor Romero adjourned the meeting at the hour of 8:00 p.m., in memory of the victims of the church shooting in Sutherland, Texas.

APPROVAL OF MINUTES: Upon motion carried unanimously, the minutes of November 8, 2017, were approved as written on March 14, 2018.

VANESSA DELGADO, Mayor

ATTEST:

IRMA BARAJAS, City Clerk