



SAN FERNANDO

PLANNING AND PRESERVATION COMMISSION

SPECIAL MEETING NOTICE AND AGENDA

SEPTEMBER 13, 2016 – 6:30 P.M.

COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CA 91340

CALL TO ORDER/ROLL CALL

Chair Theale E. Haupt
Vice-Chair Alvin Durham, Jr.
Commissioner Kevin Beaulieu
Commissioner Anna M. Lopez
Commissioner Yvonne G. Mejia

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

September 13, 2016

PUBLIC STATEMENTS – WRITTEN/ORAL

There will be a three (3) minute limitation per each member of the audience who wishes to make comments relating to City Business. Anyone wishing to speak, please fill out a form located at the Council Chambers entrance and submit it to the Commission Chair. When addressing the Planning and Preservation Commission please speak into the microphone and voluntarily state your name and address.

CONSENT CALENDAR

Items on the Consent Calendar are considered routine and may be disposed of by a single motion to adopt staff recommendation. If the Planning and Preservation Commission wishes to discuss any item, it should first be removed from the Consent Calendar.

PLANNING AND PRESERVATION COMMISSION

Special Meeting Notice and Agenda – SEPTEMBER 13, 2016

NEW BUSINESS

- 1) **SUBJECT:** CONDITIONAL USE PERMIT 2013-005 – 1445 CELIS STREET, SAN FERNANDO, CA 91340
- APPLICANT:** PUC SCHOOLS, 1405 N. SAN FERNANDO BLVD., SUITE 303 BURBANK, CA 91504
- PROPOSAL:** THE PROPOSED PROJECT IS A REQUEST FOR THE APPROVAL OF A CONDITIONAL USE PERMIT TO AMEND CONDITIONAL USE PERMIT 1999-03 TO ALLOW FOR A PUBLIC CHARTER SCHOOL USE TO CONTINUE TO OPERATE AND EXPAND ITS OPERATION VIA AN INCREASED STUDENT ENROLLMENT FROM 126 TO 150, MODIFY THE PICK-UP AND DROP-OFF AREA AND PROVIDE ADDITIONAL CLASSROOM SPACE WITHIN THE EXISTING BUILDING BY DEEMING SAID USE SIMILAR AND COMPATIBLE TO A PUBLIC ASSEMBLY USE CONDITIONALLY PERMITTED WITHIN THE MIXED USE TRANSITION SUB-DISTRICT. THE SUBJECT PROPERTY IS LOCATED ALONG THE EAST SIDE OF THE 1400 BLOCK OF CELIS STREET, BETWEEN S. HUNTINGTON STREET AND S. WORKMAN STREET; WITHIN THE TRUMAN/SAN FERNANDO DISTRICT'S MIXED USE TRANSITION SUB-DISTRICT FO THE SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-4) ZONE.
- RECOMMENDATION:** STAFF RECOMMENDS THAT THE PLANNING AND PRESERVATION COMMISSION APPROVE CONDITIONAL USE PERMIT 2013-005, TO ALLOW FOR THE AMENDMENT OF CONDITIONAL USE PERMIT 1999-03 TO ALLOW FOR A PUBLIC CHARTER SCHOOL USE TO CONTINUE TO OPERATE AND EXPAND ITS OPERATION VIA AN INCREASED STUDENT ENROLLMENT FOR 126 TO 150, MODIFY THE PICK-UP AND DROP-OFF AREA AND PROVIDE ADDITIONAL CLASSROOM SPACE WITHIN THE EXISTING BUILDING BY DEEMING SAID USE SIMILAR AND COMPATIBLE TO A PUBLIC ASSEMBLY USE CONDITIONALLY PERMITTED WITHIN THE MIXED USE TRANSITION SUB-DISTRICT LOCATED AT 1445 CELIS STREET, PURSUANT TO PLANNING AND PRESERVATION COMMISSION RESOLUTION 2016-008 AND THE

Special Meeting Notice and Agenda – SEPTEMBER 13, 2016

If, in the future, you wish to challenge the items listed above in Court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Planning and Preservation Commission at, or prior to, the Public Hearing. Decisions of Planning and Preservation Commission may be appealed to the City Council within 10 days following the final action.

None

PLANNING AND PRESERVATION COMMISSION

Special Meeting Notice and Agenda – SEPTEMBER 13, 2016

STAFF COMMUNICATIONS

Staff Report - Update regarding Various Housing Types and Applicable Local, State and Federal Regulations

COMMISSIONER COMMENTS

ADJOURNMENT

October 4, 2016

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

Fred Ramirez

Signed and Posted: (6:00 p.m.)

Agendas and complete Agenda Packets (including staff reports and exhibits related to each item) are posted on the City's Internet Web site (www.sfcity.org). These are also available for public reviewing prior to a meeting at the Community Development Department Public Counter. Any public writings distributed by the Planning and Preservation Commission to at least a majority of the Commissioners regarding any item on this regular meeting agenda will also be made available at the Community Development Department Public Counter located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at www.sfcity.org. In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification/accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department at (818) 898-1227 at least 48 hours prior to the meeting.



MEETING DATE: September 13, 2016

PUBLIC HEARING:

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN THE PUBLIC HEARING
5. CLOSE THE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:

a. To Approve:

"I move to approve Conditional Use Permit 2013-005, to allow for the amendment of Conditional Use Permit 1999-03 and allow for a public charter school use to continue to operate and expand its operation via an increased student enrollment for 126 to 150, modify the pick-up and drop-off area and provide additional classroom space within the existing building by deeming said use similar and compatible to a public assembly use conditionally permitted within the mixed use transition sub-district located at 1445 Celis Street, pursuant to Planning and Preservation Commission Resolution 2016-008 and the "conditions of approval" attached as exhibit "A" to the resolution (Attachment No. 1)." (Roll Call Vote)

b. To Deny:

"I move to Deny Conditional Use Permit 2013-005, based on the following..." (Roll Call Vote)

c. To Continue:

"I move to continue Conditional Use Permit 2013-005, to a date specific date..." (Roll Call Vote)

Moved:_____

Seconded:_____

Roll Call:_____

ITEM 1:

CONDITIONAL USE PERMIT 2013-005



AGENDA REPORT

To: Planning and Preservation Commission Chairperson Haupt and Commissioners

From: Federico Ramirez, Community Development Director
Prepared by: Humberto Quintana, Associate Planner

Date: September 13, 2016

Subject: **Conditional Use Permit 2013-005**
1445 Celis Street, San Fernando, CA 91340
(Los Angeles County Assessor's Parcel No.: 2521-003-029)

Proposal: The proposed project is a request for the approval of a conditional use permit to modify an existing Conditional Use Permit 1999-03 to allow for a public charter school use to continue to operate and expand its operation via an increased student enrollment from 126 to 150, modify the pick-up and drop-off area and provide additional classroom space within the existing building by deeming said use similar and compatible to a public assembly use conditionally permitted within the Mixed Use Transition Sub-District. The subject property is located along the east side of the 1400 block of Celis Street, between S. Huntington Street and S. Workman Street; within the Truman/San Fernando District's Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone.

APPLICANT: PUC Schools, 1405 N San Fernando Blvd., Suite 303, Burbank, CA 91504

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2013-005, to allow for the modification of Conditional Use Permit 1999-03 to allow for a public charter school use to continue to operate and expand its operation via an increased student enrollment from 126 to 150, modify the pick-up and drop-off area and provide additional classroom space within the existing building by deeming said use similar and compatible to a public assembly use conditionally permitted within the Mixed Use Transition Sub-District located at 1445 Celis Street, pursuant to Planning and Preservation Commission Resolution 2016-008 and the "Conditions of Approval" attached as Exhibit "A" to the resolution (Attachment No. 1).

PROJECT OVERVIEW:

On June 23, 2013, the City received an application (Attachment No. 2) for a conditional use permit to allow for the modification of Conditional Use Permit (CUP) 1999-03 to allow for a public charter school use to continue to operate and expand its operation via an increased student enrollment from 126 to 150, modify the pick-up and drop-off area and provide additional classroom space within the existing building by deeming said use similar and compatible to a public assembly use conditionally permitted within the Mixed Use Transition Sub-District located at 1445 Celis Street (Los Angeles County Assessor's Parcel No.: 2521-003-029). The property is located within the Truman/San Fernando District's Mixed-Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone.

The existing public charter middle school has been in operation since 1999 with an enrollment cap of 126 students. The existing charter school provides schooling for grade levels 6th through 8th. The proposed amendment to the existing CUP would request for the enrollment cap to increase by 24 students for a total enrollment cap of 150 students.

The project site consists of four (4) 25' x 100' lots, totaling approximately 10,000 sq. ft. The project site is improved with an existing 5,900 sq. ft. commercial building. The proposed expansion will not involve any additions to the existing 5,900 sq. ft. commercial building. As part of the proposal the applicant will modify the existing floor plan to increase the classroom size from the existing four (4) classrooms to five (5) classrooms and will retain ancillary administrative offices. The project site is improved with 11 on-site spaces parking stalls, 10 standard stalls and one handicap stall. As part of the proposal the school will modify the pick-up and drop-off area to include the adjacent on-street parking areas along Celis Street and Huntington Street for pick-up and drop off queuing (a site plan of the project site is provided as Attachment No. 7 to this staff report). The subject property is located along the east side of the 1400 block of Celis Street, between South Huntington Street and South Workman Street; within the Truman/San Fernando District's Mixed-Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone.

The request for the expansion of the existing school use to be deemed similar and compatible to public assembly uses conditionally permitted in the Mixed Use Transition Sub-District would be allowed with the Planning and Preservation Commission's approval of the requested CUP modification pursuant to Section 2.6 (F). Pursuant to Section 2.6(F), additional uses permitted with a conditional use permit: deemed similar and compatible by the Planning and Preservation Commission to meet the purpose and intent of the sub-district and of the San Fernando Corridors Specific Plan.

As part of the requested CUP a traffic Impact analysis was prepared (the Traffic Impact Analysis are included as Attachment No. 3 to this staff report). The results of the traffic impact analysis indicate that the proposed increase of student enrollment by 24 students will not significantly impact the key intersections or the surrounding roadway system by the Project opening year

2017. All the study intersections are expected to operate at acceptable Levels of Service (LOS) A during the AM and PM peak hours for the future 2017 conditions with the Project. However, off-site traffic mitigation measures have been prepared for the development of the Project (the Initial Study and Mitigated Negative Declaration are included as Attachment No. 2 to this staff report).

Based on the review of the requested CUP amendment, it is staff's assessment that the proposed use qualifies for the Commission's consideration and approval to allow for an existing charter school expand its enrollment by deeming the existing conditionally permitted use similar and compatible to other currently permitted conditional uses within the Mixed Use Transition Sub-District. Additional discussion regarding the proposed CUP amendment and the required findings for approval of the project is provided in the Analysis Section of this report.

BACKGROUND:

1. General Plan Land Use and Zoning Designation: The project site at 1445 Celis Street is located within the Truman/San Fernando District's Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. The subject site has a City General Plan land use designation of SP-4 (Corridors Specific Plan).
2. Site Location and Description: The public charter school is requesting to expand its current enrollment within the existing commercial building. The existing commercial building is an approximate square footage of 5,900 sq. ft. located at 1445 Celis Street. The project site is approximately 10,000 sq. ft. and is located along the east side of the 1400 block of Celis Street, between S. Huntington Street and S. Workman Street (Los Angeles County Assessor's Parcel No.: 2521-003-029).

The subject site will provide the required amount of parking pursuant to Sec. 106-822(b)(4)a; requiring a minimum of two (2) off-street parking spaces for every classroom. Parking for the subject site is provided by eleven (11) off-street parking stalls; ten (10) standard stalls and one (1) handicap stall. As a condition of approval; faculty must park within the off-street parking facility.

3. Environmental Review: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). The City of San Fernando as the designated Lead Agency overseeing the environmental review for the Project has prepared an Initial Study to determine the nature and extent of the environmental review required for the Project. On the basis of the Initial Study prepared for the Project, it has been determined that the proposed Conditional Use Permit 2013-005 (modification of previously approved CUP 1999-03) will not have a significant effect on the environment and therefore a Mitigated Negative Declaration has been prepared (the Initial Study and Mitigated Negative Declaration are provided as Attachment No. 2 to this staff report).

On Monday, August 22, 2016, a notice of Intent to Adopt, the Initial Study and Mitigated Negative Declaration and Public Hearing Notice was posted at the Los Angeles County Registrar Recorders Office for a 20-day public comment period, from Monday, August 22, 2016 to Sunday September 11, 2016. In addition, on that same day a copy of the Initial Study and Mitigated Negative Declaration and Public Hearing Notice, and other materials used as baseline information by the Lead Agency to make the determination that the proposed project merits adoption of a Mitigated Negative Declaration were made available for review on the City's website (<http://ci.san-fernando.ca.us/sample-page-2/whats-new/>) and at the following physical locations: the Community Development Department, 117 Macneil Street, San Fernando, CA 91340; the Los Angeles County Library located at 217 N. Maclay Avenue, San Fernando, CA 91340; Las Palmas Park, 505 S. Huntington Street, San Fernando, CA 91340; and at Recreation Park located at 208 Park Avenue, San Fernando, CA 91340.

4. Legal Notification: On August 22, 2016, a public hearing notice was published in print and on the online legal advertisement section of the *Los Angeles Daily News*, the project site, at the two City Hall bulletins, at the local branch of the Los Angeles County Library (217 N. Maclay Ave.), Las Palmas Park (505 S. Huntington Street) and at Recreation Park (208 Park Avenue). Notices of this hearing were mailed to all property owners of record within 500 feet of the subject site on August 22, 2016.
5. Public Comments: As of the date of preparation of this staff report, no comments were received from the public regarding this conditional use permit request. Any comments received after the distribution of this report shall be read into the record at the public hearing.

ANALYSIS:

1. General Plan Consistency. The requested CUP 2013-005 to allow for the expansion in enrollment of an existing public charter school is consistent with the following goals and objectives of the San Fernando General Plan Land Use Element by:

- ✓ To retain the small town character of San Fernando.
 - ✓ Maintaining an identity that is distinct from surrounding communities.
- (San Fernando General Plan Land Use Element Goals I-IV, Pg. IV-6)

The requested CUP to allow for the expansion in enrollment of an existing public charter school from 126 to 150, modify the pick-up and drop-off area and provide additional classroom space within the existing building at 1445 Celis Street would allow for the "retention of the small town character of San Fernando," in that, the school is small in scale with a total of five classrooms keeping with the scale of the neighborhood. The modified

pick-up and drop off will provide a consistent path of circulation so as to not disrupt the flow of traffic in the area. Through the proposed expansion of the existing public charter school, residents will be able to matriculate their children in a school that provides an alternative approach to education that is distinct from the surrounding communities.

2. Zoning Consistency. Pursuant to Section 2.6 (F), the request for an existing public charter school use to be deemed similar and compatible to a public assembly use conditionally permitted within the Mixed-Use Transition Sub-District would be allowed with the Planning and Preservation Commission's approval of the requested CUP 2013-005.

The requested CUP 2013-055 to allow for an existing public charter school to increase student enrollment from 126 to 150, modify the pick-up and drop-off area and provide additional classroom space within the existing building as part of a commission determination in an the existing building is similar and compatible to other conditionally permitted public assembly uses permitted in the Mixed Use Transition Sub-District. The CUP request has been reviewed for consistency with the applicable regulations for similarly zoned property. Based on the foregoing, it is City Planning Staff's determination that proposed on-site and off-site physical improvements included as part of the CUP amendment request are consistent with all of the applicable development standards for the SP-4 (San Fernando Corridors Specific Plan) Zone. If approved then the school use would continue to operate a school use at the project site as it has done since the original approval in 1999 with the increased enrollment and implement modified student pick-up and drop-off areas.

3. Conditional Use Permit Findings. As the name implies, a Conditional Use Permit ("CUP") allows the City of San Fernando the ability to consider specified uses that might not otherwise be allowed as a principally permitted use, provided the landowner or applicant meets certain conditions of approval. The basic goal of the CUP is to allow the full range of land uses required for the community to function, while still giving the community some control over individual situations that could result in land use conflicts and/or negative environmental impacts. CUPs are important to land use planning because it allows the Planning and Preservation Commission (the "Commission") to review the potential impacts associated with the discretionary review of the proposed development.

A CUP is subject to discretionary review by the Commission. Discretionary review is a process that permits the Commission to review individual cases for proposed uses of the land and approve a project subject to specific conditions or deny the CUP request. Conditions of project approval imposed on the applicant through the discretionary review process may call for any measures that are reasonably related to preventing potential adverse land use and/or environmental impacts that might be associated with the project.

The approval or denial of a CUP is based on the Commission's ability to be reasonably satisfied with the project and that it possesses certain characteristics that are identified in

the form of 10 findings of fact, as required per City Code Section 106-145. All findings must be justified and upheld in the affirmative for approval of the CUP; a negative determination on any single finding is grounds for a denial of the CUP.

It is City Planning Staff's assessment that the findings for approval of the CUP can be made in this instance based on the aforementioned discussion, and as explained below for each of the required findings of fact.

a) The proposed use is one conditionally permitted within the subject zone and complies with all applicable sections of the zoning ordinance.

Pursuant to Section 2.6 (F), the requested conditional use permit seeks to identify the continued operation of the public charter school use at 1445 Celis Street with the requested increased of student enrollment from 126 to 150, a modified student pick-up and drop-off area and increased number of classrooms from 4 to 5 to be deemed a "similar and compatible" use with other public assembly uses conditionally permitted within the Truman/San Fernando District's Mixed-Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. As noted in Section 2.6(F), additional uses permitted with a conditional use permit that are other similar and compatible uses in the SP-4 (San Fernando Corridors Specific Plan) Zone's Mixed-Use Transition Sub-District are subject to the review and approval of the Planning and Preservation Commission.

The approval of the requested CUP with proposed on-site physical improvements are consistent with the intent and purpose of the zone to provide for a diverse group of service commercial, industrial, residential, and public assembly type uses. The project is also complies with the applicable development standards and design guidelines subject to the project's development per the commission reviewed conceptual design plans reviewed and approved by the Planning and Preservation Commission and associated conditions of project approval ("Conditions of Approval" are provided as Exhibit "A" to Attachment 1 of the September 13, 2016 Staff Report for CUP 2013-005). Therefore, it is staff's assessment that the proposed CUP is an additional service-based use determined to be similar and compatible to other public assembly type uses conditionally permitted within the subject zone and complies with all applicable sections of the City Zoning Ordinance. Thus, it is staff's assessment that this finding can be made in this case.

b) The proposed use would not impair the integrity and character of the zone in which it is to be located.

The proposed continued operation of the public charter school as a use similar and compatible to other conditionally permitted assembly types uses is conditionally permitted within the Truman/San Fernando District's Mixed Use Transition Sub-District

of the San Fernando Corridors Specific Plan (SP-4) Zone through the review and approval of the Planning and Preservation Commission. The proposed use is currently operating within an existing 5,900 sq. ft. commercial building. The proposed additional classroom space will be within the existing building and will not entail any exterior modifications to the building. Granting the conditional use permit would allow for an existing public charter school to continue to operate and expand its enrollment cap from 126 to 150 by deeming it similar and compatible to other public assembly use conditionally permitted within the Mixed Use Transition Sub-District. Therefore, approval of the requested conditional use permit will not impair the integrity, character or the intent and purpose of the Truman/San Fernando District's Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. Thus, it is staff's assessment that this finding can be made.

c) The subject site is physically suitable for the type of land use being proposed.

The project site at 1445 Celis Street is physically suitable for the requested CUP. The proposed ongoing operation of the public charter school and requested increase in enrollment from 125 to 150 will occur within the confines of the existing 5,900 sq. ft. commercial building that is located on an approximate 10,000 sq. ft. project site, within the Truman/San Fernando District's Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone at 1445 Celis Street. The project site is adjacent to service commercial uses to the North and West and residential uses are located to the South and East of the project site.

The project site will continue to provide the required amount of parking pursuant to City Code Section 106-822(b)(4)a. The proposed project requires a minimum of two (2) off-street parking spaces for every classroom or 10 off-street parking spaces. Parking for the project site is provided by eleven (11) off-street parking stalls; ten (10) standard stalls and one (1) handicap stall. Thus, it is staff's assessment that this finding can be made.

d) The proposed use is compatible with land uses presently on the subject property.

The proposed CUP 2013-005 to amend a previously approved CUP 1999-03 located at 1445 Celis Street would allow for the increased student enrollment from 126 to 150 for a public charter school that has been in operation since 1999. The proposed expansion will allow the existing school to increase its classroom space from four (4) classrooms to five (5) classrooms, all within the existing building in a manner that is keeping with the small town character of San Fernando. Review and approval of the CUP request would deem the existing school use as a use that is similar and compatible to other public assembly uses already conditionally permitted in the Mixed Use Transition Sub-District of the SP-4 (Corridors Specific Plan) Zone. Thus, it is staff's assessment that this finding can be made.

- e) **The proposed use would be compatible with the existing and future land uses within the zone and the general area in which the proposed use is to be located.**

Allowing the existing public charter school increase student enrollment from 126 to 150, modify the pick-up and drop off area and provide additional classroom space within the existing building is compatible with other conditionally permitted public assembly uses that are allowed within the Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. The continuation and proposed expansion of the school facility through increased enrollment while retaining the existing building footprint promotes a niche academic curriculum that is distinct from other schools provided in surrounding communities and therefore maintains an "identity that is distinct from other communities. Thus, it is staff's assessment that this finding can be made in this case.

- f) **There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.**

The existing school will continue to be housed in the existing building. The existing school will continue to be adequately served by water, sanitation and public utilities located at the subject site. The existing school occupies a 5,900 square-foot building that will be used to serve an additional 24 students. Water service is available through mains located in Celis Street. Additional water consumption will be limited to that required for the 24 students. The additional water consumption will be related to the flushing of toilets (1.6 gallons per flush with 3.2 gallons per school day per student) and faucets (0.5 gallons per day per student). The 24 students will use an estimated 89 gallons of water on a daily basis. Typically, 80 percent of the water consumed or 71 gallons per day will be conveyed to the sanitary sewers. As a result, the potential water and wastewater impacts will be limited and not adversely impact existing public utilities. Thus, it is staff's assessment that this finding can be made.

- g) **There would be adequate provisions for public access to serve the subject proposal.**

The continued operation of a charter school at 1445 Celis Street with expanded student enrollment, a modified student pick-up and drop-off area, and one additional classroom housed within the existing building footprint would ensure that adequate provision for public access are maintained. The on-site parking facility driveways and drive aisles and the on-site pedestrian pathways that currently exist would continue to provide unobstructed pedestrian and vehicular access from Celis Street and Huntington Street that border the project site. Employees and or clients of the establishment have the ability to enter the facility from the aforementioned points of entry. Off-street parking is accessible from Celis Street through the use of one (1) driveway approach.

Parking for the project site is provided by eleven (11) off-street parking stalls; ten (10) standard stalls and one (1) handicap stall. Furthermore, the project site is located off of a major arterial street (Huntington Street). Thus, it is staff's assessment that this finding can be made in this case.

h) The proposed use would be appropriate in light of an established need for the use at the proposed location.

The request to allow for an existing school use to continue to operate and expand its operation via an increased student enrollment from 126 to 150, modify the pick-up and drop off area and provide additional classroom space within the existing building by deeming said use similar and compatible to a public assembly use conditionally permitted within the Mixed Use Transition Sub-District is permitted subject to the Commission's review and approval of Conditional Use Permit 2013-005. The requested CUP for the continued operation of a charter school use is an appropriate and compatible use with the types of currently established and potentially permitted uses that the Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone allows. Approval of the CUP for the proposed expansion of the existing school use provide an area in the district for a variety of uses operating under development standards designed to limit impacts on surrounding land uses.

The approval of the requested CUP would expand the available middle school options in the area allowing for the expansion of a niche academic curriculum to an additional 24 students that is distinct from the services provided by other schools in the surrounding communities that meets the purpose and intent of the district. Therefore, the proposed CUP at the subject site would be appropriate in light of the ongoing need for the use at the subject site. Thus, it is staff's assessment that this finding can be made in this case.

i) The proposed use is consistent with the objectives, policies, general land uses and programs of the City's general plan.

The project site has an SP-4 (San Fernando Corridors Specific Plan) City General Plan Land Use Designation. The proposed use is consistent with the City's General Plan Land Use Element by "retaining the small town character of San Fernando." The proposed continuance of the school use will expand the types of uses currently in operation in the Truman/San Fernando District and more specifically, the Mixed Use Transition Sub-District of the SP-4 Zone. Consistent with City's General Plan objectives the proposed use will help maintain an identity that is distinct from surrounding communities through the maintenance and expansion of education opportunities available to students in the city. (San Fernando General Plan Land Use Element Goals and Objectives, Pg. IV-6). Thus, it is staff's assessment that this finding can be made in this case.

- j) **The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.**

The requested CUP 2013-005 to allow for an existing school use to continue to operate and expand its operation via an increased student enrollment from 126 to 150, modify the pick-up and drop-off area and provide additional classroom space within the existing building by deeming said use similar and compatible to a public assembly use conditionally permitted within the Mixed Use Transition Sub-District would preserve an existing school uses in place and improve the ongoing viability of the area. With the adoption of the recommended conditions of project approval for the requested CUP 2013-005, the public charter school would be required to provide sufficient safeguards to deter public nuisance issues and protect public interest, health, safety, convenience and welfare. Noncompliance with the conditions of project approval for the requested CUP would require corrective action on behalf of the school operator and ongoing non-compliance may result in revocation of the city-approved CUP. Thus, it is staff's assessment that this finding can be made in this case.

CONCLUSION:

In light of the forgoing analysis, it is City Planning Staff's assessment that the Planning and Preservation Commission's approval of the CUP 2013-005 is warranted. The Commission's approval of CUP 2013-005 would allow for a public charter school use to continue to operate and expand its operation via an increased student enrollment from 126 to 150, modify the pick-up and drop-off area and provide additional classroom space within the existing building by deeming said use similar and compatible to a public assembly use conditionally permitted within the Mixed Use Transition Sub-District at 1445 Celis Street. The Commission's approval of CUP 2013-005 is consistent with the General Plan's goals and objectives for properties within the SP-4 land use designation and the intent and purpose of the City's Truman/San Fernando District's Mixed Use Transition Sub-District of the SP-4 Zone.

Based on the above findings, City Planning Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2013-005 to allow for a public charter school use to continue to operate and expand its operation via an increased student enrollment from 126 to 150, modify the pick-up and drop off area and provide additional classroom space within the existing building by deeming said use similar and compatible to a public assembly use conditionally permitted within the Mixed Use Transition Sub-District. The Commission's approval would be pursuant to Planning and Preservation Commission Resolution 2016-008 and the Conditions of Approval attached as Exhibit "A" to the Resolution (Attachment No.1).

ATTACHMENTS:

1. Planning and Preservation Commission Resolution 2016-008 and Exhibit "A": Conditions of Approval
2. Initial Study and Mitigated Negative Declaration - Mitigation Monitoring and Reporting Program
3. Traffic Impact Study
4. Conditional Use Permit Application – CUP 2013-005
5. Zoning & Vicinity Map
6. Project Site Photos
7. Site Plan

RESOLUTION NO. 2016-008

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION APPROVING CONDITIONAL USE PERMIT 2013-005 TO AMEND CONDITIONAL USE PERMIT 1999-03 TO ALLOW FOR A PUBLIC CHARTER SCHOOL USE TO CONTINUE TO OPERATE AND EXPAND ITS OPERATION VIA AN INCREASED STUDENT ENROLLMENT FROM 126 TO 150, MODIFY THE PICK-UP AND DROP-OFF AREA AND PROVIDE ADDITIONAL CLASSROOM SPACE WITHIN THE EXISTING BUILDING BY DEEMING SAID USE SIMILAR AND COMPATIBLE TO A PUBLIC ASSEMBLY USE CONDITIONALLY PERMITTED WITHIN THE MIXED USE TRANSITION SUB-DISTRICT LOCATED AT 1445 CELIS STREET.

WHEREAS, on June 23, 2013, an application was filed by PUC Schools to request review and approval of a conditional use permit to amend its current conditional use permit 1999-03 to allow for a public charter school use to continue to operate and expand its operation via an increased student enrollment from 126 to 150, modify the pick-up and drop off area and provide additional classroom space within the existing building by deeming said use similar and compatible to a public assembly use conditionally permitted within the mixed use transition sub-district. The use will occupy one existing approximately 5,900 square-foot commercial building, located at 1445 Celis Street, within City's Truman/San Fernando District's, Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone;

WHEREAS, the applicant has requested approval of a conditional use permit pursuant to City Section 2.6(F) of the development standards for the Truman/San Fernando District to allow for an existing school use to continue to operate and expand its enrollment from 126 to 150 by deeming said use similar and compatible to a public assembly use conditionally permitted within the Mixed Use Transition Sub-District;

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the project, written and oral at the public hearing held on the 13th day of September 2016.

NOW, THEREFORE, BE IT RESOLVED that the Planning and Preservation Commission finds as follows:

SECTION 1: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). The City of San Fernando as the designated Lead Agency overseeing the environmental review for the Project has prepared an Initial Study to determine the nature and extent of the environmental review required for the Project. On the basis of the Initial Study prepared for the Project, it has been determined that the proposed Conditional Use Permit 2013-005 (modification of previously approved CUP 1999-03) will not have a significant effect on the environment and therefore a Mitigated Negative Declaration has been prepared.

SECTION 2: The proposed project is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan Land Use Element and the intent and purpose of the development standards of the San Fernando Corridors Specific Plan; and

SECTION 3: Pursuant to City Code Section 106-145, the Planning and Preservation Commission finds that the following findings for Conditional Use Permit 2016-005 have been justified and upheld in the affirmative because of the recommended conditions of approval regarding operating procedures governing the operation of the land use. The Planning and Preservation Commission findings are as followed:

1. The proposed use is one conditionally permitted within the subject zone and complies with all applicable sections of the zoning ordinance.

Pursuant to Section 2.6 (F), the requested conditional use permit seeks to identify the continued operation of the public charter school use at 1445 Celis Street with the requested increased of student enrollment from 126 to 150, a modified student pick-up and drop-off area and increased number of classrooms from 4 to 5 to be deemed a "similar and compatible" use with other public assembly uses conditionally permitted within the Truman/San Fernando District's Mixed-Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. As noted in Section 2.6(F), additional uses permitted with a conditional use permit that are other similar and compatible uses in the SP-4 (San Fernando Corridors Specific Plan) Zone's Mixed-Use Transition Sub-District are subject to the review and approval of the Planning and Preservation Commission.

The approval of the requested CUP with proposed on-site physical improvements are consistent with the intent and purpose of the zone to provide for a diverse group of service commercial, industrial, residential, and public assembly type uses. The project is also complies with the applicable development standards and design guidelines subject to the project's development per the commission reviewed conceptual design plans reviewed and approved by the Planning and Preservation Commission and associated conditions of project approval ("Conditions of Approval" are provided as Exhibit "A" to Attachment 1 of the September 13, 2016 Staff Report for CUP 2013-005). Therefore, it is staff's assessment that the proposed CUP is an additional service-based use determined to be similar and compatible to other public assembly type uses conditionally permitted within the subject zone and complies with all applicable sections of the City Zoning Ordinance. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

2. The proposed use would not impair the integrity and character of the zone in which it is to be located.

The proposed continued operation of the public charter school as a use similar and compatible to other conditionally permitted assembly types uses is conditionally permitted within the Truman/San Fernando District's Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone through the review and approval of the Planning and Preservation Commission. The proposed used is currently operating within an existing 5,900 sq.

ft. commercial building. The proposed additional classroom space will be within the existing building and will not entail any exterior modifications to the building. Granting the conditional use permit would allow for an existing public charter school to continue to operate and expand its enrollment cap from 126 to 150 by deeming it similar and compatible to other public assembly use conditionally permitted within the Mixed Use Transition Sub-District. Therefore, approval of the requested conditional use permit will not impair the integrity, character or the intent and purpose of the Truman/San Fernando District's Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

3. The subject site is physically suitable for the type of land use being proposed.

The project site at 1445 Celis Street is physically suitable for the requested CUP. The proposed ongoing operation of the public charter school and requested increase in enrollment from 125 to 150 will occur within the confines of the existing 5,900 sq. ft. commercial building that is located on an approximate 10,000 sq. ft. project site, within the Truman/San Fernando District's Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone at 1445 Celis Street. The project site is adjacent to service commercial uses to the North and West and residential uses are located to the South and East of the project site.

The project site will continue to provide the required amount of parking pursuant to City Code Section 106-822(b)(4)a. The proposed project requires a minimum of two (2) off-street parking spaces for every classroom or 10 off-street parking spaces. Parking for the project site is provided by eleven (11) off-street parking stalls; ten (10) standard stalls and one (1) handicap stall. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

4. The proposed use is compatible with land uses presently on the subject property.

The proposed CUP 2013-005 to amend a previously approved CUP 1999-03 located at 1445 Celis Street would allow for the increased student enrollment from 126 to 150 for a public charter school that has been in operation since 1999. The proposed expansion will allow the existing school to increase its classroom space from four (4) classrooms to five (5) classrooms, all within the existing building in a manner that is keeping with the small town character of San Fernando. Review and approval of the CUP request would deem the existing school use as a use that is similar and compatible to other public assembly uses already conditionally permitted in the Mixed Use Transition Sub-District of the SP-4 (Corridors Specific Plan) Zone. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

5. The proposed use would be compatible with the existing future land uses within the zone and the general area in which the proposed use is to be located.

Allowing the existing public charter school increase student enrollment from 126 to 150, modify the pick-up and drop off area and provide additional classroom space within the existing building is compatible with other conditionally permitted public assembly uses that are allowed within the Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-

4) Zone. The continuation and proposed expansion of the school facility through increased enrollment while retaining the existing building footprint promotes a niche academic curriculum that is distinct from other schools provided in surrounding communities and therefore maintains an “identity that is distinct from other communities. Thus, it is the Planning and Preservation Commission’s assessment that this finding can be made in this case.

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The existing school will continue to be housed in the existing building. The existing school will continue to be adequately served by water, sanitation and public utilities located at the subject site. The existing school occupies a 5,900 square-foot building that will be used to serve an additional 24 students. Water service is available through mains located in Celis Street. Additional water consumption will be limited to that required for the 24 students. The additional water consumption will be related to the flushing of toilets (1.6 galls per flush with 3.2 gallons per school day per student) and faucets (0.5 gallons per day per student). The 24 students will use an estimated 89 gallons of water on a daily basis. Typically, 80 percent of the water consumed or 71 gallons per day will be conveyed to the sanitary sewers. As a result, the potential water and wastewater impacts will be limited and not adversely impact existing public utilities. Thus, it is the Planning and Preservation Commission’s assessment that this finding can be made.

7. There would be adequate provisions for public access to serve the subject proposal.

The continued operation of a charter school at 1445 Celis Street with expanded student enrollment, a modified student pick-up and drop-off area, and one additional classroom housed within the existing building footprint would ensure that adequate provision for public access are maintained. The on-site parking facility driveways and drive aisles and the on-site pedestrian pathways that currently exist would continue to provide unobstructed pedestrian and vehicular access from Celis Street and Huntington Street that border the project site. Employees and or clients of the establishment have the ability to enter the facility from the aforementioned points of entry. Off-street parking is accessible from Celis Street through the use of one (1) driveway approach. Parking for the project site is provided by eleven (11) off-street parking stalls; ten (10) standard stalls and one (1) handicap stall. Furthermore, the project site is located off of a major arterial street (Huntington Street). Thus, it is the Planning and Preservation Commission’s assessment that this finding can be made in this case.

8. The proposed use would be appropriate in light of an established need for the use at the proposed location.

The request to allow for an existing school use to continue to operate and expand its operation via an increased student enrollment from 126 to 150, modify the pick-up and drop off area and provide additional classroom space within the existing building by deeming said use similar and compatible to a public assembly use conditionally permitted within the Mixed Use Transition Sub-District is permitted subject to the Commission’s review and approval of Conditional Use Permit 2013-005. The requested CUP for the continued operation of a charter school use is an

appropriate and compatible use with the types of currently established and potentially permitted uses that the Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone allows. Approval of the CUP for the proposed expansion of the existing school use provide an area in the district for a variety of uses operating under development standards designed to limit impacts on surrounding land uses.

The approval of the requested CUP would expand the available middle school options in the area allowing for the expansion of a niche academic curriculum to an additional 24 students that is distinct from the services provided by other schools in the surrounding communities that meets the purpose and intent of the district. Therefore, the proposed CUP at the subject site would be appropriate in light of the ongoing need for the use at the subject site. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

9. The proposed use is consistent with the objectives, policies, general land uses and programs of the City's general plan.

The project site has an SP-4 (San Fernando Corridors Specific Plan) City General Plan Land Use Designation. The proposed use is consistent with the City's General Plan Land Use Element by "retaining the small town character of San Fernando." The proposed continuance of the school use will expand the types of uses currently in operation in the Truman/San Fernando District and more specifically, the Mixed Use Transition Sub-District of the SP-4 Zone. Consistent with City's General Plan objectives the proposed use will help maintain an identity that is distinct from surrounding communities through the maintenance and expansion of education opportunities available to students in the city. (San Fernando General Plan Land Use Element Goals and Objectives, Pg. IV-6). Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

10. The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

The requested CUP 2013-005 to allow for an existing school use to continue to operate and expand its operation via an increased student enrollment from 126 to 150, modify the pick-up and drop off area and provide additional classroom space within the existing building by deeming said use similar and compatible to a public assembly use conditionally permitted within the Mixed Use Transition Sub-District would preserve an existing school uses in place and improve the ongoing viability of the area. With the adoption of the recommended conditions of project approval for the requested CUP 2013-005, the public charter school would be required to provide sufficient safeguards to deter public nuisance issues and protect public interest, health, safety, convenience and welfare. Noncompliance with the conditions of project approval for the requested CUP would require corrective action on behalf of the school operator and ongoing non-compliance may result in revocation of the city-approved CUP. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Conditional Use Permit 2013-005, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 13th day of September 2016.

THEALE E. HAUPT, CHAIRPERSON

ATTEST:

FRED RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF SAN FERNANDO)

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 13th day of September 2016; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRED RAMIREZ, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION

EXHIBIT “A”
CONDITIONS OF APPROVAL

PROJECT NO. : **Conditional Use Permit 2013-005**

PROJECT ADDRESS : 1445 Celis Street, San Fernando, CA 91340
(Los Angeles County Assessor’s Parcel No.: 2521-003-029)

PROJECT DESCRIPTION : The proposed project is a request for the approval of a conditional use permit to modify an existing Conditional Use Permit 1999-03 to allow for a public charter school use to continue to operate and expand its operation via an increased student enrollment from 126 to 150, modify the pick-up and drop off area and provide additional classroom space within the existing building by deeming said use similar and compatible to a public assembly use conditionally permitted within the Mixed Use Transition Sub-District. The subject property is located along the east side of the 1400 block of Celis Street, between S. Huntington Street and S. Workman Street; within the Truman/San Fernando District’s Mixed-Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone.

The following conditions shall be made a part of the approval of the project, and shall be complied with in their entirety, as determined by the Community Development Department:

1. Conditional Use Permit Entitlement. The Conditional Use Permit 2013-005 is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on September 13, 2016 except as herein modified to comply with these Conditions of Approval.
2. Priority Enrollment of City of San Fernando Students. At a maximum capacity of 150 students, minimum of 50% of students shall be residents of the City of San Fernando. All City of San Fernando residents on the waiting list shall receive priority for enrollment.
3. Traffic Control Measures. The following measures shall be implemented as necessary to avoid adverse impact to the existing traffic flow on the abutting streets:
 - a. Traffic Management Plan. A Traffic Mitigation Plan shall elaborate in detail the provisions for pick-up and drop-off procedures, parking and car-pooling, which shall be submitted to and approved by the City Engineer and the Community Development Director prior to the issuance of an updated certificate of occupancy for the maximum enrollment of 150 students. The Traffic Management Plan shall include copies of the “Enrollment Contract” that all parents will be required to sign. A provision of each contract shall specify that the parents agree to abide by all of the school’s traffic guidelines and to obey all traffic and parking signage and that failure to comply with these provisions could ultimately subject their student(s) to dismissal. The director will monitor compliance with the approved Traffic Management Plan and make changes as necessary to address negative traffic impacts if they arise over time.

- b. Work with the City of San Fernando to develop a Traffic Management Plan;
 - c. Develop, Clarify and publicize traffic rules, map, and Traffic Contract directly to all parents;
 - d. Install “School, Speed Limit 25, When Children Are Present [(SR4-1(CA) sign per CA-MUTED, Latest Version)]” signage for eastbound and westbound traffic on Celis Street as well as for northbound and southbound traffic on Huntington Street up to 500 feet in advance of the School property;
 - e. Repaint the three crosswalks at Celis Street and Huntington Street using yellow paint to indicate a school zone with crosswalks used by school children;
 - f. Paint on the pavement of Celis Street “SLOW SCHOOL XING” markings using yellow paint for the eastbound and westbound traffic at least 100 feet in advance of crosswalks at Huntington Street;
 - g. Stagger start and end of school times as to not coincide with nearby schools. The applicant shall establish and maintain direct contact with the local school district’s principals and administrative staff in order to coordinate operational considerations such as the Charter School’s proposed start and closure times. As part of this coordination effort, the Charter School shall identify a specific on-site school representative or “community liaison” that can be contacted by City Staff and the public to address any potential concerns associated with the school’s operation;
 - h. Install parking restriction signs prohibiting stopping at all times between 7:00 AM and 5:00 PM on school days along the frontage on the north side of Celis Street from Huntington Street to Workman Street allowing queuing area for cars entering the off-street pick-up/drop-off and parking areas;
 - i. Mark “DROP-OFF/PICK-UP AREA” (using black paint on white background) the curb on the north side of Celis Street between School driveway and Huntington Street (approximately 80 feet) as well as the curb on east side of Huntington Street for approximately 60 feet north of Celis Street; and,
 - j. The School shall ensure that trained staff be present during drop-off/pick-up times to assist parents in following the traffic management plan.
4. Operation. The use shall operate under the following practices:
- a. Playground usage. The applicant shall provide an overall plan for the proposed use and operation of the parking lot and playground area that will be reviewed and approved by the Community Development Director;
 - b. The outdoor areas of the site (parking lot, street frontages) shall be cleaned daily to maintain the property free of outdoor storage and trash;
 - c. Exterior lighting of the parking area shall provide adequate lighting while not producing glare or light spillover disturbing surrounding residential areas;

- d. The exterior of the establishment, including all signs, accessory buildings and structures shall be maintained free of litter and graffiti at all times. All graffiti abatement/removal shall comply with city regulations;
5. Landscape. All existing on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscape and irrigation plan approved by the Community Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances.
6. Trash Area. Trash and recycling bins shall be maintained on-site in an enclosed area where they are not directly visible from the public right-of-way. The trash area shall be kept free of trash overflow and maintained in a clean manner at all times.
7. Lighting. All exterior lighting shall be decorative cut-off fixtures (where no light is emitted above the horizontal plane) with the light source fully shielded or recessed to preclude light trespass or pollution up into the night sky. Also, any building-mounted luminaries shall be attached to walls or soffits, and the top of the fixture shall not exceed the height of the roof. All proposed light fixtures shall be designed in a manner that is consistent with the overall design of the building and shall not disturb or create glare towards neighboring properties. In addition, any decorative uplighting, such as those that illuminate building facades or landscaping, shall be operated on timers that turn off illumination no later than 12 midnight, nightly. The Community Development Department shall review and approve all light fixtures prior to installation.
8. Mechanical and Utility Equipment. All ground mounted mechanical and utility equipment, including but not limited to transformers, terminal boxes, risers, backflow devices, gas meters, electric meters, meter cabinets, and heating, ventilation, and air conditioning (HVAC) units shall be screened from public view and treated to match the materials and colors of the building. All Electrical service facilities and equipment on or adjacent to the site shall be planned and located, relocated or modified in a manner consistent with Southern California Edison Company guidelines to minimize human exposure to electromagnetic fields on the site and on adjacent properties, and with any other applicable requirements or guidelines of the California Public Utilities Commission or any other agency with jurisdiction, unless otherwise specified by the Community Development Department. All mechanical and utility equipment locations and screening/treatment shall be approved by the Community Development Department prior to installation or modification.
9. Utilities. Unless otherwise approved by the Community Development Department, all utilities shall be located underground. The applicant shall comply with all applicable requirements or guidelines of any relevant utility company, the California Public Utilities Commission, or any other agency with jurisdiction, relating to construction and/or occupancy of structures in proximity to any over-head or underground utility lines which are adjacent to or extend through the subject property, unless otherwise specified by the Community Development Department. Applicant shall provide any utility easements as necessary.
10. Site Inspections. Prior to the issuance of a Certificate of Occupancy, the Community Development Department and the Public Works Department shall inspect the site to assure compliance with these Conditions of Approval. Subsequent to occupancy, owners and all successors shall grant the right of

access to authorized agents of the City of San Fernando to conduct periodic inspections of the property.

11. Encroachment Permit. Under no circumstances shall any public right-of-way be obstructed during construction by materials, vehicles, equipment or other related objects without prior approval from the City Engineer. An Encroachment Permit must be obtained from the Public Works Department prior to any demolition and/or new construction activity that would require staging and/or construction within the public right-of-way.
12. General Compliance. The applicant shall comply with all requirements of applicable Federal, State, or local law, ordinance, or regulation.
13. Surface Runoff. All requirements of the National Pollutant Discharge Elimination System (NPDES) shall be complied with and an NPDES permit, including but not limited to the installation of any required clarifiers and/or on-site infiltration system, must be obtained prior to any occupation or use of the site. During construction, the project site shall comply with all applicable Best Management Practices (BMPs).
14. Property Maintenance. The project site and its immediate surrounding area shall be maintained in a clean, neat and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
15. Modifications. Unless the Director of Community Development or his or her designee deems a proposed change to the approved plans and operation a minor modification, any and all other modifications to the development plan, including these conditions of approval, shall require review and approval by the Planning and Preservation Commission. Expansion or enlargement of the business premises over the life of the structure or the use shall be subject to the CUP modification approval process.
16. Revocation. Violation of, or noncompliance with, any of these conditions of approval shall constitute grounds for revocation this conditional use permit, as provided below:

This conditional use permit may also be revoked as provided in City Code Sections 106-148. If at any time the operation of the business becomes a nuisance, is detrimental to the public health, safety, or welfare. The Planning and Preservation Commission, after a public hearing, as hereinafter provided, may revoke the conditional use permit herein granted or may modify and amend the same in such manner as it may determine necessary to abate the nuisance or preclude the undesirable activities.
17. Acceptance. Within thirty (30) days of approval of this conditional use permit, the operator(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval by signing a statement using an acceptance affidavit form provided by the City of San Fernando that acknowledges acceptance of and commitment to adhere to all of the conditions of approval.
18. Recordation. The applicant shall provide the community development department with proof that the conditions of approval have been recorded with the Los Angeles Registrar Recorder/County Clerk's Office.

19. Expiration. This conditional use permit shall become null and void unless exercised by initiating substantive action to implement the operation permitted by this entitlement within twelve (12) months of final approval; or until such additional time as may be granted by the community development department upon receipt of a request for an extension received prior to such expiration date. Subsequent failure to obtain and exercise an active business occupancy permit shall also cause expiration of the conditional use permit.

ORIGINAL FILED

AUG 22 2016


 THE CITY OF
SAN FERNANDO

LOS ANGELES COUNTY CLERK

**Notice of Intent to Adopt a Mitigated Negative Declaration and
Public Hearing Notice for Conditional Use Permit 2013-005**

NOTICE IS HEREBY GIVEN that the City of San Fernando Community Development Department (the "City") has prepared an Initial Study to provide a comprehensive assessment of any potential environmental impacts associated with the proposed Conditional Use Permit (CUP) to allow for the modification of CUP 1999-03 allowing for the increased student enrollment/occupancy from 126 to 150, modify the pick-up and drop off area and provide additional classroom space within the existing building. The subject property is located along the east side of the 1400 block of Celis Street, between S. Huntington Street and S. Workman Street; within the SP-4 (Truman/San Fernando District – Mixed-Use Transition Sub-District) Zone.

In accordance with the provisions of the California Environmental Quality Act (CEQA), this notice is intended to advise all interested individuals that the City as the "Lead Agency" has determined that the proposed Project will not have a significant adverse impact on the environment and therefore intends to adopt a Mitigated Negative Declaration for the Project.

Pursuant to the CEQA Guidelines, the Lead Agency is providing a 20-day public comment period during which all interested individuals can submit comments to the City of San Fernando Community Development Department on the Initial Study and Mitigated Negative Declaration document. The 20-day public comment period for the Initial Study and Mitigated Negative Declaration is from Monday, August 22, 2016 to Sunday September 11, 2016. Following the public review period the Planning and Preservation Commission will hold a public hearing to consider the proposed project's compliance with applicable zoning regulations and in order to make a decision on the proposed Conditional Use Permit and associated environmental assessment. Subsequent to the public review period, the Planning and Preservation Commission will hold a public hearing to consider the proposed Project that includes the Conditional Use Permit, Initial Study and Mitigated Negative declaration. The following section provides detailed information about the scheduled public hearing date and the Project:

PUBLIC HEARING: Planning and Preservation Commission Public Hearing
Date: Tuesday, September 13, 2016
Time: 6:30 p.m.
Location: City of San Fernando City Hall - Council Chambers
 117 Macneil Street
 San Fernando, CA 91340

PROJECT TITLE: Conditional Use Permit 2013-005, Initial Study and Mitigated Negative Declaration

APPLICANT: PUC Schools, 1405 N San Fernando Blvd., Suite 303, Burbank, CA 91504

PROJECT LOCATION: 1445 Celis Street, San Fernando, CA 91340
 (Los Angeles County Assessor's Parcel No.: 2521-003-029)

PROJECT DESCRIPTION: The proposed project is a request for the approval of a conditional use permit to allow for the modification of CUP 1999-03 to allow for the increased student enrollment/occupancy from 126 to 150, modify the pick-up and drop off area and provide additional classroom space within the existing building. The subject property is located along the east side of the 1400 block of Celis Street, between S. Huntington Street and S. Workman Street; within the SP-4 (Truman/San Fernando District – Mixed-Use Transition Sub-District) Zone.

ENVIRONMENTAL ASSESSMENT: The City of San Fernando is the designated Lead Agency overseeing the environmental review for the Project. As the Lead Agency, the City of San Fernando has prepared an Initial Study to determine the nature and extent of the environmental review required for the Project. On the basis of the Initial Study prepared for the Project, it has been determined that the proposed Conditional Use Permit will not have a significant effect on the environment and therefore a Mitigated Negative Declaration has been prepared.

A copy of the Initial Study and Mitigated Negative Declaration, and other materials used as baseline information by the Lead Agency to make the determination that the proposed project merits adoption of a Mitigated Negative Declaration are available for review at the Community Development Department, 117 Macneil Street, San Fernando, CA 91340, the Los Angeles County Library located at 217 N. Maclay Avenue, San Fernando, CA 91340, Las Palmas Park, 505 S. Huntington Street, San Fernando, CA 91340, and at Recreation Park located at 208 Park Avenue, San Fernando, CA 91340. Documents are also available online at: www.sfcity.org/environmental.

PUBLIC REVIEW PERIOD:

The 20-day public comment period for the Initial Study and Mitigated Negative Declaration is from **Monday, August 22, 2016 to Sunday September 11, 2016**. (Notice is pursuant to Section 21092.5 of the Public Resources Code.)

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of San Fernando at, or prior to, the public hearings.



FRED RAMIREZ
Community Development Director



INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

**COMMUNITY CHARTER MIDDLE SCHOOL
1445 CELIS STREET
SAN FERNANDO, CALIFORNIA 91340**



LEAD AGENCY:

**CITY OF SAN FERNANDO
COMMUNITY DEVELOPMENT DEPARTMENT
117 MACNEIL STREET
SAN FERNANDO, CALIFORNIA 91340**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 E. COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

AUGUST 19, 2016

SANF 019



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1. INTRODUCTION

The City of San Fernando Community Development Department (referred to hereinafter as the Lead Agency) is reviewing an application to amend conditional use permit (CUP) 1999-03 to increase the permitted student enrollment from the current cap of 126 students to 150 students. The existing site and building are currently being used as a Charter School. To allow for an increase in student enrollment from 126 students to 150 students, a modification to the existing CUP 1990-03 will be required pursuant to the City of San Fernando Zoning Ordinance. No new construction or on-site improvements are envisioned to accommodate the additional enrollment. The school will serve grades six through nine.

The proposed CUP Amendment is considered to be a project under the California Environmental Quality Act (CEQA) and, therefore, is subject to the City's environmental review process.¹ The City of San Fernando (referred to herein as "the City") is the designated Lead Agency for the Project, and the City would be responsible for the Project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.² As part of the Project's environmental review, the City authorized the preparation of this Initial Study.³ The Project Applicant is Partnerships to Uplift Communities (PUC Schools), 1405 North San Fernando Blvd., Suite 303, Burbank, California 91504.

2. PURPOSE OF INITIAL STUDY

The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a project and to determine whether the project would have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- To facilitate the Project's environmental assessment early in the design and development of the Project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated with the Project.

¹ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 2012 (CEQA Guidelines). § 15060 (b).

² California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.

³ I California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 2012 (CEQA Guidelines). (CEQA Guidelines) § 15050.



Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation, fully represent the independent judgment and position of the City in its capacity as the Lead Agency. Certain projects or actions undertaken by a Lead Agency (in this instance, the City) may require approvals or permits from other public agencies. These other agencies are referred to as responsible agencies and trustee agencies.⁴ Those public agencies and/or entities that may use this Initial Study in decision-making or for informational purposes include; but are not limited to, the Los Angeles Unified School District, the City of Los Angeles, and the County of Los Angeles.

The City determined, as part of this Initial Study's preparation, that a mitigated negative declaration is the appropriate environmental document for the Project's CEQA review. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* would be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period would be provided to allow these entities and other interested parties to comment on the proposed project and the findings of the Initial Study.⁵ Questions and comments on the IS/MND should be made to the following contact person:

Federico Ramirez, Community Development Director
Humberto Quintana, Associate Planner
City of San Fernando Community Development Department
117 Macneil Street
San Fernando, CA 91340

3. PROJECT LOCATION & ENVIRONMENTAL SETTING

The Project site is located within the City of San Fernando. The City of San Fernando is located in the northeast portion of the San Fernando Valley in Los Angeles County. The City has a total land area of 2.4 square miles and is surrounded by the City of Los Angeles on all sides. Major physiographic features located in the vicinity of the City include the San Gabriel Mountains (located approximately three miles to the north), the Pacoima Wash (located along the eastern side of the City), Hansen Lake (located three miles to the southeast of the City), and the Los Angeles Reservoir (located approximately four miles to the northwest).⁶

The City of San Fernando is located 22 miles from downtown Los Angeles. Other communities located near San Fernando include Sylmar, Sun Valley, Mission Hills, and Pacoima.⁷ These latter named communities are also part of the City of Los Angeles. Regional access to the City of San Fernando and the Project site is possible from three freeways located in the area: the Interstate 5 Freeway (I-5), the State Route 118 (SR-118), and the Interstate 210 Freeway (I-210). The location of the City in a regional context is shown in Exhibit 1. A citywide map is provided in Exhibit 2. A vicinity map is provided in Exhibit 3. The

⁴ California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069.* 2012.

⁵ Ibid. *Chapter 2.6, Section 2109(b).* 2012.

⁶ United States Geological Survey. San Fernando 7 ½ Minute Quadrangle.

⁷ These are communities that are part of the City of Los Angeles.



Project is located west of the downtown area of the City of San Fernando. The existing school is located on the northeast corner of Celis Street and S. Huntington Street. The site address is 1445 Celis Street.

The land uses that surround the existing Community Charter Middle School include the following:

- *North of the site.* Commercial uses that have frontage along the south side of San Fernando Road are located to the north of the project site. These businesses include auto-related repair shops.
- *South of the site.* Celis Street extends along the south side of the existing campus. Further south, on the south side of Celis Street, are residential dwelling units.
- *East of the site.* An underutilized site occupied by a home abuts the school of the east side.
- *West of the site.* S. Huntington Street extends along the west side of the Project site. Further west, auto-related businesses are located on the west side of S. Huntington Street.

4. PROJECT DESCRIPTION

The existing Community Charter Middle School is operated by Partnerships to Uplift Communities (PUC Schools). The PUC Schools is a non-profit charter school organization that currently operates a total of 12 schools authorized by Los Angeles Unified School District. These schools currently serve the northeast San Fernando Valley and the northeast portion of the City of Los Angeles. The 12 schools include three sets of middle and high schools that were recently combined under the charter petitions of the middle schools, in order to ensure a feeder pattern from grades 6 through 12. The objective of these charter schools is to significantly increase college entrance and graduation rates for underserved students in the Los Angeles communities they serve.⁸

The existing Community Charter Middle School is currently operating under CUP 1999-03. This CUP permits the school to have a maximum enrollment of 126 students. The Project Applicant is requesting an amendment to this CUP that would allow for the enrollment to be expanded to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. No new construction or alterations to the existing building and site will be required.

The proposed CUP Amendment is considered to be a project under the California Environmental Quality Act (CEQA) and therefore, is subject to the City's environmental review process.⁹ The City of San Fernando (referred to herein as "the City") is the designated Lead Agency for the Project and the City would be responsible for the Project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.¹⁰

⁸ Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.

⁹ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 2012 (CEQA Guidelines). § 15060 (b).

¹⁰ California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.



EXHIBIT 1 REGIONAL LOCATION MAP

SOURCE: QUANTUM GIS AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

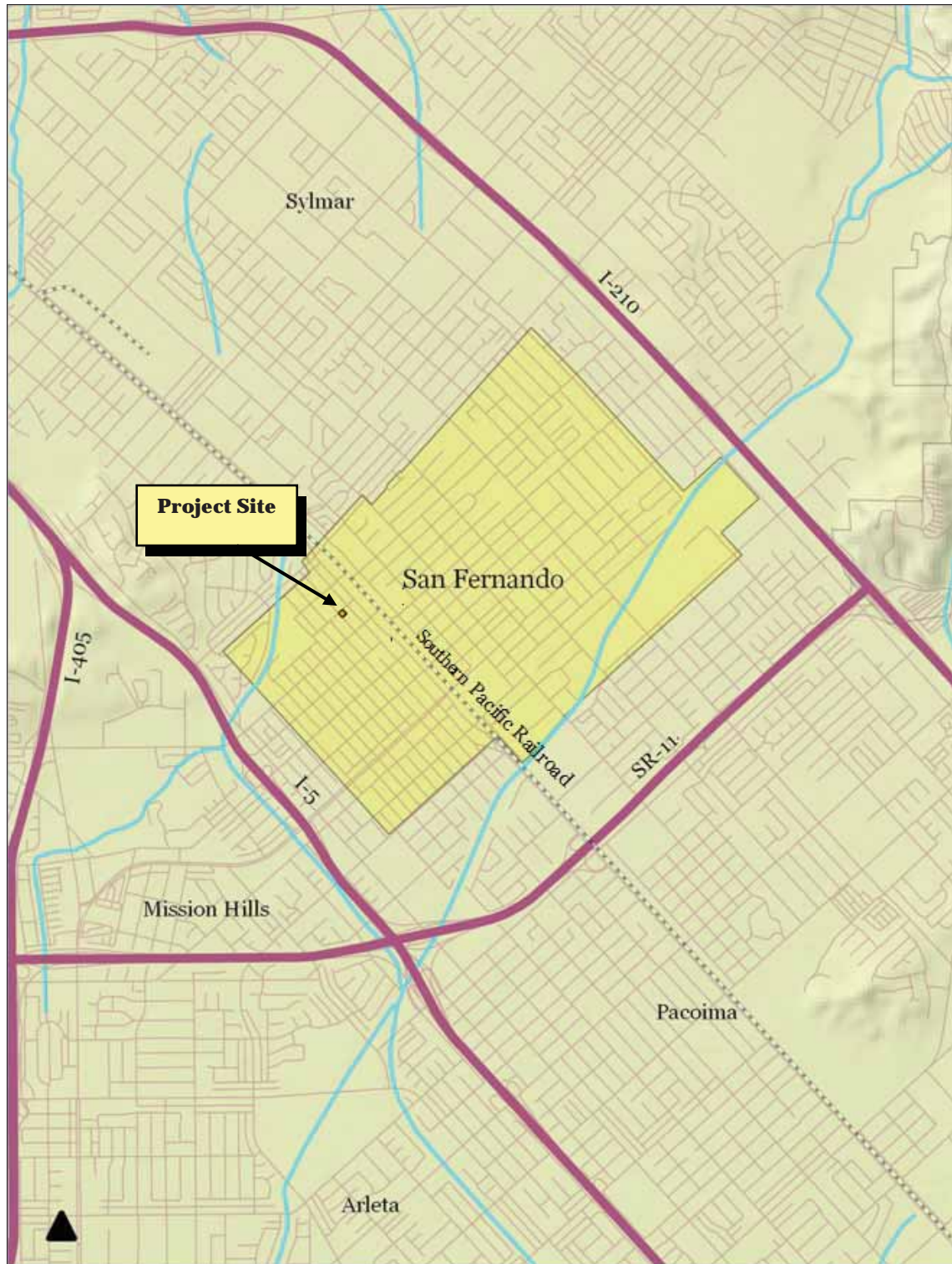


EXHIBIT 2
PROJECT LOCATION IN SAN FERNANDO
SOURCE: QUANTUM GIS AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

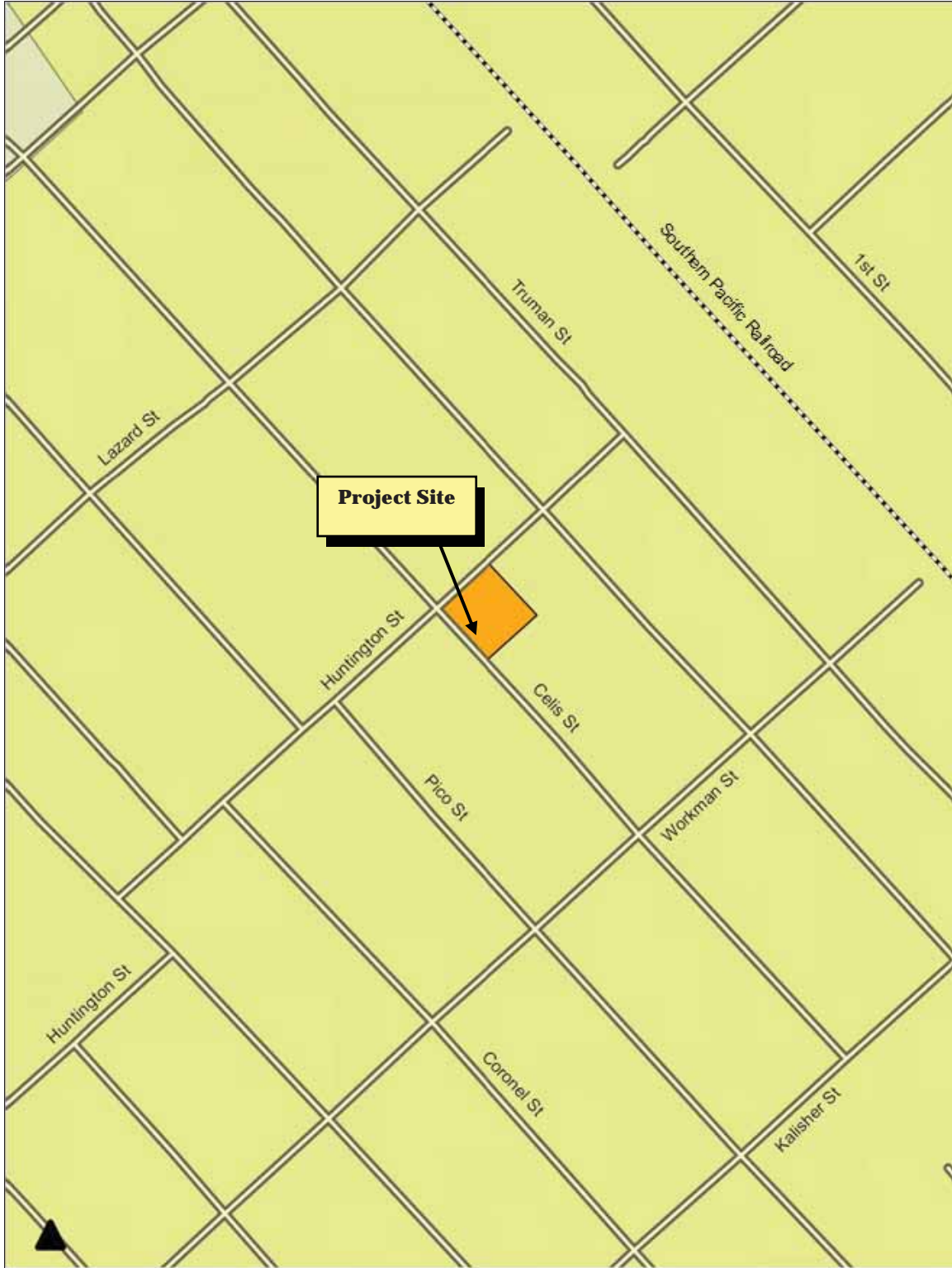


EXHIBIT 3 PROJECT VICINITY MAP

SOURCE: QUANTUM GIS AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



5. OBJECTIVES OF THE PROJECT & DISCRETIONARY ACTIONS

The objectives the City seeks to accomplish as part of the Project's implementation are described below.

- To ensure that the proposed use conforms to the City of San Fernando General Plan and Zoning Ordinance; and,
- To ensure that the environmental impacts of the proposed use are mitigated to the greatest extent possible.

A discretionary decision is an action taken by a government agency (for this project, the government agency is the City of San Fernando) that calls for an exercise of judgment in deciding whether to approve a potential development. The following discretionary approvals are required for this Project:

- The approval of an amendment to conditional use permit (CUP) 1999-03 to increase the permitted student enrollment from the current cap of 126 students to 150 students.
- The adoption of a Mitigated Negative Declaration for the proposed project; and,
- The adoption of the Mitigation Monitoring and Reporting Program.

6. ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the Project's implementation. The issue areas evaluated in this Initial Study include:

- | | |
|---|--|
| <ul style="list-style-type: none">• Aesthetic Impacts (Section 6.1);• Agricultural & Forestry Resources Impacts (Section 6.2);• Air Quality Impacts (Section 6.3);• Biological Resources Impacts (Section 6.4);• Cultural Resources Impacts (Section 6.5);• Geology & Soils Impacts (Section 6.6);• Greenhouse Gas Impacts (Section 6.7);• Hazards & Hazardous Materials Impacts (Section 6.8);• Hydrology & Water Quality Impacts (Section 6.9);• Land Use & Planning Impacts (Section 6.10); | <ul style="list-style-type: none">• Mineral Resources Impacts (Section 6.11);• Noise Impacts (Section 6.12);• Population & Housing Impacts (Section 6.13);• Public Services Impacts (Section 6.14);• Recreation Impacts (Section 6.15);• Transportation & Circulation Impacts (Section 6.16);• Utilities Impacts (Section 6.17); and,• Mandatory Findings of Significance (Section 6.18). |
|---|--|



The environmental analysis contained in this section reflects the Initial Study Checklist format used by the City of San Fernando in its environmental review process pursuant to and consistent with the CEQA Guidelines as amended. Under each issue area, an assessment of impacts is provided in the form of questions and answers. The analysis contained herein serves as a response to the individual questions. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The approval and subsequent implementation of the proposed project *would not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The approval and subsequent implementation of the proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of San Fernando or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The approval and subsequent implementation of the proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Significant and Unavoidable Impact.* The approval and subsequent implementation of the proposed project may result in environmental impacts that are significant.



AESTHETIC IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project have a substantial adverse affect on a scenic vista?				X
B. Would the Project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
C. Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?				X
D. Would the Project create a new source of substantial light or glare that would adversely affect day or night-time views in the area?				X

Environmental Determination

- A.** The Project Applicant is requesting an amendment to CUP 1999-03 that would allow for the enrollment to be expanded by 19 percent, from 126 students to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. No new construction or alterations to the existing site will be required. The Project will not obstruct any significant views or view sheds in the area. No scenic highways or corridors are located in the immediate area. As a result, no impacts are anticipated.
- B.** The Project site and the surrounding area are presently developed. The Project will not impact rock outcroppings or scenic views along a designated scenic highway. As a result, no impacts are anticipated.
- C.** The existing school, which occupies the existing 5,900 square-foot building, will be used to serve the additional 24 students. No new construction or alterations to the existing site will be required. Therefore, the Project will not degrade the Project site and surrounding areas and no impacts will occur.
- D.** The Project will not result in any significant increase in the generation of light and glare. The proposed use will occupy the existing school campus. Lighting will continue to be utilized for parking areas, signage, security lighting, and interior lights within the structures. As a result, no light and glare impacts are anticipated.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov



AGRICULTURE & FORESTRY RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project 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. Would the Project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
C. Would the Project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				X
D. Would the Project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
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 or the conversion of forestland to non-forest land use?				X

Environmental Determination

- A.** According to the California Department of Conservation, the City of San Fernando does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses. As a result, no impacts will occur.
- B.** No active agricultural activities are located within the Project area nor are any such uses found in the adjacent parcels. In addition, according to the California Department of Conservation Division of Land Resource Protection, the Project site is not subject to a Williamson Act Contract. Therefore, no impacts will occur since the Project area is not subject to a Williamson Act Contract.
- C.** The City of San Fernando and the Project site are located in the midst of a larger urban area and no forest lands are located in the City. The City's General Plan and Zoning Ordinance applicable to the project site (SP-4) do not specifically provide for any forest land preservation. As a result, no impacts on forest lands or timber resources will result.



Environmental Determination (continued)

- D.** No forest lands are found within the City of San Fernando nor does the applicable General Plan designation and the Zoning designations provide for any forest land protection. As a result, no loss or conversion of existing forest lands will result from the implementation of the Project's implementation.
- E.** No forest lands, agricultural activities, or farmland uses are located in the City. As a result, the Project will not involve the conversion of any existing forest lands or farmland uses and no impacts are anticipated.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California 2010*.
ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010_08_11.pdf.
- California Department of Conservation. *State of California Williamson Act Contract Land*.
ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.
- United States Geological Survey. TerraServer USA. *The National Map. San Fernando, California*. July 1, 1979.



AIR QUALITY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project conflict with or obstruct implementation of the applicable air quality plan?				X
B. Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
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)?				X
D. Would the Project expose sensitive receptors to substantial pollutant concentrations?				X
E. Would the Project create objectionable odors affecting a substantial number of people?				X

Environmental Determination

- A.** The City of San Fernando is located in the South Coast Air Basin (SCAB) of California, a 6,600-square-mile area encompassing Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The SCAB is bounded by the Pacific Ocean to the west and the San Gabriel Mountains, the San Bernardino Mountains, and the San Jacinto Mountains to the northwest and east. The project applicant is requesting an amendment to CUP 1990-03 that would allow for the enrollment to be expanded to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. No new construction or alterations to the existing site will be required. According to the SCAQMD, the Project is not considered to be regionally significant. In addition, the Project will not affect the City's local population and housing projections. The Project would not be in conflict with, or result in an obstruction of, an applicable air quality plan. As a result, no air quality impacts are anticipated.
- B.** The air quality impacts associated with the Project's implementation will be limited to the additional mobile emissions associated with the transport of the additional 24 students. No new short-term (construction related) emissions will result. Due to the Project's relatively small size (a permitted enrollment cap increase from 126 students to 150 students), the long-term emissions will be well below the SCAQMD's daily thresholds, and no impacts are anticipated to occur.



Environmental Determination (continued)

- C.** The Project's implementation will not result in any short-term (construction-related) impacts. As indicated previously, the Project will not exceed the daily long-term emissions SCAQMD thresholds. In addition, the Project's operational emissions will be minor. As a result, no long-term air quality impacts are anticipated.
- D.** Sensitive receptors refer to land uses and/or activities that are especially susceptible to poor air quality and typically include homes, schools, playground, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. The Project Applicant is requesting an amendment to CUP 1999-03 that would allow for the enrollment to be expanded to 150 students. The existing school occupies a 5,900 square-foot building that will be used to house the additional 24 students. No new construction or alterations to the existing site will be required. The mobile emissions will be less significant because of the small size of the project (an increased enrollment of 24 students). As a result, no impacts on sensitive receptors will occur.
- E.** No odors will be generated on-site due to the nature of the Project. As a result, no impacts will occur.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- Partnership to Uplift Communities. <http://www.pucschoools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.
- South Coast Air Quality Management District, *Final 2012 Air Quality Plan*, Adopted June 2012.
- South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2015]. Table 11-4.



BIOLOGICAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project have a substantial adverse effect either directly or through habitat modifications, have an impact 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?				X
B. Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
C. Would the Project have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
D. Would the Project have a substantial adverse effect in interfering 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?				X
E. Would the Project have a substantial adverse effect in conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				X
F. Would the Project have a substantial adverse effect by conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X



Environmental Determination

- A.** The Project Applicant is requesting an amendment to CUP 1999-03 that would allow for the enrollment to be expanded to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. No new construction or alterations to the existing site will be required. No landscaping is found within the project site. In addition, any wildlife found on-site will be limited to species most commonly found in an urban environment. As a result, no impacts will occur.
- B.** A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper indicated that there are no wetlands or riparian habitat present on-site or in the adjacent properties. In addition, there are no designated "blue line streams" located within the existing school campus. As a result, no impacts on natural or riparian habitats will result from the Project's implementation.
- C.** As indicated in the previous subsection, the Project area and adjacent developed properties do not contain any natural wetland and/or riparian habitat. The Project area is located in an urbanized area with residential land uses to the south, and light industrial, commercial, and institutional uses located to the east, west, and north of the subject site, in close proximity to San Fernando Road and Truman Street, which are two major City thoroughfares. As a result, the Project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.
- D.** The Project site includes the existing Community Charter Middle School campus that has been disturbed. Because of this development, no native vegetation or natural open space areas remain. Furthermore, the site contains no natural hydrological features. Therefore, no impacts on animal migration corridor will result from the implementation of the Project.
- E.** The Project will not result in the removal of any plants or trees. The Project will not involve any construction. Thus, no impacts on locally-designated species will occur.
- F.** As indicated previously, the Project site is located within an urbanized setting and no natural habitats are found within the Project site or in adjacent areas. The Project site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no impacts on local, regional, or State habitat conservation plans will result from the Project's implementation.

Sources:

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- California Department of Fish and Wildlife. Bios Viewer. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- U.S. Fish and Wildlife Service. *Wetlands Mapper*. <http://www.fws.gov/Wetlands/data/Mapper.html>



CULTURAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
B. Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
C. Would the Project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?				X
D. Would the Project disturb any human remains, including those interred outside of formal cemeteries?				X

Environmental Determination:

- A.** The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. No new construction or alterations to the existing site will be required. A review of the State of California State Historic Preservation Office (SHPO) indicated there is no National Register listed or eligible properties or State landmarks located within the Project site. As a result, no impacts will result from the Project's implementation.
- B.** No archaeological resources are expected to be found within the Project site due to the past development. In addition, the implementation of the Project will not involve any ground disturbance activities. As a result, no impacts are anticipated to occur with the Project's implementation.
- C.** No new construction will occur and no ground disturbance activities will result. As a result, there is no potential for encountering paleontological resources.
- D.** There are no cemeteries located in the immediate area that would be affected by the Project. In addition, the Project site does not contain any religious or sacred structure. Thus, no impacts on existing religious facilities in the City will occur with the Project.

Sources

- U.S. Department of the Interior, National Park Service. National Register of Historic Places. [www. National register of historic places.](http://www.nationalregister.gov)
- United State Geological Survey. *San Fernando 7½ Minute Quadrangle*. Release Date March 25, 1999.



GEOLOGY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project result in or expose people to potential impacts involving the 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, ground-shaking, liquefaction, or landslides?				X
B. Would the Project result in or expose people to potential impacts involving substantial soil erosion or the loss of topsoil?			X	
C. Would the Project result in or expose people to potential impacts involving the 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?				X
D. Would the Project result in or expose people to potential impacts involving the location on expansive soil, as defined in California Building Code (2010), creating substantial risks to life or property?				X
E. Would the Project result in or expose people to potential impacts involving 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

Environmental Determination

- A.** The Applicant is requesting an amendment to CUP 1999-03 that would allow for the enrollment to be expanded to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. No new construction or alterations to the existing site will be required. The Project site is not located within an Alquist-Priolo Special Studies Zone and a fault rupture hazard is unlikely. No unstable earth conditions or changes in geologic substructures are anticipated to occur with the Project from the excavation, grading, and paving that will be needed to construct the proposed structures. The



ground motion impacts on-site are no greater than those expected for the surrounding region. As a result, no fault rupture impacts associated with the implementation of the Project are anticipated.

Environmental Determination (continued)

- B.** The Project site is located just inside of an area that is subject to liquefaction risk. The Project will not involve any new construction. As a result, the impacts are less than significant.
- C.** The Project site is presently paved over and is developed. As a result, the Project's implementation will not result in any soil erosion or loss of topsoil and no impacts are anticipated.
- D.** No topographic changes, excavation, and compaction of the soil will be associated with the Project's implementation. No new construction will occur with the Project's implementation. The site is considered to be geologically stable, inasmuch as landslides or active faults are not present on-site. The site's topography, and that of the surrounding area, is generally level, with no hillside areas. According to preliminary maps completed by the California Geological Survey (CGS), the Project site is located just outside of an area subject to potential liquefaction. As a result, no impacts are anticipated.
- E.** No septic tanks will be used since the improvements will be connected to an existing sanitary sewer. As a result, no impacts associated with the use of septic tanks will occur.

Sources

- Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential*. http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.
- United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California*. Rev. 1969.



GREENHOUSE GAS EMISSIONS IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
B. Would the Project increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?				X

Environmental Determination

- A.** The Applicant is requesting an amendment to CUP 1999-03 that would allow for the enrollment to be expanded to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. No new construction or alterations to the existing site will be required. No *direct* GHG emissions will be produced from the Project. The Project will result in minimal *indirect* GHG emissions resulting from off-site power generation, installation activities, and exhaust released by maintenance vehicles during the Project's subsequent operation. The emission levels will be very limited since no construction will occur and the enrollment increase will be 24 students. As a result, the impacts related to additional greenhouse gas emissions will be less than significant.
- B.** The California Air Resources Board has identified specific CARB Recommended Actions as it applies to the Project. These actions are included in the State's Climate Action Plan (CAP). Of the measures identified in the CAP, those that would be considered to be applicable to the Project would primarily be those actions related to electricity, natural gas use, water conservation, and waste management. In addition, the Project is an "infill development," which is consistent with the State's and region's sustainable development objectives. As a result, no impacts will occur.

Sources

- California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. Website accessed June 19, 2008.
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.



HAZARDOUS MATERIALS IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
B. Would the Project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
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?				X
D. Would the Project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
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 a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
F. Would the Project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
G. Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				X
H. Would the Project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

Environmental Determination

- A.** The proposed Project is a CUP amendment (CUP 1999-03) that would permit an increase in the enrollment of the Community Charter Middle School by 24 students. The potential chemicals that may be used will consist of those routinely used in household maintenance and cleaning. As a result, no impacts are anticipated.



Environmental Determination (continued)

- B.** The Applicant is requesting an amendment to CUP 1999-03 that would allow for the enrollment to be expanded to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. No new construction or alterations to the existing site will be required. Hazardous chemicals and materials used on-site will be limited to substances used for routine maintenance and cleaning. The school will continue to comply with all Federal, State, and local regulations regarding the transportation, handling, and storage of hazardous chemicals. As a result, no impacts related to the release of hazardous materials are anticipated to occur.
- C.** No hazardous or acutely hazardous materials will be emitted. As a result, no impacts associated with school sites will occur.
- D.** A computerized search of the Environmental Protection Agency's (EPA) regulated sites within the City. The Project site was not included in the listing. As a result, no soils contamination impacts are associated with the site's development.
- E.** The Project site is located approximately two miles to the northwest of the Whiteman Airport. The Project will not involve any new construction. Finally, the Project site is not located within the Whiteman Airport's Runway Protection Zone (RPZ). As a result, no impacts will occur.
- F.** The Project site is not located within two miles of an operational *private* airport or airstrip. As a result, the Project will not present a safety hazard related to aircraft or airport operations of a private airstrip to people residing or working in the Project area, and no impacts will occur.
- G.** No new construction will occur under CUP 1990-03 and, as a result, the Project will not obstruct access to the surrounding lots or otherwise hinder emergency evacuation within the surrounding properties. Thus, no impacts on emergency response or evacuation are expected with the implementation of the Project.
- H.** The Project site is currently developed and paved over with hardscape surfaces. No wilderness areas are located in the immediate vicinity and, as a result, there is no wildfire risk from off-site locations. As a result, no impacts will occur.

Sources

- California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, Website accessed April 1, 2016. .
- United States Environmental Protection Agency. *Environfacts Database, Multisystem Search*. www.epa.gov/envirofw/. Website accessed April 1, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*.



HYDROLOGY & WATER QUALITY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project violate any water quality standards or waste discharge requirements?				X
B. Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
C. Would the Project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?				X
D. Would the Project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?				X
E. Would the Project create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
F. Would the Project substantially degrade water quality?				X
G. Would the Project 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. Would the Project place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
I. Would the Project expose people or structures to a significant risk of flooding because of dam or levee failure?				X
J. Would the Project result in inundation by seiche, tsunami, or mudflow?				X



Environmental Determination

- A.** The Applicant is requesting an amendment to CUP 1999-03 that would allow for the enrollment to be expanded to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. No new construction or alterations to the existing site will be required. No naturally occurring permanent surface water features remain within the vicinity of the Project area. The Project area is currently paved and all of the development sites are covered in impervious surfaces (two structures). As a result, there will be no change in the site's impervious character and no impacts are anticipated.
- B.** The Project site is within a completely urbanized area and is not located near the shoreline or other water body. No significant water consumption will occur as part of the Project's operation since the only change is related to a permitted enrollment increase of 24 students. As a result, no impacts on groundwater are anticipated to occur.
- C.** There are no streams or designated wetland or riparian areas within the Project site boundaries. No drainage features are located within adjacent properties. As a result, no impacts on the course of a stream or river will be associated with the proposed Project.
- D.** There are no lakes, rivers, or streams located in the Project site or in surrounding areas. The site and surrounding area have been developed with impermeable surfaces, and additional runoff from storm water or irrigation is anticipated from the site. As a result, no impacts are anticipated.
- E.** The Project site is currently covered over in impervious surfaces. The proposed Project will continue the impervious character of the site. As a result, no change in the amount of storm water run off is anticipated and no impacts will occur.
- F.** The Project will not involve any excavation that will alter the direction or rate of flow of the groundwater. The Project will be required to meet all discharge requirements in accordance with the Clean Water Act. As a result, no impacts are anticipated.
- G.** The project site is located outside of a 100-year flood zone. Therefore, no flood-related impacts on housing will result from the Project's implementation.
- H.** The site is not located within a 100-year flood zone as identified by Federal Emergency Management Agency (FEMA). As a result, the Project will not impede or redirect the flows of potential flood water. As a result, no impacts are expected.
- I.** The Hansen Dam is located to the southwest of the City and the potential inundation area is located further south of the reservoir. The Project site is located outside the potential inundation area of these reservoirs. As a result, no impacts will occur.



- J.** The City of San Fernando is located approximately 10.3 miles inland from the Pacific Ocean, and thus, the Project site would not be exposed to the effects of a tsunami and no impacts will occur.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.
- United State Geological Survey. *San Fernando 7½ Minute Quadrangle*. Release Date March 25, 1999.



LAND USE & PLANNING IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project physically divide an established community, or otherwise result in an incompatible land use?				X
B. Would the Project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?				X
C. Would the Project conflict with any applicable habitat conservation or natural community conservation plan?				X

Environmental Determination

- A.** The Project is an amendment to CUP 1999-03 that would allow for the enrollment to be expanded to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. No new construction or alterations to the existing site will be required. The Project will not result in a disruption or division of an existing residential neighborhood. As a result, no impacts will occur.
- B.** The approval of the Project will not be in conflict with any regional land use or environmental plans. No General Plan or Specific Plan amendment will be required. The Project is an amendment to CUP 1990-03 that would allow for the enrollment to be expanded to 150 students. No new construction will occur. As a result, no impacts are anticipated to occur.
- C.** Vegetation on-site is limited to plant materials used in landscaping. No habitat conservation or natural community plans are applicable to the Project. As a result, no impacts upon conservation plans will result from the Project's construction and operation of the Project.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- Partnership to Uplift Communities. Application Packet, 2013.
- San Fernando, City of. *San Fernando General Plan*. As amended 2016.
- San Fernando, City of. *Zoning Ordinance*. As amended 2016.



MINERAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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?				X
B. Would the Project result in the loss or availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Environmental Determination

- A.** The Project is an amendment to CUP 1999-03 that would allow for the enrollment to be expanded to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. No new construction or alterations to the existing site will be required. The Project will not involve the use of any materials that are considered rare or unique. As a result, no projects are anticipated to occur.
- B.** There are no mineral, oil, or energy extraction and/or generation activities taking place within the Project site. Review of maps prepared by the State Department of Conservation indicates that there are no abandoned and capped wells within the Project site boundaries. As a result, the Project will not result in any impacts on mineral resources in the region.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- California Department of Conservation. <http://maps.conservation.ca.gov/doggr/index.html#close>. Website accessed April 1, 2016.
- California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.



NOISE IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project result in 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. Would the Project result in exposure of people to, or generation of, excessive ground-borne noise levels?				X
C. Would the Project result in substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the Project?				X
D. Would the Project result in substantial temporary or periodic increases in ambient noise levels in the Project vicinity above levels existing without the Project?				X
E. For a Project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?				X
F. For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?				X

Environmental Determination

- A.** The Project is an amendment to CUP 1999-03 that would allow for the enrollment to be expanded to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. The implementation of the proposed Project will result in minimal new operational noise impacts related to the additional potential increase in enrollments. As a result, the impacts will be less than significant.
- B.** The Project will not result in any construction. As a result, no short-term construction noise impacts will occur.
- C.** The Project site is located within an area that is surrounded on all sides by development. No stationary noise impacts on sensitive receptors are anticipated to result from the Project's implementation.



Environmental Determination (continued)

- D.** Noise-sensitive land uses include nursing homes, libraries, schools, hospitals, homes, and other uses that are susceptible to loud noises due to the type of activities that are conducted in these areas (e.g., sleep, rest, concentration, study, relaxation, or listening). The Project site is a school site and is therefore considered to be noise sensitive. However, the increased enrollment of 24 additional students will not result in a significant increase in noise affecting the site and adjacent land uses. As a result, no noise impacts are anticipated.
- E.** The Project site is located within two miles of an operational airport (Whiteman Airport is located approximately two miles to the southeast). However, the airport 65 CNEL noise contours do not extend over the Project site. As a result, no impact is expected with regard to excessive noise levels due to airfields.
- F.** The Project site is not located within two miles of an operational private airport. Additional employees and students attending the existing school site will not be exposed to aircraft noise from operations at any private airport in the area, and no impacts are anticipated to occur.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- Partnership to Uplift Communities. <http://www.pucschoools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.
- USEPA, Protective Noise Levels. 1971.



POPULATION & HOUSING IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
B. Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
C. Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Environmental Determination

- A.** The Project is an amendment to CUP 1999-03 that would allow for the enrollment to be expanded from 126 students to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. There are no dwelling units located on, or persons residing within, the existing boundaries of the Community Charter Middle School campus. Given the nature of the Project, no growth-inducing impacts are anticipated.
- B.** The Project will not involve the removal of any existing residences. No housing units are located within the existing school campus. As a result, no housing displacement necessitating the construction of new replacement housing elsewhere in the City will occur with the Project's implementation.
- C.** As indicated previously, the Project will not result in any housing displacement, nor necessitate the construction of replacement housing elsewhere. As a result, no impacts associated with the displacement of persons will occur.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- Bureau of the Census. *American Fact-finder, 2010 Census*. 2010.
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.



PUBLIC SERVICES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>fire protection services</i> ?			X	
B. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i> ?				X
C. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i> ?				X
D. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>other governmental services</i> ?				X

Environmental Determination

- A.** The Project is an amendment to CUP 1999-03 that would allow for the enrollment to be expanded from 126 students to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. The City of San Fernando is served by the City of Los Angeles Fire Department that operates from three nearby fire stations. All of these stations are located in the neighboring communities of the City of Los Angeles. No new construction will be required to accommodate the increased enrollment. As a result, the potential impacts are considered to be less than significant.
- B.** Law enforcement services in the City are provided by the San Fernando Police Department that was established following incorporation. The Police Department operates from a facility located at 910 First Street in the Civic Center complex. The Project is relatively small in size and is not anticipated to result in any increase in service demands. As a result, no impacts are anticipated.



Environmental Determination (continued)

- C.** The Project will not involve any development and/or uses that could potentially significantly affect school enrollment. The proposed increase in school enrollment by 24 students is intended to accommodate existing student demand, and therefore, no impacts on schools will result from the Project's implementation. As a result, no direct student generation impacts are anticipated and no impacts on school services will result.
- D.** No new governmental services will be needed, and the Project is not expected to have any impact on existing governmental services. As a result, no impacts are anticipated.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- County of Los Angeles Fire Department. Hometown Fire Stations. <http://fire.lacounty.gov/HometownFireStations/> HometownFireStations.asp
- County of Los Angeles Sheriff's Department. <http://sheriff.lacounty.gov/wps/portal/lasd>
- Partnership to Uplift Communities. <http://www.pucschoools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.



RECREATION IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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. Would the Project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

Environmental Determination

- A.** The Project is an amendment to CUP 1999-03 that would allow for the enrollment to be expanded from 126 students to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. There are no City parks located adjacent to the Community Charter Middle School campus. Thus, no impacts on park facilities are expected.
- B.** The Project will not significantly affect existing park facilities in the City. The proposed Project site is not located immediately adjacent to any existing park, nor is it utilized for any recreational use. The school currently conducts field trips to the local public park (Las Palmas Park located 0.20 miles from the project site) to accommodate recreational activities for students. The addition projected 24 students will not significantly impact the current demand for parks and/or recreational services. As a result, minimal impacts upon recreational facilities are anticipated.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- United States Geological Survey. TerraServer USA. *The National Map – San Fernando, California*. July 1, 1979.
- City of San Fernando. *Final Environmental Impact Report [for the] City of San Fernando General Plan Update*. August 2007.



TRANSPORTATION IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project cause 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. Would the Project exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				X
C. Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
D. Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
E. Would the Project result in inadequate emergency access?				X
F. Would the Project 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

Environmental Determination

- A.** The Project is an amendment to CUP 1999-03 that would allow for the enrollment to be expanded from 126 students to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. It is estimated that the Project (i.e. increase of 24 students) will generate a total of approximately 40 net new two-way trips per day, with 11 trips (6 trips inbound and 5 trips outbound) during the AM peak hours and four trips (two trips inbound and two trips outbound) during the PM peak hours. The results of the traffic impact analysis indicate that the proposed increase of student enrollment by 24 students will not significantly impact the key intersections or the surrounding roadway system by the Project opening year 2017. All the study intersections are expected to operate at acceptable Levels of service (LOS) A during the AM and PM peak hours for the future 2017 conditions with the Project. Therefore, no off-site traffic mitigation measures would be necessary for the development of the Project.



Environmental Determination (continued)

The curb-side drop-off/pick-up lanes as proposed on the north side of Celis Street and east side of Huntington Street adjacent to school are expected to work properly, provided that trained staff be present during drop-off/pick-up times to assist parents in following the traffic management plan. An analysis of Project's parking demand indicates that the school currently has a total of 11 spaces in the on-site parking lot available for use during normal school hours. The City's parking requirement for elementary and junior high school (kindergarten through grade 9) is two spaces per classroom. No additional classrooms will be constructed as part of the proposed project. Therefore, existing on-street parking spaces in the adjacent residential neighborhood are not expected to be impacted by the Project.

The impacts are less than significant with mitigation. The following measures were required for the development pursuant to the original Conditional Use Permit (CUP 1999-03) as well as additional measures for installation of drop-off/pick-up area must be maintained for this project:

- Work with the City of San Fernando to develop a Traffic Management Plan;
- Develop, Clarify and publicize traffic rules, map, and Traffic Contract directly to all parents;
- Install "School, Speed Limit 25, When Children Are Present [(SR4-1(CA) sign per CA-MUTED, Latest Version]" signage for eastbound and westbound traffic on Celis Street as well as for northbound and southbound traffic on Huntington Street up to 500 feet in advance of the School property;
- Repaint the three crosswalks at Celis Street and Huntington Street using yellow paint to indicate a school zone with crosswalks used by school children;
- Paint on the pavement of Celis Street "SLOW SCHOOL XING" markings using yellow paint for the eastbound and westbound traffic at least 100 feet in advance of crosswalks at Huntington Street;
- Stagger start and end of school times as to not coincide with nearby schools;
- Install parking restriction signs prohibiting stopping at all times between 7:00 AM and 5:00 PM on school days along the frontage on the north side of Celis Street from Huntington Street to Workman Street allowing queuing area for cars entering the off-street pick-up/drop-off and parking areas;
- Mark "DROP-OFF/PICK-UP AREA" (using black paint on white background) the curb on the north side of Celis Street between School driveway and Huntington Street (approximately 80 feet) as well as the curb on east side of Huntington Street for approximately 60 feet north of Celis Street; and,
- The School shall ensure that trained staff be present during drop-off/pick-up times to assist parents in following the traffic management plan.



Environmental Determination (continued)

- B.** The Congestion Management Program (CMP) is a State-mandated program that was enacted by the State Legislature with the passage of Proposition 111 in 1990 and is intended to address the impact of local growth on the regional transportation system. Based on the incremental Project trip generation described in the previous section, the Project will not add 50 or more new trips during either phase to either of these intersections during the weekday PM or Saturday midday peak hours. According to the CMP traffic impact criteria, the Project area traffic would not cause a significant impact at these intersections and no further analysis is required. As a result, no impacts will occur.
- C.** The City of San Fernando is not located adjacent to a port or harbor facility. The Project will not involve the installation of any new facilities and/or improvements that would result in impacts to waterborne or air traffic. Thus, no impacts on air or waterborne transportation systems are anticipated with the implementation of the proposed Project.
- D.** The overall local circulation system pattern will not change from existing conditions. The Project will not adversely impact the existing sidewalks in the immediate area of the Community Charter Middle School. As a result, no impacts will result.
- E.** No construction will be involved as part of the proposed project's construction. No closure of roadways or emergency access routes to the surrounding uses will occur. As a result, the Project will not impact or otherwise impede emergency access.
- F.** The Los Angeles Metropolitan Transit Authority operates fixed route bus service in the City. Additionally, the City operates a dial-a-ride service for senior citizens, the disabled, and ride-sharing commuters. No bus routes or stops will be altered with the implementation of the Project. As a result, the Project would not result in any increase in the potential transit patronage.

Sources

- City of San Fernando. *Final Environmental Impact Report [for the] City of San Fernando General Plan Update*.
- Blodgett Baylosis Environmental Planning. *Site Survey*.
- Crown City Engineers, Inc. Traffic Impact Study Community Charter Middle School. 1445 Celis Street, San Fernando, California. April 12, 2016.
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.



UTILITIES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
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 impacts?				X
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?				X
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?				X
E. Would the Project result in a determination by the provider that serves or may serve the project that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?				X
F. Would the Project be served by a landfill with insufficient permitted capacity to accommodate the Project's solid waste disposal needs?				X
G. Would the Project comply with Federal, State, and local statutes and regulations related to solid waste?				X

Environmental Determination

- A.** The Project is an amendment to CUP 1999-03 that would allow for the enrollment to be expanded from 126 students to 150 students. The existing school occupies a 5,900 square-foot building that will be used to serve the additional 24 students. Water service is available through mains located in Celis Street. Additional water consumption will be limited to that required for the 24 students. The additional water consumption will be related to the flushing of toilets (1.6 galls per flush with 3.2 gallons per school day per student) and faucets (0.5 gallons per day per student). The 24 students will use an estimated 89 gallons of water on a daily basis. Typically, 80 percent of the water consumed or 71 gallons per day will be conveyed to the sanitary sewers. As a result, the potential water and wastewater impacts are not expected to occur.



Environmental Determination (Continued)

- B.** The proposed Project will generate limited effluent. Effluent generation will be limited to that required for the additional 24 students. The 24 students will use an estimated 89 gallons of water on a daily basis. Typically, 80 percent of the water consumed or 71 gallons per day will be conveyed to the sanitary sewers. As a result, the potential water and wastewater impacts are not expected to occur.
- C.** Due to the site's relatively small size and the impervious character of the existing surfaces, no impacts are anticipated.
- D.** No significant water consumption is associated with the Project other than the water that may be used for periodic maintenance. Additional water consumption will be limited to that required for the 24 students. The additional water consumption will be related to the flushing of toilets (1.6 galls per flush with 3.2 gallons per school day per student) and faucets (0.5 gallons per day per student). The 24 students will use an estimated 89 gallons of water on a daily basis. As a result, the potential water and wastewater impacts are not expected to occur.
- E.** The Project will not result in any significant additional effluent generation. Effluent generation will be limited to that required for the additional 24 students. The 24 students will use an estimated 89 gallons of water on a daily basis. Typically, 80 percent of the water consumed or 71 gallons per day will be conveyed to the sanitary sewers. As a result, no impacts are anticipated.
- F.** The Project will not result in any significant solid waste generation. Solid waste generation will be limited to that generated by the potential 24 students. As a result, no impacts will results.
- G.** No significant solid waste generation is associated with the proposed Project other than that that may be used for periodic maintenance. As a result, no impacts are anticipated to occur.
- F.** Trash collection is provided by the Metropolitan Waste Disposal Company and other private haulers for disposal into the San Fernando Incinerator. The Project will result in a minimal generation of solid waste. As a result, no impacts are anticipated.
- G.** The proposed use, like all other development in San Fernando, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts are anticipated.

Sources

- Los Angeles County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp
- City of San Fernando. *Final Environmental Impact Report [for the] City of San Fernando General Plan Update*.
- Partnership to Uplift Communities. Application Packet, 2013.



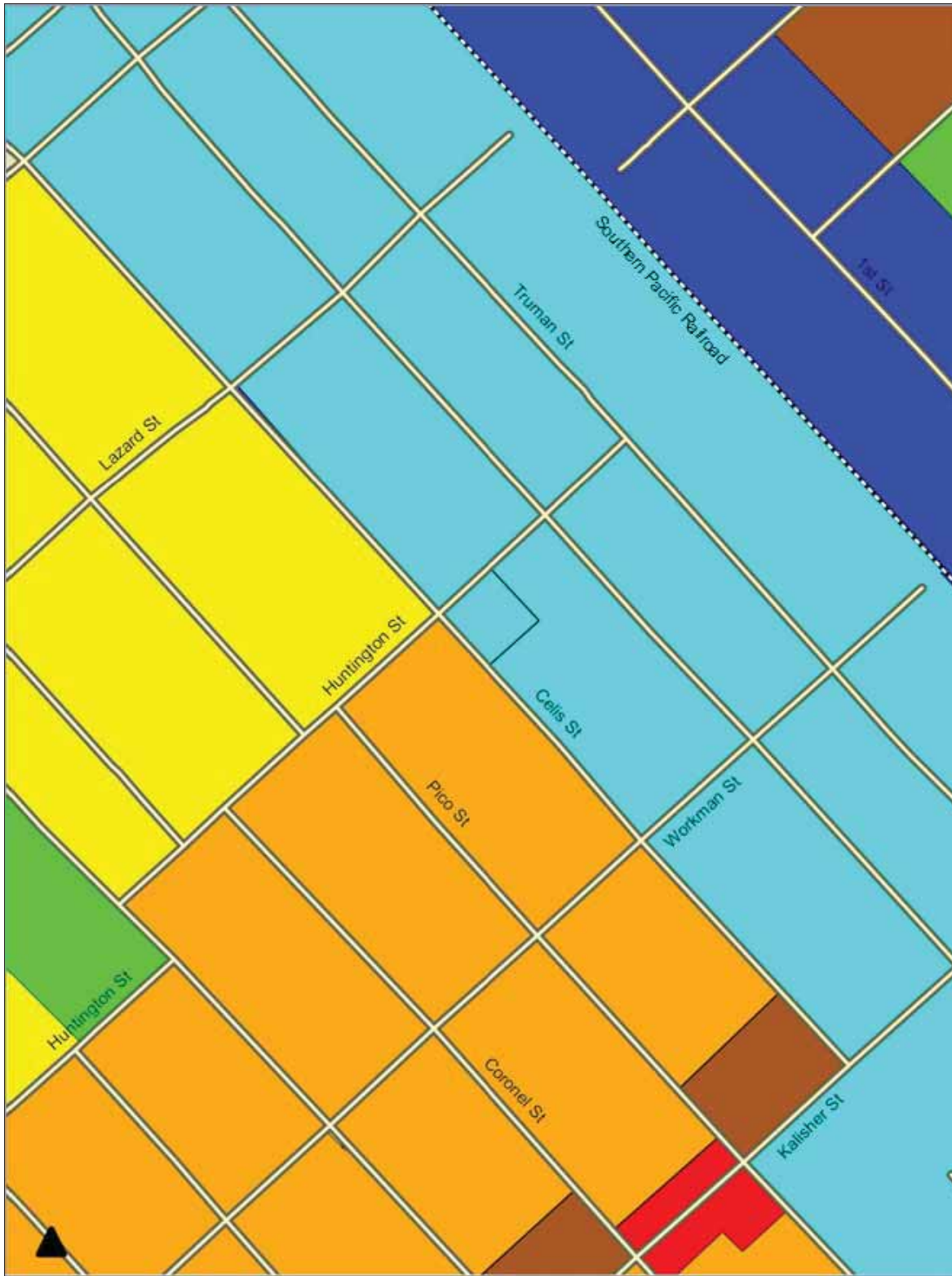
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APPENDIX – LAND USE MAPS

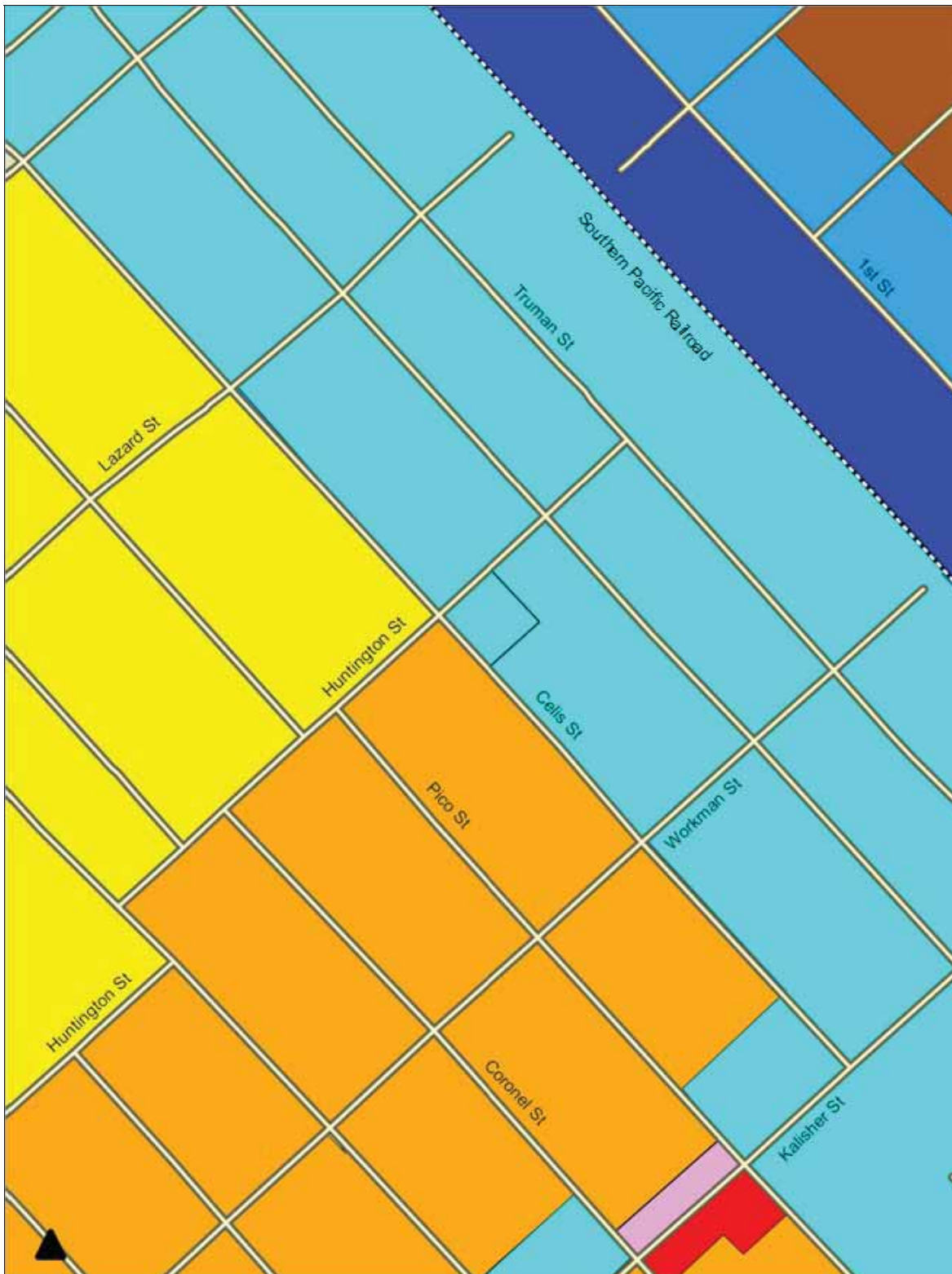


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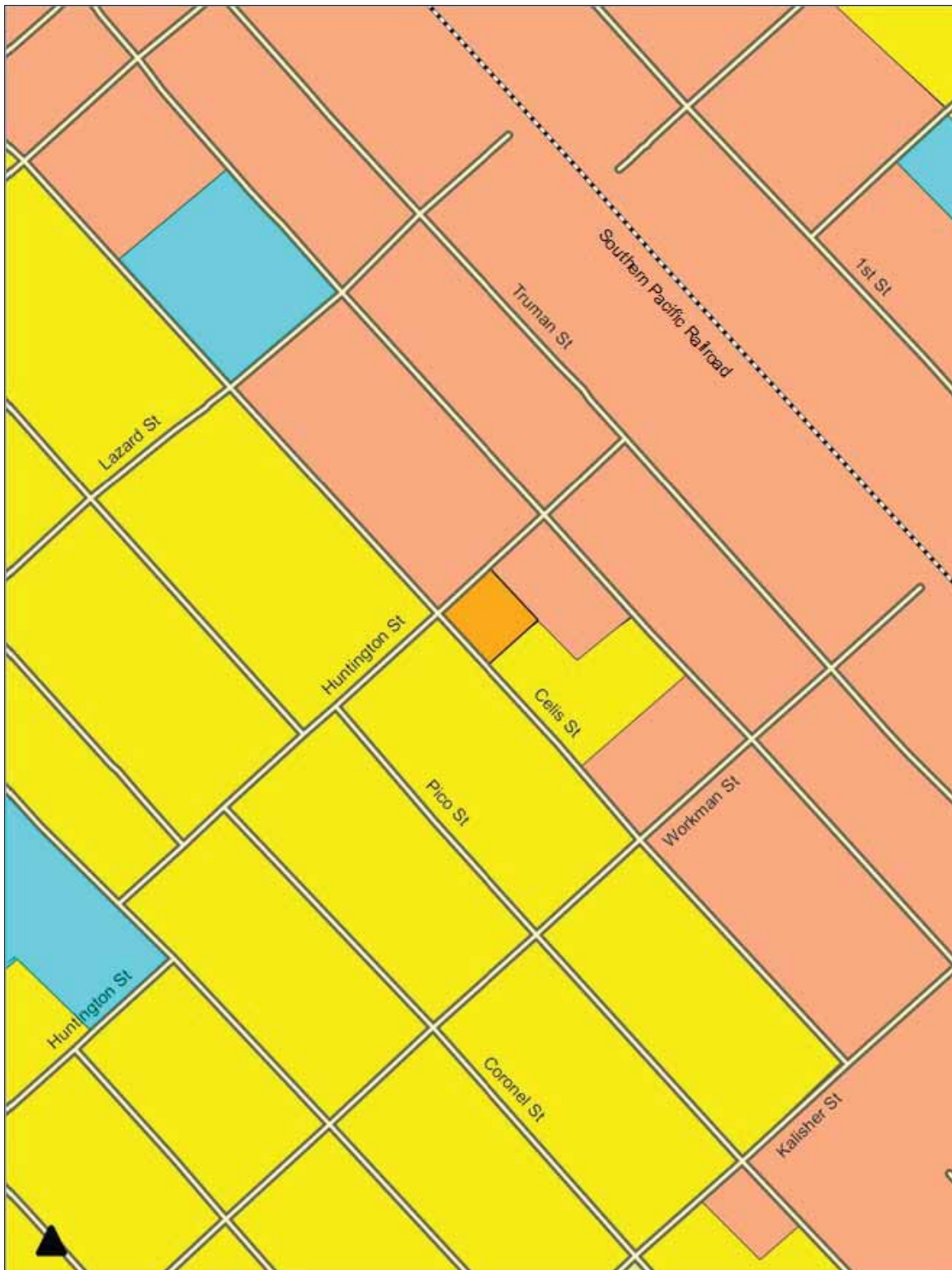
GENERAL PLAN MAP

Source: Quantum GIS and Blodgett Baylosis Environmental Planning



ZONING MAP

SOURCE: QUANTUM GIS AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



SENSITIVE RECEPTORS MAP

SOURCE: QUANTUM GIS AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



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MITIGATION MONITORING AND REPORTING PROGRAM

**COMMUNITY CHARTER MIDDLE SCHOOL
1445 CELIS STREET
SAN FERNANDO, CALIFORNIA 91340**



LEAD AGENCY:

**CITY OF SAN FERNANDO
COMMUNITY DEVELOPMENT DEPARTMENT
117 MACNEIL STREET
SAN FERNANDO, CALIFORNIA 91340**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
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AUGUST 19, 2016

SANF 019



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1. OVERVIEW OF THE PROJECT

The proposed project involves the amending of a conditional use permit (CUP) 1999-03 to increase the permitted student enrollment from the current cap of 126 students to 150 students. The existing site and building are currently being used as a Charter School. To allow for an increase in student enrollment from 126 students to 150 students, a modification to the existing CUP 1990-03 will be required pursuant to the City of San Fernando Zoning Ordinance. No new construction or on-site improvements are envisioned to accommodate the additional enrollment. The school will serve grades six through nine.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The Initial Study prepared for the proposed project indicated that the proposed project will not result in significant adverse environmental impacts upon implementation of the required mitigation measures. The following Mandatory Findings of Significance can be made as set forth in Section 15065 of the CEQA Guidelines, as amended, based on the results of this environmental assessment:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

3. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.



4. MITIGATION MEASURES

The following mitigation measures would be effective in eliminating the impacts associated with transportation:

Mitigation Measure No. 1 (Transportation Impacts). Work with the City of San Fernando to develop a Traffic Management Plan.

Mitigation Measure No. 2 (Transportation Impacts). Develop, Clarify and publicize traffic rules, map, and Traffic Contract directly to all parents.

Mitigation Measure No. 3 (Transportation Impacts). Install "School, Speed Limit 25, When Children Are Present [(SR4-1(CA) sign per CA-MUTED, Latest Edition)]" signage for eastbound and westbound traffic on Celis Street as well as for northbound and southbound traffic on Huntington Street up to 500 feet in advance of the School property.

Mitigation Measure No. 4 (Transportation Impacts). Repaint the three crosswalks at Celis Street and Huntington Street using yellow paint to indicate a school zone with crosswalks used by school children.

Mitigation Measure No. 5 (Transportation Impacts). Paint on the pavement of Celis Street "SLOW SCHOOL XING" markings using yellow paint for the eastbound and westbound traffic at least 100 feet in advance of crosswalks at Huntington Street.

Mitigation Measure No. 6 (Transportation Impacts). Stagger start and end of school times as to not coincide with nearby schools.

Mitigation Measure No. 7 (Transportation Impacts). Install parking restriction signs prohibiting stopping at all times between 7:00 AM and 5:00 PM on school days along the frontage on the north side of Celis Street from Huntington Street to Workman Street allowing queuing area for cars entering the off-street pick-up/drop-off and parking areas.

Mitigation Measure No. 8 (Transportation Impacts). Mark "DROP-OFF/PICK-UP AREA" (using black paint on white background) the curb on the north side of Celis Street between School driveway and Huntington Street (approximately 80 feet) as well as the curb on east side of Huntington Street for approximately 60 feet north of Celis Street.

Mitigation Measure No. 9 (Transportation Impacts). The School shall ensure that trained staff be present during drop-off/pick-up times to assist parents in following the traffic management plan.



TABLE 1
MITIGATION-MONITORING PROGRAM

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Transportation Impacts). Work with the City of San Fernando to develop a Traffic Management Plan.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Over the project's operational lifetime.</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 2 (Transportation Impacts). Develop, Clarify and publicize traffic rules, map, and Traffic Contract directly to all parents.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Beginning of each school year and over the project's operational lifetime.</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 3 (Transportation Impacts). Install "School, Speed Limit 25, When Children Are Present [(SR4-1(CA) sign per CA-MUTED, Latest Edition)]" signage for eastbound and westbound traffic on Celis Street as well as for northbound and southbound traffic on Huntington Street up to 500 feet in advance of the School property.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to commencement of project.</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 4 (Transportation Impacts). Repaint the three crosswalks at Celis Street and Huntington Street using yellow paint to indicate a school zone with crosswalks used by school children.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to commencement of project.</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 5 (Transportation Impacts). Paint on the pavement of Celis Street "SLOW SCHOOL XING" markings using yellow paint for the eastbound and westbound traffic at least 100 feet in advance of crosswalks at Huntington Street.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to commencement of project</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:



TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 6 (Transportation Impacts). Stagger start and end of school times as to not coincide with nearby schools.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Over the project's operational lifetime.</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 7 (Transportation Impacts). Install parking restriction signs prohibiting stopping at all times between 7:00 AM and 5:00 PM on school days along the frontage on the north side of Celis Street from Huntington Street to Workman Street allowing queuing area for cars entering the off-street pick-up/drop-off and parking areas.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to commencement of project</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 8 (Transportation Impacts). Mark "DROP-OFF/PICK-UP AREA" (using black paint on white background) the curb on the north side of Celis Street between School driveway and Huntington Street (approximately 80 feet) as well as the curb on east side of Huntington Street for approximately 60 feet north of Celis Street.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to commencement of project</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 9 (Transportation Impacts). The School shall ensure that trained staff be present during drop-off/pick-up times to assist parents in following the traffic management plan.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Over the project's operational lifetime.</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:

**TRAFFIC IMPACT STUDY
COMMUNITY CHARTER MIDDLE SCHOOL
1445 CELIS STREET
SAN FERNANDO, CALIFORNIA**



Prepared for

City of San Fernando

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Registered Traffic Engineer

August 2, 2016

CCE2014-64/YR

TRAFFIC IMPACT STUDY

COMMUNITY CHARTER MIDDLE SCHOOL

1445 CELIS STREET

SAN FERNANDO, CALIFORNIA

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PREPARER'S CERTIFICATION

TRAFFIC IMPACT STUDY
COMMUNITY CHARTER MIDDLE SCHOOL
1445 CELIS STREET
SAN FERNANDO, CALIFORNIA

This is to certify that the above titled traffic study has been prepared under the supervision of Patrick B. Lang, P.E, a Professional Traffic Engineer, registered in the State of California.

Patrick B. Lang, P.E,
Registration #: TR-875

08-2-2016

Date

Professional Engineer's Stamp

TRAFFIC IMPACT STUDY

COMMUNITY CHARTER MIDDLE SCHOOL

1445 CELIS STREET

SAN FERNANDO, CALIFORNIA

EXECUTIVE SUMMARY

The purpose of this traffic impact analysis is to evaluate the impacts on traffic circulation system due to the proposed increased enrollment and related improvements at the Community Charter Middle School located at 1445 Celis Street in the City of San Fernando, California. The project consists of constructing necessary improvements at the site to allow for an increase in the school's student enrollment from a maximum of 126 students (under an existing Conditional Use Permit) to a proposed total of 150 students.

The following are the key objectives of the study:

- Analyze existing 2016 traffic conditions in the vicinity of the site.
- Determine Project Opening Year (2017) traffic conditions and level of service (LOS) with and without the project.
- Identify mitigation measures and percent of project's fair-share contribution at impacted intersections, if any.

The following 2 key intersections were identified for intersection level of service (LOS) analysis with and without the project:

- Celis Street and Huntington Street (Unsignalized)
- Celis Street and Workman Street (Unsignalized)

It is estimated that the project (i.e. increase of 24 students) will generate a total of approximately 40 net new two-way trips per day, with 11 trips (6 trips inbound and 5 trips outbound) during the AM peak hours and 4 trips (2 trips inbound and 2 trips outbound) during the PM peak hours.

The results of the traffic impact analysis indicate that the proposed increase of student enrollment by 24 students will not significantly impact the key intersections or the surrounding roadway system by the project opening year 2017. All the study intersections are expected to operate at acceptable Levels of service (LOS) A during the AM and PM peak hours for the future 2017 conditions with the project. Therefore, no off-site traffic mitigation measures would be necessary for the development of the project.

The curb-side drop-off/pick-up lanes as proposed on the north side of Celis Street and

east side of Huntington Street adjacent to school are expected to work properly, provided that trained school staff are present during drop-off/pick-up times to ensure that parents follow the traffic management plan.

An analysis of project's parking demand indicates that the school currently has a total of 11 spaces in the on-site parking lot available for use during normal school hours. The City's parking requirement for elementary and junior high school (Kindergarten through Grade 9) is 2 spaces per classroom. This allows for a total of 5 classes to be operated at the school during normal school hours. The available 11 parking spaces meet City's minimum requirements for parking.

The following measures as required for the development of this school in the original Conditional Use Permit (CUP 1999-03) as well as additional measures for installation of drop-off/pick-up area must be maintained for this project:

- Work with the City of San Fernando to develop a Traffic Management Plan;
- Develop, clarify and publicize traffic rules, map, and the school's "Traffic Contract" directly to all parents;
- Install "School, Speed Limit 25, When Children Are Present [(SR4-1(CA) sign per CA-MUTCD, Latest Edition)] signage for eastbound and westbound traffic on Celis Street as well as for northbound and southbound traffic on Huntington Street up to 500 feet in advance of the School property;
- Repaint the three crosswalks at Celis Street and Huntington Street using yellow paint to indicate a school zone with crosswalks used by school children;
- Paint on the pavement of Celis Street "SLOW SCHOOL XING" markings using yellow paint for the eastbound and westbound traffic at least 100 feet in advance of crosswalks at Huntington Street;
- Stagger start and end of school times as to not coincide with nearby schools;
- Install parking restriction signs prohibiting stopping at all times between 7 am and 5 pm on school days along the frontage on the north side of Celis Street from Huntington Street to Workman Street allowing queuing area for cars entering the the off-street pick-up/drop-off and parking areas;
- Mark "DROP-OFF/PICK-UP AREA" (using black paint on white background) the curb on the north side of Celis Street between School driveway and Huntington Street (approximately 80 feet) as well as the curb on east side of Huntington Street for approximately 60 feet north of Celis Street; and
- The School shall ensure that trained school staff are present during drop-off/pick-up times to ensure that parents follow the traffic management plan.

TRAFFIC IMPACT STUDY

COMMUNITY CHARTER MIDDLE SCHOOL

1445 CELIS STREET

SAN FERNANDO, CALIFORNIA

INTRODUCTION

The purpose of this traffic impact analysis is to evaluate the impacts on the traffic circulation system due to the proposed increased enrollment and related improvements at the Community Charter Middle School located at 1445 Celis Street in the City of San Fernando, California. The project consists of constructing necessary improvements at the site to allow an increase in the school's student enrollment from a maximum of 126 students (under an existing Conditional Use Permit, CUP 1999-03) to a proposed total of 150 students.

The following are the key objectives of the study:

- Analyze existing 2016 traffic conditions in the vicinity of the site.
- Determine Project Opening Year (2017) traffic conditions and level of service (LOS) with and without the project.
- Identify mitigation measures and determine the project's fair-share contribution at impacted intersections, if any.

The project is required to comply with local and regional guidelines pertaining to the potential traffic and circulation system impacts. Since the proposed development site is located within the City of San Fernando, this analysis has been prepared per traffic study guidelines as set forth by the City of San Fernando Public Works Department.

The report provides data regarding existing operational characteristics of traffic in the project area, as well as an analysis of the proposed project's impacts to these existing and anticipated traffic conditions. The report identifies and quantifies the impacts at key intersections and addresses the most appropriate and reasonable mitigation strategies at any impacted intersections that are identified to be operating at a deficient level of service. The following 2 key intersections are identified for intersection level of service (LOS) analysis with and without the project:

- Celis Street and Huntington Street (Unsignalized)
- Celis Street and Workman Street (Unsignalized)

This report investigates existing 2016 and anticipated future opening year (2017) traffic operating conditions.

REPORT METHODOLOGY

This report approaches the task of identifying and quantifying the anticipated impacts to the circulation system with a structured, “building block” methodology. The first step is to inventory and quantify existing conditions. Upon this foundation of fact, a travel forecast model is structured for the entire project area and calibrated to produce reliable output, verifiable with the existing data. With the project traffic calculated and distributed onto the study area, at the anticipated opening year of the project in 2017, the travel forecast model is utilized to assess the project traffic impacts at that time. The model utilizes a growth factor for traffic based upon regional guidelines, as well as the traffic anticipated to be introduced from the proposed project to produce the travel forecast and level-of-service data for the future target year.

The trip generation estimate is based on the 9th edition of Institute of Transportation Engineers (ITE)’s “Trip Generation” handbook. In addition, LAUSD Valley Region (Districts 1 and 2)’s Middle School trip generation rates during the AM peak hours were used. Research and interviews have been conducted in order to identify and characterize the most probable trip distribution patterns within the study area.

Project impacts are identified for the future year 2017 conditions. At those intersections operating deficiently (i. e, at LOS D or worse) and significantly impacted by the proposed project, a mitigation measure is to be identified and applied, and a before-and-after mitigation analysis conducted.

LEVEL OF SERVICE CRITERIA

Roadway operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service (LOS). Levels of service are defined as LOS A through F. These levels recognize that, while an absolute limit exists as to the amount of traffic traveling through a given intersection (the absolute capacity), the conditions that motorists experience rapidly deteriorate as traffic approaches the absolute capacity. Under such conditions, congestion is experienced. There is generally instability in the traffic flow, which means that relatively small incidents (e.g., momentary engine stall) can cause considerable fluctuations in speeds and delays. This near-capacity situation is labeled LOS E. Beyond LOS E, capacity is exceeded, and arriving traffic will exceed the ability of the intersection to accommodate it. An upstream queue will form and continue to expand in length until the demand volume reduces.

A complete description of the meaning of level of service can be found in the Highway Research Board’s Special Report 209: Highway Capacity Manual which establishes the definitions for levels of service A through F. Brief descriptions of the six levels of service, as extracted from the manual, are listed in **Table 1**.

TABLE 1
LEVEL OF SERVICE DEFINITIONS

LOS	Description
A	No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. Typically, the approach appears quite open, turns are made easily and nearly all drivers find freedom of operation.
B	This service level represents stable operation, where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.
C	This level still represents stable operating conditions. Occasionally, drivers have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted.
D	This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups.
E	Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand.
F	This level describes forced flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from restriction downstream. Speeds are reduced substantially and stoppages may occur for short or long periods of time due to congestion. In the extreme case, both speed and volume can drop to zero.

The thresholds of level of service for unsignalized and signalized intersections are shown in **Table 2**, as follows:

TABLE 2
LEVEL OF SERVICE CRITERIA

Level of Service	Two-Way or All-Way Stop Controlled Intersection Average Delay per Vehicle (sec)	Signalized Intersection Average Delay per Vehicle (sec)	Volume to Capacity (V/C) Ratio
A	0 - 10	< or = 10	0 – 0.60
B	> 10 - 15	> 10 - 20	> 0.60 – 0.70
C	> 15 - 25	> 20 - 35	> 0.70 - 0.80
D	> 25 - 35	> 35 - 55	> 0.80 – 0.90
E	> 35 - 50	> 55 - 80	> 0.90 – 1.00
F	> 50	> 80 or a V/C ratio equal to or greater than 1.0	> 1.00

LOS D is the minimum threshold at all key intersections in the urbanized areas. The traffic study guidelines require that traffic mitigation measures be identified to provide for operations at the minimum threshold levels.

For the study area intersections, the Intersection Capacity Utilization (ICU) procedure has been utilized to determine intersection levels of service. Levels of service are presented for the entire intersection, consistent with the local and regional agency policies.

While the level of service concept and analysis methodology provides an indication of the performance of the entire intersection, the single letter grade A through F cannot describe specific operational deficiencies at intersections. Progression, queue formation, and left-turn storage are examples of the operational issues that affect the performance of an intersection, but do not factor into the strict calculation of level of service. However, it provides a volume to capacity (V/C) ratio that is more meaningful when identifying a project's impact and developing mitigation measures. Therefore, this V/C ratio information is included in describing an intersection's operational performance under various scenarios.

EXISTING CONDITIONS

EXISTING CIRCULATION NETWORK

In order to assess future operating conditions both with and without the proposed project, existing traffic conditions within the study area were evaluated. **Figure 1**, Vicinity Map, illustrates the existing circulation network within the study area as well as the location of the proposed project. **Figure 2** shows an aerial view of the project site. Major east-west regional access to the site is provided by Celis Street. Major north-south regional access to the site is provided by Huntington Street. The following paragraphs provide a brief description of the characteristics of the existing roadways that comprise the circulation network of the study area, providing the majority of both regional and local access to the project.

CELIS STREET. Celis Street is a 40-foot wide east-west arterial street with one lane of travel in each direction in the vicinity of the project. Directional travel is separated by painted yellow center line. The street is posted with 30 miles per hour speed limit signs. The intersections of Celis Street and Huntington Street as well as Celis Street and Workman Street are controlled by All-Way STOP signs. The average daily traffic (ADT) volume on Celis Street between Huntington Street and Workman Street is approximately 1,466 vehicles per day and between Huntington Street and Lazard Street is approximately 1,910 vehicles per day (per ADT counts conducted by the City of San Fernando Public Works Department in the months of July and August, 2014).

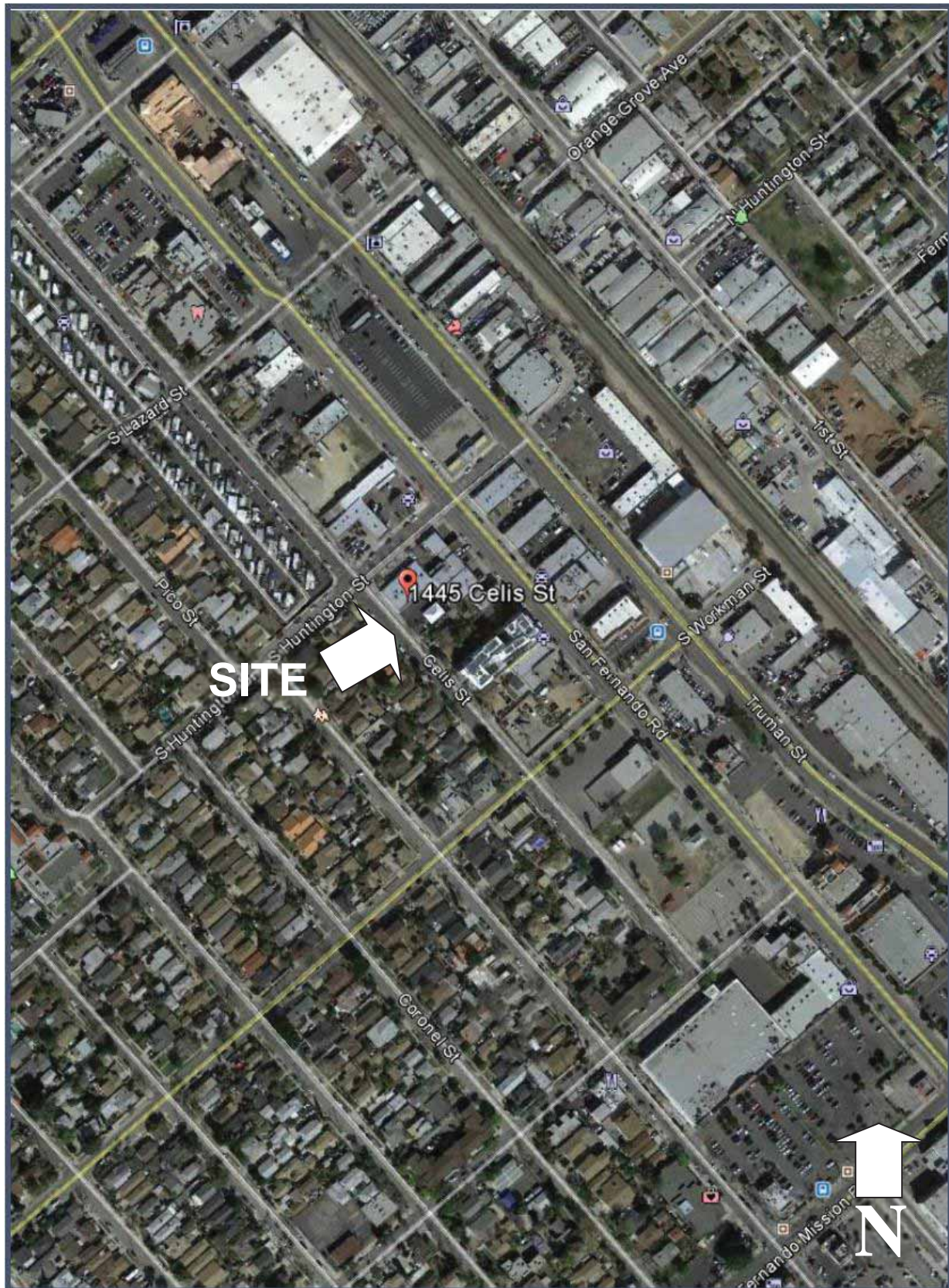
HUNTINGTON STREET. Huntington Street is a 40-foot wide north-south local residential street with one lane of travel in each direction in the vicinity of the project. Directional travel is separated by painted yellow center line. The street is posted with 25 miles per hour speed limit signs. The intersection of Huntington Street and Celis Street is controlled by All-Way STOP signs. The average daily traffic (ADT) volume on Huntington Street between Celis Street and San Fernando Road is approximately 1,116 vehicles per day (per ADT counts conducted by the City of San Fernando Public Works Department in the months of July and August, 2014).

WORKMAN STREET. Workman Street is a 38-foot wide north-south local residential street with one lane of travel in each direction in the vicinity of the project. Directional travel is separated by painted yellow center line. The street is posted with 25 miles per hour speed limit signs. The intersection of Workman Street and Celis Street is controlled by All-Way STOP signs. The average daily traffic (ADT) volume on Workman Street between Celis Street and San Fernando Road is approximately 4,590 vehicles per day (assuming that ADT volumes represent approximately 10% of PM peak hour volume).

FIGURE 1: VICINITY MAP



FIGURE 2: AERIAL VIEW OF PROJECT SITE



EXISTING TRAFFIC VOLUMES

For the purpose of evaluating existing operating conditions as well as future operating conditions with and without the proposed project, the study area was carefully selected in accordance with local traffic study guidelines. Manual turning movement counts for the selected intersections were collected in the field for the morning and evening peak periods during the month of November, 2015. The intersections were counted during the peak hours of 7:00 to 9:00 AM and 4:00 to 6:00 PM. It was determined that the following 3 key intersections would be analyzed in the study:

- Celis Street and Huntington Street (Unsignalized)
- Celis Street and Workman Street (Unsignalized)

These counts were updated for 2016 conditions by using a traffic growth factor of 2% per year.

Existing intersection lane configurations are shown on **Figure 3**.

Average daily traffic (ADT) counts were conducted on Celis Street (between Huntington Street and Workman Street as well as between Huntington Street and Lazard Street), and Huntington Street (between Celis Street and San Fernando Road) by the City of San Fernando Public Works Department in the months of July and August, 2014. These counts were also updated for 2016 conditions by using a traffic growth factor of 2% per year.

Existing 2016 average daily traffic volumes (ADT) on the streets are shown on **Figure 4**.

Existing 2016 turning movement counts for AM and PM peak hour conditions are shown on **Figure 5**. Detailed turning movement counts are included in the Technical Appendix of this report.

FIGURE 3: EXISTING INTERSECTION LANE CONFIGURATION

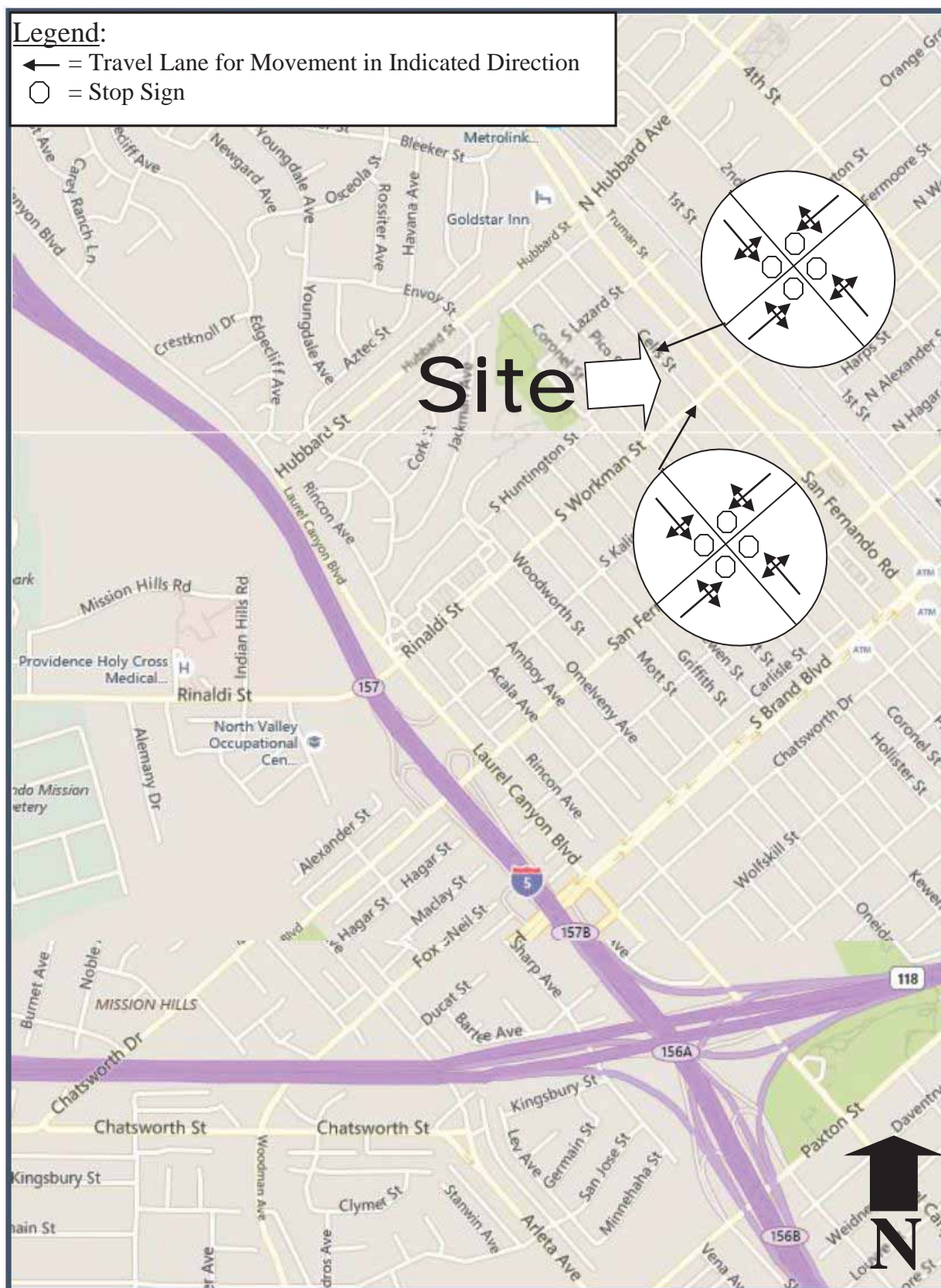


FIGURE 4: EXISTING 2016 AVERAGE DAILY TRAFFIC (ADT) VOLUMES

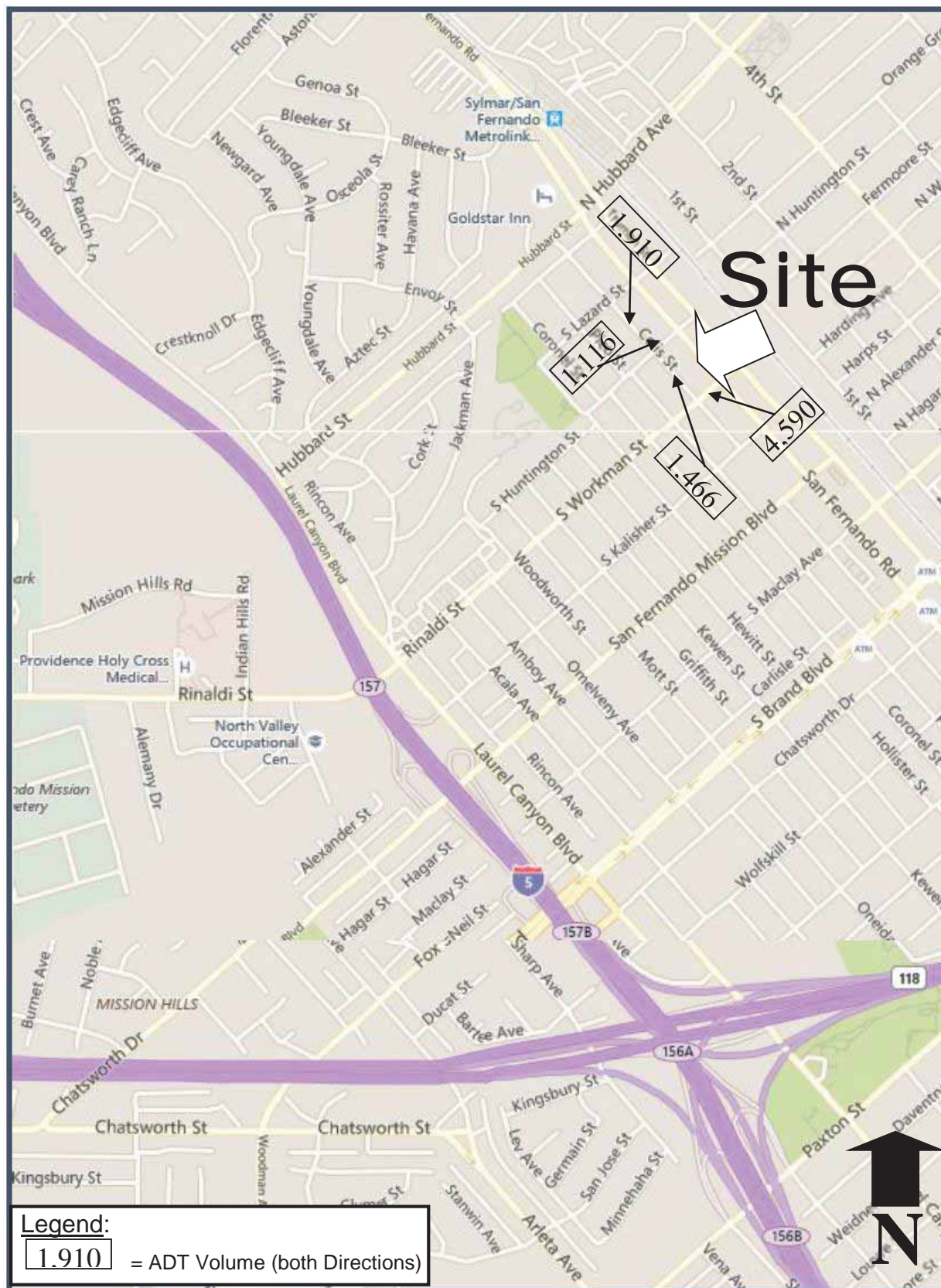


FIGURE 5: EXISTING 2016 PEAK HOUR TRAFFIC VOLUMES



EXISTING TRAFFIC CONDITIONS ANALYSIS

Year 2016 existing traffic conditions were evaluated using the Intersection Capacity Utilization (ICU) procedure of level of service (LOS) analysis. **Table 3** presents the existing condition intersection level of service (LOS) analysis summary. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.

Based on the results of this analysis, all of the study intersections are operating at an acceptable Level of Service (LOS A or better) during the AM and PM peak hours under 2016 existing conditions.

TABLE 3

EXISTING 2016 CONDITIONS LEVEL OF SERVICE SUMMARY

Intersection	Peak Hour	Existing 2016 Conditions	
		LOS	V/C
1. Celis Street at Huntington Street (Unsignalized)	AM PM	A A	0.196 0.217
2. Celis Street at Workman Street (Unsignalized)	AM PM	A A	0.282 0.328

OPENING YEAR 2017 BASE TRAFFIC CONDITIONS

2017 Base Conditions

A two percent per year traffic growth rate was applied to existing traffic volumes to obtain 2017 base traffic volumes without the project (i.e., a volume expansion factor of 1.04 was applied to 2015 volumes). This traffic growth rate is assumed to account for the typical growth in ambient traffic volumes within the study area and any smaller new projects that will be implemented prior to this project.

Figure 6 shows these base pre-project volumes.

Year 2017 base (pre-project) conditions were evaluated using the Intersection Capacity Utilization (ICU) procedure of level of service (LOS) analysis. **Table 4** presents the 2017 base (pre-project) condition intersection level of service (LOS) analysis summary. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.

Based on the results of this analysis, all of the study intersections are operating at an acceptable Level of Service (LOS A or better) during the AM and PM peak hours under 2017 base (pre-project) conditions.

FIGURE 6: FUTURE 2017 BASE (PRE-PROJECT) PEAK HOUR TRAFFIC VOLUMES

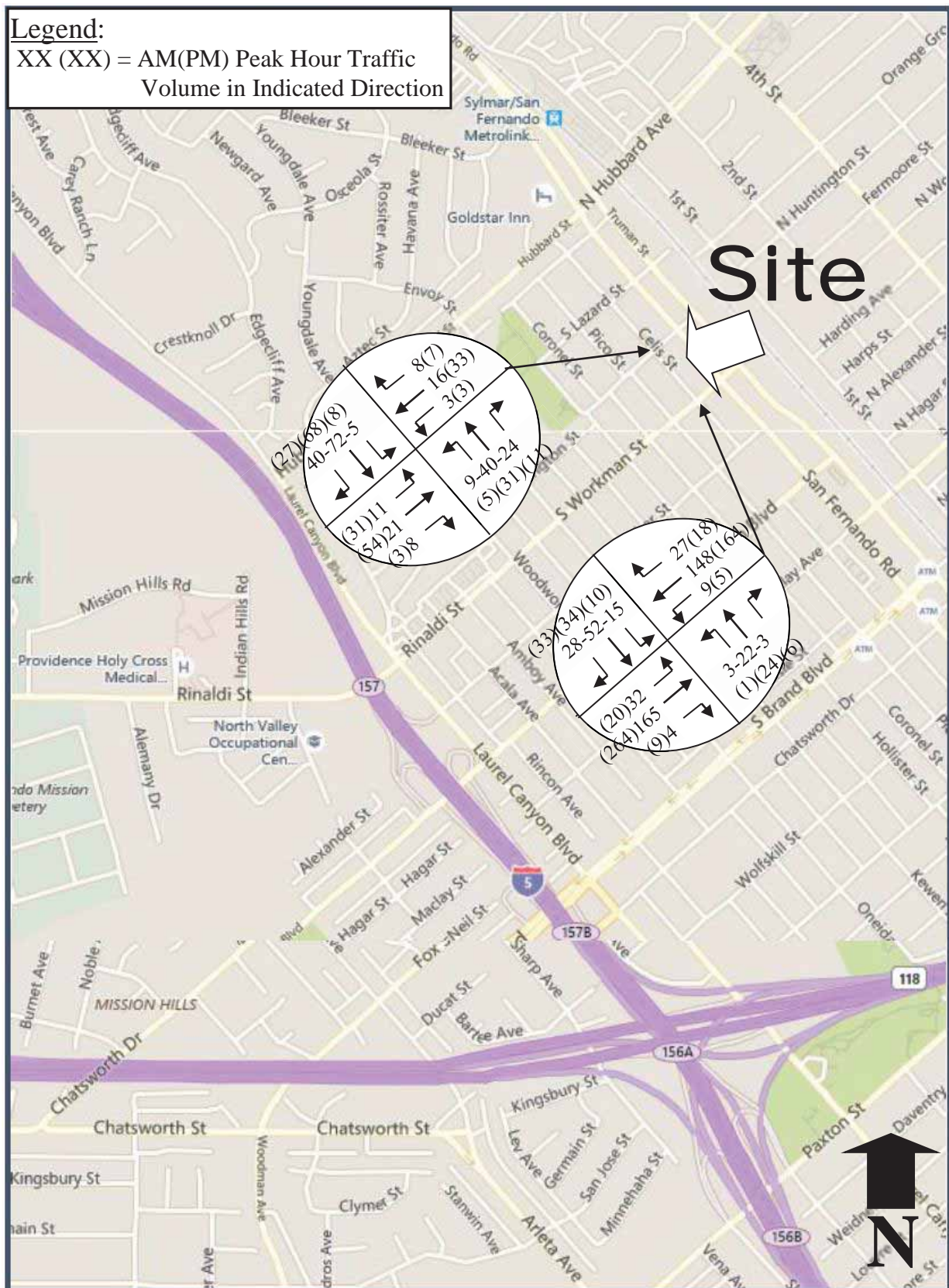


TABLE 4

FUTURE 2017 PRE-PROJECT CONDITIONS LEVEL OF SERVICE SUMMARY

Intersection	Peak Hour	Future 2017 (Pre-Project) Conditions	
		LOS	V/C
1. Celis Street at Huntington Street (Unsignalized)	AM	A	0.198
	PM	A	0.220
2. Fourth Street at Workman Street (Unsignalized)	AM	A	0.285
	PM	A	0.332

PROPOSED PROJECT

Project Description

The project consists of proposed improvements at the existing Community Charter Middle School located at 1445 Celis Street in the City of San Fernando, California to allow for an increase in the school's student enrollment from a maximum of 126 students (under an existing Conditional Use Permit, CUP 1999-03) to a proposed total of 150 students.

The proposed amendment to the existing CUP includes a modified on-street pick-up and drop-off area for vehicles along the north side of Celis Street and east side of Huntington Street, and the inclusion of a new classroom area within the existing building to accommodate the additional students.

The project site is approximately 10,000-square-foot in area and is located along the northeast corner of Huntington Street and Celis Street, within the Truman-San Fernando District (Mixed-Use Transition Sub-District) of the SP-4 (Corridors Specific Plan) zone. The school's on-site parking area is accessed from Celis Street via an entrance-exit driveway.

Figure 7 shows the proposed site plan for the project.

Project Trip Generation

In order to accurately assess future traffic conditions with the proposed project, trip generation estimates were developed for the project. Trip generation rates for the project are based on the nationally recognized recommendations contained in "Trip Generation" handbook, 9th edition, published by the Institute of Transportation Engineers (ITE). However, since this is a Los Angeles Unified School District (LAUSD) area school, the AM peak hour rates are taken from the Memorandum signed between LAUSD and LADOT, June 24, 2005. This Memorandum was prepared for use in estimating the AM peak hour trip generation by schools in various regional areas.

Table 5 shows a summary of trip generation estimates for the project.

As indicated in the table, the proposed increase of 24 students in the enrollment of the school is anticipated to generate approximately 40 net new daily trips on typical week days, with 11 trips occurring during the AM peak hour (6 entering and 5 exiting) and 4 trips occurring during the PM peak hour (2 entering and 2 exiting).

San Fernando Community Charter Middle School at 1445 Celis St: Traffic Impact Study-08-02-2016



TABLE 5
TRIP GENERATION BY PROJECT

Land Use (ITE Code)	Size & Unit	Trip Generation Rate							Average Traffic Volume						
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			PM Peak Hour		
			Total	%IN	%OUT	Total	%IN	%OUT		IN	OUT	Total	IN	OUT	Total
Future Enrollment at Community Charter Middle School															
Middle School (552)	150 Stdnt	1.62	0.46	52	48	0.16	49	51	444	36	33	69	12	12	24
Existing Enrollment at Community Charter Middle School															
Middle School (552)	126 Stdnt	1.62	0.46	52	48	0.16	49	51	404	30	28	58	10	10	20
Total New Trips									40	6	5	11	2	2	4

Note: All rates, except the AM peak hour rates, are average rates per Institute of Transportation Engineers (ITE)'s "Trip Generation", 9th Edition, 2009
AM peak hour rates are taken from the Memorandum signed between LAUSD and LADOT, June 24, 2005. Rates specified for a Middle School (Grades 6-8) in the Valley Region (LAUSD Districts 1 and 2)

Trip Distribution and Assignment

Arrival and departure distribution patterns for project-generated traffic were estimated based upon a review of circulation patterns within the study area network and regional traffic generation and attraction characteristics.

Figure 8 depicts the regional trip distribution percentages to and from the site.

Figure 9 shows project related traffic volumes at key circulation locations during the AM and PM peak hours. For a worst-case scenario, no turning restrictions were assumed for ingress or egress traffic at the driveways.

2017 CUMULATIVE TRAFFIC CONDITIONS WITH PROJECT

2017 Cumulative Traffic Conditions

The 2017 cumulative (with project) traffic volumes were estimated by adding project related traffic volumes to the 2017 base (pre-project) traffic volumes with 2% per year ambient growth. **Figure 10** shows Year 2017 cumulative (i.e., base pre-project plus project traffic) volumes for AM and PM peak hours.

Year 2017 cumulative (i.e., existing plus ambient traffic plus project traffic) conditions were evaluated using the Intersection Capacity Utilization (ICU) procedure of level of service (LOS) analysis. **Table 6** presents the 2017 cumulative conditions (with project) intersection level of service (LOS) analysis summary. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.

Based on the results of this analysis, all of the study intersections are operating at an acceptable Level of Service (LOS A or better) during the AM and PM peak hours under 2017 cumulative conditions (with project).

FIGURE 8: DISTRIBUTION PERCENTAGES OF PROJECT RELATED TRAFFIC

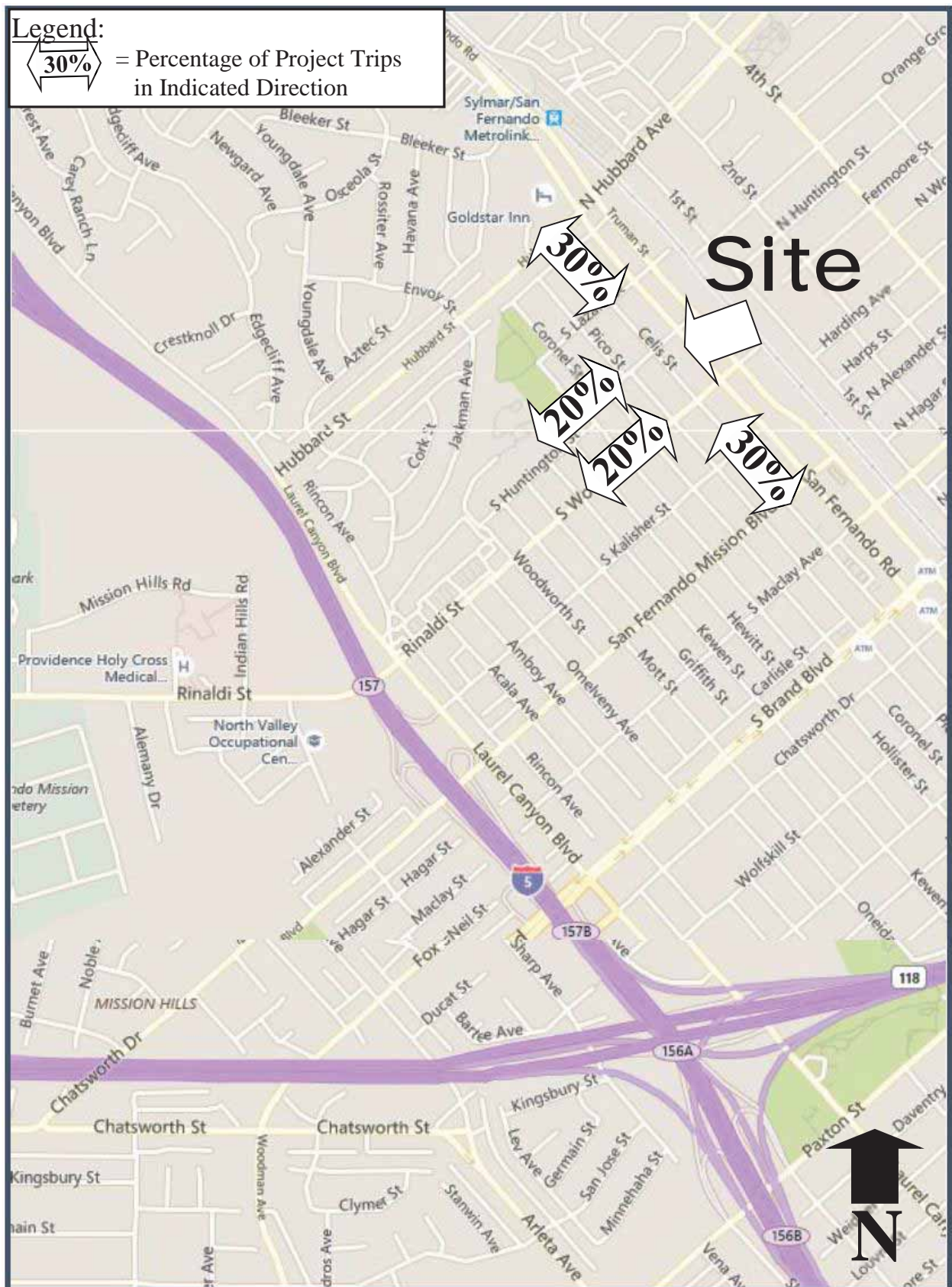


FIGURE 9: PROJECT RELATED PEAK HOUR TRAFFIC VOLUMES

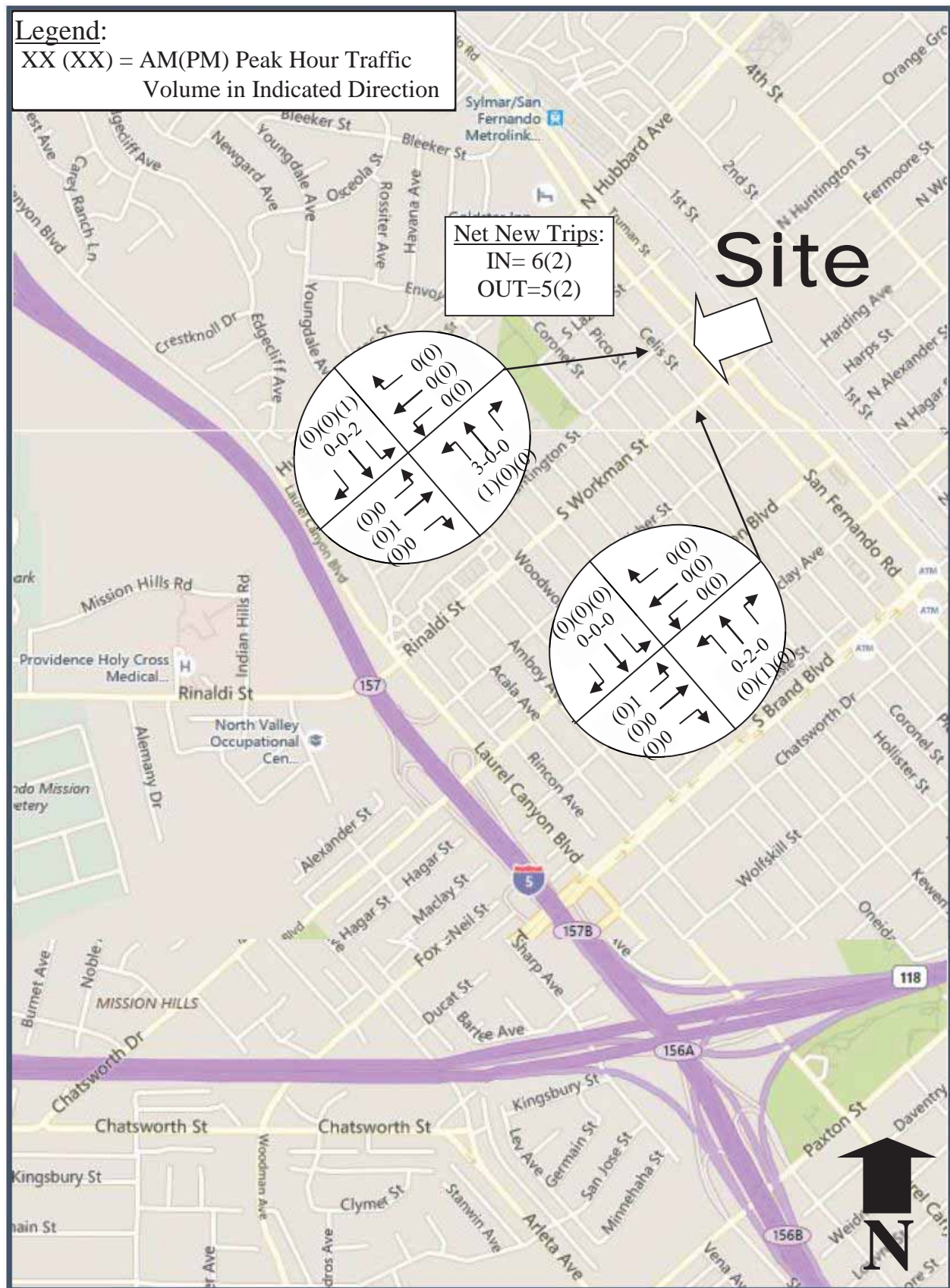


FIGURE 10: FUTURE 2017 PEAK HOUR CUMULATIVE TRAFFIC VOLUMES

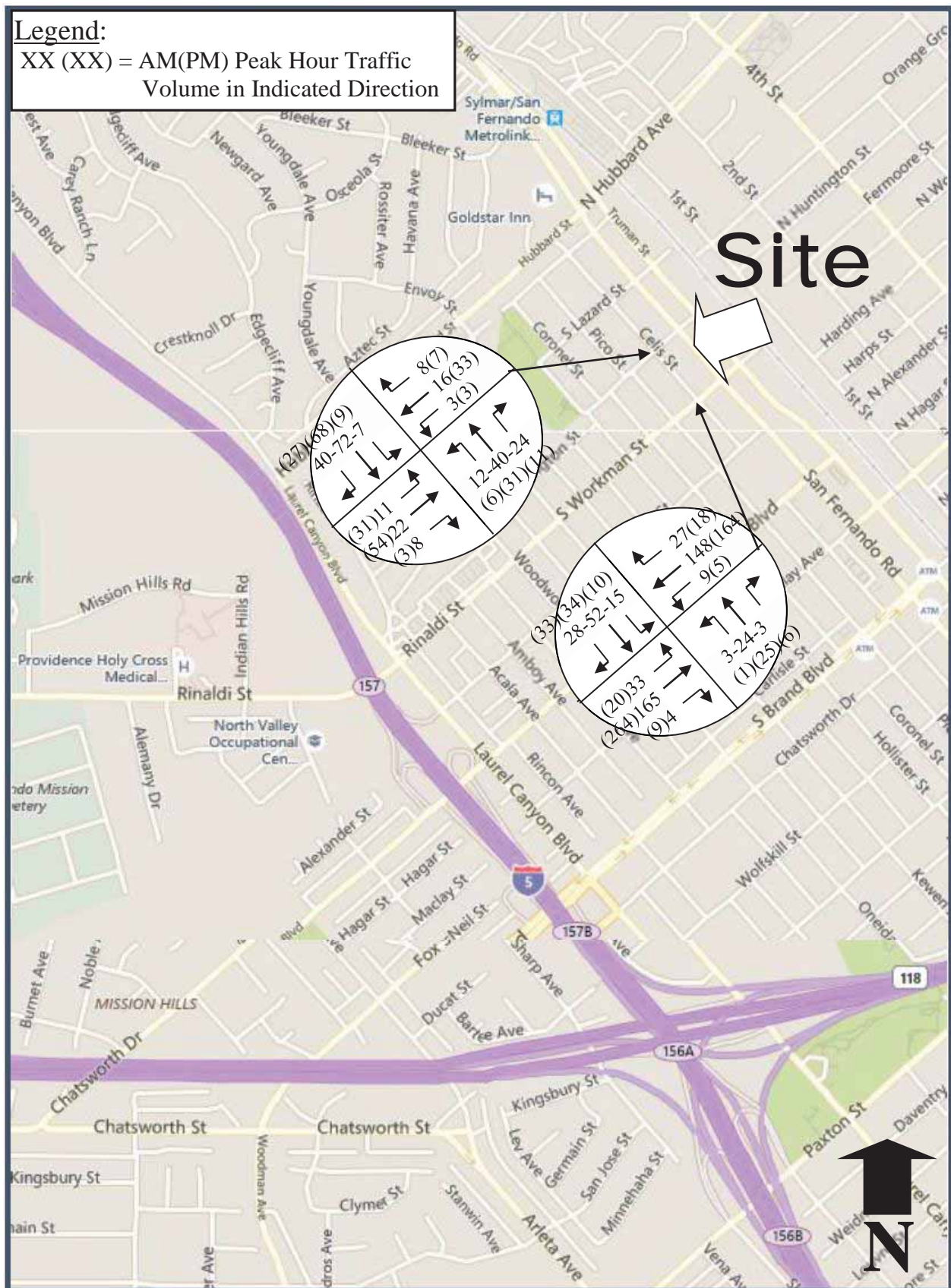


TABLE 6**FUTURE 2017 POST-PROJECT CONDITIONS LEVEL OF SERVICE SUMMARY**

Intersection	Peak Hour	Future 2017 Post-Project Conditions	
		LOS	V/C
1. Celis Street at Huntingtonr Street (Unsignalized)	AM	A	0.200
	PM	A	0.220
2. Celis Street at Workman Street (Unsignalized)	AM	A	0.286
	PM	A	0.332

PROJECT TRAFFIC IMPACT AND MITIGATION MEASURES

A project's impact on the circulation system is determined by comparing the level of service (LOS) and V/C ratios at key intersections under the future pre-project conditions and future post-project conditions. A LOS level D or better is acceptable for urban area intersections. A level of service worse than D (i.e., LOS E or F) is unacceptable. A project's traffic impact is determined to be significant if the increase in V/C ratio is 0.04 or more at LOS C, or 0.02 or more at LOS D, or 0.01 or more at LOS E and F.

The LOS, V/C ratio (or ICU) for the study intersections under 2017 cumulative conditions (with project as well as without project) are summarized in **Table 7** to compare Project's traffic impact at key intersections. As the results indicate, all of the study intersections are expected to operate at an acceptable Level of Service (LOS A or better) during the AM and PM peak hours under 2017 cumulative conditions (with project). The increase in V/C ratio by project traffic would not exceed the significance thresholds of project-related impacts. Therefore, the project is not expected to significantly impact traffic conditions at any of the other key intersections in the vicinity.

Since the project will not significantly impact traffic conditions, no off-site traffic mitigation measures will be necessary for the development of the project.

The curb-side drop-off/pick-up lanes as proposed on the north side of Celis Street and east side of Huntington Street adjacent to school are expected to work properly, provided that trained staff be present during drop-off/pick-up times to assist parent follow the traffic management plan.

The following measures as required for the development of this school in the original Conditional Use Permit (CUP 1999-03) as well as additional measures for installation of drop-off/pick-up area must be maintained for this project:

- Work with the City of San Fernando to develop a Traffic Management Plan;
- Develop, clarify and publicize traffic rules, map, and school's "Traffic Contract" directly to all parents;
- Install "School, Speed Limit 25, When Children Are Present [(SR4-1(CA) sign per CA-MUTCD, Latest Edition] signage for eastbound and westbound traffic on Celis Street as well as for northbound and southbound traffic on Huntington Street up to 500 feet in advance of the School property;
- Repaint the three crosswalks at Celis Street and Huntington Street using yellow paint to indicate a school zone with crosswalks used by school children;
- Paint on the pavement of Celis Street "SLOW SCHOOL XING" markings using yellow paint for the eastbound and westbound traffic at least 100 feet in advance of crosswalks at Huntington Street;
- Stagger start and end of school times as to not coincide with nearby schools;
- Install parking restriction signs prohibiting stopping at all times between 7 am and 5 pm on school days along the frontage on the north side of Celis Street from Huntington Street to Workman Street allowing queuing area for cars entering the the off-street pick-up/drop-off and parking areas;
- Mark "DROP-OFF/PICK-UP AREA" (using black paint on white background) the curb on the north side of Celis Street between School driveway and Huntington Street (approximately 80 feet) as well as the curb on east side of Huntington Street for approximately 60 feet north of Celis Street; and
- The school shall ensure that trained school staff are present during drop-off/pick-up times to ensure that parents follow the traffic management plan.

TABLE 7

FUTURE 2017 LEVEL OF SERVICE SUMMARY WITH AND WITHOUT PROJECT

Intersection	Peak Hour	2017 Base Conditions W/O Project		2017 Cumulative Conditions W/ Project		Increase in V/C by Project
		LOS	V/C	LOS	V/C	
1. Celis Street at Huntington Street (Unsignalized)	AM	A	0.198	A	0.200	0.002
	PM	A	0.220	A	0.220	0.000
2. Celis Street at Workman Street (Unsignalized)	AM	A	0.285	A	0.286	0.001
	PM	A	0.332	A	0.332	0.000

PARKING DEMAND ANALYSIS

The project's parking requirements is calculated using the City's municipal code requirement (Parking code section 106-822) for School uses. For public or private elementary and junior high school (Kindergarten through Grade 9), 2 (two) spaces for each classroom are required. The school site currently has a total of 11 spaces available for use in the on-site parking lot. This allows for a total of 5 classes to be operated at the school. These parking spaces meet the City's minimum requirements for parking.

CONCLUSION

It is estimated that the proposed increase of student enrollment by 24 students at Community Charter Middle School will generate a total of approximately 40 net new two-way trips per day, with 11 trips (6 trips inbound and 5 trips outbound) during the AM peak hours and 4 trips (2 trips inbound and 2 trips outbound) during the PM peak hours.

The results of the traffic impact analysis indicate that the proposed increase of student enrollment by 24 students will not significantly impact the key intersections or the surrounding roadway system by the project opening year 2017. All the study intersections are expected to operate at acceptable Levels of service (LOS) A during the AM and PM peak hours for the future 2017 conditions with the project. Therefore, no off-site traffic mitigation measures would be necessary for the development of the project.

An analysis of project's parking demand indicates that the school currently has a total of 11 spaces in the on-site parking lot available for use during normal school hours. The City's parking requirement for elementary and junior high school (Kindergarten through Grade 9) is 2 spaces per classroom. This allows for a total of 5 classes to be operated at the school during normal school hours. The available 11 parking spaces at the school meet the City's minimum requirements for parking.

The curb-side drop-off/pick-up lanes as proposed on the north side of Celis Street and east side of Huntington Street adjacent to school are expected to work properly, provided that trained school staff are present during drop-off/pick-up times to ensure that parents follow the traffic management plan.

Technical Appendix

***Existing 2015 Traffic Counts
of Turning Movements***

Intersection of Celis Street and Huntington Street



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Huntington_Celis

Site Code : 00000000

Start Date : 11/18/2015

Page No : 1

Groups Printed- Unshifted

	Huntington St Southbound			Celis St Westbound			Huntington St Northbound			Celis St Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	1	3	0	0	4	1	4	7	1	0	11	2	34
07:15 AM	1	1	2	2	4	5	1	2	3	2	9	2	34
07:30 AM	1	5	1	5	12	9	2	8	4	0	22	10	79
07:45 AM	2	5	4	3	12	9	3	4	1	0	26	9	78
Total	5	14	7	10	32	24	10	21	9	2	68	23	225
08:00 AM	0	3	2	1	6	4	4	4	1	2	13	9	49
08:15 AM	0	2	1	0	8	1	2	4	2	3	8	10	41
08:30 AM	0	4	0	1	4	1	3	2	0	0	8	5	28
08:45 AM	0	5	1	1	7	1	5	3	1	0	7	4	35
Total	0	14	4	3	25	7	14	13	4	5	36	28	153
04:00 PM	0	6	1	2	15	3	9	7	1	1	14	4	63
04:15 PM	1	4	4	1	6	1	12	11	0	1	16	2	59
04:30 PM	0	7	2	0	9	1	7	7	3	2	8	8	54
04:45 PM	1	5	1	1	10	1	10	5	2	0	19	11	66
Total	2	22	8	4	40	6	38	30	6	4	57	25	242
05:00 PM	0	6	2	1	6	4	7	10	1	3	21	9	70
05:15 PM	0	12	4	2	7	4	9	12	0	1	12	8	71
05:30 PM	0	7	0	0	4	2	7	17	0	3	18	3	61
05:45 PM	3	7	1	2	13	1	7	13	2	1	14	6	70
Total	3	32	7	5	30	11	30	52	3	8	65	26	272
Grand Total	10	82	26	22	127	48	92	116	22	19	226	102	892
Apprch %	8.5	69.5	22	11.2	64.5	24.4	40	50.4	9.6	5.5	65.1	29.4	
Total %	1.1	9.2	2.9	2.5	14.2	5.4	10.3	13	2.5	2.1	25.3	11.4	

CITY TRAFFIC COUNTERS

www.ctcounters.com

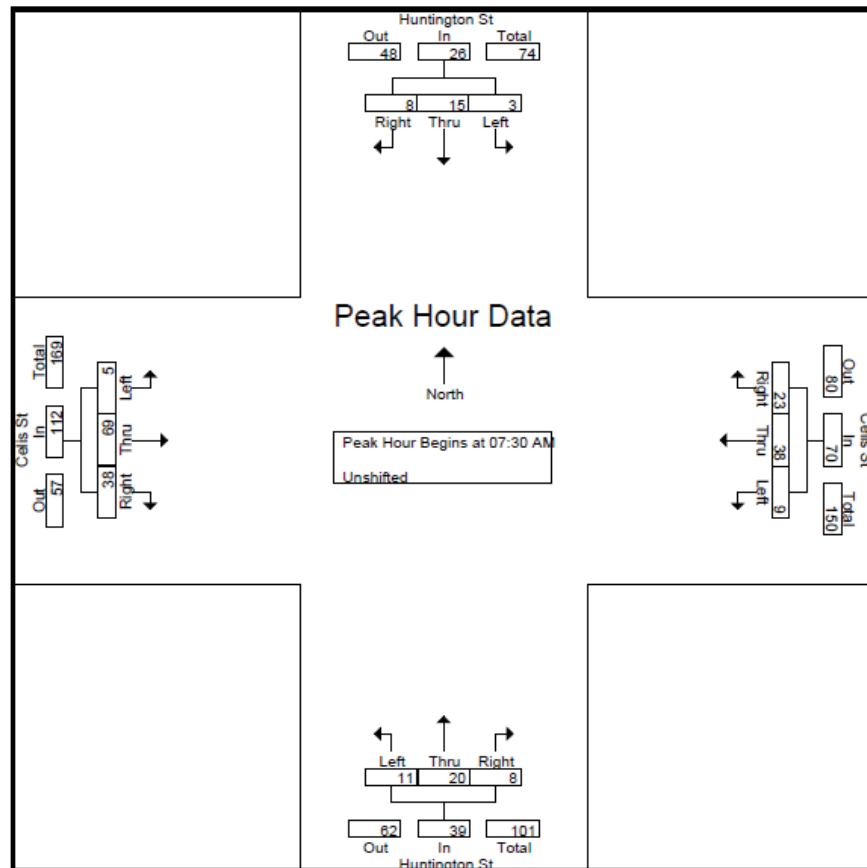
File Name : Huntington_Celis

Site Code : 00000000

Start Date : 11/18/2015

Page No : 2

	Huntington St Southbound				Celis St Westbound				Huntington St Northbound				Celis St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	1	5	1	7	5	12	9	26	2	8	4	14	0	22	10	32	79
07:45 AM	2	5	4	11	3	12	9	24	3	4	1	8	0	26	9	35	78
08:00 AM	0	3	2	5	1	6	4	11	4	4	1	9	2	13	9	24	49
08:15 AM	0	2	1	3	0	8	1	9	2	4	2	8	3	8	10	21	41
Total Volume	3	15	8	26	9	38	23	70	11	20	8	39	5	69	38	112	247
% App. Total	11.5	57.7	30.8		12.9	54.3	32.9		28.2	51.3	20.5		4.5	61.6	33.9		
PHF	.375	.750	.500	.591	.450	.792	.639	.673	.688	.625	.500	.696	.417	.663	.950	.800	.782



CITY TRAFFIC COUNTERS

www.ctcounters.com

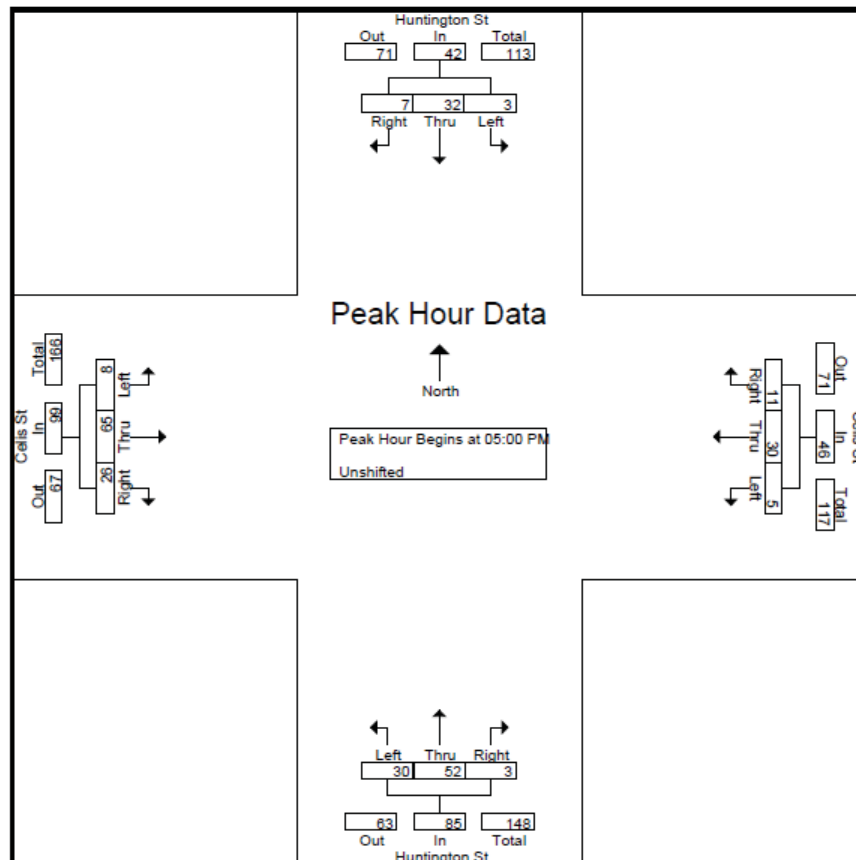
File Name : Huntington_Celis

Site Code : 00000000

Start Date : 11/18/2015

Page No : 3

	Huntington St Southbound				Celis St Westbound				Huntington St Northbound				Celis St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	0	6	2	8	1	6	4	11	7	10	1	18	3	21	9	33	70
05:15 PM	0	12	4	16	2	7	4	13	9	12	0	21	1	12	8	21	71
05:30 PM	0	7	0	7	0	4	2	6	7	17	0	24	3	18	3	24	61
05:45 PM	3	7	1	11	2	13	1	16	7	13	2	22	1	14	6	21	70
Total Volume	3	32	7	42	5	30	11	46	30	52	3	85	8	65	26	99	272
% App. Total	7.1	76.2	16.7		10.9	65.2	23.9		35.3	61.2	3.5		8.1	65.7	26.3		
PHF	.250	.667	.438	.656	.625	.577	.688	.719	.833	.765	.375	.885	.667	.774	.722	.750	.958



Intersection of Celis Street and Workman Street



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Workman_Celis

Site Code : 00000000

Start Date : 11/18/2015

Page No : 1

Groups Printed- Unshifted

Start Time	Workman St Southbound			Celis St Westbound			Workman St Northbound			Celis St Eastbound			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	4	13	2	0	1	1	1	16	1	2	9	4	54
07:15 AM	0	23	8	0	1	3	4	19	0	6	7	5	76
07:30 AM	2	32	13	0	4	1	9	36	3	6	15	10	131
07:45 AM	4	48	10	0	9	1	13	45	0	4	13	11	158
Total	10	116	33	0	15	6	27	116	4	18	44	30	419
08:00 AM	3	39	2	1	3	0	4	44	0	1	18	1	116
08:15 AM	0	23	1	2	5	1	5	34	1	3	4	5	84
08:30 AM	2	30	2	1	2	2	4	18	0	3	3	4	71
08:45 AM	2	31	0	0	2	5	3	28	1	1	4	4	81
Total	7	123	5	4	12	8	16	124	2	8	29	14	352
04:00 PM	1	34	7	0	9	3	6	63	1	4	7	8	143
04:15 PM	1	44	0	2	3	3	7	49	4	2	4	10	129
04:30 PM	0	42	4	0	4	2	4	56	4	5	2	4	127
04:45 PM	0	40	3	0	6	4	4	55	3	4	14	7	140
Total	2	160	14	2	22	12	21	223	12	15	27	29	539
05:00 PM	2	35	6	0	7	1	6	61	0	3	9	7	137
05:15 PM	1	39	4	0	6	2	3	64	5	2	8	4	138
05:30 PM	0	40	3	0	2	0	3	60	1	3	9	13	134
05:45 PM	2	44	4	1	8	3	7	69	3	2	7	8	158
Total	5	158	17	1	23	6	19	254	9	10	33	32	567
Grand Total	24	557	69	7	72	32	83	717	27	51	133	105	1877
Apprch %	3.7	85.7	10.6	6.3	64.9	28.8	10	86.7	3.3	17.6	46	36.3	
Total %	1.3	29.7	3.7	0.4	3.8	1.7	4.4	38.2	1.4	2.7	7.1	5.6	

CITY TRAFFIC COUNTERS

www.ctcounters.com

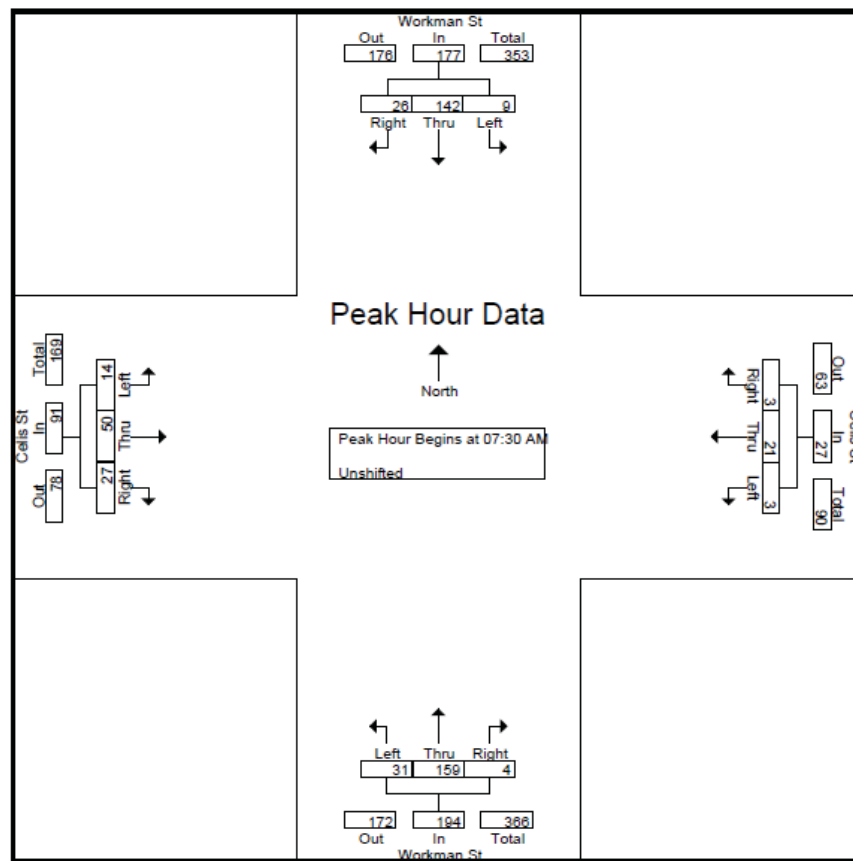
File Name : Workman_Celis

Site Code : 00000000

Start Date : 11/18/2015

Page No : 2

	Workman St Southbound				Celis St Westbound				Workman St Northbound				Celis St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	2	32	13	47	0	4	1	5	9	36	3	48	6	15	10	31	131
07:45 AM	4	48	10	62	0	9	1	10	13	45	0	58	4	13	11	28	158
08:00 AM	3	39	2	44	1	3	0	4	4	44	0	48	1	18	1	20	116
08:15 AM	0	23	1	24	2	5	1	8	5	34	1	40	3	4	5	12	84
Total Volume	9	142	26	177	3	21	3	27	31	159	4	194	14	50	27	91	489
% App. Total	5.1	80.2	14.7		11.1	77.8	11.1		16	82	2.1		15.4	54.9	29.7		
PHF	.563	.740	.500	.714	.375	.583	.750	.675	.596	.883	.333	.836	.583	.694	.614	.734	.774



CITY TRAFFIC COUNTERS

www.ctcounters.com

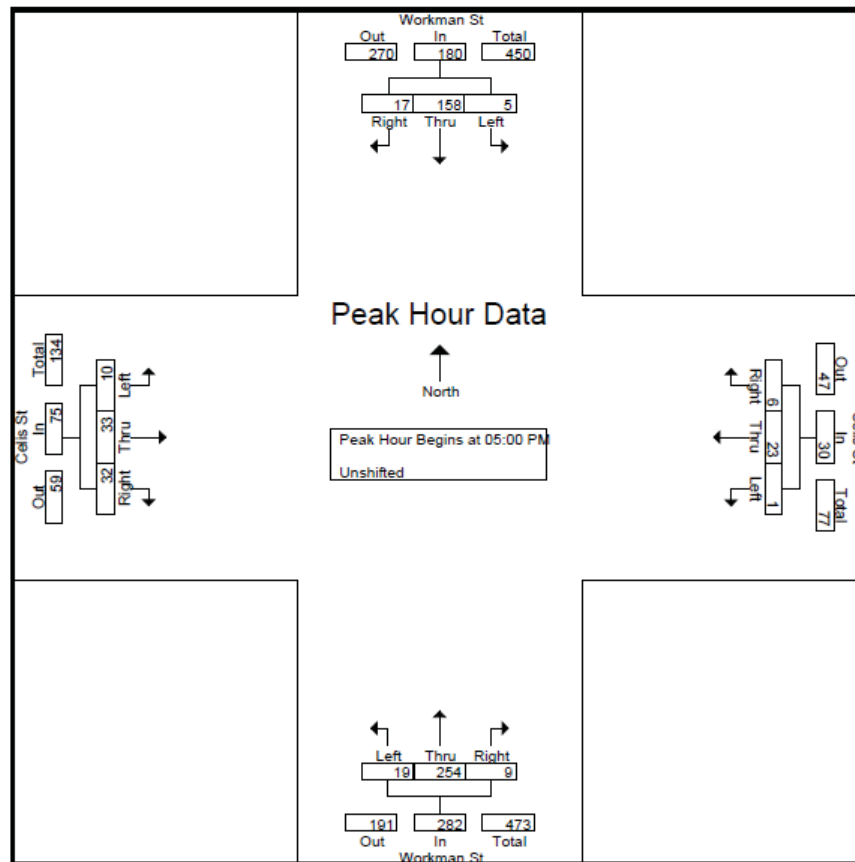
File Name : Workman_Celis

Site Code : 00000000

Start Date : 11/18/2015

Page No : 3

	Workman St Southbound				Celis St Westbound				Workman St Northbound				Celis St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	2	35	6	43	0	7	1	8	6	61	0	67	3	9	7	19	137
05:15 PM	1	39	4	44	0	6	2	8	3	64	5	72	2	8	4	14	138
05:30 PM	0	40	3	43	0	2	0	2	3	60	1	64	3	9	13	25	134
05:45 PM	2	44	4	50	1	8	3	12	7	69	3	79	2	7	8	17	158
Total Volume	5	158	17	180	1	23	6	30	19	254	9	282	10	33	32	75	567
% App. Total	2.8	87.8	9.4		3.3	76.7	20		6.7	90.1	3.2		13.3	44	42.7		
PHF	.625	.898	.708	.900	.250	.719	.500	.625	.679	.920	.450	.892	.833	.917	.615	.750	.897



***Average Daily Traffic Volumes (ADT)
Existing 2015 Conditions***

Description 1: Celis
Description 2: Huntington
Description 3: Workman

Site: 000000000000

Weekly Volume

Interval Begin	Mon 9/1/2014		Tue 9/2/2014		Wed 9/3/2014		Thu 9/4/2014		Fri 9/5/2014		Sat 9/6/2014		Sun 9/7/2014		Mon - Fri Average		Week Average	
	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	-	-	-	-	-	-	6	2	4	1	12	7	13	11	5.0	1.5	8.8	5.3
1:00 AM	-	-	-	-	-	-	7	1	4	0	6	3	8	8	5.5	0.5	6.3	3.0
2:00 AM	-	-	-	-	-	-	3	0	2	1	2	2	5	3	2.5	0.5	3.0	1.5
3:00 AM	-	-	-	-	-	-	2	1	2	2	6	3	4	1	2.0	1.5	3.5	1.8
4:00 AM	-	-	-	-	-	-	3	0	0	0	3	0	3	0	1.5	0.0	2.3	0.0
5:00 AM	-	-	-	-	-	-	8	5	6	3	8	1	5	2	7.0	4.0	6.8	2.8
6:00 AM	-	-	-	-	-	-	26	8	21	11	11	5	26	4	23.5	9.5	21.0	7.0
7:00 AM	-	-	-	-	-	-	79	97	66	100	25	25	36	13	72.5	98.5	51.5	58.8
8:00 AM	-	-	-	-	-	-	49	55	51	57	30	19	46	16	50.0	56.0	44.0	36.8
9:00 AM	-	-	-	-	36	21	41	22	32	30	43	22	48	14	36.3	24.3	40.0	21.8
10:00 AM	-	-	-	-	55	19	40	35	58	32	58	26	65	21	51.0	28.7	55.2	26.6
11:00 AM	-	-	-	-	66	33	56	27	51	42	54	51	47	27	57.7	34.0	54.8	36.0
12:00 PM	-	-	-	-	60	44	56	31	52	38	62	37	62	36	56.0	37.7	58.4	37.2
1:00 PM	-	-	-	-	41	28	45	44	55	41	56	39	62	33	47.0	37.7	51.8	37.0
2:00 PM	-	-	-	-	53	37	62	37	62	39	58	36	44	41	59.0	37.7	55.8	38.0
3:00 PM	-	-	-	-	71	59	66	76	75	68	45	37	45	32	70.7	67.7	60.4	54.4
4:00 PM	-	-	-	-	73	54	62	73	68	60	55	41	33	30	67.7	62.3	58.2	51.6
5:00 PM	-	-	-	-	62	61	56	67	64	39	48	22	49	26	60.7	55.7	55.8	43.0
6:00 PM	-	-	-	-	57	52	56	45	64	40	42	22	61	34	59.0	45.7	56.0	38.6
7:00 PM	-	-	-	-	45	37	58	29	66	34	43	29	68	25	56.3	33.3	56.0	30.8
8:00 PM	-	-	-	-	41	22	39	22	43	25	42	27	41	23	41.0	23.0	41.2	23.8
9:00 PM	-	-	-	-	28	14	34	15	25	12	35	21	34	15	29.0	13.7	31.2	15.4
10:00 PM	-	-	-	-	19	9	12	9	25	33	15	12	18	17	18.7	17.0	17.8	16.0
11:00 PM	-	-	-	-	6	4	7	5	10	13	21	14	11	5	10.3	7.3	12.6	8.2
Totals	-	-	-	-	713	494	873	706	914	721	780	501	834	437	689.8	697.7	852.2	595.2
Combined Split (%)	-	-	-	-	1207		1579		1635		1281		1271		1587.5		1447.3	
	-	-	-	-	59.1	40.9	55.3	44.7	55.9	44.1	60.9	39.1	65.6	34.4	56.1	43.9	58.9	41.1
Peak Hours																		
12:00 PM -	-	-	-	-	11:00 AM	10:45 AM	7:30 AM	7:30 AM	7:30 AM	7:15 AM	10:30 AM	11:00 AM	10:15 AM	11:00 AM	7:30 AM	7:15 AM	7:30 AM	7:15 AM
Volume	-	-	-	-	66	33	83	111	80	116	70	51	68	27	81.5	111.5	59.8	64.5
Factor	-	-	-	-	0.83	0.63	0.67	0.77	0.69	0.78	0.83	0.85	0.85	0.84	0.81	0.77	0.85	0.76
12:00 PM -	-	-	-	-	3:45 PM	4:45 PM	2:15 PM	3:30 PM	6:45 PM	3:15 PM	12:00 PM	3:45 PM	6:45 PM	2:00 PM	3:00 PM	3:15 PM	6:45 PM	3:15 PM
Volume	-	-	-	-	74	67	70	84	78	72	62	44	80	41	70.7	73.0	62.0	58.2
Factor	-	-	-	-	0.88	0.84	0.76	0.88	0.81	0.82	0.78	0.69	0.95	0.93	0.84	0.93	0.95	0.92

Description 1: Celis
Description 2: Huntington
Description 3: Workman

Site: 000000000000

Weekly Volume

Interval	Mon 9/8/2014		Tue 9/9/2014		Wed 9/10/2014		Thu 9/11/2014		Fri 9/12/2014		Sat 9/13/2014		Sun 9/14/2014		Mon - Fri Average		Week Average	
Begin	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	5	5	2	1	2	1	8	7	2	0	7	0	14	5	3.8	2.8	5.7	2.7
1:00 AM	3	1	2	2	0	2	2	4	2	0	7	5	9	1	1.8	1.8	3.6	2.1
2:00 AM	1	1	3	0	2	1	2	1	1	2	4	3	3	4	1.8	1.0	2.3	1.7
3:00 AM	2	0	2	0	4	1	4	0	4	0	1	1	3	1	3.2	0.2	2.9	0.4
4:00 AM	3	0	1	3	2	0	0	1	0	2	2	0	1	1	1.2	1.2	1.3	1.0
5:00 AM	10	3	7	3	8	1	18	3	8	1	3	3	6	1	10.2	2.2	8.6	2.1
6:00 AM	19	8	23	9	22	13	24	10	23	11	14	4	25	3	22.2	10.2	21.4	8.3
7:00 AM	64	86	88	81	84	97	74	104	67	116	23	16	47	7	75.4	96.8	63.9	72.4
8:00 AM	58	46	68	65	76	53	60	48	49	54	39	23	35	15	62.2	53.2	55.0	43.4
9:00 AM	46	32	43	28	42	16	41	23	33	29	50	31	51	27	41.0	25.6	43.7	26.6
10:00 AM	45	30	51	40	46	33	39	31	48	41	55	18	60	20	45.8	35.0	49.1	30.4
11:00 AM	42	20	60	38	52	27	43	30	43	30	49	33	51	23	48.0	29.0	48.6	28.7
12:00 PM	49	31	55	44	60	41	53	39	47	42	51	38	49	25	52.8	39.4	52.0	37.1
1:00 PM	48	41	50	45	33	41	33	29	49	39	43	41	39	23	42.6	39.0	42.1	37.0
2:00 PM	55	32	66	55	47	26	56	31	57	35	37	26	53	37	56.2	35.8	53.0	34.6
3:00 PM	57	60	55	55	66	59	65	52	53	66	51	35	59	23	59.2	58.4	58.0	50.0
4:00 PM	59	59	60	53	62	71	61	66	61	73	50	38	33	23	60.6	64.4	55.1	54.7
5:00 PM	59	55	71	49	65	62	46	45	55	62	47	27	39	20	59.2	54.6	54.6	45.7
6:00 PM	61	44	64	47	62	50	64	42	47	35	50	24	41	19	59.6	43.6	55.6	37.3
7:00 PM	47	31	46	28	61	32	53	32	48	34	45	20	48	30	51.0	31.4	49.7	29.6
8:00 PM	25	20	38	24	29	24	39	30	33	32	15	26	29	18	32.8	26.0	29.7	24.9
9:00 PM	31	19	32	17	34	12	25	16	31	22	18	25	21	12	30.6	17.2	27.4	17.6
10:00 PM	13	9	16	15	11	10	13	8	19	8	16	4	18	10	14.4	10.0	15.1	9.1
11:00 PM	8	3	11	5	4	5	7	4	11	7	9	12	8	2	8.2	4.8	8.3	5.4
Totals	810	636	914	707	874	678	830	656	791	741	686	453	742	350	643.8	683.6	606.7	603.0
Combined Split (%)	1446		1621		1552		1486		1532		1139		1092		1527.4		1409.7	
	56.0	44.0	56.4	43.6	56.3	43.7	55.9	44.1	51.6	48.4	60.2	39.8	67.9	32.1	55.2	44.8	57.2	42.8
Peak Hours																		
12:00 AM - 12:00 PM	7:30 AM	7:30 AM	7:30 AM	7:30 AM	7:15 AM	7:15 AM	7:15 AM	7:15 AM	7:15 AM	7:15 AM	9:45 AM	8:30 AM	10:15 AM	9:00 AM	7:30 AM	7:15 AM	7:30 AM	7:15 AM
Volume	83	104	104	95	106	106	89	116	83	133	56	36	62	27	92.0	109.6	78.7	82.3
Factor	0.77	0.68	0.62	0.68	0.80	0.76	0.86	0.69	0.65	0.65	0.82	0.53	0.86	0.75	0.74	0.74	0.77	0.74
12:00 PM - 12:00 AM	5:45 PM	3:45 PM	4:15 PM	2:15 PM	2:45 PM	3:45 PM	2:45 PM	4:00 PM	4:30 PM	3:30 PM	4:15 PM	12:30 PM	3:00 PM	2:00 PM	4:15 PM	3:30 PM	4:15 PM	4:00 PM
Volume	67	65	72	64	71	78	69	66	65	86	61	43	59	37	62.8	66.8	58.6	54.7
Factor	0.84	0.86	0.75	0.80	0.93	0.78	0.72	0.75	0.90	0.67	0.76	0.83	0.87	0.84	0.89	0.84	0.85	0.88

Description 1: Celis
Description 2: Huntington
Description 3: Workman

Site: 000000000000

Weekly Volume

Interval Begin	Mon 9/15/2014		Tue 9/16/2014		Wed 9/17/2014		Thu 9/18/2014		Fri 9/19/2014		Sat 9/20/2014		Sun 9/21/2014		Mon - Fri Average		Week Average	
	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	1	4	2	0	3	0	-	-	-	-	-	-	-	-	2.0	1.3	2.0	1.3
1:00 AM	1	1	1	0	6	2	-	-	-	-	-	-	-	-	2.7	1.0	2.7	1.0
2:00 AM	1	1	3	0	3	3	-	-	-	-	-	-	-	-	2.3	1.3	2.3	1.3
3:00 AM	3	0	2	2	2	0	-	-	-	-	-	-	-	-	2.3	0.7	2.3	0.7
4:00 AM	6	1	3	1	2	2	-	-	-	-	-	-	-	-	3.7	1.3	3.7	1.3
5:00 AM	5	3	6	1	9	2	-	-	-	-	-	-	-	-	6.7	2.0	6.7	2.0
6:00 AM	18	12	24	10	25	9	-	-	-	-	-	-	-	-	22.3	10.3	22.3	10.3
7:00 AM	91	90	74	96	74	100	-	-	-	-	-	-	-	-	79.7	95.3	79.7	95.3
8:00 AM	51	63	58	63	72	57	-	-	-	-	-	-	-	-	60.3	61.0	60.3	61.0
9:00 AM	52	34	30	33	35	24	-	-	-	-	-	-	-	-	39.0	30.3	39.0	30.3
10:00 AM	50	24	39	22	70	19	-	-	-	-	-	-	-	-	53.0	21.7	53.0	21.7
11:00 AM	43	23	53	47	11	9	-	-	-	-	-	-	-	-	35.7	26.3	35.7	26.3
12:00 PM	50	43	42	34	0	0	-	-	-	-	-	-	-	-	40.9	34.2	40.9	34.2
1:00 PM	48	33	64	46	-	-	-	-	-	-	-	-	-	-	56.0	39.5	56.0	39.5
2:00 PM	45	39	53	63	-	-	-	-	-	-	-	-	-	-	49.0	51.0	49.0	51.0
3:00 PM	73	66	65	64	-	-	-	-	-	-	-	-	-	-	69.0	65.0	69.0	65.0
4:00 PM	67	52	44	44	-	-	-	-	-	-	-	-	-	-	55.5	48.0	55.5	48.0
5:00 PM	75	49	62	62	-	-	-	-	-	-	-	-	-	-	68.5	55.5	68.5	55.5
6:00 PM	61	55	60	43	-	-	-	-	-	-	-	-	-	-	60.5	49.0	60.5	49.0
7:00 PM	55	26	57	29	-	-	-	-	-	-	-	-	-	-	56.0	27.5	56.0	27.5
8:00 PM	24	18	31	21	-	-	-	-	-	-	-	-	-	-	27.5	19.5	27.5	19.5
9:00 PM	27	14	21	12	-	-	-	-	-	-	-	-	-	-	24.0	13.0	24.0	13.0
10:00 PM	18	9	18	8	-	-	-	-	-	-	-	-	-	-	18.0	8.5	18.0	8.5
11:00 PM	8	0	10	10	-	-	-	-	-	-	-	-	-	-	9.0	5.0	9.0	5.0
Totals	873	660	822	711	312	227	-	-	-	-	-	-	-	-	843.6	668.4	843.6	668.4
Combined Split (%)	56.9	43.1	53.6	46.4	57.9	42.1	-	-	-	-	-	-	-	-	55.8	44.2	55.8	44.2
Peak Hours																		
12:00 AM -	7:30 AM	7:30 AM	7:30 AM	7:30 AM	7:30 AM	7:15 AM	-	-	-	-	-	-	-	-	7:30 AM	7:15 AM	7:30 AM	7:15 AM
Volume	105	112	90	110	108	119	-	-	-	-	-	-	-	-	101.0	113.0	101.0	113.0
Factor	0.61	0.76	0.70	0.76	0.75	0.73	-	-	-	-	-	-	-	-	0.68	0.74	0.68	0.74
12:00 PM -	5:15 PM	3:15 PM	6:30 PM	2:45 PM	-	-	-	-	-	-	-	-	-	-	4:45 PM	3:00 PM	4:45 PM	3:00 PM
Volume	83	74	71	65	-	-	-	-	-	-	-	-	-	-	74.5	65.0	74.5	65.0
Factor	0.83	0.84	0.85	0.77	-	-	-	-	-	-	-	-	-	-	0.96	0.76	0.96	0.76

Description 1: Celis
Description 2: Lazard
Description 3: Huntington

Site: 0000000000

Weekly Volume

Interval	Mon 9/1/2014		Tue 9/2/2014		Wed 9/3/2014		Thu 9/4/2014		Fri 9/5/2014		Sat 9/6/2014		Sun 9/7/2014		Mon - Fri Average		Week Average	
Begin	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB
12:00 AM	-	-	-	-	-	-	3	8	1	5	12	17	13	15	2.0	6.5	7.3	11.3
1:00 AM	-	-	-	-	-	-	0	5	0	6	1	10	7	11	0.0	5.5	2.0	8.0
2:00 AM	-	-	-	-	-	-	0	6	0	2	1	4	2	8	0.0	4.0	0.8	5.0
3:00 AM	-	-	-	-	-	-	1	2	1	4	3	7	1	4	1.0	3.0	1.5	4.3
4:00 AM	-	-	-	-	-	-	2	6	0	1	1	4	1	3	1.0	3.5	1.0	3.5
5:00 AM	-	-	-	-	-	-	4	9	3	8	2	10	1	9	3.5	8.5	2.5	9.0
6:00 AM	-	-	-	-	-	-	7	22	10	29	4	17	5	38	8.5	25.5	6.5	26.5
7:00 AM	-	-	-	-	-	-	33	92	35	77	20	32	21	49	34.0	84.5	27.3	62.5
8:00 AM	-	-	-	-	-	-	54	72	51	68	25	33	20	61	52.5	70.0	37.5	58.5
9:00 AM	-	-	-	-	25	36	37	63	40	48	31	59	32	66	37.1	53.5	34.7	57.3
10:00 AM	-	-	-	-	28	76	46	64	52	61	48	79	29	81	42.0	67.0	40.6	72.2
11:00 AM	-	-	-	-	55	73	45	65	62	67	58	90	34	66	54.0	68.3	50.8	72.2
12:00 PM	-	-	-	-	55	72	52	69	51	64	68	83	57	90	52.7	68.3	56.6	75.6
1:00 PM	-	-	-	-	71	52	63	59	62	53	58	71	54	78	65.3	54.7	61.6	62.6
2:00 PM	-	-	-	-	60	63	69	78	61	83	50	71	62	65	63.3	74.7	60.4	72.0
3:00 PM	-	-	-	-	84	80	85	78	60	79	53	63	46	72	76.3	79.0	65.6	74.4
4:00 PM	-	-	-	-	82	64	74	81	61	72	59	58	44	40	72.3	72.3	64.0	63.0
5:00 PM	-	-	-	-	68	90	77	75	58	81	49	72	43	73	67.7	82.0	59.0	78.2
6:00 PM	-	-	-	-	70	80	71	85	59	89	45	68	51	91	66.7	84.7	59.2	82.6
7:00 PM	-	-	-	-	58	75	49	79	42	86	44	67	41	105	49.7	80.0	46.8	82.4
8:00 PM	-	-	-	-	35	60	36	56	42	58	42	58	43	71	37.7	58.0	39.6	60.6
9:00 PM	-	-	-	-	19	38	22	52	22	46	31	46	31	47	21.0	45.3	25.0	45.8
10:00 PM	-	-	-	-	10	30	13	18	38	30	19	27	32	33	20.3	26.0	22.4	27.6
11:00 PM	-	-	-	-	5	12	7	8	24	21	27	30	16	21	12.0	13.7	15.8	18.4
Totals	-	-	-	-	725	901	850	1152	835	1138	751	1076	686	1197	840.6	1138.5	788.4	1133.4
Combined Split (%)	-	-	-	-	1626		2002		1973		1827		1883		1979.0		1921.8	
	-	-	-	-	44.6	55.4	42.5	57.5	42.3	57.7	41.1	58.9	36.4	63.6	42.5	57.5	41.0	59.0
Peak Hours																		
12:00 AM -	-	-	-	-	11:00 AM	10:45 AM	7:45 AM	7:30 AM	10:30 AM	7:30 AM	11:00 AM	10:45 AM	9:15 AM	10:30 AM	11:00 AM	7:30 AM	11:00 AM	10:45 AM
12:00 PM	-	-	-	-	55	77	56	108	64	98	58	96	35	90	54.0	103.0	50.8	76.6
Volume Factor	-	-	-	-	0.86	0.66	0.93	0.73	0.76	0.77	0.73	0.86	0.80	0.75	0.84	0.80	0.93	0.86
12:00 PM -	-	-	-	-	3:15 PM	5:15 PM	3:15 PM	5:45 PM	1:30 PM	6:30 PM	12:15 PM	12:00 PM	2:00 PM	6:45 PM	3:15 PM	5:15 PM	3:15 PM	6:45 PM
12:00 AM	-	-	-	-	99	101	92	89	68	106	77	83	62	115	84.0	87.7	72.4	84.6
Volume Factor	-	-	-	-	0.88	0.81	0.88	0.86	0.89	0.88	0.84	0.90	0.82	0.87	0.84	0.91	0.92	0.96

Description 1: Celis
Description 2: Lazard
Description 3: Huntington

Site: 0000000000

Weekly Volume

Interval Begin	Mon 9/8/2014		Tue 9/9/2014		Wed 9/10/2014		Thu 9/11/2014		Fri 9/12/2014		Sat 9/13/2014		Sun 9/14/2014		Mon - Fri Average		Week Average	
	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB
12:00 AM	4	5	2	4	1	6	5	7	1	7	1	12	6	21	2.6	5.8	2.9	8.9
1:00 AM	5	5	1	2	2	1	2	3	2	2	6	9	4	13	2.4	2.6	3.1	5.0
2:00 AM	4	2	0	1	0	3	1	3	0	2	3	5	2	5	1.0	2.2	1.4	3.0
3:00 AM	2	3	0	5	0	6	1	5	2	6	1	6	2	6	1.0	5.0	1.1	5.3
4:00 AM	1	7	2	3	3	2	1	3	2	3	1	6	2	2	1.8	3.6	1.7	3.7
5:00 AM	8	14	5	12	5	13	8	20	1	10	4	6	2	12	5.4	13.8	4.7	12.4
6:00 AM	4	21	5	27	9	31	4	32	8	35	6	21	5	39	6.0	29.2	5.9	29.4
7:00 AM	33	73	30	94	39	87	38	86	37	75	14	36	13	59	35.4	83.0	29.1	72.9
8:00 AM	42	84	60	93	50	111	56	89	64	77	30	49	21	57	54.4	90.8	46.1	80.0
9:00 AM	33	68	31	59	34	60	28	53	43	39	38	74	37	70	33.8	55.8	34.9	60.4
10:00 AM	42	76	61	74	42	66	52	50	45	67	44	65	32	88	48.4	66.6	45.4	69.4
11:00 AM	44	64	42	59	45	69	32	58	49	50	53	79	33	72	42.4	60.0	42.6	64.4
12:00 PM	51	73	63	76	39	76	58	71	51	73	71	78	47	73	56.4	73.8	57.1	74.3
1:00 PM	49	62	67	64	35	50	43	42	61	66	62	58	45	69	51.0	56.8	51.7	58.7
2:00 PM	55	62	53	78	54	61	57	68	55	62	53	61	49	74	54.8	66.2	53.7	66.6
3:00 PM	60	61	53	70	73	80	63	74	69	67	65	77	51	68	63.6	70.4	62.0	71.0
4:00 PM	69	62	60	50	67	74	64	74	81	62	52	67	28	46	60.2	68.4	60.1	65.0
5:00 PM	68	70	67	89	78	77	56	66	76	75	53	60	38	63	69.0	75.4	62.3	71.4
6:00 PM	72	88	60	97	66	90	58	78	49	76	42	78	39	57	61.0	85.8	55.1	80.6
7:00 PM	50	56	45	62	44	79	42	78	44	88	38	66	33	72	45.0	72.6	42.3	71.6
8:00 PM	35	44	33	52	36	46	35	53	42	58	30	35	36	41	36.2	50.6	35.3	47.0
9:00 PM	14	43	23	43	16	47	25	39	32	38	35	25	17	27	22.0	42.0	23.1	37.4
10:00 PM	13	15	22	18	12	20	12	21	18	24	9	22	11	30	15.4	19.6	13.9	21.4
11:00 PM	4	12	5	14	5	11	6	9	10	19	21	18	5	11	6.0	13.0	8.0	13.4
Totals	762	1070	790	1146	775	1166	747	1082	842	1101	732	1013	558	1075	783.2	1113.0	743.7	1093.3
Combined Split (%)	41.6	58.4	40.8	59.2	39.9	60.1	40.8	59.2	43.3	56.7	41.9	58.1	34.2	65.8	41.3	58.7	40.5	59.5
Peak Hours	7:45 AM - 7:30 AM		10:00 AM - 7:30 AM		7:15 AM - 7:30 AM		7:45 AM - 7:30 AM		7:45 AM - 7:30 AM		11:00 AM - 10:45 AM		9:00 AM - 10:30 AM		7:45 AM - 7:30 AM		7:45 AM - 7:30 AM	
12:00 PM - 12:00 PM	7:45 AM - 7:30 AM		10:00 AM - 7:30 AM		7:15 AM - 7:30 AM		7:45 AM - 7:30 AM		7:45 AM - 7:30 AM		11:00 AM - 10:45 AM		9:00 AM - 10:30 AM		7:45 AM - 7:30 AM		7:45 AM - 7:30 AM	
Volume	59	113	61	131	55	130	59	116	76	108	53	81	37	94	61.8	119.6	51.6	102.4
Factor	0.70	0.81	0.90	0.76	0.69	0.72	0.74	0.76	0.70	0.82	0.74	0.84	0.84	0.90	0.82	0.80	0.84	0.86
12:00 PM - 12:00 PM	5:15 PM - 6:00 PM		1:15 PM - 6:00 PM		3:15 PM - 6:30 PM		3:15 PM - 2:30 PM		3:45 PM - 6:45 PM		12:00 PM - 3:30 PM		2:30 PM - 1:30 PM		3:30 PM - 6:15 PM		3:15 PM - 5:45 PM	
12:00 PM - 12:00 PM	5:15 PM - 6:00 PM		1:15 PM - 6:00 PM		3:15 PM - 6:30 PM		3:15 PM - 2:30 PM		3:45 PM - 6:45 PM		12:00 PM - 3:30 PM		2:30 PM - 1:30 PM		3:30 PM - 6:15 PM		3:15 PM - 5:45 PM	
Volume	79	88	70	97	82	91	69	84	90	92	71	91	57	80	72.2	87.0	64.0	81.1
Factor	0.76	0.85	0.80	0.90	0.85	0.95	0.82	0.81	0.80	0.77	0.81	0.73	0.79	0.83	0.92	0.91	0.93	0.91

Description 1: Celis
Description 2: Lazard
Description 3: Huntington

Site: 0000000000

Weekly Volume

Interval Begin	Mon 9/15/2014		Tue 9/16/2014		Wed 9/17/2014		Thu 9/18/2014		Fri 9/19/2014		Sat 9/20/2014		Sun 9/21/2014		Mon - Fri Average		Week Average	
	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB
12:00 AM	3	1	1	5	0	4	-	-	-	-	-	-	-	-	1.3	3.3	1.3	3.3
1:00 AM	1	2	1	3	1	6	-	-	-	-	-	-	-	-	1.0	3.7	1.0	3.7
2:00 AM	1	1	0	3	0	1	-	-	-	-	-	-	-	-	0.3	1.7	0.3	1.7
3:00 AM	0	3	0	3	0	3	-	-	-	-	-	-	-	-	0.0	3.0	0.0	3.0
4:00 AM	1	8	2	5	2	5	-	-	-	-	-	-	-	-	1.7	6.0	1.7	6.0
5:00 AM	6	15	3	10	6	12	-	-	-	-	-	-	-	-	5.0	12.3	5.0	12.3
6:00 AM	3	24	2	29	8	32	-	-	-	-	-	-	-	-	4.3	28.3	4.3	28.3
7:00 AM	35	98	43	76	39	74	-	-	-	-	-	-	-	-	39.0	82.7	39.0	82.7
8:00 AM	59	90	57	82	50	107	-	-	-	-	-	-	-	-	55.3	93.0	55.3	93.0
9:00 AM	41	90	36	41	36	51	-	-	-	-	-	-	-	-	37.7	60.7	37.7	60.7
10:00 AM	48	74	35	51	34	77	-	-	-	-	-	-	-	-	39.0	67.3	39.0	67.3
11:00 AM	36	55	59	58	9	18	-	-	-	-	-	-	-	-	34.7	43.7	34.7	43.7
12:00 PM	59	71	50	62	0	0	-	-	-	-	-	-	-	-	48.4	59.1	48.4	59.1
1:00 PM	48	77	43	64	-	-	-	-	-	-	-	-	-	-	45.5	70.5	45.5	70.5
2:00 PM	60	65	72	68	-	-	-	-	-	-	-	-	-	-	66.0	66.5	66.0	66.5
3:00 PM	69	70	72	81	-	-	-	-	-	-	-	-	-	-	70.5	75.5	70.5	75.5
4:00 PM	73	68	72	53	-	-	-	-	-	-	-	-	-	-	72.5	60.5	72.5	60.5
5:00 PM	61	93	79	73	-	-	-	-	-	-	-	-	-	-	70.0	83.0	70.0	83.0
6:00 PM	82	90	57	72	-	-	-	-	-	-	-	-	-	-	69.5	81.0	69.5	81.0
7:00 PM	40	75	38	81	-	-	-	-	-	-	-	-	-	-	39.0	78.0	39.0	78.0
8:00 PM	29	44	39	48	-	-	-	-	-	-	-	-	-	-	34.0	46.0	34.0	46.0
9:00 PM	23	33	26	26	-	-	-	-	-	-	-	-	-	-	24.5	30.5	24.5	30.5
10:00 PM	12	30	8	24	-	-	-	-	-	-	-	-	-	-	10.0	27.0	10.0	27.0
11:00 PM	3	16	10	16	-	-	-	-	-	-	-	-	-	-	6.5	16.0	6.5	16.0
Totals	793	1193	805	1036	185	390	-	-	-	-	-	-	-	-	775.8	1099.3	775.8	1099.3
Combined Split (%)	39.9	60.1	43.7	56.3	32.2	67.8	-	-	-	-	-	-	-	-	41.4	58.6	41.4	58.6
Peak Hours 12:00 AM - 12:00 PM	7:45 AM	7:30 AM	7:30 AM	7:30 AM	7:30 AM	7:30 AM	-	-	-	-	-	-	-	-	7:45 AM	7:30 AM	7:45 AM	7:30 AM
Volume Factor	66 0.79	133 0.71	67 0.80	102 0.71	61 0.69	137 0.63	-	-	-	-	-	-	-	-	63.3 0.77	124.0 0.78	63.3 0.77	124.0 0.78
12:00 PM - 12:00 AM	5:45 PM	5:30 PM	4:45 PM	6:30 PM	-	-	-	-	-	-	-	-	-	-	2:45 PM	6:15 PM	2:45 PM	6:15 PM
Volume Factor	85 0.82	110 0.95	87 0.73	94 0.73	-	-	-	-	-	-	-	-	-	-	76.0 0.84	89.0 0.75	76.0 0.84	89.0 0.75

Description 1: Huntington Street
Description 2: San Fernando Rd
Description 3: Celis St

Site: 000000000000

Weekly Volume

Interval	Mon 9/1/2014		Tue 9/2/2014		Wed 9/3/2014		Thu 9/4/2014		Fri 9/5/2014		Sat 9/6/2014		Sun 9/7/2014		Mon - Fri Average		Week Average	
Begin	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB
12:00 AM	-	-	-	-	-	-	1	1	3	2	2	7	0	16	2.0	1.5	1.5	6.5
1:00 AM	-	-	-	-	-	-	1	1	0	1	1	8	3	4	0.5	1.0	1.3	3.5
2:00 AM	-	-	-	-	-	-	0	2	0	0	0	3	1	2	0.0	1.0	0.3	1.8
3:00 AM	-	-	-	-	-	-	0	1	0	1	2	3	0	6	0.0	1.0	0.5	2.8
4:00 AM	-	-	-	-	-	-	1	5	0	3	3	7	1	2	0.5	4.0	1.3	4.3
5:00 AM	-	-	-	-	-	-	2	6	3	9	1	4	1	2	2.5	7.5	1.8	5.3
6:00 AM	-	-	-	-	-	-	11	13	5	11	2	8	7	3	8.0	12.0	6.3	8.8
7:00 AM	-	-	-	-	-	-	11	93	14	80	6	24	14	32	12.5	86.5	11.3	57.3
8:00 AM	-	-	-	-	-	-	22	35	16	28	20	31	12	17	19.0	31.5	17.5	27.8
9:00 AM	-	-	-	-	21	16	21	22	25	18	29	28	21	44	24.4	20.4	24.6	26.9
10:00 AM	-	-	-	-	19	37	24	33	26	27	40	34	30	38	23.0	32.3	27.8	33.8
11:00 AM	-	-	-	-	21	33	29	30	35	36	30	34	10	46	28.3	33.0	26.6	35.8
12:00 PM	-	-	-	-	36	42	28	37	32	47	36	40	33	57	32.0	42.0	33.0	44.6
1:00 PM	-	-	-	-	28	44	23	35	27	34	51	64	35	53	26.0	37.7	32.8	46.0
2:00 PM	-	-	-	-	30	35	31	43	32	39	27	44	16	61	31.0	39.0	27.2	44.4
3:00 PM	-	-	-	-	33	85	40	93	32	81	51	49	25	67	35.0	86.3	36.2	75.0
4:00 PM	-	-	-	-	33	55	41	51	38	59	31	52	17	41	37.3	55.0	32.0	51.6
5:00 PM	-	-	-	-	53	56	38	54	47	46	42	50	28	38	46.0	52.0	41.6	48.8
6:00 PM	-	-	-	-	35	52	38	36	38	57	36	41	28	56	37.0	48.3	35.0	48.4
7:00 PM	-	-	-	-	34	68	25	49	35	48	31	49	35	61	31.3	55.0	32.0	55.0
8:00 PM	-	-	-	-	20	48	15	35	21	44	27	51	17	62	18.7	42.3	20.0	48.0
9:00 PM	-	-	-	-	6	24	11	19	13	37	16	42	7	55	10.0	26.7	10.6	35.4
10:00 PM	-	-	-	-	3	10	6	10	6	41	5	39	3	50	5.0	20.3	4.6	30.0
11:00 PM	-	-	-	-	1	2	1	3	6	21	5	37	2	12	2.7	8.7	3.0	15.0
Totals	-	-	-	-	373	607	420	707	454	770	494	749	354	825	432.7	745.0	428.5	756.5
Combined Split (%)	-	-	-	-	980		1127		1224		1243		1179		1177.7		1185.0	
	-	-	-	-	38.1	61.9	37.3	62.7	37.1	62.9	39.7	60.3	30.0	70.0	36.7	63.3	36.2	63.8
Peak Hours																		
12:00 AM - 12:00 PM	-	-	-	-	9:15 AM	10:15 AM	9:45 AM	7:00 AM	11:00 AM	7:00 AM	9:45 AM	10:30 AM	9:30 AM	11:00 AM	11:00 AM	7:00 AM	9:45 AM	7:00 AM
Volume	-	-	-	-	25	42	29	93	35	80	45	39	32	46	28.3	86.5	30.4	57.3
Factor	-	-	-	-	0.78	0.75	0.81	0.66	0.58	0.80	0.80	0.81	0.73	0.77	0.76	0.72	0.90	0.74
12:00 PM - 12:00 AM	-	-	-	-	5:00 PM	3:00 PM	3:15 PM	3:15 PM	5:00 PM	3:15 PM	1:00 PM	1:00 PM	6:45 PM	8:30 PM	5:00 PM	3:15 PM	5:00 PM	3:15 PM
Volume	-	-	-	-	53	85	48	99	47	88	51	64	37	78	46.0	89.3	41.6	76.8
Factor	-	-	-	-	0.83	0.63	0.86	0.77	0.84	0.71	0.75	0.80	0.84	0.85	0.86	0.69	0.93	0.80

Description 1: Huntington Street
Description 2: San Fernando Rd
Description 3: Celis St

Site: 000000000000

Weekly Volume

Interval	Mon 9/8/2014		Tue 9/9/2014		Wed 9/10/2014		Thu 9/11/2014		Fri 9/12/2014		Sat 9/13/2014		Sun 9/14/2014		Mon - Fri Average		Week Average	
Begin	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB
12:00 AM	0	3	1	3	2	4	1	2	2	1	2	6	7	9	1.2	2.6	2.1	4.0
1:00 AM	0	4	0	1	0	1	0	3	2	1	1	2	2	5	0.4	2.0	0.7	2.4
2:00 AM	0	2	1	0	1	2	0	0	1	3	1	2	0	1	0.6	1.4	0.6	1.4
3:00 AM	0	0	0	0	0	2	0	2	0	4	1	3	1	3	0.0	1.6	0.3	2.0
4:00 AM	1	1	1	0	0	3	0	7	0	1	1	4	0	3	0.4	2.4	0.4	2.7
5:00 AM	1	4	2	13	3	11	3	8	0	6	1	4	3	5	1.8	8.4	1.9	7.3
6:00 AM	3	13	6	11	6	17	5	17	7	17	6	11	5	5	5.4	15.0	5.4	13.0
7:00 AM	11	81	22	79	15	97	17	79	15	85	8	22	16	18	16.0	84.2	14.9	65.9
8:00 AM	31	29	25	46	31	31	25	24	17	20	33	19	10	14	25.8	30.0	24.6	26.1
9:00 AM	19	23	31	41	12	28	22	23	19	26	20	36	21	61	20.6	28.2	20.6	34.0
10:00 AM	20	19	33	35	23	29	13	40	14	28	31	39	32	43	20.6	30.2	23.7	33.3
11:00 AM	31	33	23	31	18	28	16	41	27	28	37	36	27	33	23.0	32.2	25.6	32.9
12:00 PM	27	53	20	40	26	37	19	36	27	32	29	65	24	47	23.8	39.6	24.6	44.3
1:00 PM	23	41	23	43	23	31	21	35	33	38	30	57	15	40	24.6	37.6	24.0	40.7
2:00 PM	28	34	19	62	21	31	30	41	26	35	36	43	22	36	24.8	40.6	26.0	40.3
3:00 PM	31	64	19	53	29	69	41	60	30	84	38	48	22	49	30.0	67.6	30.0	62.1
4:00 PM	44	43	30	45	41	58	34	59	31	65	31	41	15	44	36.0	54.0	32.3	50.7
5:00 PM	36	62	42	56	45	61	49	68	38	54	31	41	22	31	42.0	60.2	37.6	53.3
6:00 PM	28	54	36	47	37	63	33	53	33	54	25	40	15	29	33.4	54.2	29.6	48.6
7:00 PM	33	45	30	44	33	42	33	45	26	48	21	46	10	36	31.0	44.8	26.6	43.7
8:00 PM	14	25	14	41	15	40	12	43	14	38	13	24	12	38	13.8	37.4	13.4	35.6
9:00 PM	6	19	8	34	11	24	13	32	16	24	6	30	4	16	10.8	26.6	9.1	25.6
10:00 PM	4	7	3	10	3	8	3	16	13	24	4	24	1	13	5.2	13.0	4.4	14.6
11:00 PM	1	7	1	4	3	8	2	3	2	15	7	5	4	5	1.8	7.4	2.9	6.7
Totals	392	666	390	739	398	725	392	745	393	731	413	648	290	584	393.0	721.2	381.1	691.1
Combined Split (%)	1056		1129		1123		1137		1124		1061		874		1114.2		1072.3	
	37.1	62.9	34.5	65.5	35.4	64.6	34.5	65.5	35.0	65.0	38.9	61.1	33.2	66.8	35.3	64.7	35.5	64.5
Peak Hours																		
12:00 AM - 12:00 PM	7:45 AM	7:15 AM	10:00 AM	7:15 AM	8:00 AM	7:00 AM	7:45 AM	7:00 AM	11:00 AM	7:00 AM	10:30 AM	10:15 AM	10:00 AM	9:00 AM	7:45 AM	7:00 AM	7:45 AM	7:00 AM
Volume	34	82	33	81	31	97	30	79	27	85	37	42	32	61	28.4	84.2	26.1	65.9
Factor	0.71	0.64	0.75	0.84	0.86	0.76	0.83	0.64	0.84	0.76	0.77	0.70	0.73	0.76	0.91	0.79	0.90	0.77
12:00 PM - 12:00 AM	4:30 PM	3:00 PM	5:30 PM	2:15 PM	5:30 PM	3:30 PM	5:00 PM	3:30 PM	5:00 PM	3:15 PM	2:30 PM	12:15 PM	2:30 PM	2:45 PM	5:30 PM	3:30 PM	5:00 PM	3:30 PM
Volume	48	64	49	74	49	82	49	88	38	91	44	69	26	49	42.2	75.0	37.6	64.4
Factor	0.86	0.64	0.88	0.58	0.64	0.76	0.77	0.67	0.79	0.71	0.69	0.86	0.54	0.58	0.79	0.72	0.83	0.77

Description 1: Huntington Street
Description 2: San Fernando Rd
Description 3: Celis St

Site: 000000000000

Weekly Volume

Interval Begin	Mon 9/15/2014		Tue 9/16/2014		Wed 9/17/2014		Thu 9/18/2014		Fri 9/19/2014		Sat 9/20/2014		Sun 9/21/2014		Mon - Fri Average		Week Average	
	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB	WB	NB
12:00 AM	0	0	2	4	1	3	-	-	-	-	-	-	-	-	1.0	2.3	1.0	2.3
1:00 AM	1	1	0	0	0	1	-	-	-	-	-	-	-	-	0.3	0.7	0.3	0.7
2:00 AM	1	1	0	0	0	0	-	-	-	-	-	-	-	-	0.3	0.3	0.3	0.3
3:00 AM	0	0	0	1	0	0	-	-	-	-	-	-	-	-	0.0	0.3	0.0	0.3
4:00 AM	0	3	1	5	0	1	-	-	-	-	-	-	-	-	0.3	3.0	0.3	3.0
5:00 AM	5	11	3	9	2	12	-	-	-	-	-	-	-	-	3.3	10.7	3.3	10.7
6:00 AM	6	20	4	15	5	15	-	-	-	-	-	-	-	-	5.0	16.7	5.0	16.7
7:00 AM	20	74	14	72	21	82	-	-	-	-	-	-	-	-	18.3	76.0	18.3	76.0
8:00 AM	31	42	22	36	32	36	-	-	-	-	-	-	-	-	28.3	38.0	28.3	38.0
9:00 AM	26	35	24	33	20	22	-	-	-	-	-	-	-	-	23.3	30.0	23.3	30.0
10:00 AM	20	39	19	25	23	30	-	-	-	-	-	-	-	-	20.7	34.0	20.7	34.0
11:00 AM	27	35	27	34	4	4	-	-	-	-	-	-	-	-	19.3	24.3	19.3	24.3
12:00 PM	24	40	26	40	0	0	-	-	-	-	-	-	-	-	20.0	32.0	20.0	32.0
1:00 PM	31	41	31	40	-	-	-	-	-	-	-	-	-	-	31.0	40.5	31.0	40.5
2:00 PM	26	40	25	61	-	-	-	-	-	-	-	-	-	-	25.5	50.5	25.5	50.5
3:00 PM	35	70	26	51	-	-	-	-	-	-	-	-	-	-	30.5	60.5	30.5	60.5
4:00 PM	37	64	36	43	-	-	-	-	-	-	-	-	-	-	36.5	53.5	36.5	53.5
5:00 PM	36	56	36	60	-	-	-	-	-	-	-	-	-	-	36.0	58.0	36.0	58.0
6:00 PM	28	46	24	60	-	-	-	-	-	-	-	-	-	-	26.0	53.0	26.0	53.0
7:00 PM	30	29	31	47	-	-	-	-	-	-	-	-	-	-	30.5	38.0	30.5	38.0
8:00 PM	8	40	20	27	-	-	-	-	-	-	-	-	-	-	14.0	33.5	14.0	33.5
9:00 PM	4	16	6	20	-	-	-	-	-	-	-	-	-	-	5.0	18.0	5.0	18.0
10:00 PM	4	15	3	12	-	-	-	-	-	-	-	-	-	-	3.5	13.5	3.5	13.5
11:00 PM	3	2	7	7	-	-	-	-	-	-	-	-	-	-	5.0	4.5	5.0	4.5
Totals	403	720	387	702	108	214	-	-	-	-	-	-	-	-	383.8	691.8	383.8	691.8
Combined Split (%)	1123 35.9	64.1	1089 35.5	64.5	322 33.5	66.5	-	-	-	-	-	-	-	-	1075.7 35.7	64.3	1075.7 35.7	64.3
Peak Hours 12:00 AM - 12:00 PM	7:45 AM Volume Factor	7:15 AM 80 0.77	10:45 AM 30 0.63	7:15 AM 79 0.86	7:30 AM 36 0.64	7:15 AM 88 0.73	-	-	-	-	-	-	-	-	7:45 AM 30.7 0.74	7:15 AM 82.3 0.79	7:45 AM 30.7 0.74	7:15 AM 82.3 0.79
12:00 PM - 12:00 AM	2:45 PM Volume Factor	3:30 PM 87 0.60	5:30 PM 43 0.77	2:15 PM 65 0.68	-	-	-	-	-	-	-	-	-	-	5:30 PM 37.0 0.80	3:30 PM 66.5 0.77	5:30 PM 37.0 0.80	3:30 PM 66.5 0.77

***Level of Service Analysis
Existing 2016 Conditions***

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Celis Street and Huntington Street City: San Fernando
 Project No.: CCE2014-64 Analyzed By: MYR File Name: 2014-64-01 1

Problem Condition: Existing 2016 Traffic Conditions (Count Date: 11-18-15)
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes				Movement V/C				Critical V/C			
			Existing		Other Proj.		Project		Study Vol.				Per Lane	
	No.	Cap.	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	0.0	0	11	30	0	0	0	0	11	31	0.000	0.000	0.025	0.054
N/B Thru	1.0	1600	20	52	0	0	0	0	20	53	0.025	0.054		
N/B Right	0.0	0	8	3	0	0	0	0	8	3	0.000	0.000		
S/B Left	0.0	0	3	3	0	0	0	0	3	3	0.000	0.000		
S/B Thru	1.0	1600	15	32	0	0	0	0	15	33	0.017	0.027		
S/B Right	0.0	0	8	7	0	0	0	0	8	7	0.000	0.000		
E/B Left	0.0	0	5	8	0	0	0	0	5	8	0.000	0.000	0.071	0.063
E/B Thru	1.0	1600	69	65	0	0	0	0	70	66	0.071	0.063		
E/B Right	0.0	0	38	26	0	0	0	0	39	27	0.000	0.000		
W/B Left	0.0	0	9	5	0	0	0	0	9	5	0.000	0.000		
W/B Thru	1.0	1600	38	30	0	0	0	0	39	31	0.045	0.029		
W/B Right	0.0	0	23	11	0	0	0	0	23	11	0.000	0.000		
	ANALYSIS RESULTS :								Sum Of Critical V/C:				0.096	0.117
									Lost Time:				0.100	0.100
									Total V/C:				0.196	0.217
									Level Of Service:				A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2016
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Celis Street and Workman Street City: San Fernando
 Project No.: CCE2014-64 Analyzed By: MYR File Name: 2014-64-02 1

Problem Condition: Existing 2016 Traffic Conditions (Count Date: 11-18-15)
Existing Geometric Configuration

Movement	Available Lanes		Peak		Hour		Volumes				Movement V/C		Critical V/C			
			Existing		Other Proj.		Project		Study Vol.		Per Lane					
	No.	Cap.	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM		
N/B Left	0.0	0	31	19	0	0	0	0	32	19	0.000	0.000	0.124	0.180		
N/B Thru	1.0	1600	159	254	0	0	0	0	162	259	0.124	0.180				
N/B Right	0.0	0	4	9	0	0	0	0	4	9	0.000	0.000				
S/B Left	0.0	0	9	5	0	0	0	0	9	5	0.000	0.000			0.000	0.000
S/B Thru	1.0	1600	142	158	0	0	0	0	145	161	0.113	0.115				
S/B Right	0.0	0	26	17	0	0	0	0	27	17	0.000	0.000				
E/B Left	0.0	0	14	10	0	0	0	0	14	10	0.000	0.000	0.058	0.048		
E/B Thru	1.0	1600	50	33	0	0	0	0	51	34	0.058	0.048				
E/B Right	0.0	0	27	32	0	0	0	0	28	33	0.000	0.000				
W/B Left	0.0	0	3	1	0	0	0	0	3	1	0.000	0.000			0.000	0.000
W/B Thru	1.0	1600	21	23	0	0	0	0	21	23	0.017	0.019				
W/B Right	0.0	0	3	6	0	0	0	0	3	6	0.000	0.000				
	ANALYSIS RESULTS :								Sum Of Critical V/C:				0.182	0.228		
									Lost Time:				0.100	0.100		
									Total V/C:				0.282	0.328		
									Level Of Service:				A	A		

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2016
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA

***Level of Service Analysis
2017 Base Conditions***

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Celis Street and Huntington Street City: San Fernando
 Project No.: CCE2014-64 Analyzed By: MYR File Name: 2014-64-01 2

Problem Condition: Future 2017 Traffic Volumes with Ambient Growth and Related Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Other Proj.		Project		Study Vol.		Per Lane		V/C	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	0.0	0	11	30	0	0	0	0	11	31	0.000	0.000		
N/B Thru	1.0	1600	20	52	0	0	0	0	21	54	0.025	0.055	0.025	0.055
N/B Right	0.0	0	8	3	0	0	0	0	8	3	0.000	0.000		
S/B Left	0.0	0	3	3	0	0	0	0	3	3	0.000	0.000	0.000	0.000
S/B Thru	1.0	1600	15	32	0	0	0	0	16	33	0.017	0.027		
S/B Right	0.0	0	8	7	0	0	0	0	8	7	0.000	0.000		
E/B Left	0.0	0	5	8	0	0	0	0	5	8	0.000	0.000		
E/B Thru	1.0	1600	69	65	0	0	0	0	72	68	0.073	0.064	0.073	0.064
E/B Right	0.0	0	38	26	0	0	0	0	40	27	0.000	0.000		
W/B Left	0.0	0	9	5	0	0	0	0	9	5	0.000	0.000	0.000	0.000
W/B Thru	1.0	1600	38	30	0	0	0	0	40	31	0.046	0.030		
W/B Right	0.0	0	23	11	0	0	0	0	24	11	0.000	0.000		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.098	0.120
									Lost Time:				0.100	0.100
									Total V/C:				0.198	0.220
									Level Of Service:				A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2017
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Celis Street and Workman Street City: San Fernando
 Project No.: CCE2014-64 Analyzed By: MYR File Name: 2014-64-02 2

Problem Condition: Future 2017 Traffic Volumes with Ambient Growth and Related Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C Per Lane		Critical V/C			
			Existing		Other Proj.		Project		Study Vol.							
	No.	Cap.	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM		
N/B Left	0.0	0	31	19	0	0	0	0	32	20	0.000	0.000	0.126	0.183		
N/B Thru	1.0	1600	159	254	0	0	0	0	165	264	0.126	0.183				
N/B Right	0.0	0	4	9	0	0	0	0	4	9	0.000	0.000				
S/B Left	0.0	0	9	5	0	0	0	0	9	5	0.000	0.000			0.000	0.000
S/B Thru	1.0	1600	142	158	0	0	0	0	148	164	0.115	0.117				
S/B Right	0.0	0	26	17	0	0	0	0	27	18	0.000	0.000				
E/B Left	0.0	0	14	10	0	0	0	0	15	10	0.000	0.000	0.059	0.049		
E/B Thru	1.0	1600	50	33	0	0	0	0	52	34	0.059	0.049				
E/B Right	0.0	0	27	32	0	0	0	0	28	33	0.000	0.000				
W/B Left	0.0	0	3	1	0	0	0	0	3	1	0.000	0.000			0.000	0.000
W/B Thru	1.0	1600	21	23	0	0	0	0	22	24	0.018	0.020				
W/B Right	0.0	0	3	6	0	0	0	0	3	6	0.000	0.000				
	ANALYSIS RESULTS :								Sum Of Critical V/C:				0.185	0.232		
									Lost Time:				0.100	0.100		
									Total V/C:				0.285	0.332		
									Level Of Service:				A	A		

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2017
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA

***Level of Service Analysis
2017 Base + Project Conditions***

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Celis Street and Huntington Street City: San Fernando
 Project No.: CCE2014-64 Analyzed By: MYR File Name: 2014-64-01 4

Problem Condition: Future 2017 Cumulative Traffic Volumes With Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C Per Lane		Critical V/C	
	No.	Cap.	Existing		Other Proj.		Project		Study Vol.		AM	PM	AM	PM
			AM	PM	AM	PM	AM	PM	AM	PM				
N/B Left	0.0	0	11	30	0	0	0	0	11	31	0.000	0.000		
N/B Thru	1.0	1600	20	52	0	0	1	0	22	54	0.026	0.055	0.026	0.055
N/B Right	0.0	0	8	3	0	0	0	0	8	3	0.000	0.000		
S/B Left	0.0	0	3	3	0	0	0	0	3	3	0.000	0.000	0.000	0.000
S/B Thru	1.0	1600	15	32	0	0	0	0	16	33	0.017	0.027		
S/B Right	0.0	0	8	7	0	0	0	0	8	7	0.000	0.000		
E/B Left	0.0	0	5	8	0	0	2	1	7	9	0.000	0.000		
E/B Thru	1.0	1600	69	65	0	0	0	0	72	68	0.074	0.065	0.074	0.065
E/B Right	0.0	0	38	26	0	0	0	0	40	27	0.000	0.000		
W/B Left	0.0	0	9	5	0	0	3	1	12	6	0.000	0.000	0.000	0.000
W/B Thru	1.0	1600	38	30	0	0	0	0	40	31	0.047	0.031		
W/B Right	0.0	0	23	11	0	0	0	0	24	11	0.000	0.000		
ANALYSIS RESULTS :										Sum Of Critical V/C:			0.100	0.120
										Lost Time:			0.100	0.100
										Total V/C:			0.200	0.220
										Level Of Service:			A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2017
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Celis Street and Workman Street City: San Fernando
 Project No.: CCE2014-64 Analyzed By: MYR File Name: 2014-64-02 4

Problem Condition: Future 2017 Cumulative Traffic Volumes With Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C Per Lane		Critical V/C			
			Existing		Other Proj.		Project		Study Vol.							
	No.	Cap.	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM		
N/B Left	0.0	0	31	19	0	0	1	0	33	20	0.000	0.000	0.127	0.183		
N/B Thru	1.0	1600	159	254	0	0	0	0	165	264	0.127	0.183				
N/B Right	0.0	0	4	9	0	0	0	0	4	9	0.000	0.000				
S/B Left	0.0	0	9	5	0	0	0	0	9	5	0.000	0.000			0.000	0.000
S/B Thru	1.0	1600	142	158	0	0	0	0	148	164	0.115	0.117				
S/B Right	0.0	0	26	17	0	0	0	0	27	18	0.000	0.000				
E/B Left	0.0	0	14	10	0	0	0	0	15	10	0.000	0.000	0.059	0.049		
E/B Thru	1.0	1600	50	33	0	0	0	0	52	34	0.059	0.049				
E/B Right	0.0	0	27	32	0	0	0	0	28	33	0.000	0.000				
W/B Left	0.0	0	3	1	0	0	0	0	3	1	0.000	0.000			0.000	0.000
W/B Thru	1.0	1600	21	23	0	0	2	1	24	25	0.019	0.020				
W/B Right	0.0	0	3	6	0	0	0	0	3	6	0.000	0.000				
	ANALYSIS RESULTS :								Sum Of Critical V/C:				0.186	0.232		
									Lost Time:				0.100	0.100		
									Total V/C:				0.286	0.332		
									Level Of Service:				A	A		

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2017
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA

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PUC

0002



Community Development Department

117 Macneil Street San Fernando, CA 91340 · (818) 898-1227 · Fax: (818) 898-7329

Conditional Use Permit Application

PROJECT INFORMATION

Site Address(es) 1445 celis Street San Fernando, CA 91340	
Assessor's Parcel Number(s) 'APN' 2521-003-029	
Lot Size 15,000	Existing Building (Square Footage) 5,900
Proposed Addition (Square Footage) 0 Retain Middle School	Total Parking Spaces (On-site/Off-site) 8 spaces
Proposed Use(s) Public School K-12 ^{School} K-12-9	Landscaping (Square Footage)
Project Description/Type of Conditional Use Permit Request (include any additional information on separate sheet and attach to the back of this application.)	
Amend Current CUP to update use to a public school K-12 with occupancy of 150. with student Drop-off at the property (increase occupancy to 150).	

APPLICANT INFORMATION

Applicant Name PUC Schools - Jacqueline Elliot, Ed. D.		Phone Number 818-559-7699
Mailing Address 1405 N. San Fernando Blvd. Suite 303 Burbank, CA 91504		
Fax Number 818-559-8641	Email Address e.torres@pucschools.org	Signature <i>Jacqueline Elliot</i>

PROPERTY OWNER INFORMATION

Applicant Name Valerie Hanzel		Phone Number 661-400-3430
Mailing Address 36011-85th St E, Littleton, CO 80123		
Fax Number 661-944-5822	Email Address cckennels@sbcglobal.net	Signature <i>Valerie Hanzel</i>

For Office Use Only

CUP Application \$3,005.00	Zone SP-4 (workplace)	General Plan Area SP-4	File Number
AIMS Surcharge \$ 300.50	Date Filed 6/24/2013		CUP No. 2013-05
Environmental \$ 204.00	Accepted By E. Arayo		AIMS No. PL/30/821
Notification \$ 120.00			Cross Reference
Publishing \$ 600.00			SPR No. _____
Total Fee \$4,229.50			VAR No. _____
Comments			OTHER CUP 1998-03

www.sfgov.org

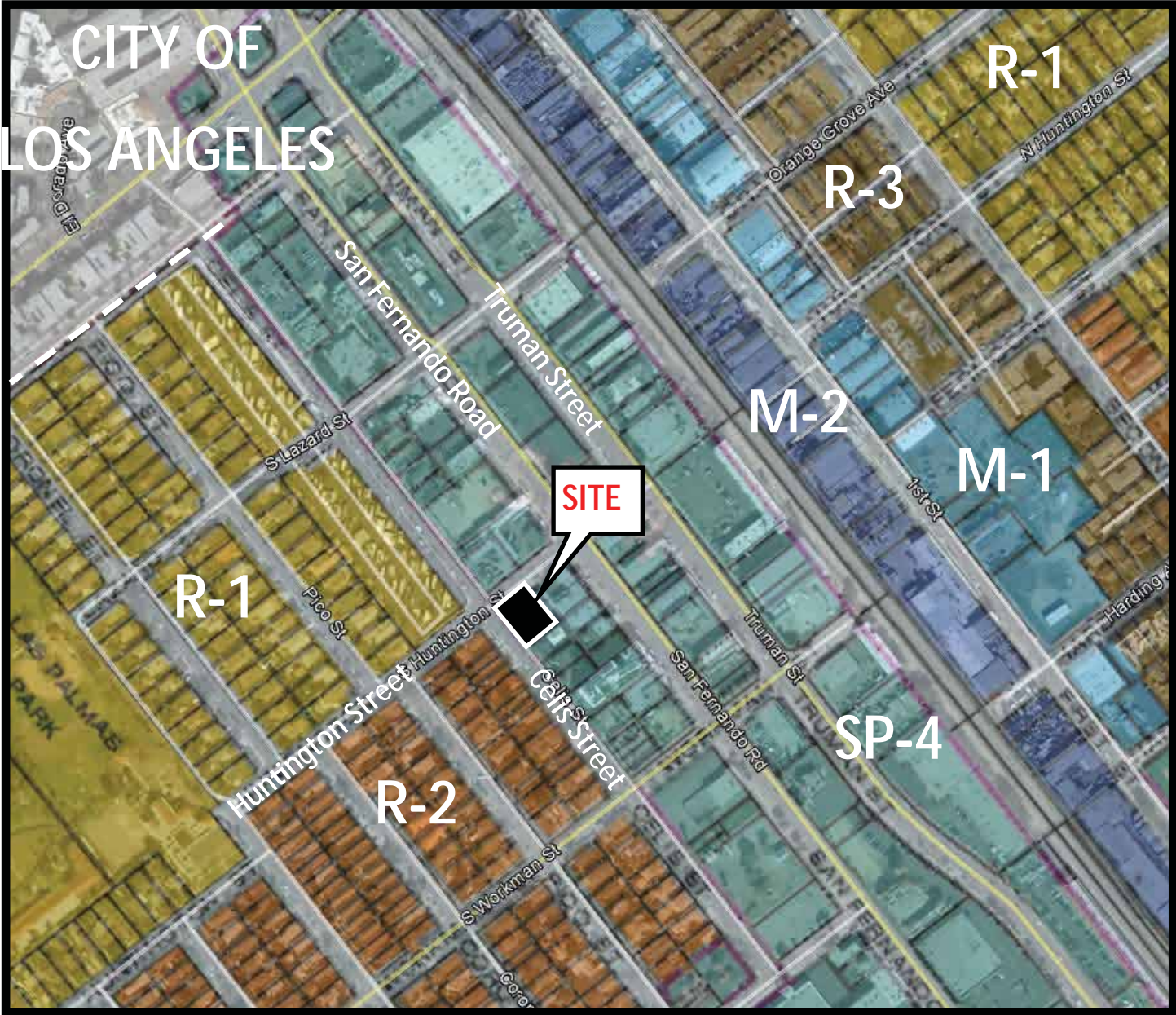
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page 2





THE CITY OF SAN FERNANDO

Zoning & Vicinity Map

CASE NO: CUP 2013-005

ADDRESS: 1445 Celis Street



Scale: NTS



View of 1445 Celis Street looking south from Huntington Street



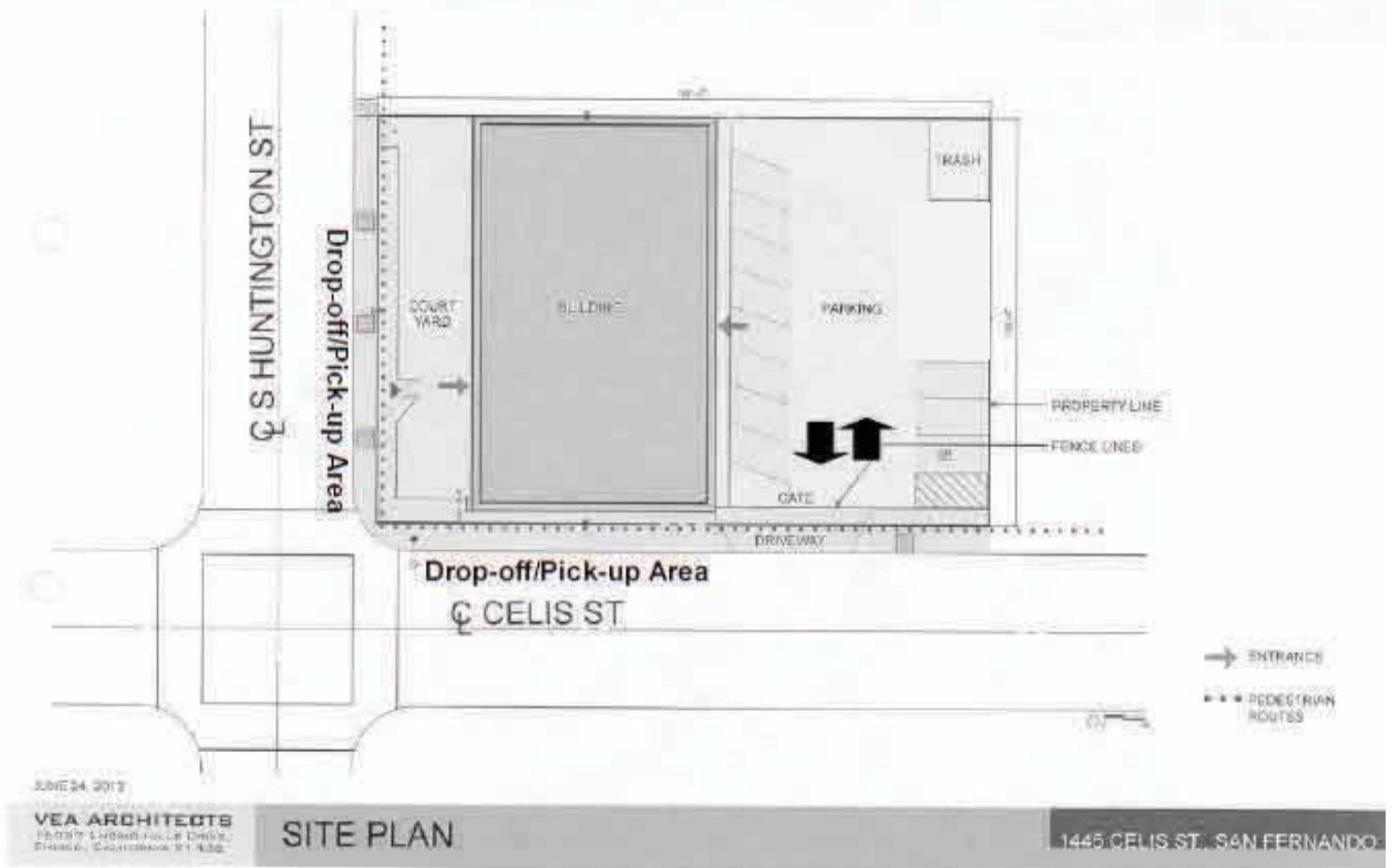
View of 1445 Celis Street looking east from Celis Street



Subject Site Photos

CASE NO: CUP 2013-005

ADDRESS: 1445 Celis Street





MEETING DATE: September 13, 2016

PUBLIC HEARING:

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN THE PUBLIC HEARING
5. CLOSE THE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:
 - a. To Approve:

“I move to approve Conditional Use Permit 2013-006 amending Conditional Use Permit 2008-002 allowing for the increased enrollment from 300 to 360 students for an existing public charter middle school located at 1218 Fourth Street, pursuant to Planning and Preservation Commission Resolution 2016-009 and the “conditions of approval” attached as exhibit “A” to the resolution (Attachment No. 1).” (Roll Call Vote)
 - b. To Deny:

“I move to Deny Conditional Use Permit 2013-006, based on the following...” (Roll Call Vote)
 - c. To Continue:

“I move to continue Conditional Use Permit 2013-006, to a date specific date...” (Roll Call Vote)

Moved:_____

Seconded:_____

Roll Call:_____

ITEM 2:

CONDITIONAL USE PERMIT 2013-006



AGENDA REPORT

To: Planning and Preservation Commission Chairperson Haupt and Commissioners

From: Federico Ramirez, Community Development Director
Prepared by: Humberto Quintana, Associate Planner

Date: September 13, 2016

Subject: **Conditional Use Permit 2013-006**
1218 Fourth Street, San Fernando, CA 91340
(Los Angeles County Assessor's Parcel No.: 2520-022-006)

Proposal: The proposed project is a request for the approval of conditional use permit 2013-006 to amend conditional use permit 2008-02 allowing for the increased enrollment from 300 to 360 students for an existing public charter middle school. The subject property is located along the west side of the 1200 block of Fourth Street, between Alexander Street and Hagar Street; within the R-3 (Multiple Family) Zone.

APPLICANT: PUC Schools, 1405 N San Fernando Blvd., Suite 303, Burbank, CA 91504

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission approve conditional use permit to amend conditional use permit 2008-02 allowing for the increased enrollment from 300 to 360 students for an existing public charter middle school located at 1218 Fourth Street, pursuant to Planning and Preservation Commission Resolution 2016-009 and the "Conditions of Approval" attached as Exhibit "A" to the resolution (Attachment No. 1).

PROJECT OVERVIEW:

On June 24, 2013, the City received an application (Attachment No. 2) for a conditional use permit to amend conditional use permit 2008-02 allowing for the increased enrollment from 300 to 360 students for an existing public charter middle school, (grades 6 – 8) located at 1218 Fourth Street (Los Angeles County Assessor's Parcel No.: 2520-022-006); within R-3 (Multiple Family) Zone.

The initial construction and use of the school building at this site was permitted in 1955 without any requirement for a discretionary entitlement. On May 22, 1986, the Planning Commission approved a CUP to expand the school use by allowing a day care facility. On January 14, 2009, a

public charter middle school was entitled at the project site with an enrollment cap of 300 students.

The project involves two sites. The first site that includes the school building primary school use consists of two four (4) 25' x 142.5' lots, totaling approximately 14,250 sq. ft. are located at 1218 Fourth Street. The second site that includes the parking and playground facilities for the existing school are located on two adjacent lots totaling approximately 21,375 sq. ft. located at 323 and 333 Hagar Street. According to the Los Angeles County Assessor's Office the project site at 1218 Fourth Street is improved with a 11,936 sq. ft. two-story building. The increase in enrollment from 300 360 students will not involve any exterior additions to the existing building. The project site at 323 and 333 Hagar Street is improved with 29 off-street parking stalls, 16 standard stalls, nine (9) compact and four (4) handicap stalls and includes an area dedicated as outdoor and dining space for students (a site plan of the project site is provided as Attachment No. 7 to this staff report). The project area encompassing the two sites (i.e., the school building site and the parking lot/open space site) is located along the west side of the 1200 block of Fourth Street, between Alexander Street and Hagar Street; within the R-3 (Multiple Family) Zone.

The request for the expansion of the existing school use would be allowed with the Planning and Preservation Commission's approval of the requested CUP 2013-006 pursuant to City Code Sections 106-423(1) and 106-353(3). Pursuant to Section 106-353(3), a school use may operate in an R-1 (Single Family Residential) Zone subject to the review and approval of a conditional use permit by the Planning and Preservation Commission. Pursuant to Section 106-423(1), all conditionally permitted uses in the R-1 (Single Family Residential) Zone are conditionally permitted in the R-3 (Multiple Family) Zone.

As part of the requested CUP a Traffic Impact Analysis was prepared (the Traffic Impact Analysis are included as Attachment No. 3 to this staff report). The results of the traffic impact analysis indicated that the proposed increase of student enrollment by 60 students will not significantly impact the key intersections or the surrounding roadway system by the project opening year 2017. All the study intersections are expected to operate at acceptable Levels of service (LOS) A through C during the AM and PM peak hours for the future 2017 conditions with the Project. However, off-site traffic mitigation measures have been prepared for the development of the Project (the Initial Study and Mitigated Negative Declaration are included as Attachment No. 2 to this staff report).

Based on the review of the requested Conditional Use Permit (CUP) 2013-006, it is staff's assessment that the proposed use qualifies for the Commission's consideration of a CUP to allow for an existing charter school expand its enrollment. Additional discussion regarding the proposed CUP 2013-006 and the required findings for approval of the project is provided in the Analysis Section of this report.

BACKGROUND:

1. General Plan Land Use and Zoning Designation: The project site 1218 Fourth Street is located within the R-3 (Multiple Family) Zone. The subject site has a City General Plan land use designation of HDR (High Density Residential).
2. Site Location and Description: The public charter school is requesting to expand its current enrollment within the existing school building. The existing school building is approximately 11,936 sq. ft. located at 1218 Fourth Street. The school building site is approximately 14,250 sq. ft. and is located along the west side of the 1200 block of Fourth Street, between Alexander Street and Hagar Street (Los Angeles County Assessor's Parcel No.: 2520-022-006). In addition, parking and playground facilities site for the existing school are located on two adjacent lots totaling approximately 21,375 sq. ft. located at 323 & 333 Hagar Street.

The project site that includes the parking and playground facilities will provide the required amount of parking pursuant to City Code Section 106-822(b)(4)a. Per City Zoning Code, the school site requires a minimum of two (2) off-street parking spaces for every classroom. The school building site includes 12 classrooms and therefore requires 24 off-street parking spaces. Parking for the subject site is provided by 29 off-street parking stalls, 16 standard stalls, nine (9) compact and four (4) handicap stalls. As a condition of the project's approval, the school faculty must park within the off-street parking facility.

3. Environmental Review: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). The City of San Fernando as the designated Lead Agency overseeing the environmental review for the "Project" has prepared an Initial Study to determine the nature and extent of the environmental review required for the Project. On the basis of the Initial Study prepared for the Project, it has been determined that the proposed Conditional Use Permit 2013-006 which includes a requested for increased enrollment from 300 to 360 students will not have a significant effect on the environment and therefore a Mitigated Negative Declaration has been prepared (the Initial Study and Mitigated Negative Declaration are included as Attachment No. 2 to this staff report).

On Monday, August 22, 2016, a notice of Intent to Adopt, the Initial Study and Mitigated Negative Declaration and Public Hearing Notice was posted at the Los Angeles County Registrar Records Office for a 20-day public comment period, from Monday, August 22, 2016 to Sunday September 11, 2016. In addition, on that same day a copy of the Initial Study and Mitigated Negative Declaration and Public Hearing Notice, and other materials used as baseline information by the Lead Agency to make the determination that the proposed project merits adoption of a Mitigated Negative Declaration were made available for review on the City's website (<http://ci.san-fernando.ca.us/sample-page-2/whats-new/>) and at the following physical locations: the Community Development Department, 117 Macneil Street, San Fernando, CA 91340; the Los Angeles County Library located at 217 N.

Maclay Avenue, San Fernando, CA 91340; Las Palmas Park, 505 S. Huntington Street, San Fernando, CA 91340; and at Recreation Park located at 208 Park Avenue, San Fernando, CA 91340.

4. Legal Notification: On August 22, 2016, a public hearing notice was published in print and on the online legal advertisement section of the *Los Angeles Daily News*, the project site, at the two City Hall bulletins, at the local branch of the Los Angeles County Library (217 N. Maclay Ave.), Las Palmas Park (505 S. Huntington Street) and at Recreation Park (208 Park Avenue). Notices of this hearing were mailed to all property owners of record within 500 feet of the subject site on August 22, 2016.
5. Public Comments: As of the date of preparation of this staff report, no comments were received from the public regarding this conditional use permit request. Any comments received after the distribution of this report shall be read into the record at the public hearing.

ANALYSIS:

1. General Plan Consistency. The requested CUP 2013-006 to allow for the expansion in enrollment of an existing public charter school is consistent with the following goals and objectives of the San Fernando General Plan Land Use Element by:

- ✓ Retaining the small town character of San Fernando.
 - ✓ Maintaining an identity that is distinct from surrounding communities.
- (San Fernando General Plan Land Use Element Goals I-IV, Pg. IV-6)

The requested CUP to allow for the expansion in enrollment of an existing public charter school from 300 to 360 students within the existing building at 1218 Fourth Street would allow for the “retention of the small town character of San Fernando,” in that, the school is small in scale keeping with the scale of the neighborhood. Through the proposed expansion of the existing public charter school, new opportunities will be created for residents to be able to matriculate their children in a school that provides an alternative approach to education that is distinct from the surrounding communities. Currently the facility has a waiting list of 195 students, 55 of which reside in the City of San Fernando.

2. Zoning Consistency. Pursuant to City Sections 106-423(1) and 106-353(3), the requested CUP 2013-006 for the operation of a school use is a conditionally permitted use within the R-3 (Multiple Family) Zone. Pursuant to Section 106-353(3), a school use may operate in an R-1 (Single Family Residential) Zone subject to the review and approval of a conditional use permit by the Planning and Preservation Commission. Pursuant to Section 106-423(1), all conditionally permitted uses in the R-1 (Single Family Residential) Zone are conditionally permitted in the R-3 (Multiple Family) Zone.

The requested CUP 2013-006 to allow for an existing public charter school to amend the existing entitlement (i.e., CUP 2008-02) that would facilitate an increased student enrollment from 300 to 360 students has been reviewed for consistency with the applicable regulations for similarly zoned R-3 property. Based on the foregoing, it is City Planning Staff's determination that proposed increased enrollment from 300 to 360 students and any associated on-site and off-site improvements included as part of the CUP request are consistent with all of the applicable development standards for the R-3 (Multiple Family) Zone.

3. Conditional Use Permit Findings. As the name implies, a Conditional Use Permit ("CUP") allows the City of San Fernando the ability to consider specified uses that might not otherwise be allowed as a principally permitted use, provided the landowner or applicant meets certain conditions of approval. The basic goal of the CUP is to allow the full range of land uses required for the community to function, while still giving the community some control over individual situations that could result in land use conflicts and/or negative environmental impacts. CUPs are important to land use planning because it allows the Planning and Preservation Commission (the "Commission") to review the potential impacts associated with the discretionary review of the proposed development.

A CUP is subject to discretionary review by the Commission. Discretionary review is a process that permits the Commission to review individual cases for proposed uses of the land and approve a project subject to specific conditions or deny the CUP request. Conditions of project approval imposed on the applicant through the discretionary review process may call for any measures that are reasonably related to preventing potential adverse land use and/or environmental impacts that might be associated with the project.

The approval or denial of a CUP is based on the Commission's ability to be reasonably satisfied with the project and that it possesses certain characteristics that are identified in the form of 10 findings of fact, as required per City Code Section 106-145. All findings must be justified and upheld in the affirmative for approval of the CUP; a negative determination on any single finding is grounds for a denial of the CUP.

It is City Planning Staff's assessment that the findings for approval of the CUP 2013-006 can be made in this instance based on the aforementioned discussion, and as explained below for each of the required findings of fact.

- a) **The proposed use is one conditionally permitted within the subject zone and complies with all applicable sections of the zoning ordinance.**

Pursuant to City Code Sections 106-423(1) and 106-353(3), the requested conditional use permit seeks to allow for an existing public charter school use (grades 6-8) to continue to operate and expand its operation via an increase in enrollment from 300 to 360 students within an existing school building at 1218 Fourth Street. As noted in City

Code Section 106-423(1), all conditionally permitted uses in the R-1 (Single Family Residential) Zone are conditionally permitted in the R-3 (Multiple Family) Zone. Pursuant to Section 106-353(3), a school use may operate in an R-1 (Single Family Residential) Zone subject to the review and approval of a conditional use permit by the Planning and Preservation Commission.

The approval of the requested CUP 2013-006 is consistent with the intent and purpose of the zone and the applicable development standards and design guidelines subject to the project's implementation per the Planning and Preservation Commission review and approval of the proposed enrollment expansion and associated conditions of project approval ("Conditions of Approval" are provided as Exhibit "A" to Attachment 1). Therefore, it is staff's assessment that the proposed CUP 2013-006 is conditionally permitted within the R-3 (Multiple Family) Zone and complies with all applicable sections of the City Zoning Ordinance. Thus, it is staff's assessment that this finding can be made in this case.

b) The proposed use would not impair the integrity and character of the zone in which it is to be located.

The existing school use and associated project request to increase student enrollment is conditionally permitted within the Truman/San Fernando District's Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone through the review and approval of the Planning and Preservation Commission. The proposed used is currently operating within an existing 11,936 sq. ft. school building. Granting the conditional use permit would allow for an existing public charter school to continue to operate and expand its enrollment cap from 300 to 360 students. Therefore, approval of the requested Conditional Use Permit 2013-006 will not impair the integrity, character or the intent and purpose of the R-3 (Multiple Family) Zone. Thus, it is staff's assessment that this finding can be made.

c) The subject site is physically suitable for the type of land use being proposed.

The Project includes two sites at 1218 Fourth Street (the primary school site) and at 323 & 333 Hagar Street (the parking and playground facilities site) that collectively are physically suitable to accommodate the proposed increased student enrollment and associated traffic for the requested CUP 2013-006. The proposed ongoing operation of the public charter school and requested increase in enrollment from 300 to 360 students will occur within the confines of the existing 11,936 sq. ft. commercial building which is located on an approximate 14,250 sq. ft. project site at 1218 Fourth Street. The primary school site affected by the increased enrollment is located within the R-3 (Multiple Family) Zone and is located along the west side of the 1200 block of Fourth Street, between Alexander Street and Hagar Street (Los Angeles County Assessor's Parcel No.: 2520-022-006). In addition, parking and playground facilities for the

existing school are located off-site on two adjacent lots totaling approximately 21,375 sq. ft. located at 323 & 333 Hagar Street. The project site is currently adjacent to a Multi-Family uses to the north and west and single family residential uses to the south and east of the project site.

The subject site will provide the required amount of parking pursuant to City Code Section 106-822(b)(4)a; requiring a minimum of two (2) off-street parking spaces for every classroom. Parking for the subject site is provided by 29 off-street parking stalls, 16 standard stalls, nine (9) compact and four (4) handicap stalls. Thus, it is staff's assessment that this finding can be made.

d) The proposed use is compatible with land uses presently on the subject property.

The proposed CUP 2013-006 request would allow for the increased student enrollment from 300 to 360 for a public charter school that has been in operation since 2009 at 1218 Fourth Street through the previous city-approval of CUP 2008-002. The proposed increase in student enrolment will all be within the existing school building in a manner that is keeping with the small town character of San Fernando. The continued operation and expansion of the school use is a use that is conditionally permitted in the City's R-3 (Multiple Family) Zone. Thus, it is staff's assessment that this finding can be made.

e) The proposed use would be compatible with the existing and future land uses within the zone and the general area in which the proposed use is to be located.

Allowing the existing public charter school to increase enrollment from 300 to 360 students within the existing building is compatible with the existing and conditionally permitted uses as well as future land uses within the R-3 (Multiple Family) Zone. The proposed expansion of the existing school enrollment promotes and implements the purpose and intent of the R-3 (Multiple Family) Zone. The continuation and proposed expansion of the school facility through increased enrollment while retaining the existing building footprint promotes a niche academic curriculum that is distinct from other schools provided in surrounding communities and therefore maintains an "identity that is distinct from other communities. Thus, it is staff's assessment that this finding can be made in this case.

f) There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The existing school will continue to be housed in the existing building. The existing school will continue to be adequately served by water, sanitation and public utilities located at the subject site. The existing school occupies a 11,936 sq. ft. building that

will be used to serve an additional 60 students. Additional water consumption will be limited to that required for the 60 students. The additional water consumption will be related to the flushing of toilets (1.6 galls per flush with 3.2 gallons per school day per student) and faucets (0.5 gallons per day per student). The 60 students will use an estimated 222 gallons of water on a daily basis. Typically, 80 percent of the water consumed or 178 gallons per day will be conveyed to the sanitary sewers. As a result, the potential water and wastewater impacts will be limited and not adversely impact existing public utilities. Thus, it is staff's assessment that this finding can be made.

g) There would be adequate provisions for public access to serve the subject proposal.

The continued operation of a charter school at 1218 Fourth Street with expanded student enrollment would significantly impact the two school sites and would continue to maintain adequate provision for public access resulting from the existing physical improvements on-site parking facility driveways and drive aisles and the on-site pedestrian pathways that collectively provide unobstructed access from Fourth Street, Alexander and Hagar Street. Employees and or visitors of the school have the ability to enter the facility from aforementioned points of entry. Off-street parking is accessible from Fourth Street and Hagar Street through the use of their respective driveway approaches. Parking for the subject site is provided by 29 off-street parking stalls, 16 standard stalls, nine (9) compact and four (4) handicap stalls at 333 and 338 Hagar Street. Furthermore, the two (2) sites making up the project area are located off of a secondary arterial street (Fourth Street). Thus, it is staff's assessment that this finding can be made in this case.

h) The proposed use would be appropriate in light of an established need for the use at the proposed location.

The request to allow for an existing school use to continue to operate and expand its operation via an increased student enrollment from 300 to 360 within the existing building is permitted subject to the Commission's review and approval of Conditional Use Permit ("CUP") 2013-006. The requested CUP 2013-006 for the proposed expansion of the school use is an appropriate and compatible use for the types of currently established and potentially permitted uses that the R-3 (Multiple Family) Zone allows. Approval of the CUP 2013-006 for the proposed expansion of the existing school use through an increased enrollment of 60 additional students provide an area in the district for a variety of uses operating under development standards designed to limit impacts on surrounding land uses.

The approval of the requested CUP would expand the available middle school options in the area allowing for the expansion of a niche academic curriculum to an additional 60 students that is distinct from the services provided by other schools in the surrounding communities that meets the purpose and intent of the district. Therefore,

the proposed CUP at the subject site would be appropriate in light of the ongoing need for the use at the subject site. Thus, it is staff's assessment that this finding can be made in this case.

- i) **The proposed use is consistent with the objectives, policies, general land uses and programs of the City's general plan.**

The two sites making up the project area have a HDR (High Density Residential) City General Plan Land Use Designation. The proposed use is consistent with the City's General Plan Land Use Element by "retaining the small town character of San Fernando." The proposed continuance of the existing school use will expand the types of uses currently in operation in R-3 (Multiple Family) Zone. Consistent with City's General Plan objectives the proposed use will help preserve an identity that is distinct from surrounding communities through the maintenance and expansion of education opportunities available to students in the city. (San Fernando General Plan Land Use Element Goals and Objectives, Pg. IV-6). Thus, it is staff's assessment that this finding can be made in this case.

- j) **The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.**

The requested CUP 2013-006 to amend the operation of the existing school use would allow for the expansion of the existing school's enrollment by an additional 60 students creating new education opportunities at the subject sites and within the community as a whole. With the adoption of the recommended conditions of project approval for the requested CUP 2013-006, the public charter school would be required to provide sufficient safeguards to deter public nuisance issues and protect public interest, health, safety, convenience and welfare. Noncompliance with the conditions of project approval for the requested CUP would require corrective action on behalf of the school operator and ongoing non-compliance may result in revocation of the city-approved CUP. Thus, it is staff's assessment that this finding can be made in this case.

CONCLUSION:

In light of the forgoing analysis, it is City Planning Staff's assessment that the Planning and Preservation Commission's approval of the CUP 2013-006 is warranted. The Commission's approval of CUP 2013-006 would allow for a public charter school use to continue to operate and expand its operation via an increased enrollment from 300 to 360 students within the existing school building at 1218 Fourth Street. The Commission's approval of CUP 2013-006 would be consistent with the City of San Fernando General Plan's goals and objectives for properties within the HDR (High Density Residential) land use designation and the intent and purpose of the R-3 (Multiple Family) Zone.

Based on the above findings, City Planning Staff recommends that the Planning and Preservation Commission approve conditional use permit 2013-006 to amend conditional use permit 2008-02 allowing for the increased enrollment from 300 to 360 students for an existing public charter middle school, located at 1218 Fourth Street, pursuant to Planning and Preservation Commission Resolution 2016-009 and the Conditions of Approval attached as Exhibit "A" to the Resolution (Attachment No.1).

ATTACHMENTS:

1. Planning and Preservation Commission Resolution 2016-009 and Exhibit "A": Conditions of Approval
2. Initial Study and Mitigated Negative Declaration - Mitigation Monitoring and Reporting Program
3. Traffic Impact Study
4. Conditional Use Permit Application – CUP 2013-006
5. Zoning & Vicinity Map
6. Project Site Photos
7. Site Plan

RESOLUTION NO. 2016-009**A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION APPROVING CONDITIONAL USE PERMIT 2013-006 TO AMEND CONDITIONAL USE PERMIT 2008-02 ALLOWING FOR THE INCREASED ENROLLMENT FROM 300 TO 360 STUDENTS FOR AN EXISTING PUBLIC CHARTER MIDDLE SCHOOL LOCATED AT 1218 FOURTH STREET.**

WHEREAS, on June 23, 2013, an application was filed by PUC Schools to request review and approval of a conditional use permit amend its current conditional use permit 2008-02 to allow for a public charter school use to continue to operate and expand its operation via an increased student enrollment from 300 to 360 within the existing building. The use will occupy one existing approximately 11,936 square-foot commercial building, located at 1218 Fourth Street, within City's R-3 (Multiple Family) Zone;

WHEREAS, the applicant has requested approval of a conditional use permit pursuant to City Section 106-423(1) and 106-353(3) to allow for an existing school use to continue to operate and expand its enrollment from 300 to 360;

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the project, written and oral at the public hearing held on the 13th day of September 2016.

NOW, THEREFORE, BE IT RESOLVED that the Planning and Preservation Commission finds as follows:

SECTION 1: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). The City of San Fernando as the designated Lead Agency overseeing the environmental review for the "Project" has prepared an Initial Study to determine the nature and extent of the environmental review required for the Project. On the basis of the Initial Study prepared for the Project, it has been determined that the proposed Conditional Use Permit 2013-006 which includes a requested for increased enrollment from 300 to 360 students will not have a significant effect on the environment and therefore a Mitigated Negative Declaration has been prepared.

SECTION 2: The proposed project is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan Land Use Element and the intent and purpose of the development standards of the San Fernando Corridors Specific Plan; and

SECTION 3: Pursuant to City Code Section 106-145, the Planning and Preservation Commission finds that the following findings for Conditional Use Permit 2016-005 have been justified and upheld in the affirmative because of the recommended conditions of approval regarding operating procedures governing the operation of the land use. The Planning and Preservation Commission findings are as followed:

1. The proposed use is one conditionally permitted within the subject zone and complies with all applicable sections of the zoning ordinance.

Pursuant to City Code Sections 106-423(1) and 106-353(3), the requested conditional use permit seeks to allow for an existing public charter school use (grades 6-8) to continue to operate and expand its operation via an increase in enrollment from 300 to 360 students within an existing school building at 1218 Fourth Street. As noted in City Code Section 106-423(1), all conditionally permitted uses in the R-1 (Single Family Residential) Zone are conditionally permitted in the R-3 (Multiple Family) Zone. Pursuant to Section 106-353(3), a school use may operate in an R-1 (Single Family Residential) Zone subject to the review and approval of a conditional use permit by the Planning and Preservation Commission.

The approval of the requested CUP 2013-006 is consistent with the intent and purpose of the zone and the applicable development standards and design guidelines subject to the project's implementation per the Planning and Preservation Commission review and approval of the proposed enrollment expansion and associated conditions of project approval ("Conditions of Approval" are provided as Exhibit "A" to Attachment 1). Therefore, it is staff's assessment that the proposed CUP 2013-006 is conditionally permitted within the R-3 (Multiple Family) Zone and complies with all applicable sections of the City Zoning Ordinance. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

2. The proposed use would not impair the integrity and character of the zone in which it is to be located.

The existing school use and associated project request to increase student enrollment is conditionally permitted within the Truman/San Fernando District's Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone through the review and approval of the Planning and Preservation Commission. The proposed use is currently operating within an existing 11,936 sq. ft. school building. Granting the conditional use permit would allow for an existing public charter school to continue to operate and expand its enrollment cap from 300 to 360 students. Therefore, approval of the requested Conditional Use Permit 2013-006 will not impair the integrity, character or the intent and purpose of the R-3 (Multiple Family) Zone. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

3. The subject site is physically suitable for the type of land use being proposed.

The Project includes two sites at 1218 Fourth Street (the primary school site) and at 323 & 333 Hagar Street (the parking and playground facilities site) that collectively are physically suitable to accommodate the proposed increased student enrollment and associated traffic for the requested CUP 2013-006. The proposed ongoing operation of the public charter school and requested increase in enrollment from 300 to 360 students will occur within the confines of the existing 11,936 sq. ft. commercial building which is located on an approximate 14,250 sq. ft. project site at 1218 Fourth Street. The primary school site affected by the increased enrollment

is located within the R-3 (Multiple Family) Zone and is located along the west side of the 1200 block of Fourth Street, between Alexander Street and Hagar Street (Los Angeles County Assessor's Parcel No.: 2520-022-006). In addition, parking and playground facilities for the existing school are located off-site on two adjacent lots totaling approximately 21,375 sq. ft. located at 323 & 333 Hagar Street. The project site is currently adjacent to a Multi-Family uses to the north and west and single family residential uses to the south and east of the project site.

The subject site will provide the required amount of parking pursuant to City Code Section 106-822(b)(4)a; requiring a minimum of two (2) off-street parking spaces for every classroom. Parking for the subject site is provided by 29 off-street parking stalls, 16 standard stalls, nine (9) compact and four (4) handicap stalls. As a condition of approval; faculty must park within the off-street parking facility. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

4. The proposed use is compatible with land uses presently on the subject property.

The proposed CUP 2013-006 request would allow for the increased student enrollment from 300 to 360 for a public charter school that has been in operation since 2009 at 1218 Fourth Street through the previous city-approval of CUP 2008-002. The proposed increase in student enrolment will all be within the existing school building in a manner that is keeping with the small town character of San Fernando. The continued operation and expansion of the school use is a use that is conditionally permitted in the City's R-3 (Multiple Family) Zone. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

5. The proposed use would be compatible with the existing future land uses within the zone and the general area in which the proposed use is to be located.

Allowing the existing public charter school to increase enrollment from 300 to 360 students within the existing building is compatible with the existing and conditionally permitted uses as well as future land uses within the R-3 (Multiple Family) Zone. The proposed expansion of the existing school enrollment promotes and implements the purpose and intent of the R-3 (Multiple Family) Zone. The continuation and proposed expansion of the school facility through increased enrollment while retaining the existing building footprint promotes a niche academic curriculum that is distinct from other schools provided in surrounding communities and therefore maintains an "identity that is distinct from other communities. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The existing school will continue to be housed in the existing building. The existing school will continue to be adequately served by water, sanitation and public utilities located at the subject site. The existing school occupies a 11,936 sq. ft. building that will be used to serve an additional 60 students. Additional water consumption will be limited to that required for the 60 students. The additional water consumption will be related to the flushing of toilets (1.6 galls per flush with 3.2 gallons per school day per student) and faucets (0.5 gallons per day per

student). The 60 students will use an estimated 222 gallons of water on a daily basis. Typically, 80 percent of the water consumed or 178 gallons per day will be conveyed to the sanitary sewers. As a result, the potential water and wastewater impacts will be limited and not adversely impact existing public utilities. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

7. There would be adequate provisions for public access to serve the subject proposal.

The continued operation of a charter school at 1218 Fourth Street with expanded student enrollment would significantly impact the two school sites and would continue to maintain adequate provision for public access resulting from the existing physical improvements on-site parking facility driveways and drive aisles and the on-site pedestrian pathways that collectively provide unobstructed access from Fourth Street, Alexander and Hagar Street. Employees and or visitors of the school have the ability to enter the facility from aforementioned points of entry. Off-street parking is accessible from Fourth Street and Hagar Street through the use of their respective driveway approaches. Parking for the subject site is provided by 29 off-street parking stalls, 16 standard stalls, nine (9) compact and four (4) handicap stalls at 333 and 338 Hagar Street. Furthermore, the two (2) sites making up the project area are located off of a secondary arterial street (Fourth Street). Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

8. The proposed use would be appropriate in light of an established need for the use at the proposed location.

The request to allow for an existing school use to continue to operate and expand its operation via an increased student enrollment from 300 to 360 within the existing building is permitted subject to the Commission's review and approval of Conditional Use Permit ("CUP") 2013-006. The requested CUP 2013-006 for the proposed expansion of the school use is an appropriate and compatible use for the types of currently established and potentially permitted uses that the R-3 (Multiple Family) Zone allows. Approval of the CUP 2013-006 for the proposed expansion of the existing school use through an increased enrollment of 60 additional students provide an area in the district for a variety of uses operating under development standards designed to limit impacts on surrounding land uses.

The approval of the requested CUP would expand the available middle school options in the area allowing for the expansion of a niche academic curriculum to an additional 60 students that is distinct from the services provided by other schools in the surrounding communities that meets the purpose and intent of the district. Therefore, the proposed CUP at the subject site would be appropriate in light of the ongoing need for the use at the subject site. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

9. The proposed use is consistent with the objectives, policies, general land uses and programs of the City's general plan.

The two sites making up the project area have a HDR (High Density Residential) City General Plan Land Use Designation. The proposed use is consistent with the City's General Plan Land

Use Element by “retaining the small town character of San Fernando.” The proposed continuance of the existing school use will expand the types of uses currently in operation in R-3 (Multiple Family) Zone. Consistent with City’s General Plan objectives the proposed use will help preserve an identity that is distinct from surrounding communities through the maintenance and expansion of education opportunities available to students in the city. (San Fernando General Plan Land Use Element Goals and Objectives, Pg. IV-6). Thus, it is the Planning and Preservation Commission’s assessment that this finding can be made in this case.

10. The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

The requested CUP 2013-006 to amend for the operation of the existing school use would allow for the expansion of the existing school’s enrollment by an additional 60 students creating new education opportunities at the subject sites and within the community as a whole. With the adoption of the recommended conditions of project approval for the requested CUP 2013-006, the public charter school would be required to provide sufficient safeguards to deter public nuisance issues and protect public interest, health, safety, convenience and welfare. Noncompliance with the conditions of project approval for the requested CUP would require corrective action on behalf of the school operator and ongoing non-compliance may result in revocation of the city-approved CUP. Thus, it is the Planning and Preservation Commission’s assessment that this finding can be made in this case.

(SIGNATURES ON THE FOLLOWING PAGE)

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Conditional Use Permit 2013-006, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 13th day of September 2016.

THEALE E. HAUPT, CHAIRPERSON

ATTEST:

FEDERICO RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF SAN FERNANDO)

I, FEDERICO RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 13th day of September 2016; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

FEDERICO RAMIREZ, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION

EXHIBIT “A”
CONDITIONS OF APPROVAL

PROJECT NO. : **Conditional Use Permit 2013-006**

PROJECT ADDRESS : 1218 Fourth Street, San Fernando, CA 91340
(Los Angeles County Assessor’s Parcel No.: 2520-022-006)

PROJECT DESCRIPTION : The proposed project is a request for the approval of a conditional use permit to amend an existing Conditional Use Permit 2008-02 to allow for a public charter school use to continue to operate and expand its operation via an increased student enrollment from 300 to 360 within the existing building. The subject property is located along the west side of the 1200 block of Fourth Street, between Alexander Street and Hagar Street; within the R-3 (Multiple Family) Zone

.

The following conditions shall be made a part of the approval of the project, and shall be complied with in their entirety, as determined by the Community Development Department:

1. Conditional Use Permit Entitlement. The Conditional Use Permit 2013-006 is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on September 13, 2016 except as herein modified to comply with these Conditions of Approval.
2. Priority Enrollment of City of San Fernando Students. At a maximum capacity of 360 students, minimum of 40% of students shall be residents of the City of San Fernando. All City of San Fernando residents on any current or future school waiting list shall receive priority for enrollment.
3. Traffic Control Measures. The following measures shall be implemented as necessary to avoid adverse impact to the existing traffic flow on the abutting streets:
 - a. Traffic Management Plan. A Traffic Mitigation Plan shall elaborate in detail the provisions for pick-up and drop-off procedures, parking and car-pooling, which shall be submitted to and approved by the City Engineer and the Community Development Director prior to the issuance of an updated certificate of occupancy for the maximum enrollment of 360 students. The Traffic Management Plan shall include copies of the “Enrollment Contract” that all parents will be required to sign. A provision of each contract shall specify that the parents agree to abide by all of the school’s traffic guidelines and to obey all traffic and parking signage and that failure to comply with these provisions could ultimately subject their student(s) to dismissal. The director will monitor compliance with the approved Traffic Management Plan and make changes as necessary to address negative traffic impacts if the arise over time.
 - b. Work with the City of San Fernando to develop a Traffic Management Plan;
 - c. Develop, Clarify and publicize traffic rules, map, and Traffic Contract directly to all parents;

- d. Install “School, Speed Limit 25, When Children Are Present [(SR4-1(CA) sign per CA-MUTED, Latest Version)]” signage for eastbound and westbound traffic on Celis Street as well as for northbound and southbound traffic on Huntington Street up to 500 feet in advance of the School property;
 - e. Repaint the three crosswalks at Fourth Street and Alexander Street using yellow paint to indicate a school zone with crosswalks used by school children;
 - f. Paint on the pavement of Fourth Street “SLOW SCHOOL XING” markings using yellow paint for the eastbound and westbound traffic at least 100 feet in advance of crosswalks at Alexander Street;
 - g. Stagger start and end of school times as to not coincide with nearby schools. The applicant shall establish and maintain direct contact with the local school district’s principals and administrative staff at Morningside Elementary School and San Fernando Middle School in order to coordinate operational considerations such as the Charter School’s proposed start and closure times. As part of this coordination effort, the Charter School shall identify a specific on-site school representative or “community liaison” that can be contacted by City Staff and the public to address any potential concerns associated with the school’s operation;
 - h. Install parking restriction signs prohibiting stopping at all times between 7:00 AM and 5:00 PM on school days along the frontage on the south side of Fourth Street from Alexander Street to Hagar Street allowing queuing area for cars entering the entrance driveway to the off-street pick-up/drop-off and parking areas;
 - i. The School shall ensure that trained staff be present during drop-off/pick-up times to assist parents in following the traffic management plan.
4. Operation. The use shall operate under the following practices:
- a. Outdoor Eating Area. The applicant shall provide an overall plan for the proposed use and operation of the parking lot and outdoor eating area that will be reviewed and approved by the Community Development Director;
 - b. The outdoor areas of the site (parking lot, street frontages) shall be cleaned daily to maintain the property free of outdoor storage and trash;
 - c. Exterior lighting of the parking area shall provide adequate lighting while not producing glare or light spillover disturbing surrounding residential areas;
- The exterior of the establishment, including all signs, accessory buildings and structures shall be maintained free of litter and graffiti at all times. All graffiti abatement/removal shall comply with city regulations;
5. Landscape. All existing on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscape and irrigation plan approved by the Community

Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances.

6. Trash Area. Trash and recycling bins shall be maintained on-site in an enclosed area where they are not directly visible from the public right-of-way. The trash area shall be kept free of trash overflow and maintained in a clean manner at all times.
7. Lighting. All exterior lighting shall be decorative cut-off fixtures (where no light is emitted above the horizontal plane) with the light source fully shielded or recessed to preclude light trespass or pollution up into the night sky. Also, any building-mounted luminaries shall be attached to walls or soffits, and the top of the fixture shall not exceed the height of the roof. All proposed light fixtures shall be designed in a manner that is consistent with the overall design of the building and shall not disturb or create glare towards neighboring properties. In addition, any decorative up-lighting, such as those that illuminate building facades or landscaping, shall be operated on timers that turn off illumination no later than 12 midnight, nightly. The Community Development Department shall review and approve all light fixtures prior to installation.
8. Mechanical and Utility Equipment. All ground mounted mechanical and utility equipment, including but not limited to transformers, terminal boxes, risers, backflow devices, gas meters, electric meters, meter cabinets, and heating, ventilation, and air conditioning (HVAC) units shall be screened from public view and treated to match the materials and colors of the building. All Electrical service facilities and equipment on or adjacent to the site shall be planned and located, relocated or modified in a manner consistent with Southern California Edison Company guidelines to minimize human exposure to electromagnetic fields on the site and on adjacent properties, and with any other applicable requirements or guidelines of the California Public Utilities Commission or any other agency with jurisdiction, unless otherwise specified by the Community Development Department. All mechanical and utility equipment locations and screening/treatment shall be approved by the Community Development Department prior to installation or modification.
9. Utilities. Unless otherwise approved by the Community Development Department, all utilities shall be located underground. The applicant shall comply with all applicable requirements or guidelines of any relevant utility company, the California Public Utilities Commission, or any other agency with jurisdiction, relating to construction and/or occupancy of structures in proximity to any over-head or underground utility lines which are adjacent to or extend through the subject property, unless otherwise specified by the Community Development Department. Applicant shall provide any utility easements as necessary.
10. Site Inspections. Prior to the issuance of a Certificate of Occupancy, the Community Development Department and the Public Works Department shall inspect the site to assure compliance with these Conditions of Approval. Subsequent to occupancy, owners and all successors shall grant the right of access to authorized agents of the City of San Fernando to conduct periodic inspections of the property.
11. Encroachment Permit. Under no circumstances shall any public right-of-way be obstructed during construction by materials, vehicles, equipment or other related objects without prior approval from the City Engineer. An Encroachment Permit must be obtained from the Public Works Department prior to any demolition and/or new construction activity that would require staging and/or

construction within the public right-of-way.

12. General Compliance. The applicant shall comply with all requirements of applicable Federal, State, or local law, ordinance, or regulation.
13. Surface Runoff. All requirements of the National Pollutant Discharge Elimination System (NPDES) shall be complied with and an NPDES permit, including but not limited to the installation of any required clarifiers and/or on-site infiltration system, must be obtained prior to any occupation or use of the site. During construction, the project site shall comply with all applicable Best Management Practices (BMPs).
14. Property Maintenance. The project site and its immediate surrounding area shall be maintained in a clean, neat and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
15. Modifications. Unless the Director of Community Development or his or her designee deems a proposed change to the approved plans and operation a minor modification, any and all other modifications to the development plan, including these conditions of approval, shall require review and approval by the Planning and Preservation Commission. Expansion or enlargement of the business premises over the life of the structure or the use shall be subject to the CUP modification approval process.
16. Revocation. Violation of, or noncompliance with, any of these conditions of approval shall constitute grounds for revocation this conditional use permit, as provided below:

This conditional use permit may also be revoked as provided in City Code Sections 106-148. If at any time the operation of the business becomes a nuisance, is detrimental to the public health, safety, or welfare. The Planning and Preservation Commission, after a public hearing, as hereinafter provided, may revoke the conditional use permit herein granted or may modify and amend the same in such manner as it may determine necessary to abate the nuisance or preclude the undesirable activities.
17. Acceptance. Within thirty (30) days of approval of this conditional use permit, the operator(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval by signing a statement using an acceptance affidavit form provided by the City of San Fernando that acknowledges acceptance of and commitment to adhere to all of the conditions of approval.
18. Recordation. The applicant shall provide the community development department with proof that the conditions of approval have been recorded with the Los Angeles Registrar Recorder/County Clerk's Office.
19. Expiration. This conditional use permit shall become null and void unless exercised by initiating substantive action to implement the operation permitted by this entitlement within twelve (12) months of final approval; or until such additional time as may be granted by the community development department upon receipt of a request for an extension received prior to such expiration date. Subsequent failure to obtain and exercise an active business occupancy permit shall also cause expiration of the conditional use permit.

AUG 22 2016


 THE CITY OF
SAN FERNANDO

**Notice of Intent to Adopt a Mitigated Negative Declaration and
 Public Hearing Notice for Conditional Use Permit 2013-006**

NOTICE IS HEREBY GIVEN that the City of San Fernando Community Development Department (the "City") has prepared an Initial Study to provide a comprehensive assessment of any potential environmental impacts associated with the proposed Conditional Use Permit (CUP) to allow for the modification of CUP 2008-02 allowing for the increased student enrollment/occupancy from 300 to 360 students. The subject property is located along the west side of the 1200 block of Fourth Street, between Alexander Street and Hagar Street; within the R-3 (Multiple Family) Zone.

In accordance with the provisions of the California Environmental Quality Act (CEQA), this notice is intended to advise all interested individuals that the City as the "Lead Agency" has determined that the proposed Project will not have a significant adverse impact on the environment and therefore intends to adopt a Mitigated Negative Declaration for the Project.

Pursuant to the CEQA Guidelines, the Lead Agency is providing a 20-day public comment period during which all interested individuals can submit comments to the City of San Fernando Community Development Department on the Initial Study and Mitigated Negative Declaration document. The 20-day public comment period for the Initial Study and Mitigated Negative Declaration is from Monday, August 22, 2016 to Sunday September 11, 2016. Following the public review period the Planning and Preservation Commission will hold a public hearing to consider the proposed project's compliance with applicable zoning regulations and in order to make a decision on the proposed Conditional Use Permit and associated environmental assessment. Subsequent to the public review period, the Planning and Preservation Commission will hold a public hearing to consider the proposed Project that includes the Conditional Use Permit, Initial Study and Mitigated Negative Declaration. The following section provides detailed information about the scheduled public hearing date and the Project:

PUBLIC HEARING:

Planning and Preservation Commission Public Hearing

Date: Tuesday, September 13, 2016Time: 6:30 p.m.Location: City of San Fernando City Hall - Council Chambers
117 Macneil Street
San Fernando, CA 91340**PROJECT TITLE:**

Conditional Use Permit 2013-006, Initial Study and Mitigated Negative Declaration

APPLICANT:

PUC Schools, 1405 N San Fernando Blvd., Suite 303, Burbank, CA 91504

PROJECT LOCATION:1218 Fourth Street, San Fernando, CA 91340
(Los Angeles County Assessor's Parcel No.: 2520-022-006)**PROJECT DESCRIPTION:**

The proposed project is a request for the approval of a Conditional Use Permit (CUP) to allow for the modification of CUP 2008-02 allowing for the increased student enrollment/occupancy from 300 to 360 students. The subject property is located along the west side of the 1200 block of Fourth Street, between Alexander Street and Hagar Street; within the R-3 (Multiple Family) Zone.

**ENVIRONMENTAL
ASSESSMENT:**

The City of San Fernando is the designated Lead Agency overseeing the environmental review for the Project. As the Lead Agency, the City of San Fernando has prepared an Initial Study to determine the nature and extent of the environmental review required for the Project. On the basis of the Initial Study prepared for the Project, it has been determined that the proposed Conditional Use Permit will not have a significant effect on the environment and therefore a Mitigated Negative Declaration has been prepared.

A copy of the Initial Study and Mitigated Negative Declaration, and other materials used as

baseline information by the Lead Agency to make the determination that the proposed project merits adoption of a Mitigated Negative Declaration are available for review at the Community Development Department, 117 Macneil Street, San Fernando, CA 91340, the Los Angeles County Library located at 217 N. Maclay Avenue, San Fernando, CA 91340, Las Palmas Park, 505 S. Huntington Street, San Fernando, CA 91340, and at Recreation Park located at 208 Park Avenue, San Fernando, CA 91340. Documents are also available online at: www.sfcity.org/environmental.

PUBLIC REVIEW PERIOD:

The 20-day public comment period for the Initial Study and Mitigated Negative Declaration is from **Monday, August 22, 2016 to Sunday September 11, 2016.** (Notice is pursuant to Section 21092.5 of the Public Resources Code.)

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of San Fernando at, or prior to, the public hearings.



FEDERICO RAMIREZ
Community Development Director



INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

**NUEVA ESPERANZA CHARTER ACADEMY
1218 FOURTH STREET
SAN FERNANDO, CALIFORNIA 91340**



LEAD AGENCY:

**CITY OF SAN FERNANDO
COMMUNITY DEVELOPMENT DEPARTMENT
117 MACNEIL STREET
SAN FERNANDO, CALIFORNIA 91340**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 E. COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

AUGUST 19, 2016

SANF 019



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1. INTRODUCTION

The City of San Fernando Community Development Department (referred to hereinafter as the Lead Agency) is reviewing an application to amend conditional use permit (CUP) 2008-02 to increase the permitted student enrollment from the current cap of 300 students to 360 students. The Project site is occupied by the existing Nueva Esperanza Charter Academy at 1218 Fourth Street. The existing campus occupies a 14,260 square-foot site within the R-3 (*Multiple Family*) Zone. In addition, parking and playground facilities for the existing school are located off-site on two adjacent lots totaling 21,375 square feet at 323-333 Hagar Street. To allow for an increase in student enrollment from 300 students to 360 students, a modification to the existing CUP 2008-02 will be required pursuant to the City of San Fernando Zoning Ordinance.

The proposed CUP Amendment is considered to be a project under the California Environmental Quality Act (CEQA) and, therefore, is subject to the City's environmental review process.¹ The City of San Fernando (referred to herein as "the City") is the designated Lead Agency for the Project, and the City would be responsible for the Project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.² As part of the Project's environmental review, the City authorized the preparation of this Initial Study.³ The Project Applicant is Partnerships to Uplift Communities (PUC Schools), 1405 North San Fernando Blvd., Suite 303, Burbank, California 91604.

2. PURPOSE OF INITIAL STUDY

The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a project and to determine whether the project would have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- To facilitate the Project's environmental assessment early in the design and development of the Project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated with the Project.

¹ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 2012 (CEQA Guidelines). § 16060 (b).

² California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.

³ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 2012 (CEQA Guidelines). (CEQA Guidelines) § 16060.



Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation, fully represent the independent judgment and position of the City in its capacity as the Lead Agency. Certain projects or actions undertaken by a Lead Agency (in this instance, the City) may require approvals or permits from other public agencies. These other agencies are referred to as responsible agencies and trustee agencies.⁴ Those public agencies and/or entities that may use this Initial Study in decision-making or for informational purposes include; but are not limited to, the Los Angeles Unified School District, the City of Los Angeles, and the County of Los Angeles.

The City determined, as part of this Initial Study's preparation, that a mitigated negative declaration is the appropriate environmental document for the Project's CEQA review. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* would be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period would be provided to allow these entities and other interested parties to comment on the proposed project and the findings of the Initial Study.⁵ Questions and comments on the IS/MND should be made to the following contact person:

Federico Ramirez, Community Development Director
Humberto Quintana, Associate Planner
City of San Fernando Community Development Department
117 Macneil Street
San Fernando, CA 91340

3. PROJECT LOCATION & ENVIRONMENTAL SETTING

The Project site is located within the City of San Fernando. The City of San Fernando is located in the northeast portion of the San Fernando Valley in Los Angeles County. The City has a total land area of 2.4 square miles and is surrounded by the City of Los Angeles on all sides. Major physiographic features located in the vicinity of the City include the San Gabriel Mountains (located approximately three miles to the north), the Pacoima Wash (located along the eastern side of the City), Hansen Lake (located three miles to the southeast of the City), and the Los Angeles Reservoir (located approximately four miles to the northwest).⁶

The City of San Fernando is located 22 miles from downtown Los Angeles. Other communities located near San Fernando include Sylmar, Sun Valley, Mission Hills, and Pacoima.⁷ These latter named communities are also part of the City of Los Angeles. Regional access to the City of San Fernando and the Project site is possible from three freeways located in the area: the Interstate 5 Freeway (I-5), the State Route 118 (SR-118), and the Interstate 210 Freeway (I-210). The location of the City in a regional context is shown in Exhibit 1. A citywide map is provided in Exhibit 2. A vicinity map is provided in Exhibit 3. The

⁴ California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069.* 2012.

⁵ Ibid. *Chapter 2.6, Section 2109(b).* 2012.

⁶ United States Geological Survey. San Fernando 7 ½ Minute Quadrangle.

⁷ These are communities that are part of the City of Los Angeles.



Project site is occupied by the existing Nueva Esperanza Charter Academy. The existing campus occupies a 14,260 square-foot site within the R-3 (*Multiple Family*) Zone at 1218 Fourth Street. In addition, parking and playground facilities for the existing school are located off-site within two adjacent lots totaling 21,375 square feet at 323-333 Hagar Street. The land uses that surround the existing Nueva Esperanza Middle School include the following:

- *North of the site.* Fourth Street extends along the north side of the Nueva Esperanza campus. Further north are residential units and an institutional use.
- *South of the site.* Residential units abut the Nueva Esperanza campus on the south side.
- *East of the site.* North Hagar Street extends along the east side of the existing campus. Residential units are located further east, on the east side of North Hagar Street.
- *West of the site.* Alexander Street extends along the west side of the Project site. Residential uses are located further west, on the side of Alexander Street.

4. PROJECT DESCRIPTION

The existing Nueva Esperanza Charter Academy/Middle School is operated by Partnerships to Uplift Communities (PUC) Schools. The PUC Schools is a non-profit charter school organization that currently operates a total of 12 schools authorized by Los Angeles Unified School District. These schools currently serve the northeast San Fernando Valley and the northeast City of Los Angeles. The 12 schools include three sets of middle and high schools that were recently combined under the charter petitions of the middle schools, in order to ensure a feeder pattern from grades 6 through 12. The objective of these charter schools is to significantly increase college entrance and graduation rates for underserved students in the Los Angeles communities they serve.⁸

The existing Nueva Esperanza Charter Academy/Middle School is currently operating under CUP 2008-02. This CUP permits the school to have a maximum enrollment of 300 students. The Project Applicant is requesting an amendment to this CUP that would allow for the enrollment to be expanded to 360 students. The existing Nueva Esperanza campus will be used to serve the additional 60 students. No new construction or alterations to the existing building and playground/parking sites will be required.

The proposed CUP Amendment is considered to be a project under the California Environmental Quality Act (CEQA) and therefore, is subject to the City's environmental review process.⁹ The City of San Fernando (referred to herein as "the City") is the designated Lead Agency for the Project and the City would be responsible for the Project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.

⁸ Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.

⁹ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 2012 (CEQA Guidelines). § 16060 (b).



EXHIBIT 1
REGIONAL LOCATION MAP
SOURCE: QUANTUM GIS AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

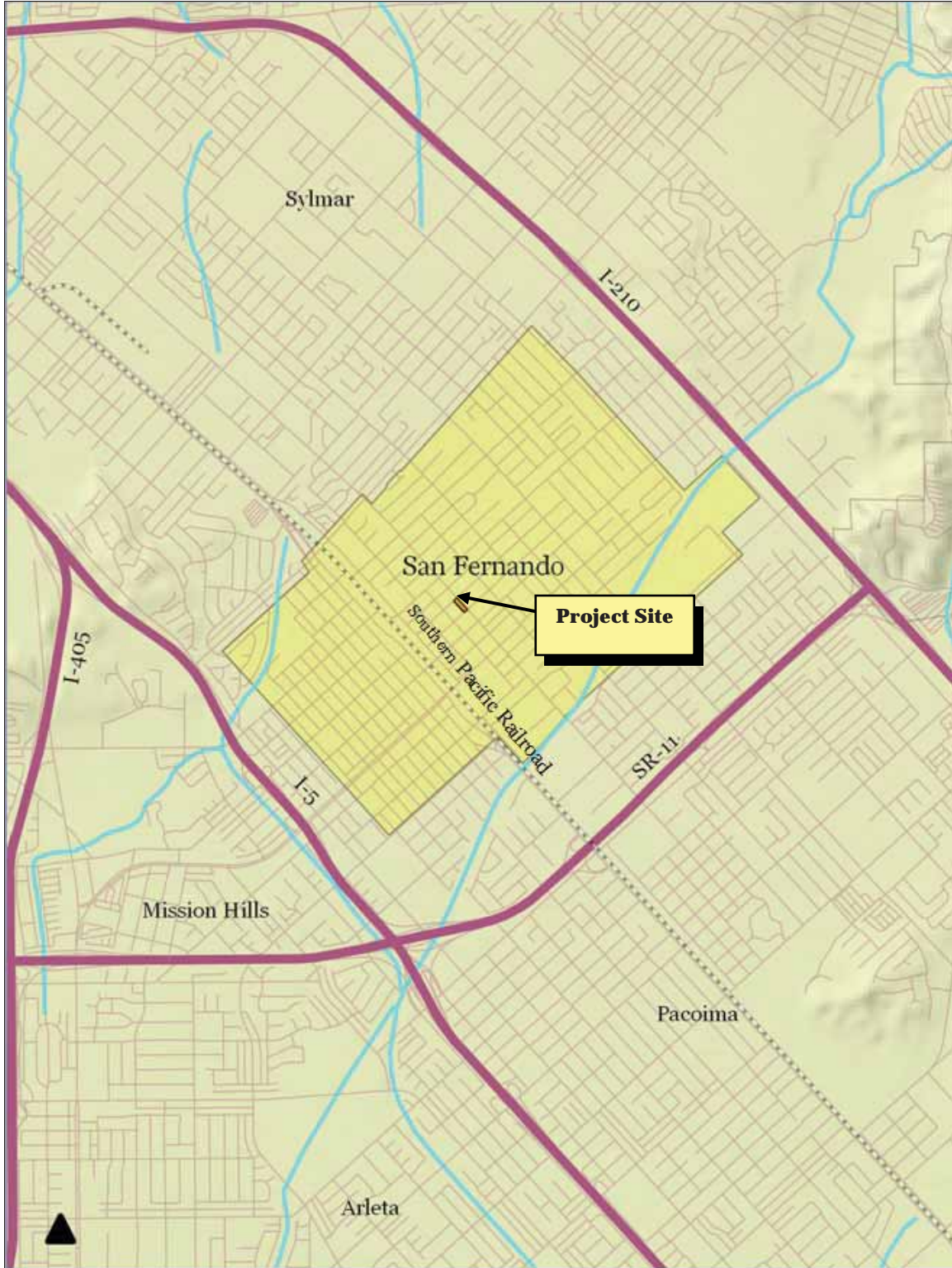


EXHIBIT 2
PROJECT LOCATION IN SAN FERNANDO
SOURCE: QUANTUM GIS AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

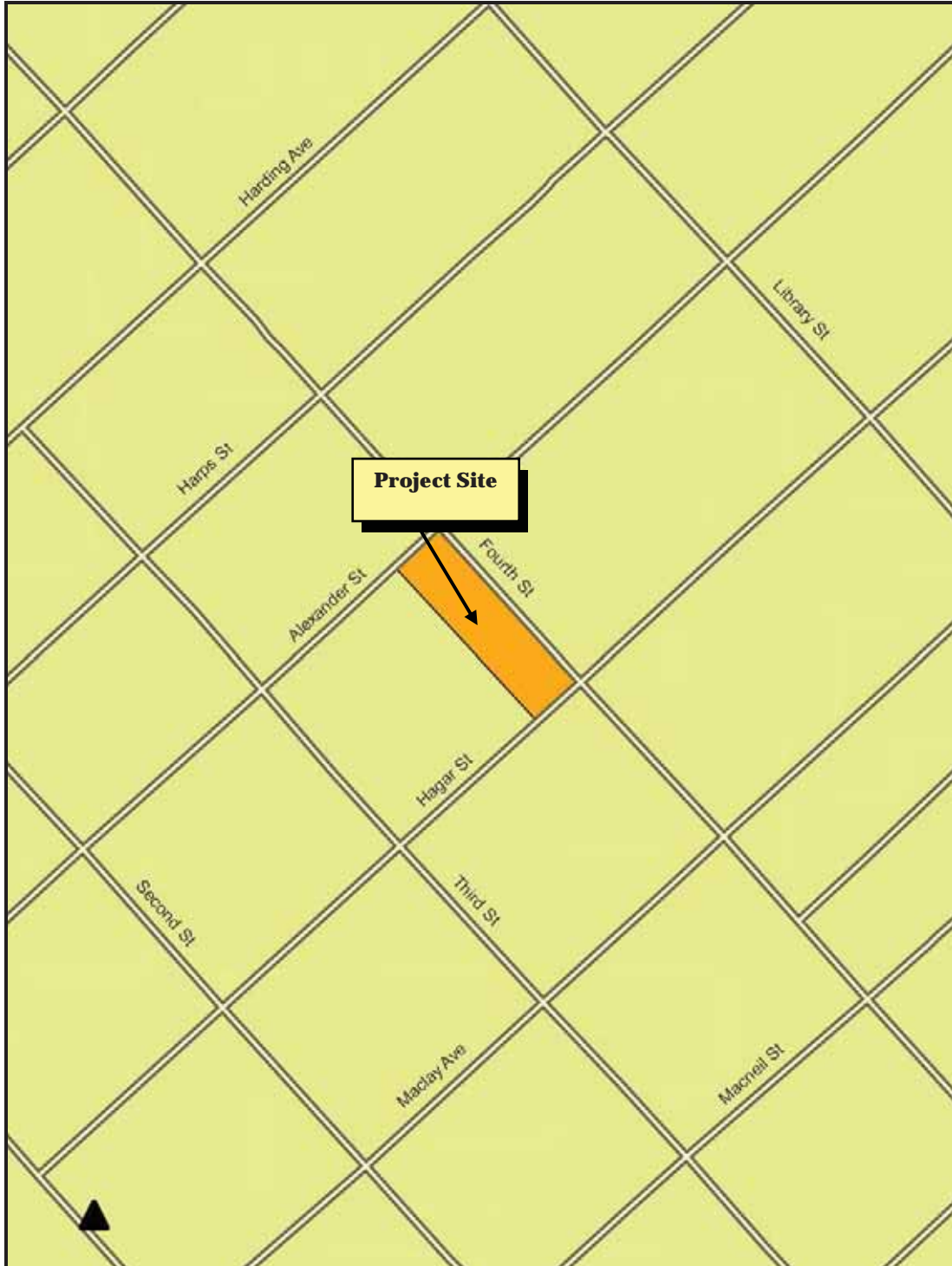


EXHIBIT 3

PROJECT VICINITY MAP

SOURCE: QUANTUM GIS AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



5. OBJECTIVES OF THE PROJECT & DISCRETIONARY ACTIONS

The objectives the City seeks to accomplish as part of the Project's implementation are described below.

- To ensure that the proposed use conforms to the City of San Fernando General Plan and Zoning Ordinance; and,
- To ensure that the environmental impacts of the proposed use are mitigated to the greatest extent possible.

A discretionary decision is an action taken by a government agency (for this project, the government agency is the City of San Fernando) that calls for an exercise of judgment in deciding whether to approve a potential development. The following discretionary approvals are required for this Project:

- The approval of an amendment to conditional use permit (CUP) 2008-02 to increase the permitted student enrollment from the current cap of 300 students to 360 students.
- The adoption of a Mitigated Negative Declaration for the Project; and,
- The adoption of the Mitigation Monitoring and Reporting Program.

6. ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the Project's implementation. The issue areas evaluated in this Initial Study include:

- | | |
|---|--|
| <ul style="list-style-type: none">• Aesthetic Impacts (Section 6.1);• Agricultural & Forestry Resources Impacts (Section 6.2);• Air Quality Impacts (Section 6.3);• Biological Resources Impacts (Section 6.4);• Cultural Resources Impacts (Section 6.5);• Geology & Soils Impacts (Section 6.6);• Greenhouse Gas Impacts (Section 6.7);• Hazards & Hazardous Materials Impacts (Section 6.8);• Hydrology & Water Quality Impacts (Section 6.9);• Land Use & Planning Impacts (Section 6.10); | <ul style="list-style-type: none">• Mineral Resources Impacts (Section 6.11);• Noise Impacts (Section 6.12);• Population & Housing Impacts (Section 6.13);• Public Services Impacts (Section 6.14);• Recreation Impacts (Section 6.15);• Transportation & Circulation Impacts (Section 6.16);• Utilities Impacts (Section 6.17); and,• Mandatory Findings of Significance (Section 6.18). |
|---|--|



The environmental analysis contained in this section reflects the Initial Study Checklist format used by the City of San Fernando in its environmental review process pursuant to and consistent with the CEQA Guidelines as amended. Under each issue area, an assessment of impacts is provided in the form of questions and answers. The analysis contained herein serves as a response to the individual questions. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The approval and subsequent implementation of the proposed project *would not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The approval and subsequent implementation of the proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of San Fernando or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The approval and subsequent implementation of the proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Significant and Unavoidable Impact.* The approval and subsequent implementation of the proposed project may result in environmental impacts that are significant.



AESTHETIC IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project have a substantial adverse affect on a scenic vista?				X
B. Would the Project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
C. Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?				X
D. Would the Project create a new source of substantial light or glare that would adversely affect day or night-time views in the area?				X

Environmental Determination

- A.** The Project Applicant is requesting an amendment to CUP 2008-02 that would allow for the enrollment to be expanded from 300 students to 360 students. The existing school building will be used to serve the additional 60 students. No new construction or alterations to the existing building and playground/parking sites will be required. The Project will not obstruct any significant views or view sheds in the area. No scenic highways or corridors are located in the immediate area. As a result, no impacts are anticipated.
- B.** The Project site and the surrounding area are presently developed. The Project will not impact rock outcroppings or scenic views along a designated scenic highway. As a result, no impacts are anticipated.
- C.** The existing Nueva Esperanza Charter Academy campus will be used to accommodate the additional 60 students. No new construction or alterations to the existing building and playground/parking sites will be required. Therefore, the Project will not degrade the Project site and no impacts will occur.
- D.** The Project will not result in any significant increase in the generation of light and glare. The 60 additional students will occupy the existing Nueva Esperanza Charter Academy campus. Lighting will continue to be utilized for parking areas, signage, security lighting, and interior lights within the structures. As a result, no light and glare impacts are anticipated.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov



AGRICULTURE & FORESTRY RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project 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. Would the Project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
C. Would the Project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				X
D. Would the Project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
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 or the conversion of forestland to non-forest land use?				X

Environmental Determination

- A.** According to the California Department of Conservation, the City of San Fernando does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses. As a result, no impacts will occur.
- B.** No active agricultural activities are located within the Nueva Esperanza Charter Academy campus nor are any such uses found in the adjacent parcels. In addition, according to the California Department of Conservation Division of Land Resource Protection, the Project site is not subject to a Williamson Act Contract. Therefore, no impacts will occur since the Project area is not subject to a Williamson Act Contract.
- C.** The City of San Fernando and the Project area are located in the midst of a larger urban area and no forest lands are located in the City. The City's General Plan and Zoning Ordinance applicable to the project site do not provide for any forest land preservation. As a result, no impacts on forest lands or timber resources will result.



Environmental Determination (continued)

- D.** No forest lands are found within the City of San Fernando nor does the applicable General Plan designation and the Zoning designations provide for any forest land protection. As a result, no loss or conversion of existing forest lands will result from the implementation of the Project's implementation.
- E.** No forest lands, agricultural activities, or farmland uses are located in the City. As a result, the Project will not involve the conversion of any existing forest lands or farmland uses and no impacts are anticipated.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California 2010*.
ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010_08_11.pdf.
- California Department of Conservation. *State of California Williamson Act Contract Land*.
ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.
- United States Geological Survey. TerraServer USA. *The National Map. San Fernando, California*. July 1, 1979.



AIR QUALITY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project conflict with or obstruct implementation of the applicable air quality plan?				X
B. Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
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)?				X
D. Would the Project expose sensitive receptors to substantial pollutant concentrations?				X
E. Would the Project create objectionable odors affecting a substantial number of people?				X

Environmental Determination

- A.** The City of San Fernando is located in the South Coast Air Basin (SCAB) of California, a 6,600-square-mile area encompassing Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The SCAB is bounded by the Pacific Ocean to the west and the San Gabriel Mountains, the San Bernardino Mountains, and the San Jacinto Mountains to the northwest and east. The Project Applicant is requesting an amendment to CUP 2008-02 that would allow for the enrollment to be expanded from 300 students to 360 students. The existing Nueva Esperanza Charter Academy campus will be used to serve the additional 60 students. No new construction or alterations to the existing building and playground/parking sites will be required. According to the SCAQMD, the Project is not considered to be regionally significant. In addition, the Project will not affect the City's local population and housing projections. The Project would not be in conflict with, or result in an obstruction of, an applicable air quality plan. As a result, no air quality impacts are anticipated.
- B.** The air quality impacts associated with the Project's implementation will be limited to the additional mobile emissions associated with the transport of the additional 60 students. No new short-term (construction related) emissions will result. Due to the Project's relatively small size (a permitted enrollment cap increase from 300 students to 360 students), the long-term emissions will be well below the SCAQMD's daily thresholds, and no impacts are anticipated to occur.



Environmental Determination (continued)

- C.** The Project's implementation will not result in any short-term (construction-related) impacts. As indicated previously, the Project will not exceed the daily long-term emissions SCAQMD thresholds. In addition, the Project's operational emissions will be minor. As a result, no long-term air quality impacts are anticipated.
- D.** Sensitive receptors refer to land uses and/or activities that are especially susceptible to poor air quality and typically include homes, schools, playground, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. The Project Applicant is requesting an amendment to CUP 2008-02 that would allow for the enrollment to be expanded to 360 students. The existing Nueva Esperanza Charter Academy campus will be used to house the additional 60 students. No new construction or alterations to the existing building and playground/parking sites will be required. The mobile emissions will be less significant because of the small size of the project (an increased enrollment of 60 students). As a result, no impacts on sensitive receptors will occur.
- E.** No odors will be generated on-site due to the nature of the Project. As a result, no impacts will occur.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- Partnership to Uplift Communities. <http://www.pucschoools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.
- South Coast Air Quality Management District, *Final 2012 Air Quality Plan*, Adopted June 2012.
- South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2015]. Table 11-4.



BIOLOGICAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project have a substantial adverse effect either directly or through habitat modifications, have an impact 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?				X
B. Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
C. Would the Project have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
D. Would the Project have a substantial adverse effect in interfering 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?				X
E. Would the Project have a substantial adverse effect in conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				X
F. Would the Project have a substantial adverse effect by conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X



Environmental Determination

- A.** The Project Applicant is requesting an amendment to CUP 2008-02 that would allow for the enrollment to be expanded to 360 students. The existing school campus will be used to serve the additional 60 students. No new construction or alterations to the existing building and playground/parking sites will be required. The vegetation located within the existing school campus consists of species typically used as ornamental landscaping. In addition, any wildlife found on-site will be limited to species most commonly found in an urban environment. As a result, no impacts will occur.
- B.** A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper indicated that there are no wetlands or riparian habitat present on-site or in the adjacent properties. In addition, there are no designated "blue line streams" located within the existing school campus. As a result, no impacts on natural or riparian habitats will result from the Project's implementation.
- C.** As indicated in the previous subsection, the Project area and adjacent developed properties do not contain any natural wetland and/or riparian habitat. The Project area is located within a residential neighborhood. As a result, the Project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.
- D.** The Project site includes the existing Nueva Esperanza Charter Academy campus that has been disturbed. Because of this development, no native vegetation or natural open space areas remain. Furthermore, the site contains no natural hydrological features. Therefore, no impacts on animal migration corridor will result from the implementation of the Project.
- E.** The Project will not result in the removal of any significant varieties of plants or trees. The Project will not involve any construction. Thus, no impacts on locally-designated species are expected as part of the Project's implementation.
- F.** As indicated previously, the Project site is located within an urbanized setting and no natural habitats are found within the Nueva Esperanza Charter Academy campus or in the adjacent areas. The Nueva Esperanza Charter Academy campus is not located within an area governed by a habitat conservation or community conservation plan. As a result, no impacts on local, regional, or State habitat conservation plans will result.

Sources:

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- California Department of Fish and Wildlife. Bios Viewer. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.
- U.S. Fish and Wildlife Service. *Wetlands Mapper*. <http://www.fws.gov/Wetlands/data/Mapper.html>



CULTURAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project cause a substantial adverse change in the significance of a historical resource as defined in §16064.5 of the CEQA Guidelines?				X
B. Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §16064.5 of the CEQA Guidelines?				X
C. Would the Project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?				X
D. Would the Project disturb any human remains, including those interred outside of formal cemeteries?				X

Environmental Determination:

- A.** The existing Nueva Esperanza Charter Academy campus will be used to serve the additional 60 students. No new construction or alterations to the existing building and playground/parking sites will be required. A review of the State of California State Historic Preservation Office (SHPO) indicated there is no National Register listed or eligible properties or State landmarks located within the Project site. As a result, no impacts will result from the Project's implementation.
- B.** No archaeological resources are expected to be found within the Project site due to the past development. In addition, the implementation of the Project will not involve any ground disturbance activities. As a result, no impacts are anticipated to occur with the Project's implementation.
- C.** No new construction will occur and no ground disturbance activities will result. As a result, there is no potential for encountering paleontological resources.
- D.** There are no cemeteries located in the immediate area that would be affected by the Project. In addition, the Project site does not contain any religious or sacred structure. Thus, no impacts on existing religious facilities in the City will occur with the Project.

Sources

- U.S. Department of the Interior, National Park Service. National Register of Historic Places. [www. National register of historic places.](http://www.nationalregisterofhistoricplaces.com)
- United State Geological Survey. *San Fernando 7½ Minute Quadrangle*. Release Date March 25, 1999.



GEOLOGY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project result in or expose people to potential impacts involving the 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, ground-shaking, liquefaction, or landslides?				X
B. Would the Project result in or expose people to potential impacts involving substantial soil erosion or the loss of topsoil?			X	
C. Would the Project result in or expose people to potential impacts involving the 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?				X
D. Would the Project result in or expose people to potential impacts involving the location on expansive soil, as defined in California Building Code (2010), creating substantial risks to life or property?				X
E. Would the Project result in or expose people to potential impacts involving 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

Environmental Determination

- A.** The Applicant is requesting an amendment to CUP 2008-02 that would allow for the enrollment to be expanded to 360 students. The existing Nueva Esperanza Charter Academy campus will be used to serve the additional 60 students. No new construction or alterations to the existing building and playground/parking sites will be required. The Project site is not located within an Alquist-Priolo Special Studies Zone and a fault rupture hazard is unlikely. No unstable earth conditions or changes in geologic substructures are anticipated to occur with the Project since no excavation, grading, and paving that will be needed. The ground motion impacts on-site are no greater than those expected for the surrounding region. As a result, no fault rupture impacts associated with the implementation of the Project are anticipated.



Environmental Determination (continued)

- B.** The Project site is located just outside of an area that is subject to liquefaction risk. However, the Project will not involve any new construction. As a result, the impacts are less than significant.
- C.** The Project site is presently paved over and is developed. As a result, the Project's implementation will not result in any soil erosion or loss of topsoil and no impacts are anticipated.
- D.** No topographic changes, excavation, and compaction of the soil will be associated with the Project's implementation. No new construction will occur with the Project's implementation. The Project site is considered to be geologically stable, inasmuch as landslides or active faults are not present on-site. The Project site's topography, and that of the surrounding area, is generally level, with no hillside areas. According to preliminary maps completed by the California Geological Survey (CGS), the Project site is located just outside of an area subject to potential liquefaction. As a result, no impacts are anticipated.
- E.** No septic tanks will be used since the school is connected to an existing sanitary sewer. As a result, no impacts associated with the use of septic tanks will occur.

Sources

- Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential*. http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_066083
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.
- United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California*. Rev. 1969.



GREENHOUSE GAS EMISSIONS IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
B. Would the Project increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?				X

Environmental Determination

- A.** The Applicant is requesting an amendment to CUP 2008-02 that would allow for the enrollment to be expanded to 360 students. The existing Nueva Esperanza Charter Academy campus will be used to accommodate the additional 60 students. No new construction or alterations to the existing building and playground/parking sites will be required. No *direct* GHG emissions will be produced from the Project. The Project will result in minimal *indirect* GHG emissions resulting from off-site power generation, installation activities, and exhaust released by maintenance vehicles during the Project's subsequent operation. The emission levels will be very limited since no construction will occur and the enrollment increase will be limited to 60 students. As a result, the impacts related to additional greenhouse gas emissions will be less than significant.
- B.** The California Air Resources Board has identified specific CARB Recommended Actions as it applies to the Project. These actions are included in the State's Climate Action Plan (CAP). Of the measures identified in the CAP, those that would be considered to be applicable to the Project would primarily be those actions related to electricity, natural gas use, water conservation, and waste management. In addition, the Project is an "infill development," which is consistent with the State's and region's sustainable development objectives. As a result, no impacts will occur.

Sources

- California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. Website accessed June 19, 2008.
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.



HAZARDOUS MATERIALS IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
B. Would the Project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
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?				X
D. Would the Project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
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 a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
F. Would the Project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
G. Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				X
H. Would the Project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

Environmental Determination

- A.** The proposed Project is a CUP amendment (CUP 2008-02) that would permit an increase in the enrollment of the Nueva Esperanza Charter Academy/Middle School by 60 students. The chemicals that may be used will consist of those routinely used in maintenance and cleaning. As a result, no impacts are anticipated.



Environmental Determination (continued)

- B.** The Applicant is requesting an amendment to CUP 2008-02 that would allow for the enrollment to be expanded to 360 students. The existing school Nueva Esperanza Charter Academy campus will be used to serve the additional 60 students. No new construction or alterations to the existing site will be required. Hazardous chemicals and materials used on-site will be limited to substances used for routine maintenance and cleaning. The school will continue to comply with all Federal, State, and local regulations regarding the transportation, handling, and storage of hazardous chemicals. As a result, no impacts related to the release of hazardous materials are anticipated to occur.
- C.** No hazardous or acutely hazardous materials will be emitted. As a result, no impacts associated with school sites will occur.
- D.** A computerized search of the Environmental Protection Agency's (EPA) regulated sites within the City. The Project site was not included in the listing. As a result, no soils contamination impacts are associated with the site's development.
- E.** The Project site is located approximately two miles to the northwest of the Whiteman Airport. The Project will not involve any new construction. Finally, the Project site is not located within the Whiteman Airport's Runway Protection Zone (RPZ). As a result, no impacts will occur.
- F.** The Project site is not located within two miles of an operational *private* airport or airstrip. As a result, the Project will not present a safety hazard related to aircraft or airport operations of a private airstrip to people residing or working in the Project area, and no impacts will occur.
- G.** No new construction will occur under the proposed amendment to CUP 2008-02 and, as a result, the Project will not obstruct access to the surrounding lots or otherwise hinder emergency evacuation within the surrounding properties. Thus, no impacts on emergency response or evacuation are expected with the implementation of the Project.
- H.** The Project site is currently developed and paved over with hardscape surfaces. No wilderness areas are located in the immediate vicinity and, as a result, there is no wildfire risk from off-site locations. As a result, no impacts will occur.

Sources

- California, State of, Department of Toxic Substances Control, *Disc's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, Website accessed April 1, 2016.
- United States Environmental Protection Agency. *Environfacts Database, Multisystem Search*. www.epa.gov/envirofw/. Website accessed April 1, 2016.
- Blodgett Baylosis Environmental Planning. *Site Survey*.



HYDROLOGY & WATER QUALITY IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project violate any water quality standards or waste discharge requirements?				X
B. Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
C. Would the Project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?				X
D. Would the Project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?				X
E. Would the Project create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
F. Would the Project substantially degrade water quality?				X
G. Would the Project 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. Would the Project place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
I. Would the Project expose people or structures to a significant risk of flooding because of dam or levee failure?				X
J. Would the Project result in inundation by seiche, tsunami, or mudflow?				X



Environmental Determination

- A.** The Applicant is requesting an amendment to CUP 2008-02 that would allow for the enrollment to be expanded to 360 students. The existing Nueva Esperanza Charter Academy campus will be used to serve the additional 60 students. No new construction or alterations to the existing building and playground/parking sites will be required. No naturally occurring permanent surface water features remain within the vicinity of the Project area. The Project area is currently paved and all of the development sites are covered in impervious surfaces (two structures). As a result, there will be no change in the site's impervious character and no impacts are anticipated.
- B.** The Project site is within the Nueva Esperanza Charter Academy campus and the campus is not located near the shoreline or other water body. No significant water consumption will occur as part of the Project's operation since the only change is related to a permitted enrollment increase of 60 students. As a result, no impacts on groundwater are anticipated to occur.
- C.** There are no streams or designated wetland or riparian areas within the Project site boundaries. No drainage features are located within adjacent properties. As a result, no impacts on the course of a stream or river will be associated with the proposed Project.
- D.** There are no lakes, rivers, or streams located in the Project site or in surrounding areas. The site and surrounding area have been developed with impermeable surfaces, and additional runoff from storm water or irrigation is anticipated from the Project site. As a result, no impacts are anticipated.
- E.** The Nueva Esperanza Charter Academy campus is currently covered over in impervious surfaces. The proposed Project will continue the impervious character of the building and playground/parking sites. As a result, no change in the amount of storm water run off is anticipated and no impacts will occur.
- F.** The Project will not involve any excavation that will alter the direction or rate of flow of the groundwater. The campus will continue to be required to meet all discharge requirements in accordance with the Clean Water Act. As a result, no impacts are anticipated.
- G.** The project site is located outside of a 100-year flood zone. Therefore, no flood-related impacts on housing will result from the Project's implementation.
- H.** The site is not located within a 100-year flood zone as identified by FEMA. As a result, the Project will not impede or redirect the flows of potential flood water. As a result, no impacts are expected.
- I.** The Los Angeles Reservoir Dam is located to the southwest of the City and the potential inundation area is located further south of the reservoir. The Project site is located outside the potential inundation area of these reservoirs. As a result, no impacts will occur.
- J.** The City of San Fernando is located approximately 10.3 miles inland from the Pacific Ocean, and thus, the Project site would not be exposed to the effects of a tsunami and no impacts will occur.



Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>
- City of San Fernando. *Final Environmental Impact Report [for the] City of San Fernando General Plan Update*.
- Partnership to Uplift Communities. <http://www.pucschoools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.
- United State Geological Survey. *San Fernando 7½ Minute Quadrangle*. Release Date March 25, 1999.



LAND USE & PLANNING IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project physically divide an established community, or otherwise result in an incompatible land use?				X
B. Would the Project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?				X
C. Would the Project conflict with any applicable habitat conservation or natural community conservation plan?				X

Environmental Determination

- A.** The Project is an amendment to CUP 2008-02 that would allow for the enrollment to be expanded to 360 students. The existing Nueva Esperanza Charter Academy campus will be used to serve the additional 60 students. The Project will not result in a disruption or division of an existing residential neighborhood. As a result, no impacts will occur.
- B.** The approval of the Project will not be in conflict with any regional land use or environmental plans. No General Plan or Specific Plan amendment will be required. The Project is an amendment to CUP 2008-02 that would allow for the enrollment to be expanded from 300 students to 360 students. No new construction will occur. As a result, no impacts are anticipated to occur.
- C.** Vegetation on-site is limited to plant materials used in landscaping. No habitat conservation or natural community plans are applicable to the Project. As a result, no impacts upon conservation plans will result from the Project's construction and operation of the Project.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- Partnership to Uplift Communities. Application Packet, 2013.
- San Fernando, City of. *San Fernando General Plan*. As amended 2016.
- San Fernando, City of. *Zoning Ordinance*. As amended 2016.



MINERAL RESOURCES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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?				X
B. Would the Project result in the loss or availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Environmental Determination

- A.** The Project is an amendment to CUP 2008-02 that would allow for the enrollment to be expanded to 360 students. The existing Nueva Esperanza Charter Academy campus will be used to serve the additional 60 students. No new construction or alterations to the existing building and playground/parking sites will be required. The Project will not involve the use of any materials that are considered rare or unique. As a result, no projects are anticipated to occur.
- B.** There are no mineral, oil, or energy extraction and/or generation activities taking place within the Project site. Review of maps prepared by the State Department of Conservation indicates that there are no abandoned and capped wells within the Project site boundaries. As a result, the Project will not result in any impacts on mineral resources in the region.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- California Department of Conservation. <http://maps.conservation.ca.gov/doggr/index.html#close>. Website accessed April 1, 2016.
- California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.



NOISE IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project result in 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. Would the Project result in exposure of people to, or generation of, excessive ground-borne noise levels?				X
C. Would the Project result in substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the Project?				X
D. Would the Project result in substantial temporary or periodic increases in ambient noise levels in the Project vicinity above levels existing without the Project?				X
E. For a Project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?				X
F. For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?				X

Environmental Determination

- A.** The Project is an amendment to CUP 2008-02 that would allow for the enrollment to be expanded from 300 students to 160 students. The existing Nueva Esperanza Charter Academy campus will be used to serve the additional 60 students. The implementation of the proposed Project will result in minimal new operational noise impacts related to the additional potential increase in enrollments. As a result, the impacts will be less than significant.
- B.** The Project will not result in any construction. As a result, no short-term construction noise impacts will occur.
- C.** The Project site is located within an area that is surrounded on all sides by development. No stationary noise impacts on sensitive receptors are anticipated to result from the Project's implementation.



Environmental Determination (continued)

- D.** Noise-sensitive land uses include nursing homes, libraries, schools, hospitals, homes, and other uses that are susceptible to loud noises due to the type of activities that are conducted in these areas (e.g., sleep, rest, concentration, study, relaxation, or listening). The Project site is a school site and is therefore considered to be noise sensitive. However, the increase enrollment of 60 additional students will not result in a significant increase in noise affecting the site and adjacent land uses. As a result, no noise impacts are anticipated.
- E.** The Project site is located within two miles of an operational airport (Whiteman Airport is located approximately two miles to the southeast). However, the airport 65 CNEL noise contours do not extend over the Project site. As a result, no impact is expected with regard to excessive noise levels due to airfields.
- F.** The Project site is not located within two miles of an operational private airport. Future employees and patrons will not be exposed to aircraft noise from operations at any private airport in the area, and no impacts are anticipated to occur.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- Partnership to Uplift Communities. <http://www.pucschoools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.
- USEPA, Protective Noise Levels. 1971.



POPULATION & HOUSING IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
B. Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
C. Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Environmental Determination

- A.** The Project is an amendment to CUP 2008-02 that would allow for the enrollment to be expanded from 300 students to 360 students. The existing Nueva Esperanza Charter Academy campus will be used to serve the additional 60 students. There are no dwelling units located on, or persons residing within, the existing boundaries of the campus. Given the nature of the Project, no growth-inducing impacts are anticipated.
- B.** The Project will not involve the removal of any existing residences. No housing units are located within the existing school campus. As a result, no housing displacement necessitating the construction of new replacement housing elsewhere in the City will occur with the Project's implementation.
- C.** As indicated previously, the Project will not result in any housing displacement, nor necessitate the construction of replacement housing elsewhere. As a result, no impacts associated with the displacement of persons will occur.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- Bureau of the Census. *American Fact-finder, 2010 Census*. 2010.
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.



PUBLIC SERVICES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>fire protection services</i> ?			X	
B. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i> ?				X
C. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i> ?				X
D. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>other governmental services</i> ?				X

Environmental Determination

- A.** The Project is an amendment to CUP 2008-02 that would allow for the enrollment to be expanded from 300 students to 360 students. The existing Nueva Esperanza Charter Academy campus will be used to serve the additional 60 students. The City of San Fernando is served by the City of Los Angeles Fire Department that operates from three nearby fire stations. All of these stations are located in the neighboring communities of the City of Los Angeles. No new construction will be required to accommodate the increased enrollment. As a result, the potential impacts are considered to be less than significant.
- B.** Law enforcement services in the City are provided by the San Fernando Police Department that was established following incorporation. The Police Department operates from a facility located at 910 First Street in the Civic Center complex. The Project is relatively small in size and is not anticipated to result in any increase in service demands. As a result, no impacts are anticipated.



Environmental Determination (continued)

- C.** The Project will not involve any development and/or uses that could potentially significantly affect school enrollments. The proposed increase in school enrollment by 60 students is intended to accommodate existing student demand and therefore, no impacts on schools will result from the Project's implementation. As a result, no direct student generation impacts are anticipated and no impacts on school services will result.
- D.** No new governmental services will be needed, and the Project is not expected to have any impact on existing governmental services. As a result, no impacts are anticipated.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- County of Los Angeles Fire Department. Hometown Fire Stations. <http://fire.lacounty.gov/HometownFireStations/> HometownFireStations.asp
- County of Los Angeles Sheriff's Department. <http://sheriff.lacounty.gov/wps/portal/lasd>
- Partnership to Uplift Communities. <http://www.pucschoools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.



RECREATION IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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. Would the Project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

Environmental Determination

- A.** The Project is an amendment to CUP 2008-02 that would allow for the enrollment to be expanded from 300 students to 360 students. The existing Nueva Esperanza Charter Academy campus will be used to serve the additional 60 students. There are no City parks located adjacent to the Nueva Esperanza Charter Academy campus. Thus, no impacts on park facilities are expected.
- B.** The Project will not significantly affect existing park facilities in the City. The proposed Project site is not located immediately adjacent to any existing park, nor is it utilized for any recreational use. The school currently conducts field trips to Layne Park, located 0.36 miles from the project site, to accommodate recreational activities for students. The projected additional 60 students will not significantly impact the current demand for parks and/or recreational services. As a result, no impacts upon recreational facilities are anticipated.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*.
- United States Geological Survey. TerraServer USA. *The National Map – San Fernando, California*. July 1, 1979.
- City of San Fernando. *Final Environmental Impact Report [for the] City of San Fernando General Plan Update*. August 2007.



TRANSPORTATION IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project cause 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. Would the Project exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				X
C. Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
D. Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
E. Would the Project result in inadequate emergency access?				X
F. Would the Project 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

Environmental Determination

- A.** The Project is an amendment to CUP 2008-02 that would allow for the enrollment to be expanded from 300 students to 360 students. The existing school occupies a 9,346 square-foot building that will be used to serve the additional 60 students. It is estimated that the project (i.e. increase of 60 students) will generate a total of approximately 98 net new two-way trips per day, with 27 trips (14 trips inbound and 13 trips outbound) during the AM peak hours and nine trips (four trips inbound and five trips outbound) during the PM peak hours. The results of the traffic impact analysis indicated that the proposed increase of student enrollment by 60 students will not significantly impact the key intersections or the surrounding roadway system by the project opening year 2017. All the study intersections are expected to operate at acceptable Levels of service (LOS) A through C during the AM and PM peak hours for the future 2017 conditions with the Project. Therefore, no off-site traffic mitigation measures would be necessary for the development of the Project.



Environmental Determination (continued)

An analysis of Project's parking demand indicates that the school currently has a total of 28 spaces in the off-street parking lot available for use during normal school hours. The City's parking requirement for elementary and junior high school (kindergarten through grade 9) is two spaces per classroom. The existing 28 spaces are more than adequate to accommodate the 12 existing classrooms. The 28 spaces also exceed the City's requirements. Therefore, existing on-street parking spaces in the adjacent residential neighborhood are not expected to be impacted by the Project. The following measures as required for the development of this school in the original Conditional Use Permit (CUP 2008-02) must be maintained for this Project as well:

- Work with the City of San Fernando to amend the existing Traffic Management Plan;
 - Develop, Clarify and publicize traffic rules, map, and Traffic Contract directly to all parent;
 - Install "School, Speed Limit 25, When Children Are Present [(SR4-1(CA) sign per CA-MUTED, Latest Version)]" signage for eastbound and westbound traffic on Fourth Street up to 500 feet in advance of the School property;
 - Repaint the four crosswalks at Four Street and Alexander Street using yellow paint to indicate a school zone with crosswalks used by school children;
 - Paint on the pavement of Fourth Street "SLOW SCHOOL XING" markings using yellow paint for the eastbound and westbound traffic at least 100 feet in advance of crosswalks at Alexander Street;
 - Stagger start and end of school times as to not coincide with nearby schools; and,
 - Install parking restriction signs prohibiting stopping at all times between 7:00 AM and 5:00 PM on school days along the frontage on the south side of Fourth Street from Alexander Street to Hagar Street allowing queuing area for cars entering the entrance driveway to the off-street pick-up/drop-off and parking areas.
- B.** The Congestion Management Program (CMP) is a State-mandated program that was enacted by the State Legislature with the passage of Proposition 111 in 1990 and is intended to address the impact of local growth on the regional transportation system. Based on the incremental Project trip generation described in the previous section, the Project will not add 50 or more new trips during either phase to any CMP designated intersection during the weekday PM or Saturday midday peak hours. As a result, no impacts will occur.
- C.** The City of San Fernando is not located adjacent to a port or harbor facility. The Project will not involve the installation of any new facilities and/or improvements that would result in impacts to waterborne or air traffic. Thus, no impacts on air or waterborne transportation systems are anticipated with the implementation of the Project.



Environmental Determination (continued)

- D.** The overall local circulation system pattern will not change from existing conditions. The Project will not adversely impact the existing sidewalks in the immediate area of the Nueva Esperanza Charter Academy School. As a result, no impacts will result.
- E.** No construction will be involved as part of the proposed project's construction. No closure of roadways or emergency access routes to the surrounding uses will occur. As a result, the Project will not impact or otherwise impede emergency access.
- F.** The Los Angeles Metropolitan Transit Authority operates fixed route bus service in the City. Additionally, the City operates a dial-a-ride service for senior citizens, the disabled and ride-sharing commuters. No bus routes or stops will be altered with the implementation of the Project. As a result, the Project would not result in any increase in the potential transit patronage.

Sources

- City of San Fernando. *Final Environmental Impact Report [for the] City of San Fernando General Plan*.
- Blodgett Baylosis Environmental Planning. *Site Survey*.
- Crown City Engineers, Inc. Traffic Impact Study Nueva Esperanza Middle School. 1445 Celis Street, San Fernando, California. April 12, 2016.
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.



UTILITIES IMPACTS	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
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 impacts?				X
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?				X
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?				X
E. Would the Project result in a determination by the provider that serves or may serve the project that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?				X
F. Would the Project be served by a landfill with insufficient permitted capacity to accommodate the Project's solid waste disposal needs?				X
G. Would the Project comply with Federal, State, and local statutes and regulations related to solid waste?				X

Environmental Determination

- A.** The Project is an amendment to CUP 2008-02 that would allow for the enrollment to be expanded from 300 students to 360 students. The existing Nueva Esperanza Charter Academy campus will be used to serve the additional 60 students. Additional water consumption will be limited to that required for the 60 students. The additional water consumption will be related to the flushing of toilets (1.6 galls per flush with 3.2 gallons per school day per student) and faucets (0.5 gallons per day per student). The 60 students will use an estimated 222 gallons of water on a daily basis. Typically, 80 percent of the water consumed or 178 gallons per day will be conveyed to the sanitary sewers. As a result, the potential water and wastewater impacts will not be significant.



Environmental Determination (Continued)

- B.** The proposed Project will generate limited effluent. No significant wastewater impacts will result from the Project's operation. The 60 students will use an estimated 222 gallons of water on a daily basis. Effluent generation will be limited to that required for the additional 60 students. Typically, 80 percent of the water consumed or 178 gallons per day will be conveyed to the sanitary sewers. Thus, no new water or wastewater infrastructure will be required to serve the Project, and no impacts are expected.
- C.** Due to the site's relatively small size and the impervious character of the existing surfaces, no impacts are anticipated.
- D.** No significant water consumption is associated with the Project other than the water that may be used for periodic maintenance. Water consumption will be limited to that consumed by 60 students. The 60 students will use an estimated 222 gallons of water on a daily basis. As a result, no impacts are anticipated.
- E.** The Project will not result in any significant additional effluent generation. Effluent generation will be limited to that required for the additional 60 students. As a result, no impacts are anticipated.
- F.** The Project will not result in any significant solid waste generation. Solid waste generation will be limited to that generated by the potential 60 students. As a result, no impacts will results.
- G.** No significant solid waste generation is associated with the proposed Project other than that that may be used for periodic maintenance. As a result, no impacts are anticipated to occur.
- F.** Trash collection is provided by the Metropolitan Waste Disposal Company and other private haulers for disposal into the San Fernando Incinerator. The Project will result in a minimal generation of solid waste. As a result, no impacts are anticipated.
- G.** The proposed use, like all other development in San Fernando, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts are anticipated.

Sources

- Los Angeles County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp
- City of San Fernando. *Final Environmental Impact Report [for the] City of San Fernando General Plan*.
- Partnership to Uplift Communities. <http://www.pucschools.org/>. Website accessed on June 14, 2016.
- Partnership to Uplift Communities. Application Packet, 2013.



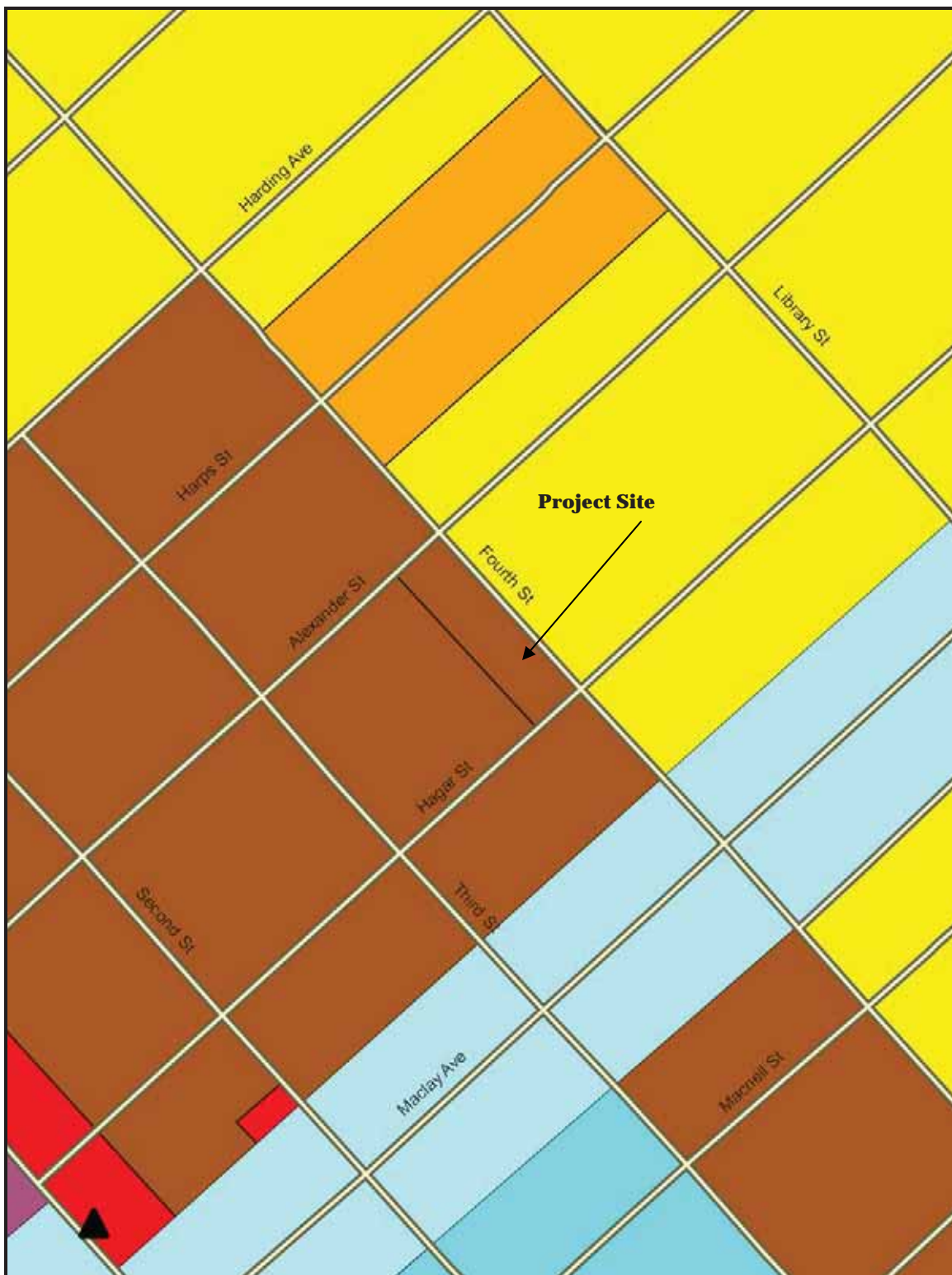
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APPENDIX – LAND USE MAPS

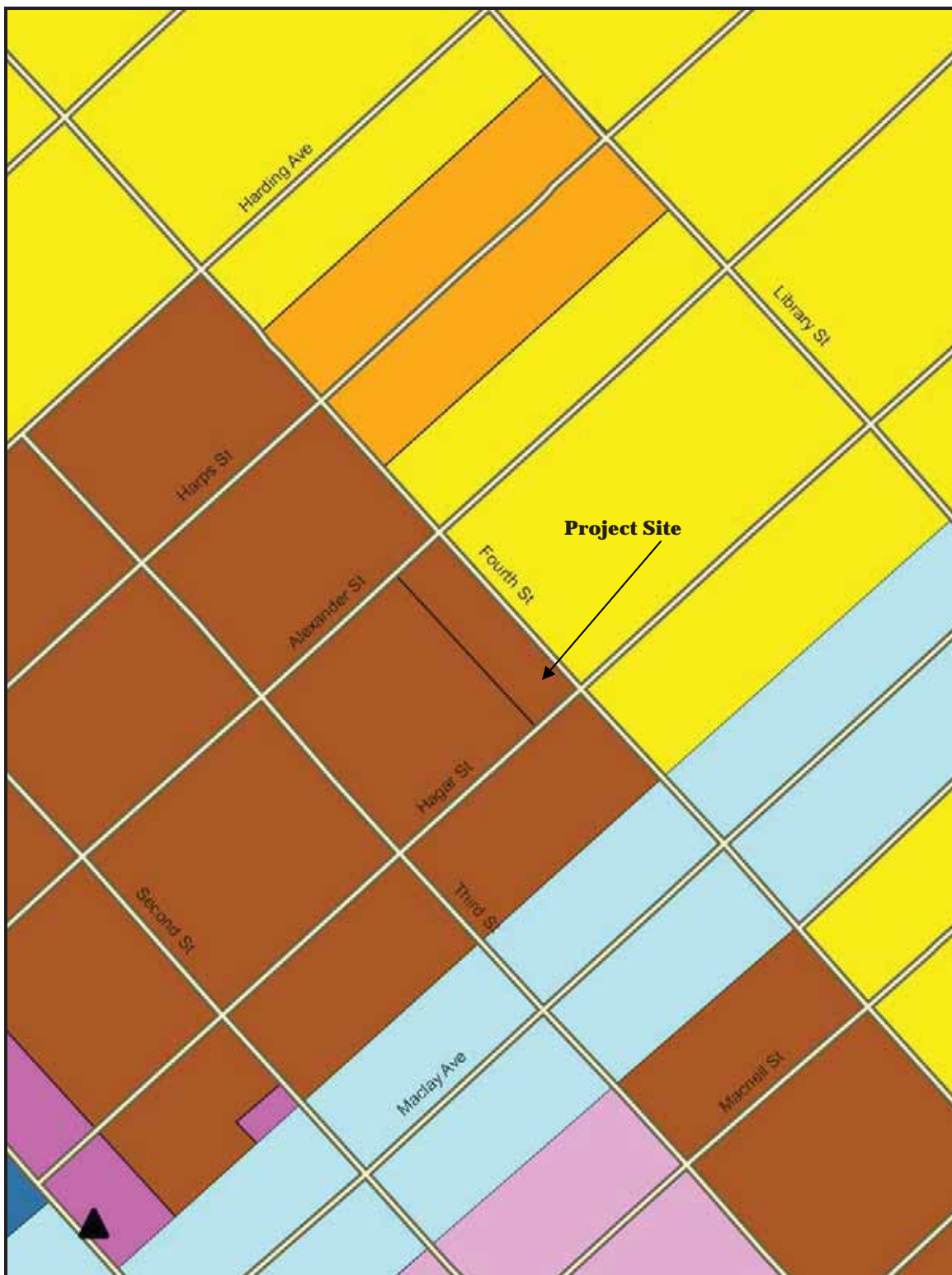


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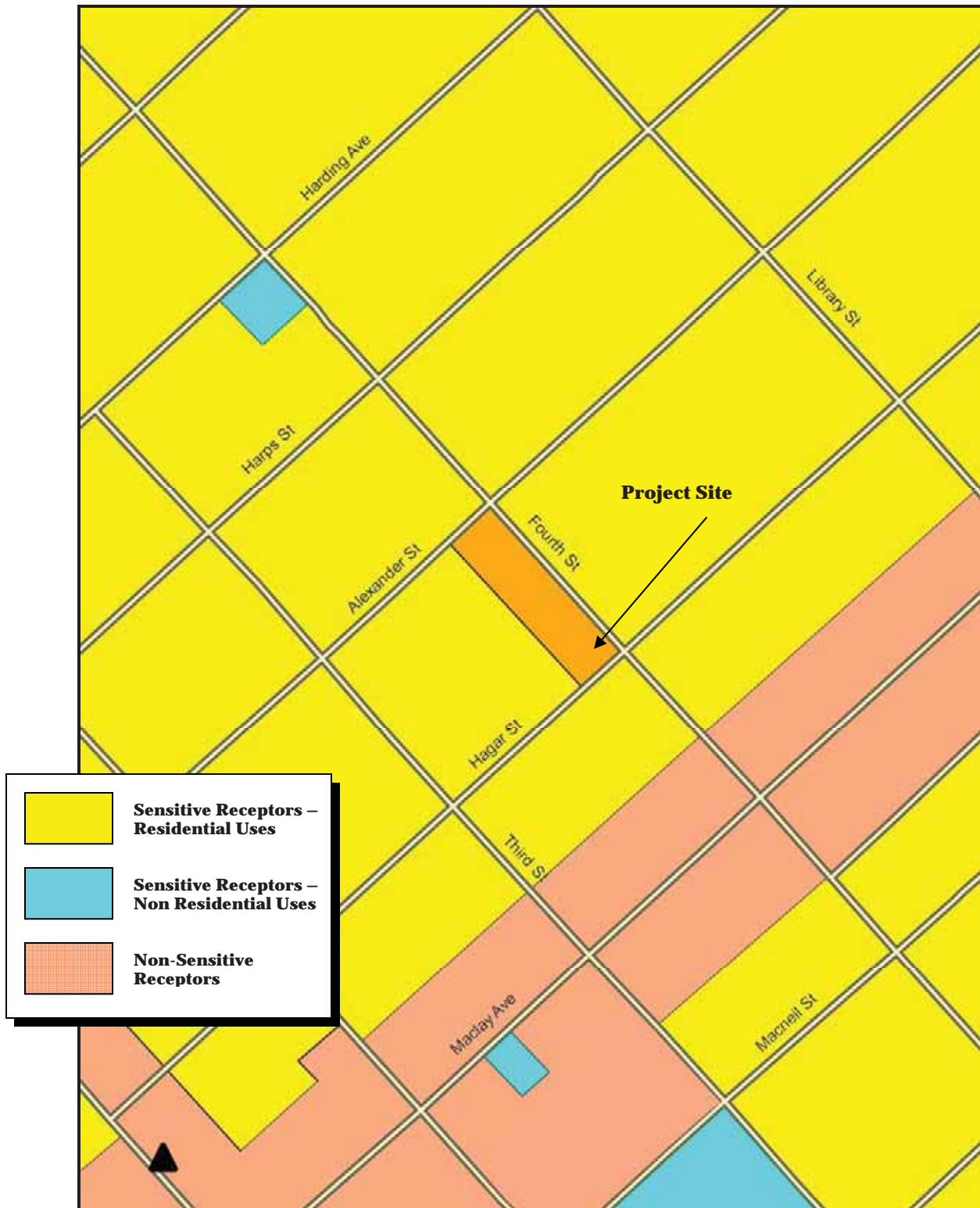
GENERAL PLAN MAP

SOURCE: QUANTUM GIS AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



ZONING MAP

SOURCE: QUANTUM GIS AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



SENSITIVE RECEPTORS MAP

SOURCE: QUANTUM GIS AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



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MITIGATION MONITORING AND REPORTING PROGRAM

**NUEVA ESPERANZA CHARTER ACADEMY
1218 FOURTH STREET
SAN FERNANDO, CALIFORNIA 91340**



LEAD AGENCY:

**CITY OF SAN FERNANDO
COMMUNITY DEVELOPMENT DEPARTMENT
117 MACNEIL STREET
SAN FERNANDO, CALIFORNIA 91340**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 E. COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

AUGUST 19, 2016

SANF 017



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1. OVERVIEW OF THE PROJECT

The proposed project involves the amending of a conditional use permit (CUP) 2008-02 to increase the permitted student enrollment from the current cap of 300 students to 360 students. The Project site is occupied by the existing Nueva Esperanza Charter Academy at 1218 Fourth Street. The existing campus occupies a 14,260 square-foot site within the R-3 (*Multiple Family*) Zone. In addition, parking and playground facilities for the existing school are located off-site on two adjacent lots totaling 21,375 square feet at 323-333 Hagar Street. To allow for an increase in student enrollment from 300 students to 360 students, a modification to the existing CUP 2008-02 will be required pursuant to the City of San Fernando Zoning Ordinance.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The Initial Study prepared for the proposed project indicated that the proposed project will not result in significant adverse environmental impacts upon implementation of the required mitigation measures. The following Mandatory Findings of Significance can be made as set forth in Section 15065 of the CEQA Guidelines, as amended, based on the results of this environmental assessment:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

3. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.



4. MITIGATION MEASURES

The following mitigation measures would be effective in eliminating the impacts associated with transportation:

Mitigation Measure No. 1 (Transportation Impacts). Work with the City of San Fernando to amend the existing Traffic Management Plan.

Mitigation Measure No. 2 (Transportation Impacts). Develop, Clarify and publicize traffic rules, map, and Traffic Contract directly to all parents.

Mitigation Measure No. 3 (Transportation Impacts). Install "School, Speed Limit 25, When Children Are Present [(SR4-1(CA) sign per CA-MUTED, Latest Version)]" signage for eastbound and westbound traffic on Fourth Street up to 500 feet in advance of the School property.

Mitigation Measure No. 4 (Transportation Impacts). Repaint the four crosswalks at Four Street and Alexander Street using yellow paint to indicate a school zone with crosswalks used by school children.

Mitigation Measure No. 5 (Transportation Impacts). Paint on the pavement of Fourth Street "SLOW SCHOOL XING" markings using yellow paint for the eastbound and westbound traffic at least 100 feet in advance of crosswalks at Alexander Street.

Mitigation Measure No. 6 (Transportation Impacts). Stagger start and end of school times as to not coincide with nearby schools.

Mitigation Measure No. 7 (Transportation Impacts). Install parking restriction signs prohibiting stopping at all times between 7:00 AM and 5:00 PM on school days along the frontage on the south side of Fourth Street from Alexander Street to Hagar Street allowing queuing area for cars entering the entrance driveway to the off-street pick-up/drop-off and parking areas.



TABLE 1
MITIGATION-MONITORING PROGRAM

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Transportation Impacts). Work with the City of San Fernando to amend the existing Traffic Management Plan.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Over the project's operational lifetime.</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 2 (Transportation Impacts). Develop, Clarify and publicize traffic rules, map, and Traffic Contract directly to all parents.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Beginning of each school year and over the project's operational lifetime.</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 3 (Transportation Impacts). Install "School, Speed Limit 25, When Children Are Present [(SR4-1(CA) sign per CA-MUTED, Latest Version)]" signage for eastbound and westbound traffic on Fourth Street up to 500 feet in advance of the School property.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to commencement of project.</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 4 (Transportation Impacts). Repaint the four crosswalks at Four Street and Alexander Street using yellow paint to indicate a school zone with crosswalks used by school children.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to commencement of project</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 5 (Transportation Impacts). Paint on the pavement of Fourth Street "SLOW SCHOOL XING" markings using yellow paint for the eastbound and westbound traffic at least 100 feet in advance of crosswalks at Alexander Street.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to commencement of project</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:



TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 7 (Transportation Impacts). Stagger start and end of school times as to not coincide with nearby schools.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Over the project's operational lifetime.</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:
Mitigation Measure No. 8 (Transportation Impacts). Install parking restriction signs prohibiting stopping at all times between 7:00 AM and 5:00 PM on school days along the frontage on the south side of Fourth Street from Alexander Street to Hagar Street allowing queuing area for cars entering the entrance driveway to the off-street pick-up/drop-off and parking areas.	City of San Fernando Community Development Department • <i>(The Applicant is responsible for implementation)</i>	<i>Prior to commencement of project</i> • Mitigation to continue over the project's operational lifetime.	Date: Name & Title:

TRAFFIC IMPACT STUDY
NUEVA ESPERANZA CHARTER ACADEMY
1218 FOURTH STREET
SAN FERNANDO, CALIFORNIA



Prepared for

City of San Fernando

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Under the Supervision of:
Patrick B. Lang, P.E
Registered Traffic Engineer

August 11, 2016

CCE2014-63/YR

TRAFFIC IMPACT STUDY

NUEVA ESPERANZA CHARTER ACADEMY

1218 FOURTH STREET

SAN FERNANDO, CALIFORNIA

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TECHNICAL APPENDIX

PREPARER'S CERTIFICATION

TRAFFIC IMPACT STUDY
NUEVA ESPERANZA CHARTER ACADEMY
1218 FOURTH STREET
SAN FERNANDO, CALIFORNIA

This is to certify that the above titled traffic study has been prepared under the supervision of Patrick B. Lang, P.E, a Professional Traffic Engineer, registered in the State of California.

Patrick B. Lang, P.E,
Registration #: TR-875

08-11-2016

Date

Professional Engineer's Stamp

TRAFFIC IMPACT STUDY

NUEVA ESPERANZA CHARTER ACADEMY

1218 FOURTH STREET

SAN FERNANDO, CALIFORNIA

EXECUTIVE SUMMARY

The purpose of this traffic impact analysis is to evaluate the impacts on traffic circulation system due to the proposed increased enrollment and related improvements at the Nueva Esperanza Charter Academy Middle School located at 1218 Fourth Street in the City of San Fernando, California. The project consists of constructing necessary improvements at the site to allow for an increase in the school's student enrollment from a maximum of 300 students (under an existing Conditional Use Permit, No. 2008-02) to a proposed total of 360 students.

The following are the key objectives of the study:

- Analyze existing 2016 traffic conditions in the vicinity of the site.
- Determine Project Opening Year (2017) traffic conditions and level of service (LOS) with and without the project.
- Identify mitigation measures and percent of project's fair-share contribution at impacted intersections, if any.

The following 3 key intersections were identified for intersection level of service (LOS) analysis with and without the project:

- Fourth Street and Alexander Street (Unsignalized)
- Fourth Street and Hagar Street (Unsignalized)
- Fourth Street and Maclay Avenue (Signalized)

It is estimated that the project (i.e. increase of 60 students) will generate a total of approximately 98 net new two-way trips per day, with 27 trips (14 trips inbound and 13 trips outbound) during the AM peak hours and 9 trips (4 trips inbound and 5 trips outbound) during the PM peak hours.

The results of the traffic impact analysis indicate that the proposed increase of student enrollment by 60 students will not significantly impact the key intersections or the surrounding roadway system by the project opening year 2017. All the study intersections are expected to operate at acceptable Levels of service (LOS) A through C during the

AM and PM peak hours for the future 2017 conditions with the project. Therefore, no off-site traffic mitigation measures would be necessary for the development of the project.

An analysis of project's parking demand indicates that the school currently has a total of 28 spaces in the off-street parking lot available for use during normal school hours. The City's parking requirement for elementary and junior high school (Kindergarten through Grade 9) is 2 spaces per classroom. This allows for a total of 12 classrooms to be operated at the school during normal school hours. The available 28 parking spaces at the school are considered more than the City's requirements. Therefore, existing on-street parking spaces in the adjacent residential neighborhood are not expected to be impacted by the project.

The following measures as required for the development of this school in the original Conditional Use Permit (CUP 2008-02) must be maintained for this project as well:

- Work with the City of San Fernando to develop a Traffic Management Plan;
- Develop, Clarify and publicize traffic rules, map, and Traffic Contract directly to all parent;
- Install "School, Speed Limit 25, When Children Are Present [(SR4-1(CA) sign per CA-MUTCD, Latest Edition] signage for eastbound and westbound traffic on Fourth Street up to 500 feet in advance of the School property;
- Repaint the four crosswalks at Four Street and Alexander Street using yellow paint to indicate a school zone with crosswalks used by school children;
- Paint on the pavement of Fourth Street "SLOW SCHOOL XING" markings using yellow paint for the eastbound and westbound traffic at least 100 feet in advance of crosswalks at Alexander Street;
- Stagger start and end of school times as to not coincide with nearby schools; and
- Install parking restriction signs prohibiting stopping at all times between 7 am and 5 pm on school days along the frontage on the south side of Fourth Street from Alexander Street to Hagar Street allowing queuing area for cars entering the entrance driveway to the off-street pick-up/drop-off and parking areas.

TRAFFIC IMPACT STUDY

NUEVA ESPERANZA CHARTER ACADEMY

1218 FOURTH STREET

SAN FERNANDO, CALIFORNIA

INTRODUCTION

The purpose of this traffic impact analysis is to evaluate the impacts on traffic circulation system due to the proposed increased enrollment and related improvements at the Nueva Esperanza Charter Academy Middle School located at 1218 Fourth Street in the City of San Fernando, California. The project consists of constructing necessary improvements at the site to allow the school's student enrollment from a maximum of 300 students (under an existing Conditional Use Permit, No. 2008-02) to a proposed total of 360 students.

The following are the key objectives of the study:

- Analyze existing 2016 traffic conditions in the vicinity of the site.
- Determine Project Opening Year (2017) traffic conditions and level of service (LOS) with and without the project.
- Identify mitigation measures and determine the project's fair-share contribution at impacted intersections, if any.

The project is required to comply with local and regional guidelines pertaining to the potential traffic and circulation system impacts. Since the proposed development site is located within the City of San Fernando, this analysis has been prepared per traffic study guidelines as set forth by the City of San Fernando Public Works Department.

The report provides data regarding existing operational characteristics of traffic in the project area, as well as an analysis of the proposed project's impacts to these existing and anticipated traffic conditions. The report identifies and quantifies the impacts at key intersections and addresses the most appropriate and reasonable mitigation strategies at any impacted intersections that are identified to be operating at a deficient level of service. The following 3 key intersections are identified for intersection level of service (LOS) analysis with and without the project:

- Fourth Street and Alexander Street (Unsignalized)
- Fourth Street and Hagar Street (Unsignalized)
- Fourth Street and Maclay Avenue (Signalized)

This report investigates existing 2016 and anticipated future opening year (2017) traffic operating conditions.

REPORT METHODOLOGY

This report approaches the task of identifying and quantifying the anticipated impacts to the circulation system with a structured, “building block” methodology. The first step is to inventory and quantify existing conditions. Upon this foundation of fact, a travel forecast model is structured for the entire project area and calibrated to produce reliable output, verifiable with the existing data. With the project traffic calculated and distributed onto the study area, at the anticipated opening year of the project in 2017, the travel forecast model is utilized to assess the project traffic impacts at that time. The model utilizes a growth factor for traffic based upon regional guidelines, as well as the traffic anticipated to be introduced from the proposed project to produce the travel forecast and level-of-service data for the future target year.

The trip generation estimate is based on the 9th edition of Institute of Transportation Engineers (ITE)’s “Trip Generation” handbook. In addition, LAUSD Valley Region (Districts 1 and 2)’s Middle School trip generation rates during the AM peak hours were used. Research and interviews with City staff have been conducted in order to identify and characterize the most probable trip distribution patterns within the study area.

Project impacts are identified for the future year 2017 conditions. At those intersections operating deficiently (i. e, at LOS D or worse) and significantly impacted by the proposed project, a mitigation measure is to be identified and applied, and a before-and-after mitigation analysis conducted.

LEVEL OF SERVICE CRITERIA

Roadway operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service (LOS). Levels of service are defined as LOS A through F. These levels recognize that, while an absolute limit exists as to the amount of traffic traveling through a given intersection (the absolute capacity), the conditions that motorists experience rapidly deteriorate as traffic approaches the absolute capacity. Under such conditions, congestion is experienced. There is generally instability in the traffic flow, which means that relatively small incidents (e.g., momentary engine stall) can cause considerable fluctuations in speeds and delays. This near-capacity situation is labeled LOS E. Beyond LOS E, capacity is exceeded, and arriving traffic will exceed the ability of the intersection to accommodate it. An upstream queue will form and continue to expand in length until the demand volume reduces.

A complete description of the meaning of level of service can be found in the Highway Research Board’s Special Report 209: Highway Capacity Manual which establishes the definitions for levels of service A through F. Brief descriptions of the six levels of service, as extracted from the manual, are listed in **Table 1**.

TABLE 1
LEVEL OF SERVICE DEFINITIONS

LOS	Description
A	No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. Typically, the approach appears quite open, turns are made easily and nearly all drivers find freedom of operation.
B	This service level represents stable operation, where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.
C	This level still represents stable operating conditions. Occasionally, drivers have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted.
D	This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups.
E	Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand.
F	This level describes forced flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from restriction downstream. Speeds are reduced substantially and stoppages may occur for short or long periods of time due to congestion. In the extreme case, both speed and volume can drop to zero.

The thresholds of level of service for unsignalized and signalized intersections are shown in **Table 2**, as follows:

TABLE 2
LEVEL OF SERVICE CRITERIA

Level of Service	Two-Way or All-Way Stop Controlled Intersection Average Delay per Vehicle (sec)	Signalized Intersection Average Delay per Vehicle (sec)	Volume to Capacity (V/C) Ratio
A	0 - 10	< or = 10	0 – 0.60
B	> 10 - 15	> 10 - 20	> 0.60 – 0.70
C	> 15 - 25	> 20 - 35	> 0.70 - 0.80
D	> 25 - 35	> 35 - 55	> 0.80 – 0.90
E	> 35 - 50	> 55 - 80	> 0.90 – 1.00
F	> 50	> 80 or a V/C ratio equal to or greater than 1.0	> 1.00

LOS D is the minimum threshold at all key intersections in the urbanized areas. The traffic study guidelines require that traffic mitigation measures be identified to provide for operations at the minimum threshold levels.

For the study area intersections, the Intersection Capacity Utilization (ICU) procedure has been utilized to determine intersection levels of service. Levels of service are presented for the entire intersection, consistent with the local and regional agency policies.

While the level of service concept and analysis methodology provides an indication of the performance of the entire intersection, the single letter grade A through F cannot describe specific operational deficiencies at intersections. Progression, queue formation, and left-turn storage are examples of the operational issues that affect the performance of an intersection, but do not factor into the strict calculation of level of service. However, it provides a volume to capacity (V/C) ratio that is more meaningful when identifying a project's impact and developing mitigation measures. Therefore, this V/C ratio information is included in describing an intersection's operational performance under various scenarios.

EXISTING CONDITIONS

EXISTING CIRCULATION NETWORK

In order to assess future operating conditions both with and without the proposed project, existing traffic conditions within the study area were evaluated. **Figure 1**, Vicinity Map, illustrates the existing circulation network within the study area as well as the location of the proposed project. **Figure 2** shows an aerial view of the project site. Major east-west regional access to the project site is provided by Fourth Street. Major north-south regional access to the site is provided by Maclay Avenue. The following paragraphs provide a brief description of the characteristics of the existing roadways that comprise the circulation network of the study area, providing the majority of both regional and local access to the project.

FOURTH STREET. Fourth Street is a 44-foot wide east-west arterial street with one lane of travel in each direction in the vicinity of the project. Directional travel is separated by painted yellow center line. The street is posted with 30 miles per hour speed limit sign. The intersection of Fourth Street and Maclay Avenue is signalized. The average daily traffic (ADT) volume on Fourth Street between Alexander Street and Hagar Street is approximately 4,692 vehicles per day (per ADT counts conducted by the City of San Fernando Public Works Department in the months of July and August, 2014).

ALEXANDER STREET. Alexander Street is a 32-foot wide north-south local residential street with one lane of travel in each direction in the vicinity of the project. Directional travel is separated by painted yellow center line. The street is posted with 25 miles per hour speed limit sign. The intersection of Alexander Street and Fourth Street is controlled by Stop signs placed on all approaches. The average daily traffic (ADT) volume on Alexander Street between Third Street and Fourth Street is approximately 673 vehicles per day (per ADT counts conducted by the City of San Fernando Public Works Department in the months of July and August, 2014).

HAGAR STREET. Hagar Street is a 32-foot wide north-south local residential street with one lane of travel in each direction in the vicinity of the project. Directional travel is separated by painted yellow center line. The street is posted with 25 miles per hour speed limit sign. The intersection of Hagar Street and Fourth Street is controlled by Stop signs placed on Hagar Street approaches. The average daily traffic (ADT) volume on Hagar Street between Third Street and Fourth Street is approximately 882 vehicles per day (per ADT counts conducted by the City of San Fernando Public Works Department in the months of July and August, 2014).

MACLAY AVENUE. Maclay Avenue is a 56-foot wide north-south arterial street with one lane of travel in each direction in the vicinity of the project. Directional travel is separated by painted yellow center line. The street is posted with 30 miles per hour speed limit sign. The intersection of Fourth Street and Maclay Avenue is signalized. The average daily traffic (ADT) volume on Maclay Avenue between Third Street and Fourth Street is approximately 11,940 vehicles per day (assuming that ADT volumes represent approximately 10% of PM peak hour volume).

FIGURE 1: VICINITY MAP

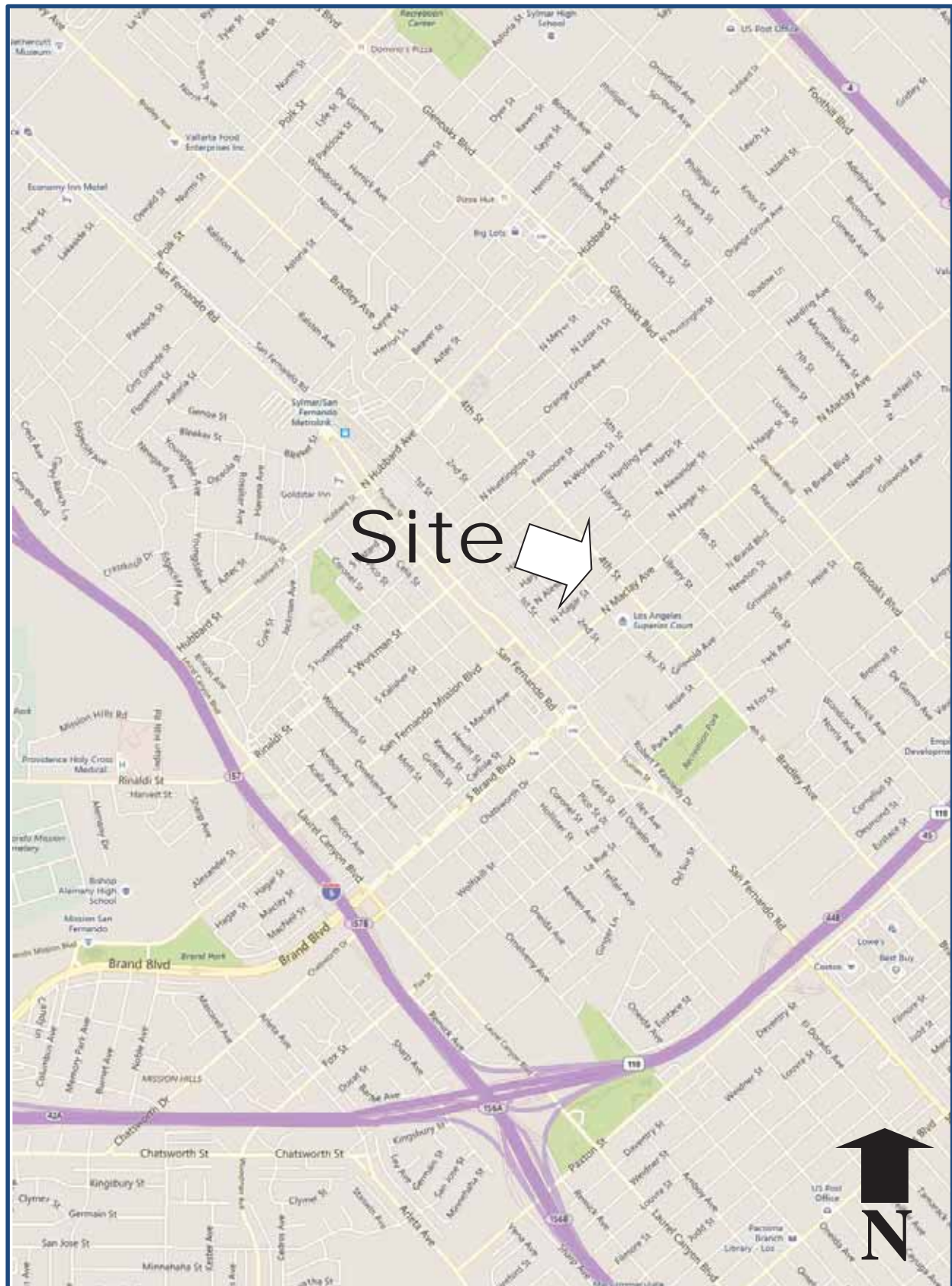


FIGURE 2: AERIAL VIEW OF PROJECT SITE



EXISTING TRAFFIC VOLUMES

For the purpose of evaluating existing operating conditions as well as future operating conditions with and without the proposed project, the study area was carefully selected in accordance with local traffic study guidelines. Manual turning movement counts for the selected intersections were collected in the field for the morning and evening peak periods during the month of November, 2015. The intersections were counted during the peak hours of 7:00 to 9:00 AM and 4:00 to 6:00 PM. It was determined that the following 3 key intersections would be analyzed in the study:

- Fourth Street and Alexander Street (Unsignalized)
- Fourth Street and Hagar Street (Unsignalized)
- Fourth Street and Maclay Avenue (Signalized)

These counts were updated for 2016 conditions by using a traffic growth factor of 2% per year.

Existing intersection lane configurations are shown on **Figure 3**.

Average daily traffic (ADT) counts were conducted on Fourth Street (between Alexander Street and Hagar Street), Alexander Street (between Third Street and Fourth Street) and Hagar Street (between Third Street and Fourth Street) by the City of San Fernando Public Works Department in the months of July and August, 2014. These counts were also updated for 2016 conditions by using a traffic growth factor of 2% per year.

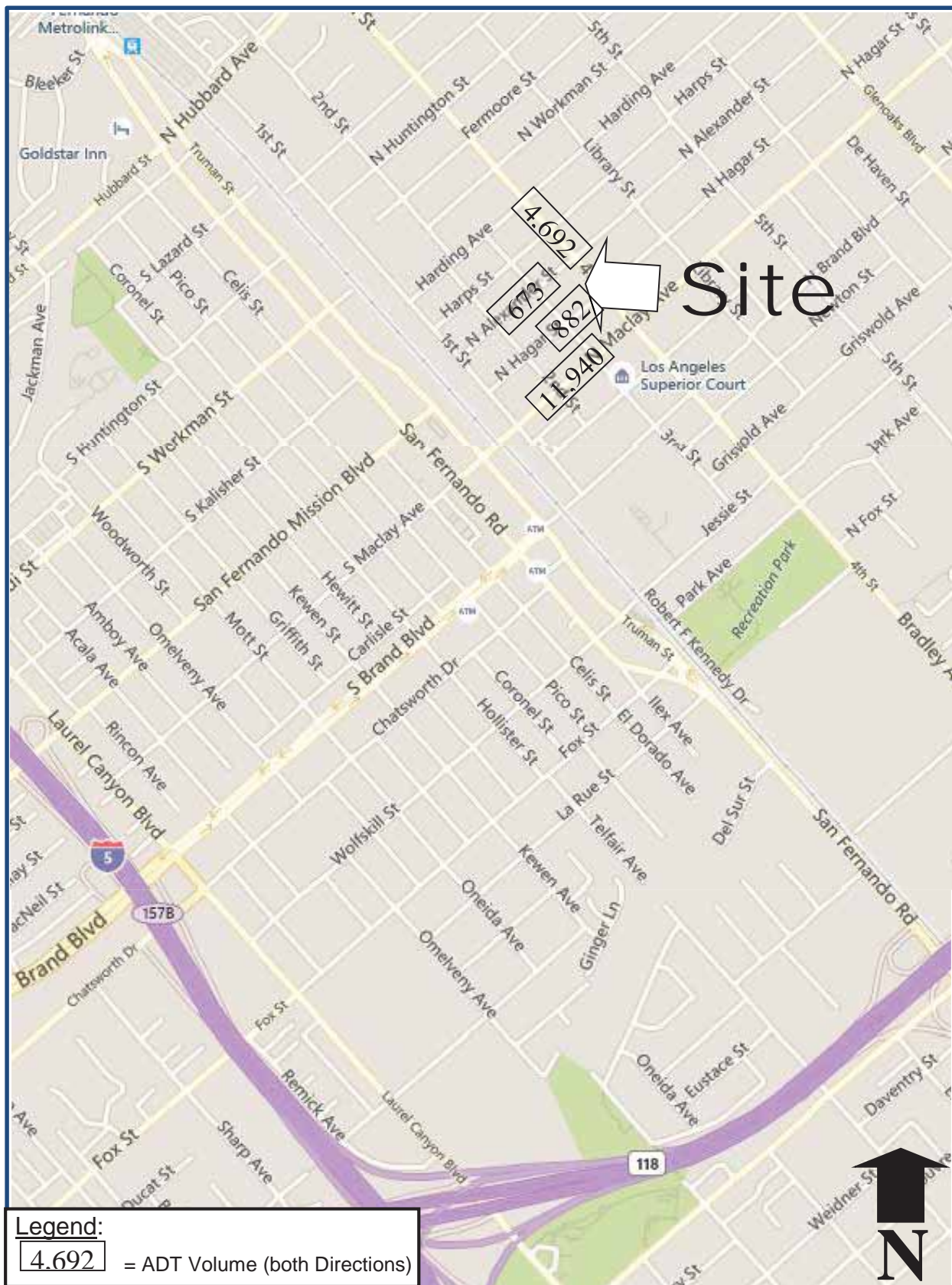
Existing 2016 average daily traffic volumes (ADT) on the streets are shown on **Figure 4**.

Existing 2016 turning movement counts for AM and PM peak hour conditions are shown on **Figure 5**. Detailed turning movement counts are included in the Technical Appendix of this report.

Legend:

- ← = Travel Lane for Movement in Indicated Direction
- = Stop Sign
- Ⓢ = Signalized Intersection

FIGURE 4: EXISTING 2016 AVERAGE DAILY TRAFFIC (ADT) VOLUMES



Legend:
 XX (XX) = AM(PM) Peak Hour Traffic
 Volume in Indicated Direction

Site

Intersection 1: Brand Blvd and S Brand Blvd (Left)

Direction	AM	PM
Northbound (Left Lane)	24	182
Northbound (Right Lane)	10	35
Southbound (Left Lane)	27	264
Southbound (Right Lane)	10	11
Eastbound (Left Lane)	16	12
Eastbound (Right Lane)	20	20
Westbound (Left Lane)	8	8
Westbound (Right Lane)	31	186
Northbound (Left Lane)	2	52
Southbound (Left Lane)	3	37
Eastbound (Left Lane)	17	17

Intersection 2: Brand Blvd and S Brand Blvd (Center)

Direction	AM	PM
Northbound (Left Lane)	56	188
Northbound (Right Lane)	53	82
Southbound (Left Lane)	198	56
Southbound (Right Lane)	29	51
Eastbound (Left Lane)	80	51
Eastbound (Right Lane)	347	56
Westbound (Left Lane)	494	44
Westbound (Right Lane)	70	47
Northbound (Left Lane)	42	177
Southbound (Left Lane)	57	22
Eastbound (Left Lane)	72	72

Intersection 3: Brand Blvd and S Brand Blvd (Right)

Direction	AM	PM
Northbound (Left Lane)	8	169
Northbound (Right Lane)	10	2
Southbound (Left Lane)	20	286
Southbound (Right Lane)	26	11
Eastbound (Left Lane)	11	31
Eastbound (Right Lane)	16	24
Westbound (Left Lane)	17	167
Westbound (Right Lane)	19	347
Northbound (Left Lane)	59	15
Southbound (Left Lane)	12	12
Eastbound (Left Lane)	20	20

EXISTING TRAFFIC CONDITIONS ANALYSIS

Year 2016 existing traffic conditions were evaluated using the Intersection Capacity Utilization (ICU) procedure of level of service (LOS) analysis. **Table 3** presents the existing condition intersection level of service (LOS) analysis summary. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.

Based on the results of this analysis, all of the study intersections are operating at an acceptable Level of Service (LOS C or better) during the AM and PM peak hours under 2016 existing conditions.

TABLE 3

EXISTING 2016 CONDITIONS LEVEL OF SERVICE SUMMARY

Intersection	Peak Hour	Existing 2016 Conditions	
		LOS	V/C
1. Fourth Street at Alexander Street (Unsignalized)	AM PM	A A	0.366 0.371
2. Fourth Street at Hagar Street (Unsignalized)	AM PM	A A	0.341 0.382
3. Fourth Street at Maclay Avenue (Signalized)	AM PM	B C	0.650 0.713

OPENING YEAR 2017 BASE TRAFFIC CONDITIONS

2017 Base Conditions

A two percent per year traffic growth rate was applied to existing traffic volumes to obtain 2017 base traffic volumes without the project (i.e., a volume expansion factor of 1.04 was applied to 2015 volumes). This traffic growth rate is assumed to account for the typical growth in ambient traffic volumes within the study area and any smaller new projects that will be implemented prior to this project.

There is one related project in the vicinity of the school site that has been considered to add traffic to pre-project conditions on the adjacent circulation system. The related project, called Harding/Fermoore Apartments, is a proposed residential development to be constructed on two adjacent sites. Site I (on Fermoore Street) will consist of a 100-unit residential apartment building (85 one bedroom, 15 three bedroom) and Site II (on Harding Street) will consist of a 29-unit residential apartment building (20 one bedroom, 9 three bedroom). Site I is bounded by Harding Street on the east, 1st Street on the south, Fermoore Street on the west, and 2nd Street on the north. Site II is on a smaller lot adjacent to Site I on the south side of Harding Street. This project is estimated to generate a total of approximately 860 net new two-way trips per day, with 66 trips (13 trips inbound and 53 trips outbound) during the AM peak hours and 80 trips (52 trips inbound and 28 trips outbound) during the PM peak hour, per traffic impact study prepared for the project. The study projected that on Fourth Street it would add 7 trips in the eastbound and 2 trips in the westbound direction during the AM peak hours, and 4 trips in the eastbound and 7 trips in the westbound direction during the PM peak hours,

Figure 6 shows these base pre-project volumes including traffic from related projects.

Year 2017 base (pre-project) conditions were evaluated using the Intersection Capacity Utilization (ICU) procedure of level of service (LOS) analysis. **Table 4** presents the 2017 base (pre-project) condition intersection level of service (LOS) analysis summary. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.

Based on the results of this analysis, all of the study intersections are operating at an acceptable Level of Service (LOS C or better) during the AM and PM peak hours under 2017 base (pre-project) conditions.

FIGURE 6: FUTURE 2017 BASE (PRE-PROJECT) PEAK HOUR TRAFFIC VOLUMES



TABLE 4**FUTURE 2017 PRE-PROJECT CONDITIONS LEVEL OF SERVICE SUMMARY**

Intersection	Peak Hour	Future 2017 (Pre-Project) Conditions	
		LOS	V/C
1. Fourth Street at Alexander Street (Unsignalized)	AM PM	A A	0.376 0.381
2. Fourth Street at Hagar Street (Unsignalized)	AM PM	A A	0.350 0.392
3. Fourth Street at Maclay Avenue (Signalized)	AM PM	B C	0.666 0.729

PROPOSED PROJECT

Project Description

The project consists of proposed improvements at the Nueva Esperanza Charter Academy Middle School located at 1218 Fourth Street in the City of San Fernando, California to allow for an increase in the school's student enrollment from a maximum of 300 students (under an existing Conditional Use Permit, No. 2008-02) to a proposed total of 360 students.

The project site is approximately 14,250-square-foot in area and is located along the southeast corner of Alexander Street and Fourth Street, within the R-3 (Multiple Family) zone. Parking and playground facilities for the existing school are provided off-street within an approximately 21,375-square-foot property located at 323 and 333 Hagar Street.

The school is accessed from Fourth Street via an entrance only driveway. Vehicles enter the site through this driveway, access the existing parking spaces and drop-off area, and exit via an exit only driveway on Hagar Street. There are a total of 28 parking spaces (including 4 handicap spaces) provided in on-site the parking lot.

Figure 7 shows the proposed site plan for the project.

Project Trip Generation

In order to accurately assess future traffic conditions with the proposed project, trip generation estimates were developed for the project. Trip generation rates for the project are based on the nationally recognized recommendations contained in "Trip Generation" handbook, 9th edition, published by the Institute of Transportation Engineers (ITE). However, since this is a Los Angeles Unified School District (LAUSD) area school, the AM peak hour rates are taken from the Memorandum signed between LAUSD and LADOT, June 24, 2005. This Memorandum was prepared for use in estimating the AM peak hour trip generation by schools in various regional areas.

Table 5 shows a summary of trip generation estimates for the project.

As indicated in the table, the proposed increase of 60 students in the enrollment of the school is anticipated to generate approximately 98 net new daily trips on typical week days, with 27 trips occurring during the AM peak hour (14 entering and 13 exiting) and 9 trips occurring during the PM peak hour (4 entering and 5 exiting).

FIGURE 7: PROJECT SITE PLAN

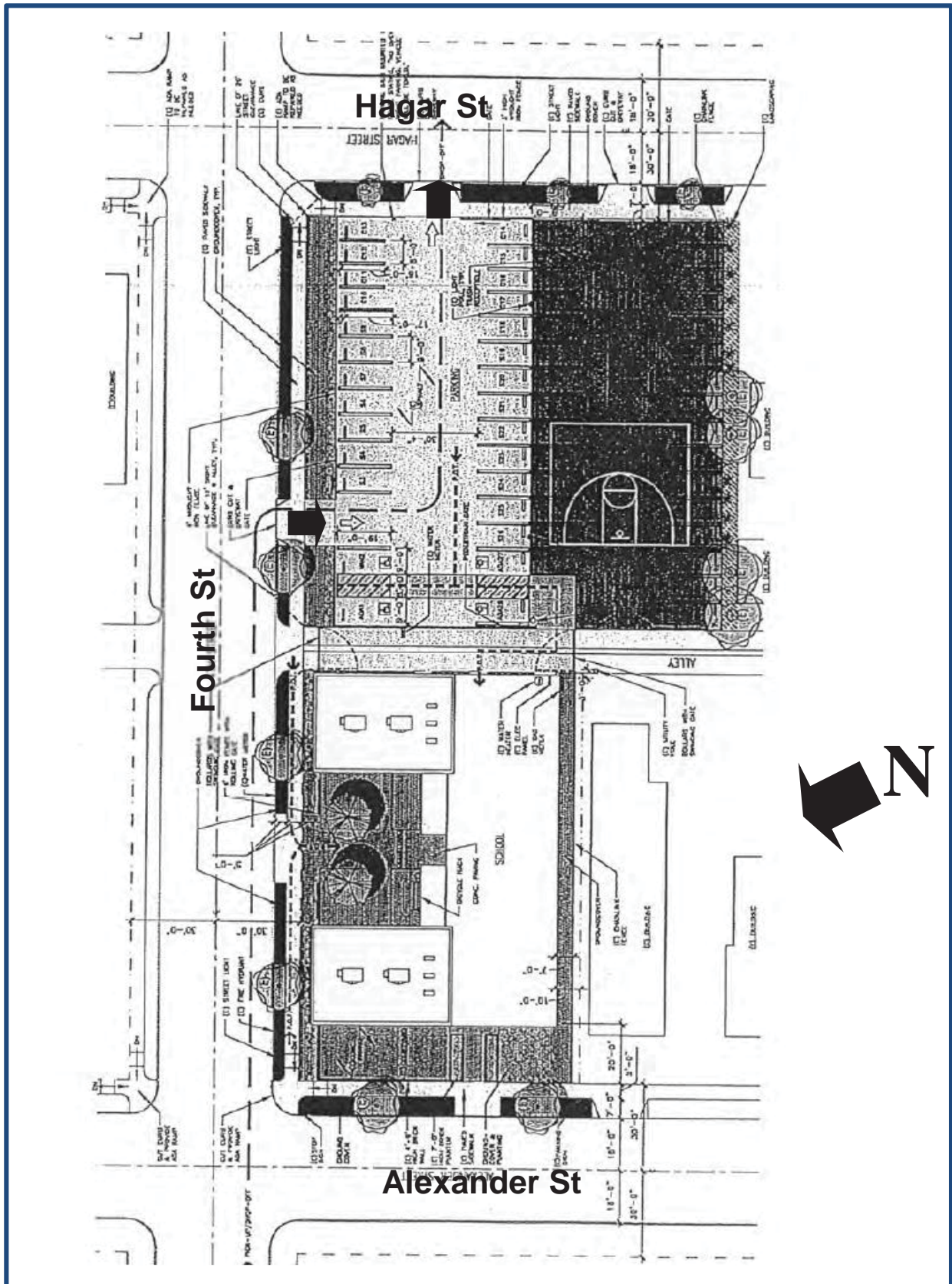


TABLE 5
TRIP GENERATION BY PROJECT

Land Use (ITE Code)	Size & Unit	Trip Generation Rate							Average Traffic Volume						
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			PM Peak Hour		
			Total	%IN	%OUT	Total	%IN	%OUT		IN	OUT	Total	IN	OUT	Total
Future Enrollment at Nueva Esperanza Charter Academy Middle School															
Middle School (552)	360 Stdnt	1.62	0.46	52	48	0.16	49	51	584	86	79	165	28	29	57
Existing Enrollment at Nueva Esperanza Charter Academy Middle School															
Middle School (552)	300 Stdnt	1.62	0.46	52	48	0.16	49	51	486	72	66	138	24	24	48
Total New Trips									98	14	13	27	4	5	9

Note: All rates, except the AM peak hour rates, are average rates per Institute of Transportation Engineers (ITE)'s "Trip Generation", 9th Edition, 2009
AM peak hour rates are taken from the Memorandum signed between LAUSD and LADOT, June 24, 2005. Rates specified for a Middle School (Grades 6-8) in the Valley Region (LAUSD Districts 1 and 2)

Trip Distribution and Assignment

Arrival and departure distribution patterns for project-generated traffic were estimated based upon a review of circulation patterns within the study area network and regional traffic generation and attraction characteristics.

Figure 8 depicts the regional trip distribution percentages to and from the site.

Figure 9 shows project related traffic volumes at key circulation locations during the AM and PM peak hours. For a worst-case scenario, no turning restrictions were assumed for ingress or egress traffic at the driveways.

2017 CUMULATIVE TRAFFIC CONDITIONS WITH PROJECT

2017 Cumulative Traffic Conditions

The 2017 cumulative (with project) traffic volumes were estimated by adding project related traffic volumes to the 2017 base (pre-project) traffic volumes with 2% per year ambient growth. **Figure 10** shows Year 2017 cumulative (i.e., base pre-project plus project traffic) volumes for AM and PM peak hours.

Year 2017 cumulative (i.e., existing plus ambient traffic plus project traffic) conditions were evaluated using the Intersection Capacity Utilization (ICU) procedure of level of service (LOS) analysis. **Table 6** presents the 2017 cumulative conditions (with project) intersection level of service (LOS) analysis summary. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.

Based on the results of this analysis, all of the study intersections are operating at an acceptable Level of Service (LOS C or better) during the AM and PM peak hours under 2017 cumulative conditions (with project).

FIGURE 8: DISTRIBUTION PERCENTAGES OF PROJECT RELATED TRAFFIC



FIGURE 9: PROJECT RELATED PEAK HOUR TRAFFIC VOLUMES



FIGURE 10: FUTURE 2017 PEAK HOUR CUMULATIVE TRAFFIC VOLUMES



TABLE 6**FUTURE 2017 POST-PROJECT CONDITIONS LEVEL OF SERVICE SUMMARY**

Intersection	Peak Hour	Future 2017 Post-Project Conditions	
		LOS	V/C
1. Fourth Street at Alexander Street (Unsignalized)	AM PM	A A	0.381 0.383
2. Fourth Street at Hagar Street (Unsignalized)	AM PM	A A	0.358 0.396
3. Fourth Street at Maclay Avenue (Signalized)	AM PM	B C	0.671 0.730

PROJECT TRAFFIC IMPACT AND MITIGATION MEASURES

A project's impact on the circulation system is determined by comparing the level of service (LOS) and V/C ratios at key intersections under the future pre-project conditions and future post-project conditions. A LOS level D or better is acceptable for urban area intersections. A level of service worse than D (i.e., LOS E or F) is unacceptable. A project's traffic impact is determined to be significant if the increase in V/C ratio is 0.04 or more at LOS C, or 0.02 or more at LOS D, or 0.01 or more at LOS E and F.

The LOS, V/C ratio (or ICU) for the study intersections under 2017 cumulative conditions (with project as well as without project) are summarized in **Table 7** to compare Project's traffic impact at key intersections. As the results indicate, all of the study intersections are expected to operate at an acceptable Level of Service (LOS C or better) during the AM and PM peak hours under 2017 cumulative conditions (with project). The increase in V/C ratio by project traffic would not exceed the significance thresholds of project-related impacts. Therefore, the project is not expected to significantly impact traffic conditions at any of the other key intersections in the vicinity.

Since the project will not significantly impact traffic conditions, no off-site traffic mitigation measures will be necessary for the development of the project.

The following measures as required for the development of this school in the original Conditional Use Permit (CUP 2008-02) must be maintained for this project as well:

TABLE 7**FUTURE 2017 LEVEL OF SERVICE SUMMARY WITH AND WITHOUT PROJECT**

Intersection	Peak Hour	2017 Base Conditions W/O Project		2017 Cumulative Conditions W/ Project		Increase in V/C by Project
		LOS	V/C	LOS	V/C	
1. Fourth Street at Alexander Street (Unsignalized)	AM	A	0.376	A	0.381	0.005
	PM	A	0.381	A	0.383	0.002
2. Fourth Street at Hagar Street (Unsignalized)	AM	A	0.350	A	0.358	0.008
	PM	A	0.392	A	0.396	0.004
3. Fourth Street at Maclay Avenue (Signalized)	AM	B	0.666	B	0.671	0.005
	PM	C	0.729	C	0.730	0.001

- Work with the City of San Fernando to develop a Traffic Management Plan;
- Develop, Clarify and publicize traffic rules, map, and Traffic Contract directly to all parent;
- Install "School, Speed Limit 25, When Children Are Present [(SR4-1(CA) sign per CA-MUTCD, Latest Edition] signage for eastbound and westbound traffic on Fourth Street up to 500 feet in advance of the School property;
- Repaint the four crosswalks at Four Street and Alexander Street using yellow paint to indicate a school zone with crosswalks used by school children;
- Paint on the pavement of Fourth Street "SLOW SCHOOL XING" markings using yellow paint for the eastbound and westbound traffic at least 100 feet in advance of crosswalks at Alexander Street;
- Stagger start and end of school times as to not coincide with nearby schools; and
- Install parking restriction signs prohibiting stopping at all times between 7 am and 5 pm on school days along the frontage on the south side of Fourth Street from Alexander Street to Hagar Street allowing queuing area for cars entering the entrance driveway to the off-street pick-up/drop-off and parking areas.

PARKING DEMAND ANALYSIS

The project's parking requirements is calculated using the City's municipal code requirement (Parking code section 106-822) for school uses. For public or private elementary and junior high school (Kindergarten through Grade 9), 2 (two) spaces for each classroom are required. The school site currently has a total of 28 spaces (including 4 disable parking spaces) available for use in the off-site parking lot. This allows for a total of 12 classrooms to be operated at the school. These parking spaces are considered more than City's requirements. Therefore, existing on-street parking spaces in the adjacent residential neighborhood are not expected to be impacted by the project.

CONCLUSION

It is estimated that the proposed increase of student enrollment by 60 students at Nueva Esperanza Charter Academy Middle School will generate a total of approximately 98 net new two-way trips per day, with 27 trips (14 trips inbound and 13 trips outbound) during the AM peak hours and 9 trips (4 trips inbound and 5 trips outbound) during the PM peak hours.

The results of the traffic impact analysis indicate that the proposed increase of student enrollment by 60 students will not significantly impact the key intersections or the surrounding roadway system by the project opening year 2017. All the study intersections are expected to operate at acceptable Levels of service (LOS) A through C during the AM and PM peak hours for the future 2017 conditions with the project. Therefore, no off-site traffic mitigation measures would be necessary for the development of the project.

An analysis of project's parking demand indicates that the school currently has a total of 28 spaces in the off-street parking lot available for use during normal school hours. The City's parking requirement for elementary and junior high school (kindergarten through grade 9) is 2 spaces per classroom. This allows for a total of 14 classrooms to be operated at the school during normal school hours. The available 28 parking spaces at the school are considered more than the City's requirements. Therefore, existing on-street parking spaces in the adjacent residential neighborhood are not expected to be impacted by the project.

Technical Appendix

***Existing 2015 Traffic Counts
of Turning Movements***

Intersection of Fourth Street and Alexander Street



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Alexander_Fourth

Site Code : 00000000

Start Date : 11/18/2015

Page No : 1

Groups Printed- Unshifted

	Alexander St Southbound			Fourth St Westbound			Alexander St Northbound			Fourth St Eastbound			Int. Total
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	4	8	0	1	26	4	1	3	3	1	44	1	96
07:15 AM	11	6	0	5	36	0	5	6	10	0	66	7	152
07:30 AM	23	12	2	4	40	5	12	8	23	4	83	4	220
07:45 AM	23	3	8	4	41	4	7	9	18	3	85	3	208
Total	61	29	10	14	143	13	25	26	54	8	278	15	676
08:00 AM	1	4	0	4	47	3	6	1	5	1	46	6	124
08:15 AM	4	1	0	2	19	0	1	0	1	0	32	4	64
08:30 AM	2	0	1	4	15	1	4	1	2	2	21	2	55
08:45 AM	1	1	3	0	26	1	0	0	1	2	29	3	67
Total	8	6	4	10	107	5	11	2	9	5	128	15	310
04:00 PM	2	4	2	4	72	2	3	4	5	0	41	4	143
04:15 PM	3	5	2	5	58	5	1	2	3	0	37	1	122
04:30 PM	2	0	0	4	75	3	3	3	5	2	39	2	138
04:45 PM	1	1	1	1	70	4	2	2	5	3	37	3	130
Total	8	10	5	14	275	14	9	11	18	5	154	10	533
05:00 PM	9	4	0	6	100	4	5	6	5	0	43	1	183
05:15 PM	4	2	2	6	70	3	1	2	7	0	35	3	135
05:30 PM	0	3	0	3	84	8	3	7	4	0	45	1	158
05:45 PM	2	2	0	4	86	5	2	1	3	1	43	3	152
Total	15	11	2	19	340	20	11	16	19	1	166	8	628
Grand Total	92	56	21	57	865	52	56	55	100	19	726	48	2147
Approch %	54.4	33.1	12.4	5.9	88.8	5.3	26.5	26.1	47.4	2.4	91.6	6.1	
Total %	4.3	2.6	1	2.7	40.3	2.4	2.6	2.6	4.7	0.9	33.8	2.2	

CITY TRAFFIC COUNTERS

www.ctcounters.com

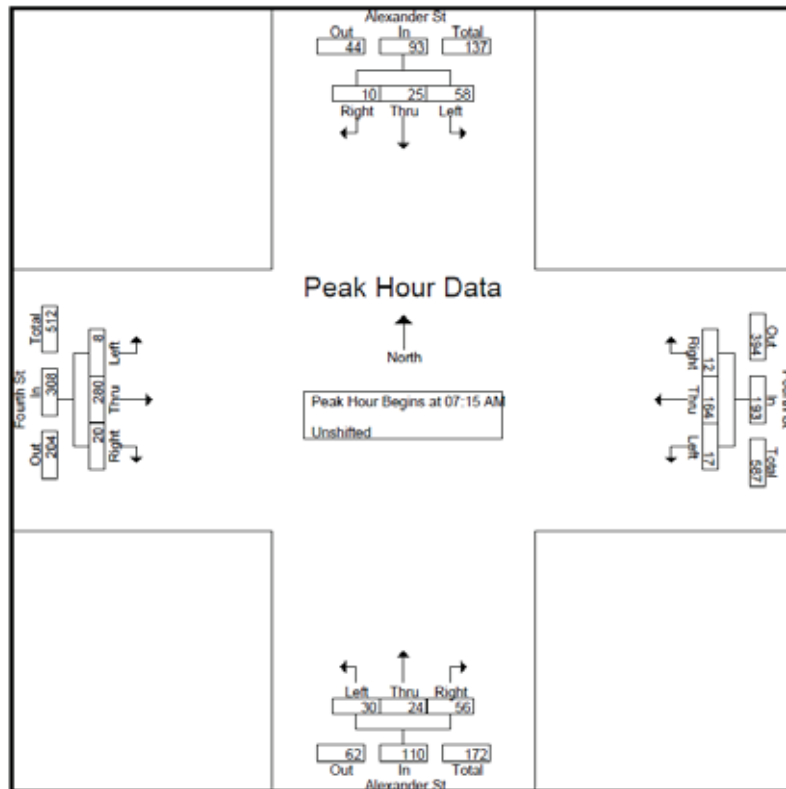
File Name : Alexander_Fourth

Site Code : 00000000

Start Date : 11/18/2015

Page No : 2

	Alexander St Southbound				Fourth St Westbound				Alexander St Northbound				Fourth St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	11	6	0	17	5	36	0	41	5	6	10	21	0	66	7	73	152
07:30 AM	23	12	2	37	4	40	5	49	12	8	23	43	4	83	4	91	220
07:45 AM	23	3	8	34	4	41	4	49	7	9	18	34	3	85	3	91	208
08:00 AM	1	4	0	5	4	47	3	54	6	1	5	12	1	46	6	53	124
Total Volume	58	25	10	93	17	164	12	193	30	24	56	110	8	280	20	308	704
% App. Total	62.4	26.9	10.8		8.8	85	6.2		27.3	21.8	50.9		2.6	90.9	6.5		
PHF	630	521	313	628	850	872	600	894	625	667	609	640	500	824	714	846	800



CITY TRAFFIC COUNTERS

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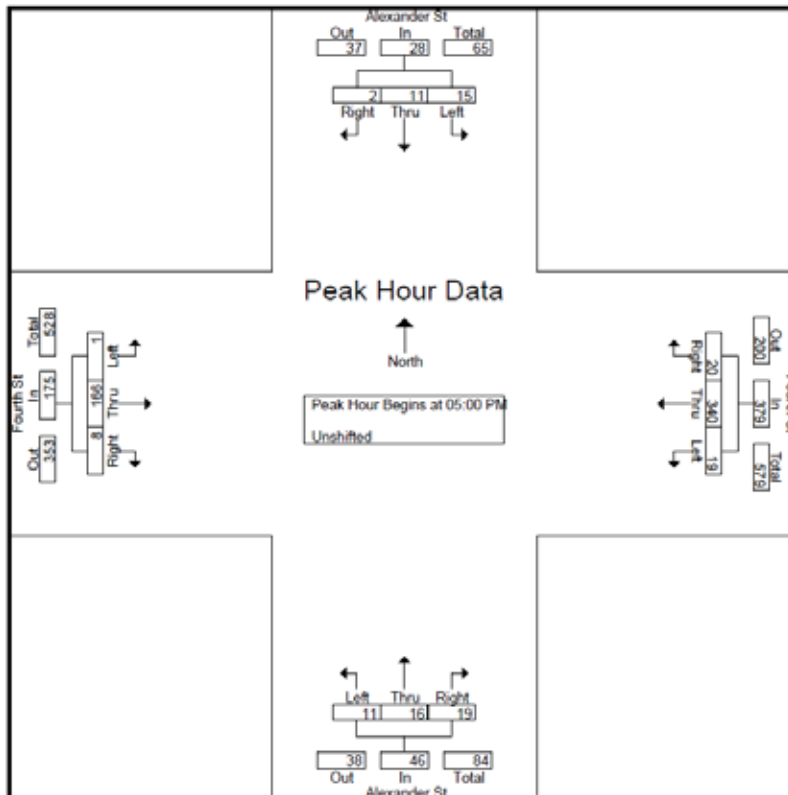
File Name : Alexander_Fourth

Site Code : 00000000

Start Date : 11/18/2015

Page No : 3

	Alexander St Southbound				Fourth St Westbound				Alexander St Northbound				Fourth St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	9	4	0	13	6	100	4	110	5	6	5	16	0	43	1	44	183
05:15 PM	4	2	2	8	6	70	3	79	1	2	7	10	0	35	3	38	135
05:30 PM	0	3	0	3	3	84	8	95	3	7	4	14	0	45	1	46	158
05:45 PM	2	2	0	4	4	86	5	95	2	1	3	6	1	43	3	47	152
Total Volume	15	11	2	28	19	340	20	379	11	16	19	46	1	166	8	175	628
% App. Total	53.6	39.3	7.1		5	89.7	5.3		23.9	34.8	41.3		0.6	94.9	4.6		
PHF	.417	.688	.250	.538	.792	.850	.625	.861	.550	.571	.679	.719	.250	.922	.667	.931	.858



Intersection of Fourth Street and Hagar Street



CITY TRAFFIC COUNTERS
www.ctcounters.com

File Name : Hagar_Fourth
Site Code : 00000000
Start Date : 11/18/2015
Page No : 1

Groups Printed- Unshifted													
	Hagar St Southbound			Fourth St Westbound			Hagar St Northbound			Fourth St Eastbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total
07:00 AM	3	3	0	3	27	1	2	3	8	2	41	3	96
07:15 AM	4	9	2	5	37	5	2	6	9	0	59	4	142
07:30 AM	5	9	3	9	46	9	3	11	23	4	75	5	202
07:45 AM	2	11	2	11	44	3	5	2	16	3	73	13	185
Total	14	32	7	28	154	18	12	22	56	9	248	25	625
08:00 AM	0	5	1	5	55	3	2	1	3	3	52	4	134
08:15 AM	2	2	1	2	20	5	1	0	3	1	40	1	78
08:30 AM	3	1	3	3	20	4	0	2	1	2	18	1	58
08:45 AM	1	4	1	2	21	3	1	1	1	1	26	4	66
Total	6	12	6	12	116	15	4	4	8	7	136	10	336
04:00 PM	1	0	1	8	74	6	3	5	6	3	39	8	154
04:15 PM	1	5	1	1	66	3	5	2	6	3	34	9	136
04:30 PM	1	7	2	8	83	6	3	2	4	1	40	6	163
04:45 PM	0	5	1	5	67	4	8	1	5	2	39	3	140
Total	3	17	5	22	290	19	19	10	21	9	152	26	593
05:00 PM	1	2	4	12	93	3	4	7	6	5	42	9	188
05:15 PM	0	3	1	11	83	3	4	6	7	2	43	6	169
05:30 PM	1	2	1	5	89	7	4	2	5	1	46	3	166
05:45 PM	0	3	2	2	99	4	4	5	4	2	47	6	178
Total	2	10	8	30	364	17	16	20	22	10	178	24	701
Grand Total	25	71	26	92	924	69	51	56	107	35	714	85	2255
Apprch %	20.5	58.2	21.3	8.5	85.2	6.4	23.8	26.2	50	4.2	85.6	10.2	
Total %	1.1	3.1	1.2	4.1	41	3.1	2.3	2.5	4.7	1.6	31.7	3.8	

CITY TRAFFIC COUNTERS

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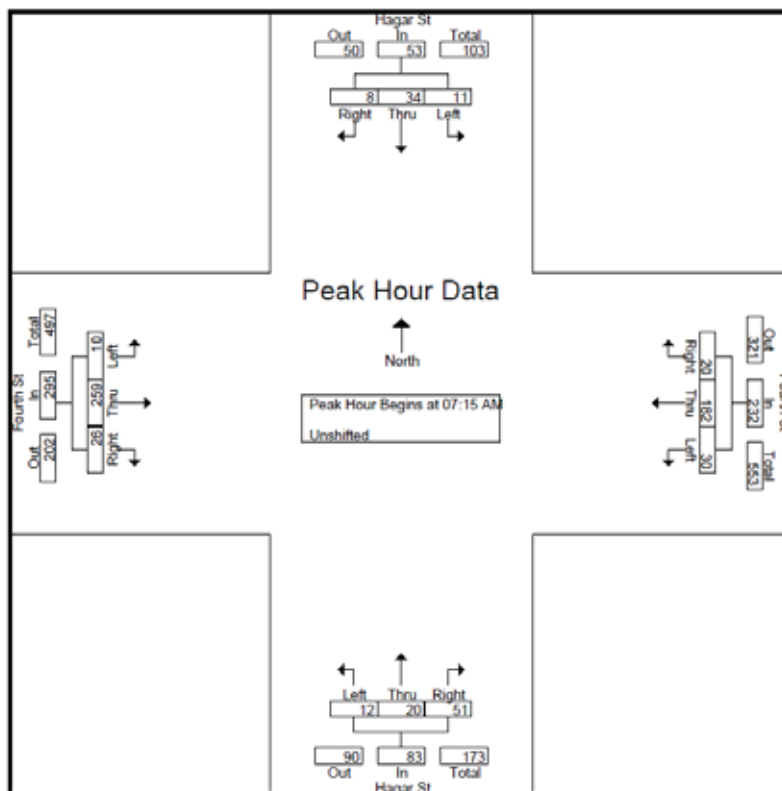
File Name : Hagar_Fourth

Site Code : 00000000

Start Date : 11/18/2015

Page No : 2

	Hagar St Southbound				Fourth St Westbound				Hagar St Northbound				Fourth St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	4	9	2	15	5	37	5	47	2	6	9	17	0	59	4	63	142
07:30 AM	5	9	3	17	9	46	9	64	3	11	23	37	4	75	5	84	202
07:45 AM	2	11	2	15	11	44	3	58	5	2	16	23	3	73	13	89	185
08:00 AM	0	5	1	6	5	55	3	63	2	1	3	6	3	52	4	59	134
Total Volume	11	34	8	53	30	182	20	232	12	20	51	83	10	259	26	295	663
% App. Total	20.8	64.2	15.1		12.9	78.4	8.6		14.5	24.1	61.4		3.4	87.8	8.8		
PHF	.550	.773	.667	.779	.682	.827	.556	.906	.600	.455	.554	.561	.625	.863	.500	.829	.821



CITY TRAFFIC COUNTERS

www.ctcounters.com

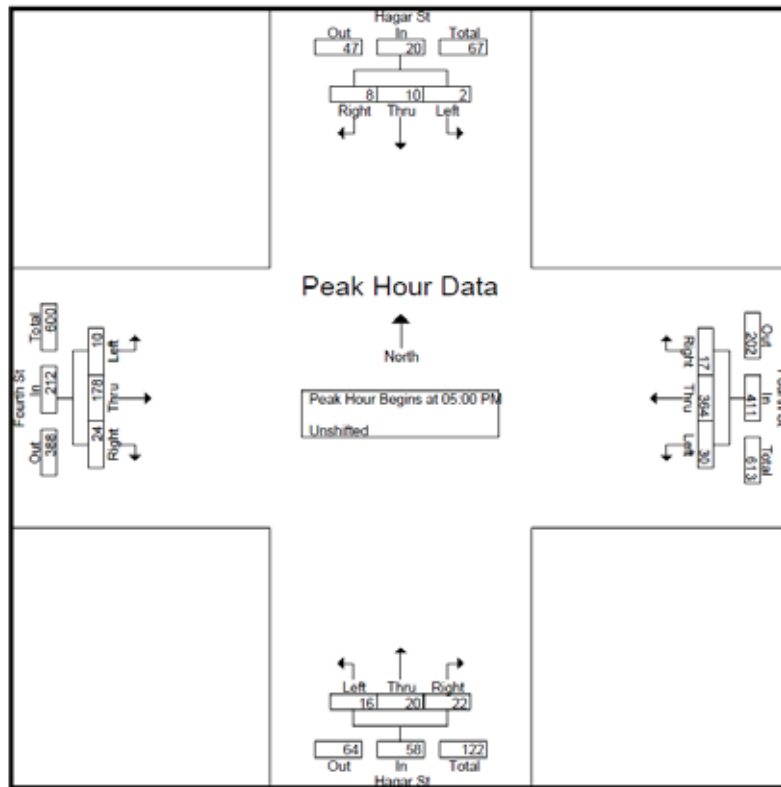
File Name : Hagar_Fourth

Site Code : 00000000

Start Date : 11/18/2015

Page No : 3

	Hagar St Southbound				Fourth St Westbound				Hagar St Northbound				Fourth St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	1	2	4	7	12	93	3	108	4	7	6	17	5	42	9	56	188
05:15 PM	0	3	1	4	11	83	3	97	4	6	7	17	2	43	6	51	169
05:30 PM	1	2	1	4	5	89	7	101	4	2	5	11	1	46	3	50	166
05:45 PM	0	3	2	5	2	99	4	105	4	5	4	13	2	47	6	55	178
Total Volume	2	10	8	20	30	364	17	411	16	20	22	58	10	178	24	212	701
% App. Total	10	50	40		7.3	88.6	4.1		27.6	34.5	37.9		4.7	84	11.3		
PHF	.500	.833	.500	.714	.625	.919	.607	.951	1.00	.714	.786	.853	.500	.947	.667	.946	.932



Intersection of Fourth Street and Maclay Avenue



CITY TRAFFIC COUNTERS

www.ctcounters.com

File Name : Maclay_Fourth

Site Code : 00000000

Start Date : 11/18/2015

Page No : 1

Groups Printed- Unshifted

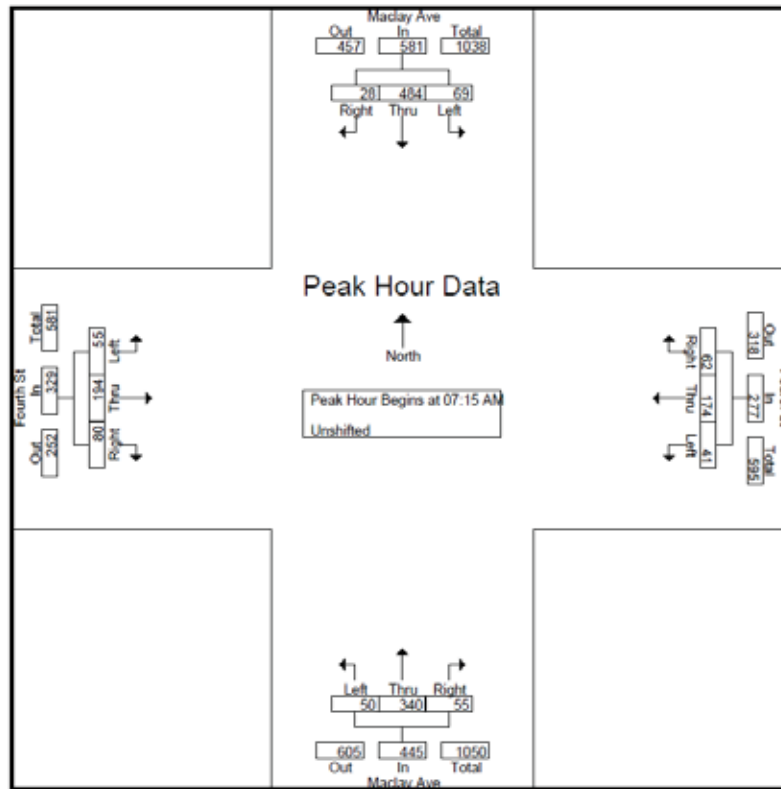
	Maclay Ave Southbound			Fourth St Westbound			Maclay Ave Northbound			Fourth St Eastbound			Int. Total
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	9	65	5	3	21	5	8	40	2	5	34	20	217
07:15 AM	10	108	2	12	40	16	7	69	12	13	43	25	357
07:30 AM	22	151	8	11	44	26	12	78	17	24	60	21	474
07:45 AM	20	118	8	9	48	12	13	93	13	15	53	24	426
Total	61	442	23	35	153	59	40	280	44	57	190	90	1474
08:00 AM	17	107	10	9	42	8	18	100	13	3	38	10	375
08:15 AM	16	91	10	12	16	7	5	89	5	7	24	10	292
08:30 AM	12	92	6	8	18	13	8	53	2	3	15	7	237
08:45 AM	11	56	4	3	19	8	4	55	4	3	14	6	187
Total	56	346	30	32	95	36	35	297	24	16	91	33	1091
04:00 PM	13	106	15	17	59	14	16	126	4	16	24	7	417
04:15 PM	8	103	12	16	52	17	18	113	3	8	25	16	391
04:30 PM	10	123	13	13	53	19	26	155	3	15	19	11	460
04:45 PM	15	103	10	10	54	21	18	162	4	13	18	21	449
Total	46	435	50	56	218	71	78	556	14	52	86	55	1717
05:00 PM	10	91	14	6	60	13	13	116	7	17	35	12	394
05:15 PM	12	109	11	14	68	23	16	97	2	9	30	7	398
05:30 PM	11	96	8	9	73	24	24	108	3	9	27	4	396
05:45 PM	15	93	8	8	70	12	18	83	10	6	18	14	355
Total	48	389	41	37	271	72	71	404	22	41	110	37	1543
Grand Total	211	1612	144	160	737	238	224	1537	104	166	477	215	5825
Apprch %	10.7	82	7.3	14.1	64.9	21	12	82.4	5.6	19.3	55.6	25.1	
Total %	3.6	27.7	2.5	2.7	12.7	4.1	3.8	26.4	1.8	2.8	8.2	3.7	

CITY TRAFFIC COUNTERS

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File Name : Maclay_Fourth
Site Code : 00000000
Start Date : 11/18/2015
Page No : 2

	Maclay Ave Southbound				Fourth St Westbound				Maclay Ave Northbound				Fourth St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	10	108	2	120	12	40	16	68	7	69	12	88	13	43	25	81	357
07:30 AM	22	151	8	181	11	44	26	81	12	78	17	107	24	60	21	105	474
07:45 AM	20	118	8	146	9	48	12	69	13	93	13	119	15	53	24	92	426
08:00 AM	17	107	10	134	9	42	8	59	18	100	13	131	3	38	10	51	375
Total Volume	69	484	28	581	41	174	62	277	50	340	55	445	55	194	80	329	1632
% App. Total	11.9	83.3	4.8		14.8	62.8	22.4		11.2	76.4	12.4		16.7	59	24.3		
PHF	.784	.801	.700	.802	.854	.906	.596	.855	.694	.850	.809	.849	.573	.808	.800	.783	.861



CITY TRAFFIC COUNTERS

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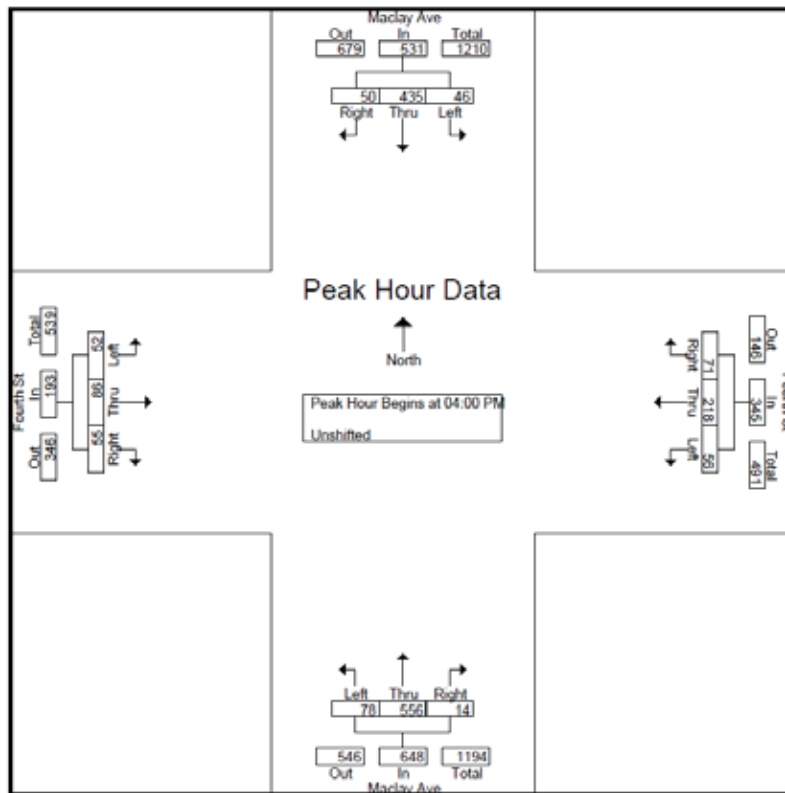
File Name : Maclay_Fourth

Site Code : 00000000

Start Date : 11/18/2015

Page No : 3

	Maclay Ave Southbound				Fourth St Westbound				Maclay Ave Northbound				Fourth St Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	13	106	15	134	17	59	14	90	16	126	4	146	16	24	7	47	417
04:15 PM	8	103	12	123	16	52	17	85	18	113	3	134	8	25	16	49	391
04:30 PM	10	123	13	146	13	53	19	85	26	155	3	184	15	19	11	45	460
04:45 PM	15	103	10	128	10	54	21	85	18	162	4	184	13	18	21	52	449
Total Volume	46	435	50	531	56	218	71	345	78	556	14	648	52	86	55	193	1717
% App. Total	8.7	81.9	9.4		16.2	63.2	20.6		12	85.8	2.2		26.9	44.6	28.5		
PHF	.767	.884	.833	.909	.824	.924	.845	.958	.750	.858	.875	.880	.813	.860	.655	.928	.933



***Average Daily Traffic Volumes (ADT)
Existing 2015 Conditions***

City Of San Fernando - Public Works Department
117 Macneil Street
San Fernando, CA 91340

Description 1: Fourth Street
Description 2: Hagar
Description 3: Alexander

Site: 0000000000

Weekly Volume

Interval	Mon 7/28/2014		Tue 7/29/2014		Wed 7/30/2014		Thu 7/31/2014		Fri 8/1/2014		Sat 8/2/2014		Sun 8/3/2014		Mon - Fri Average		Week Average	
Begin	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	-	-	-	-	7	18	11	16	16	24	26	31	21	37	11.3	19.3	16.2	25.2
1:00 AM	-	-	-	-	2	8	6	12	4	6	16	29	16	28	4.0	8.7	8.8	16.6
2:00 AM	-	-	-	-	4	4	4	6	8	5	9	19	20	20	5.3	5.0	9.0	10.8
3:00 AM	-	-	-	-	4	1	9	6	7	5	12	13	7	9	6.7	4.0	7.8	6.8
4:00 AM	-	-	-	-	6	5	11	8	8	4	12	4	10	8	8.3	5.7	9.4	5.6
5:00 AM	-	-	-	-	44	15	47	12	48	8	14	9	9	7	46.3	11.7	32.4	10.2
6:00 AM	-	-	-	-	108	45	113	49	111	43	46	28	18	10	110.7	45.7	79.2	35.0
7:00 AM	-	-	-	-	151	63	133	81	146	74	77	38	41	23	143.3	72.7	109.6	55.8
8:00 AM	-	-	-	-	142	91	144	94	152	83	90	59	57	37	146.0	89.3	117.0	72.8
9:00 AM	-	-	67	52	115	89	121	79	107	86	136	92	92	59	109.3	81.6	111.0	79.5
10:00 AM	-	-	133	105	111	106	112	94	118	107	128	114	110	101	118.5	103.0	118.7	104.5
11:00 AM	-	-	124	125	114	106	124	120	118	141	120	173	140	105	120.0	123.0	123.3	128.3
12:00 PM	-	-	128	148	109	137	103	146	142	137	138	183	124	142	120.5	147.0	124.0	152.2
1:00 PM	-	-	156	131	130	146	142	142	131	157	136	171	129	130	139.8	144.0	137.3	146.2
2:00 PM	-	-	132	150	106	149	127	134	148	146	121	184	116	136	128.3	144.8	125.0	149.8
3:00 PM	-	-	114	198	118	190	117	180	145	214	138	171	127	149	123.5	195.5	126.5	183.7
4:00 PM	-	-	143	222	139	234	134	242	170	229	130	183	82	158	146.5	231.8	133.0	211.3
5:00 PM	-	-	176	248	154	262	158	291	155	272	119	150	90	134	160.8	268.3	142.0	226.2
6:00 PM	-	-	135	227	149	220	152	236	155	282	133	150	113	140	147.8	241.3	139.5	209.2
7:00 PM	-	-	119	150	150	175	130	191	142	196	100	128	106	119	135.3	178.0	124.5	159.8
8:00 PM	-	-	102	126	96	142	110	154	127	158	109	104	88	110	108.8	145.0	105.3	132.3
9:00 PM	-	-	72	97	91	110	73	119	97	149	94	100	59	93	83.3	118.8	81.0	111.3
10:00 PM	-	-	33	77	30	61	40	63	76	104	62	105	43	71	44.8	76.3	47.3	80.2
11:00 PM	-	-	16	35	15	41	22	40	26	65	53	65	24	41	19.8	45.3	26.0	47.8
Totals	-	-	1650	2091	2095	2438	2143	2515	2357	2695	2019	2303	1642	1867	2188.6	2505.4	2053.9	2361.3
Combined Split (%)	-	-	44.1	55.9	46.2	53.8	46.0	54.0	46.7	53.3	46.7	53.3	46.6	53.2	46.6	53.4	46.5	53.5
Peak Hours	-	-	10:45 AM	10:45 AM	7:15 AM	10:15 AM	7:45 AM	10:45 AM	7:30 AM	10:30 AM	9:00 AM	11:00 AM	11:00 AM	10:45 AM	7:15 AM	10:45 AM	7:45 AM	10:45 AM
12:00 PM	-	-	138	134	173	108	153	125	167	141	136	173	140	114	162.3	124.0	123.4	129.3
Volume Factor	-	-	0.78	0.93	0.90	0.90	0.96	0.95	0.87	0.90	0.81	0.77	0.85	0.84	0.90	0.95	0.94	0.94
12:00 PM -	-	-	4:45 PM	4:30 PM	3:15 PM	4:30 PM	3:15 PM	5:00 PM	3:45 PM	5:30 PM	2:45 PM	12:45 PM	2:30 PM	3:45 PM	3:15 PM	4:30 PM	3:15 PM	4:30 PM
12:00 AM	-	-	177	277	167	284	163	291	171	285	157	195	133	164	164.3	271.8	146.0	231.3
Volume Factor	-	-	0.87	0.92	0.91	0.90	0.91	0.94	0.97	0.98	0.87	0.76	0.90	0.93	0.91	0.98	0.96	0.96

City Of San Fernando - Public Works Department
117 Macneil Street
San Fernando, CA 91340

Description 1: Fourth Street
Description 2: Hagar
Description 3: Alexander

Site: 00000000000

Weekly Volume

Interval	Mon 8/4/2014		Tue 8/5/2014		Wed 8/6/2014		Thu 8/7/2014		Fri 8/8/2014		Sat 8/9/2014		Sun 8/10/2014		Mon - Fri Average		Week Average	
Begin	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	12	15	14	28	13	29	6	25	-	-	-	-	-	-	11.3	24.3	11.3	24.3
1:00 AM	7	7	5	9	8	8	7	14	-	-	-	-	-	-	6.8	9.5	6.8	9.5
2:00 AM	2	6	4	4	6	6	5	2	-	-	-	-	-	-	4.3	4.5	4.3	4.5
3:00 AM	5	2	1	4	4	5	2	4	-	-	-	-	-	-	3.0	3.8	3.0	3.8
4:00 AM	10	4	9	9	4	2	11	8	-	-	-	-	-	-	8.5	5.8	8.5	5.8
5:00 AM	40	11	54	20	47	19	44	9	-	-	-	-	-	-	46.3	14.8	46.3	14.8
6:00 AM	89	37	110	50	110	45	125	45	-	-	-	-	-	-	108.5	44.3	108.5	44.3
7:00 AM	172	85	142	89	174	104	193	103	-	-	-	-	-	-	170.3	95.3	170.3	95.3
8:00 AM	148	94	87	81	146	98	161	79	-	-	-	-	-	-	135.5	88.0	135.5	88.0
9:00 AM	107	103	93	88	132	92	116	86	-	-	-	-	-	-	112.0	92.3	112.0	92.3
10:00 AM	99	82	117	89	115	111	3	7	-	-	-	-	-	-	83.5	72.3	83.5	72.3
11:00 AM	105	133	109	119	118	116	0	0	-	-	-	-	-	-	94.9	105.1	94.9	105.1
12:00 PM	101	143	118	143	139	114	-	-	-	-	-	-	-	-	119.3	133.3	119.3	133.3
1:00 PM	149	140	145	160	123	138	-	-	-	-	-	-	-	-	139.0	146.0	139.0	146.0
2:00 PM	107	139	112	160	130	146	-	-	-	-	-	-	-	-	116.3	148.3	116.3	148.3
3:00 PM	133	195	123	187	138	204	-	-	-	-	-	-	-	-	131.3	195.3	131.3	195.3
4:00 PM	147	251	156	230	182	246	-	-	-	-	-	-	-	-	161.7	242.3	161.7	242.3
5:00 PM	147	258	177	266	171	288	-	-	-	-	-	-	-	-	165.0	270.7	165.0	270.7
6:00 PM	139	250	151	260	144	224	-	-	-	-	-	-	-	-	144.7	244.7	144.7	244.7
7:00 PM	137	171	136	176	130	179	-	-	-	-	-	-	-	-	134.3	175.3	134.3	175.3
8:00 PM	114	170	112	167	121	135	-	-	-	-	-	-	-	-	115.7	157.3	115.7	157.3
9:00 PM	66	103	62	115	70	129	-	-	-	-	-	-	-	-	66.0	115.7	66.0	115.7
10:00 PM	43	63	47	60	34	55	-	-	-	-	-	-	-	-	41.3	59.3	41.3	59.3
11:00 PM	19	19	25	38	26	32	-	-	-	-	-	-	-	-	23.3	29.7	23.3	29.7
Totals	2098	2481	2109	2552	2285	2525	673	382	-	-	-	-	-	-	2142.6	2477.6	2142.6	2477.6
Combined Split (%)	45.79	54.2	46.61	54.8	48.10	52.5	1055	38.2	-	-	-	-	-	-	4620.3	53.6	4620.3	53.6
Peak Hours	7:15 AM	11:00 AM	6:45 AM	10:45 AM	7:15 AM	11:00 AM	7:30 AM	7:30 AM	-	-	-	-	-	-	7:15 AM	11:00 AM	7:15 AM	11:00 AM
12:00 PM -	185	133	157	122	195	116	211	113	-	-	-	-	-	-	179.8	107.4	179.8	107.4
Volume Factor	0.83	0.90	0.87	0.78	0.89	0.81	0.93	0.81	-	-	-	-	-	-	0.88	0.85	0.88	0.85
12:00 PM -	4:15 PM	5:45 PM	5:15 PM	5:30 PM	4:15 PM	4:45 PM	-	-	-	-	-	-	-	-	4:15 PM	5:15 PM	4:15 PM	5:15 PM
12:00 AM	153	289	178	289	194	305	-	-	-	-	-	-	-	-	167.7	281.3	167.7	281.3
Volume Factor	0.91	0.90	0.93	0.91	0.90	0.95	-	-	-	-	-	-	-	-	0.90	0.93	0.90	0.93

City Of San Fernando - Public Works Department
117 Macneil Street
San Fernando, CA 91340

Description 1: Alexander
Description 2: Third
Description 3: Fourth

Site: 0000000000

Weekly Volume

Interval	Mon 7/21/2014		Tue 7/22/2014		Wed 7/23/2014		Thu 7/24/2014		Fri 7/25/2014		Sat 7/26/2014		Sun 7/27/2014		Mon - Fri Average		Week Average	
Begin	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	-	-	-	-	-	-	-	-	4	2	7	4	8	9	4.0	2.0	6.3	5.0
1:00 AM	-	-	-	-	-	-	-	-	2	2	2	5	4	5	2.0	2.0	2.7	4.0
2:00 AM	-	-	-	-	-	-	-	-	0	1	2	2	3	2	0.0	1.0	1.7	1.7
3:00 AM	-	-	-	-	-	-	-	-	1	1	1	2	0	4	1.0	1.0	0.7	2.3
4:00 AM	-	-	-	-	-	-	-	-	3	2	2	3	0	2	3.0	2.0	1.7	2.3
5:00 AM	-	-	-	-	-	-	-	-	4	3	3	1	0	0	4.0	3.0	2.3	1.3
6:00 AM	-	-	-	-	-	-	-	-	19	15	1	8	1	1	19.0	15.0	7.0	8.0
7:00 AM	-	-	-	-	-	-	-	-	18	5	6	7	3	5	18.0	5.0	9.0	5.7
8:00 AM	-	-	-	-	-	-	-	-	25	12	19	10	13	13	25.0	12.0	19.0	11.7
9:00 AM	-	-	-	-	-	-	-	-	24	15	26	18	19	23	24.0	15.0	23.0	18.7
10:00 AM	-	-	-	-	-	-	10	10	12	18	21	17	29	41	12.6	16.0	19.2	22.9
11:00 AM	-	-	-	-	-	-	12	20	21	13	19	18	17	26	16.5	16.5	17.3	19.3
12:00 PM	-	-	-	-	-	-	17	17	14	16	20	19	22	35	15.5	16.5	18.3	21.8
1:00 PM	-	-	-	-	-	-	16	9	10	14	23	28	25	34	13.0	11.5	18.5	21.3
2:00 PM	-	-	-	-	-	-	19	16	23	16	15	11	21	10	21.0	16.0	19.5	13.3
3:00 PM	-	-	-	-	-	-	18	18	21	18	23	18	20	18	19.5	18.0	20.5	18.0
4:00 PM	-	-	-	-	-	-	24	17	31	25	25	20	17	23	27.5	21.0	24.3	21.3
5:00 PM	-	-	-	-	-	-	34	38	30	30	16	14	18	19	32.0	34.0	24.5	25.3
6:00 PM	-	-	-	-	-	-	23	27	31	31	23	14	18	15	27.0	29.0	23.8	21.8
7:00 PM	-	-	-	-	-	-	19	14	21	16	23	10	21	19	20.0	15.0	21.0	14.8
8:00 PM	-	-	-	-	-	-	16	14	29	22	21	26	12	27	22.5	18.0	19.5	22.3
9:00 PM	-	-	-	-	-	-	14	12	14	18	19	24	15	19	14.0	15.0	15.5	18.3
10:00 PM	-	-	-	-	-	-	17	10	10	7	12	6	5	14	13.5	8.5	11.0	9.3
11:00 PM	-	-	-	-	-	-	7	10	9	9	6	5	3	4	8.0	9.5	6.3	7.0
Totals	-	-	-	-	-	-	246	232	376	311	335	290	294	368	302.6	302.5	332.3	316.9
Combined Split (%)	-	-	-	-	-	-	51.5	48.5	54.7	45.3	53.6	46.4	44.4	55.6	54.5	45.5	51.2	48.8
Peak Hours	-	-	-	-	-	-	10:30 AM	10:45 AM	7:45 AM	9:45 AM	8:45 AM	9:30 AM	10:00 AM	9:45 AM	7:45 AM	9:45 AM	8:45 AM	9:30 AM
12:00 AM -	-	-	-	-	-	-	13	22	27	22	28	25	29	42	27.0	19.0	24.0	25.0
Volume	-	-	-	-	-	-	0.65	0.69	0.75	0.92	0.78	0.78	0.81	0.70	0.75	0.79	0.75	0.89
Factor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM -	-	-	-	-	-	-	4:30 PM	5:30 PM	3:45 PM	5:45 PM	6:30 PM	1:00 PM	12:45 PM	12:15 PM	5:00 PM	5:30 PM	4:30 PM	4:45 PM
12:00 AM	-	-	-	-	-	-	35	39	32	39	30	28	30	39	32.0	37.5	25.5	27.8
Volume	-	-	-	-	-	-	0.73	0.65	0.57	0.70	0.94	0.58	0.68	0.75	0.67	0.72	0.80	0.90
Factor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

City Of San Fernando - Public Works Department
117 Macneil Street
San Fernando, CA 91340

Description 1: Alexander
Description 2: Third
Description 3: Fourth

Site: 0000000000

Weekly Volume

Interval	Mon 7/28/2014		Tue 7/29/2014		Wed 7/30/2014		Thu 7/31/2014		Fri 8/1/2014		Sat 8/2/2014		Sun 8/3/2014		Mon - Fri Average		Week Average	
Begin	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	3	3	1	2	2	2	4	2	4	2	1	6	5	7	2.8	2.2	2.9	3.4
1:00 AM	0	1	3	1	1	1	2	0	4	2	6	2	6	3	2.0	1.0	3.1	1.4
2:00 AM	2	0	1	2	0	2	2	3	2	2	3	2	2	1	1.4	1.8	1.7	1.7
3:00 AM	1	1	0	1	0	2	0	1	1	1	1	5	0	1	0.4	1.2	0.4	1.7
4:00 AM	0	1	3	1	2	1	2	1	1	3	2	2	1	1	1.6	1.4	1.6	1.4
5:00 AM	5	1	5	4	4	4	7	1	8	3	3	2	3	1	5.8	2.6	5.0	2.3
6:00 AM	12	8	15	10	24	9	23	13	20	16	7	8	4	3	18.8	11.2	15.0	9.6
7:00 AM	21	14	16	9	29	12	26	13	19	12	7	7	4	5	22.2	12.0	17.4	10.3
8:00 AM	14	18	26	11	24	16	19	13	25	15	11	10	10	6	21.6	14.6	18.4	12.7
9:00 AM	26	11	16	8	20	6	20	12	25	15	15	15	9	11	21.4	10.4	18.7	11.1
10:00 AM	9	17	15	18	17	10	18	11	17	13	14	12	23	21	15.2	13.8	16.1	14.6
11:00 AM	12	14	16	21	15	22	13	10	16	23	21	21	23	15	14.4	18.0	16.6	18.0
12:00 PM	18	14	13	10	16	11	11	17	22	21	33	22	27	34	16.0	14.6	20.0	18.4
1:00 PM	19	20	25	21	19	7	25	12	16	20	27	25	19	18	20.8	16.0	21.4	17.6
2:00 PM	11	18	17	20	19	16	13	12	17	15	19	22	22	13	15.4	16.2	16.9	16.6
3:00 PM	19	25	17	25	23	17	17	16	23	19	28	17	20	16	19.8	20.4	21.0	19.3
4:00 PM	21	21	26	24	23	26	26	24	20	37	30	22	15	21	23.2	26.4	23.0	25.0
5:00 PM	31	31	26	25	29	35	21	42	41	11	23	20	22	14	29.6	28.8	27.6	25.4
6:00 PM	24	24	30	22	28	37	17	24	28	25	22	17	18	17	25.4	26.4	23.9	23.7
7:00 PM	20	19	21	14	18	19	30	22	27	23	19	15	9	15	23.2	19.4	20.6	18.1
8:00 PM	19	13	20	27	12	23	15	14	24	22	10	21	14	17	18.0	19.8	16.3	19.6
9:00 PM	17	12	15	18	10	14	17	15	16	20	16	17	10	16	15.0	15.8	14.4	16.0
10:00 PM	8	4	7	12	4	6	10	12	15	15	13	21	11	11	8.8	9.8	9.7	11.6
11:00 PM	3	12	9	5	5	2	10	6	13	7	11	14	7	3	8.0	6.4	8.3	7.0
Totals	315	302	343	311	344	300	348	296	404	342	342	325	284	270	350.8	310.2	340.0	306.6
Combined Split (%)	61.7	48.9	65.4	47.6	64.4	46.6	64.4	46.0	74.6	45.8	66.7	48.7	55.4	48.7	661.0	46.9	646.6	47.4
Peak Hours	9:00 AM 9:30 AM		7:30 AM 10:45 AM		7:15 AM 11:00 AM		6:30 AM 6:30 AM		7:30 AM 10:45 AM		11:00 AM 11:00 AM		10:45 AM 10:00 AM		7:15 AM 10:45 AM		7:30 AM 10:45 AM	
12:00 PM -	9:00 AM 9:30 AM		7:30 AM 10:45 AM		7:15 AM 11:00 AM		6:30 AM 6:30 AM		7:30 AM 10:45 AM		11:00 AM 11:00 AM		10:45 AM 10:00 AM		7:15 AM 10:45 AM		7:30 AM 10:45 AM	
Volume	26	19	28	22	32	22	29	16	26	23	21	21	25	21	25.2	18.4	20.6	18.1
Factor	0.72	0.68	0.70	0.69	0.80	0.69	0.81	0.57	0.59	0.72	0.75	0.75	0.69	0.66	0.77	0.82	0.82	0.91
12:00 PM -	4:30 PM 4:45 PM		5:45 PM 5:30 PM		5:30 PM 5:15 PM		3:30 PM 5:00 PM		5:00 PM 4:00 PM		12:00 PM 3:45 PM		12:00 PM 12:00 PM		5:15 PM 5:15 PM		5:15 PM 5:15 PM	
12:00 AM -	4:30 PM 4:45 PM		5:45 PM 5:30 PM		5:30 PM 5:15 PM		3:30 PM 5:00 PM		5:00 PM 4:00 PM		12:00 PM 3:45 PM		12:00 PM 12:00 PM		5:15 PM 5:15 PM		5:15 PM 5:15 PM	
Volume	33	32	31	27	35	42	30	42	41	37	33	29	27	34	30.2	31.2	28.4	28.1
Factor	0.69	0.89	0.70	0.75	0.80	0.70	0.83	0.66	0.79	0.84	0.69	0.91	0.75	0.85	0.73	0.91	0.73	0.85

City Of San Fernando - Public Works Department
117 Macneil Street
San Fernando, CA 91340

Description 1: Alexander
Description 2: Third
Description 3: Fourth

Site: 0000000000

Weekly Volume

Interval	Mon 8/4/2014		Tue 8/5/2014		Wed 8/6/2014		Thu 8/7/2014		Fri 8/8/2014		Sat 8/9/2014		Sun 8/10/2014		Mon - Fri Average		Week Average	
Begin	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	1	3	4	2	4	3	2	4	-	-	-	-	-	-	2.8	3.0	2.8	3.0
1:00 AM	0	4	3	2	1	0	0	3	-	-	-	-	-	-	1.0	2.3	1.0	2.3
2:00 AM	1	0	0	1	0	1	0	3	-	-	-	-	-	-	0.3	1.3	0.3	1.3
3:00 AM	3	5	0	2	0	2	0	0	-	-	-	-	-	-	0.8	2.3	0.8	2.3
4:00 AM	0	1	2	3	1	0	0	3	-	-	-	-	-	-	0.8	1.8	0.8	1.8
5:00 AM	9	2	7	3	7	2	7	2	-	-	-	-	-	-	7.5	2.3	7.5	2.3
6:00 AM	23	14	19	12	19	17	20	17	-	-	-	-	-	-	20.3	15.0	20.3	15.0
7:00 AM	15	12	18	15	27	24	20	13	-	-	-	-	-	-	20.0	16.0	20.0	16.0
8:00 AM	17	15	27	27	20	10	20	12	-	-	-	-	-	-	21.0	16.0	21.0	16.0
9:00 AM	13	6	19	18	17	15	20	17	-	-	-	-	-	-	17.3	14.0	17.3	14.0
10:00 AM	24	14	14	12	20	17	0	4	-	-	-	-	-	-	14.5	11.8	14.5	11.8
11:00 AM	21	12	13	15	12	13	0	0	-	-	-	-	-	-	13.1	11.4	13.1	11.4
12:00 PM	18	18	25	18	15	20	-	-	-	-	-	-	-	-	19.3	18.7	19.3	18.7
1:00 PM	28	14	23	17	20	12	-	-	-	-	-	-	-	-	23.7	14.3	23.7	14.3
2:00 PM	22	12	21	22	27	19	-	-	-	-	-	-	-	-	23.3	17.7	23.3	17.7
3:00 PM	14	21	21	15	20	16	-	-	-	-	-	-	-	-	18.3	17.3	18.3	17.3
4:00 PM	28	27	23	24	24	14	-	-	-	-	-	-	-	-	25.0	21.7	25.0	21.7
5:00 PM	26	28	22	28	27	31	-	-	-	-	-	-	-	-	25.0	29.0	25.0	29.0
6:00 PM	21	20	25	20	27	27	-	-	-	-	-	-	-	-	24.3	22.3	24.3	22.3
7:00 PM	26	23	29	26	20	23	-	-	-	-	-	-	-	-	25.0	24.0	25.0	24.0
8:00 PM	19	20	21	23	21	26	-	-	-	-	-	-	-	-	20.3	23.0	20.3	23.0
9:00 PM	10	15	16	12	14	14	-	-	-	-	-	-	-	-	13.3	13.7	13.3	13.7
10:00 PM	7	5	8	4	4	8	-	-	-	-	-	-	-	-	6.3	5.7	6.3	5.7
11:00 PM	2	6	6	4	4	3	-	-	-	-	-	-	-	-	4.0	4.3	4.0	4.3
Totals	348	297	366	325	351	317	89	78	-	-	-	-	-	-	347.1	308.6	347.1	308.6
Combined Split (%)	64.5	46.0	69.1	47.0	66.8	47.5	167	46.7	-	-	-	-	-	-	655.7	47.1	655.7	47.1
Peak Hours	9:45 AM	7:15 AM	8:00 AM	7:45 AM	7:00 AM	7:15 AM	8:30 AM	7:15 AM	-	-	-	-	-	-	8:15 AM	7:15 AM	8:15 AM	7:15 AM
12:00 PM -	24	15	27	28	27	28	23	19	-	-	-	-	-	-	21.8	20.8	21.8	20.8
Volume Factor	0.67	0.75	0.84	0.70	0.75	0.54	0.82	0.59	-	-	-	-	-	-	0.84	0.72	0.84	0.72
12:00 PM -	4:30 PM	4:30 PM	6:30 PM	7:15 PM	4:45 PM	5:30 PM	-	-	-	-	-	-	-	-	4:30 PM	5:00 PM	4:30 PM	5:00 PM
12:00 AM -	31	34	32	30	32	36	-	-	-	-	-	-	-	-	30.7	29.0	30.7	29.0
Volume Factor	0.70	0.85	0.80	0.75	0.80	0.82	-	-	-	-	-	-	-	-	0.79	0.75	0.79	0.75

City Of San Fernando - Public Works Department
117 Macneil Street
San Fernando, CA 91340

Description 1: Hagar Street
Description 2: Third Street
Description 3: Fourth Street

Site: 000000000000

Weekly Volume

Interval	Mon 7/21/2014		Tue 7/22/2014		Wed 7/23/2014		Thu 7/24/2014		Fri 7/25/2014		Sat 7/26/2014		Sun 7/27/2014		Mon - Fri Average		Week Average	
Begin	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	-	-	-	-	-	-	-	-	5	1	5	5	8	7	5.0	1.0	6.0	4.3
1:00 AM	-	-	-	-	-	-	-	-	2	2	10	5	8	2	2.0	2.0	6.7	3.0
2:00 AM	-	-	-	-	-	-	-	-	1	0	3	1	4	2	1.0	0.0	2.7	1.0
3:00 AM	-	-	-	-	-	-	-	-	0	1	0	1	1	1	0.0	1.0	0.3	1.0
4:00 AM	-	-	-	-	-	-	-	-	3	1	2	3	3	1	3.0	1.0	2.7	1.7
5:00 AM	-	-	-	-	-	-	-	-	1	6	1	3	2	2	1.0	6.0	1.3	3.7
6:00 AM	-	-	-	-	-	-	-	-	5	16	6	8	4	6	5.0	16.0	5.0	10.0
7:00 AM	-	-	-	-	-	-	-	-	13	23	9	12	9	7	13.0	23.0	10.3	14.0
8:00 AM	-	-	-	-	-	-	-	-	12	32	11	17	6	13	12.0	32.0	9.7	20.7
9:00 AM	-	-	-	-	-	-	-	-	18	25	18	26	26	17	18.0	25.0	20.7	22.7
10:00 AM	-	-	-	-	-	-	11	20	16	18	26	28	33	31	15.4	21.7	22.9	25.9
11:00 AM	-	-	-	-	-	-	26	30	21	29	31	35	23	14	23.5	29.5	25.3	27.0
12:00 PM	-	-	-	-	-	-	43	23	34	32	32	30	42	32	38.5	27.5	37.8	29.3
1:00 PM	-	-	-	-	-	-	27	26	47	25	34	26	35	40	37.0	25.5	35.8	29.3
2:00 PM	-	-	-	-	-	-	40	26	31	25	51	27	34	7	35.5	25.5	39.0	21.3
3:00 PM	-	-	-	-	-	-	37	27	42	41	36	23	25	18	39.5	34.0	35.0	27.3
4:00 PM	-	-	-	-	-	-	40	32	41	31	28	22	27	31	40.5	31.5	34.0	29.0
5:00 PM	-	-	-	-	-	-	39	36	53	31	19	25	31	26	46.0	33.5	35.5	29.5
6:00 PM	-	-	-	-	-	-	30	35	48	34	33	26	22	21	39.0	34.5	33.3	29.0
7:00 PM	-	-	-	-	-	-	33	26	48	28	27	12	17	17	40.5	27.0	31.3	20.8
8:00 PM	-	-	-	-	-	-	40	27	33	22	27	29	16	28	36.5	24.5	29.0	26.5
9:00 PM	-	-	-	-	-	-	18	19	23	18	15	26	23	16	20.5	18.5	19.8	19.8
10:00 PM	-	-	-	-	-	-	16	12	14	12	21	18	9	7	15.0	12.0	15.0	12.3
11:00 PM	-	-	-	-	-	-	11	10	7	4	10	12	6	5	9.0	7.0	8.5	7.8
Totals	-	-	-	-	-	-	411	349	518	457	455	420	414	351	496.4	459.2	467.3	416.4
Combined Split (%)	-	-	-	-	-	-	760		975		875		765		955.6		883.6	
	-	-	-	-	-	-	54.1	45.9	53.1	46.9	52.0	48.0	54.1	45.9	51.9	48.1	52.9	47.1
Peak Hours																		
12:00 AM - 12:00 PM	-	-	-	-	-	-	11:00 AM	10:15 AM	11:00 AM	7:45 AM	11:00 AM	10:30 AM	9:45 AM	9:45 AM	11:00 AM	7:45 AM	11:00 AM	11:00 AM
Volume	-	-	-	-	-	-	26	32	21	32	31	35	41	32	23.5	32.0	25.3	27.0
Factor	-	-	-	-	-	-	0.81	0.67	0.75	0.80	0.86	0.88	0.79	0.80	0.84	0.80	0.90	0.93
12:00 PM - 12:00 AM	-	-	-	-	-	-	4:15 PM	4:45 PM	5:45 PM	3:00 PM	2:00 PM	1:30 PM	12:45 PM	1:00 PM	4:30 PM	4:45 PM	12:45 PM	4:45 PM
Volume	-	-	-	-	-	-	44	40	54	41	51	38	43	40	48.5	39.5	43.3	32.3
Factor	-	-	-	-	-	-	0.85	0.71	0.90	0.57	0.85	0.86	0.67	0.83	0.90	0.76	0.77	0.83

City Of San Fernando - Public Works Department
117 Macneil Street
San Fernando, CA 91340

Description 1: Hagar Street
Description 2: Third Street
Description 3: Fourth Street

Site: 000000000000

Weekly Volume

Interval	Mon 7/28/2014		Tue 7/29/2014		Wed 7/30/2014		Thu 7/31/2014		Fri 8/1/2014		Sat 8/2/2014		Sun 8/3/2014		Mon - Fri Average		Week Average	
Begin	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	7	7	5	1	1	1	5	6	5	3	4	3	7	6	4.6	3.6	4.9	3.9
1:00 AM	2	0	1	1	0	1	2	2	5	2	4	2	6	2	2.0	1.2	2.9	1.4
2:00 AM	1	4	0	0	3	0	2	2	0	0	9	2	6	1	1.2	1.2	3.0	1.3
3:00 AM	0	1	0	1	1	1	2	1	0	0	2	3	0	1	0.6	0.8	0.7	1.1
4:00 AM	0	2	2	1	0	2	2	0	2	1	1	3	3	3	1.2	1.2	1.4	1.7
5:00 AM	10	7	4	6	7	9	5	5	4	7	4	3	1	2	6.0	6.8	5.0	5.6
6:00 AM	2	15	5	15	10	14	3	16	7	21	6	11	4	5	5.4	16.2	5.3	13.9
7:00 AM	15	24	14	25	11	21	25	29	13	23	4	16	4	9	15.6	24.4	12.3	21.0
8:00 AM	10	26	18	28	11	36	8	12	23	27	10	21	6	6	14.0	25.8	12.3	22.3
9:00 AM	21	15	12	24	19	18	0	0	19	23	18	23	12	18	14.2	16.0	14.4	17.3
10:00 AM	11	26	26	37	9	24	16	19	23	26	15	34	26	35	17.0	26.4	18.0	28.7
11:00 AM	28	29	24	34	32	19	24	36	24	25	37	39	30	34	26.4	28.6	28.4	30.9
12:00 PM	40	25	33	29	21	21	37	24	21	31	34	35	35	26	30.4	26.0	31.6	27.3
1:00 PM	35	21	44	34	26	30	30	15	42	28	28	25	27	22	35.4	25.6	33.1	25.0
2:00 PM	28	26	24	19	37	22	37	20	31	21	38	21	29	17	31.4	21.6	32.0	20.9
3:00 PM	31	28	33	28	32	28	32	30	40	32	46	31	33	21	33.6	29.2	35.3	28.3
4:00 PM	41	29	37	32	36	31	32	28	42	35	35	30	17	29	37.6	31.0	34.3	30.6
5:00 PM	47	43	44	25	53	33	50	36	49	28	40	20	22	22	48.6	33.0	43.6	29.6
6:00 PM	32	29	31	25	41	29	42	37	35	35	28	20	18	15	36.2	31.0	32.4	27.1
7:00 PM	42	25	33	21	31	24	37	20	41	22	21	17	27	20	36.8	22.4	33.1	21.3
8:00 PM	39	20	23	16	0	0	35	25	43	29	21	12	17	11	28.0	18.0	25.4	16.1
9:00 PM	22	21	5	8	7	14	25	19	32	16	17	14	22	10	18.2	13.6	18.6	14.6
10:00 PM	7	3	5	4	11	7	7	4	16	11	19	16	5	13	9.2	3.8	10.0	8.3
11:00 PM	7	7	3	5	3	7	5	6	15	7	5	5	3	3	6.6	6.4	5.9	5.7
Totals	478	433	426	419	402	392	463	392	532	453	446	406	360	331	460.2	417.8	443.9	403.7
Combined Split (%)	911		845		794		855		985		852		691		878.0		847.6	
	52.5	47.5	50.4	49.6	50.6	49.4	54.2	45.8	54.0	46.0	52.3	47.7	52.1	47.9	52.4	47.6	52.4	47.6
Peak Hours																		
12:00 AM - 12:00 PM	11:00 AM	10:30 AM	10:15 AM	10:15 AM	11:00 AM	0:00 AM	10:45 AM	10:45 AM	9:45 AM	0:15 AM	11:00 AM	10:45 AM	11:00 AM	10:30 AM	11:00 AM	10:30 AM	11:00 AM	10:30 AM
Volume	28	35	32	39	32	36	27	39	26	30	37	40	30	39	26.4	30.6	28.4	32.3
Factor	0.64	0.88	1.00	0.81	0.57	0.75	0.84	0.75	0.72	0.68	0.84	0.91	0.83	0.81	0.92	0.93	0.98	0.96
12:00 PM - 12:00 AM	4:15 PM	4:45 PM	12:45 PM	1:00 PM	5:00 PM	4:45 PM	5:00 PM	5:45 PM	5:00 PM	4:15 PM	2:30 PM	12:00 PM	12:00 PM	4:00 PM	5:00 PM	4:45 PM	5:00 PM	4:30 PM
Volume	48	43	50	34	53	37	50	41	49	40	47	35	35	29	48.6	35.4	43.6	32.7
Factor	0.80	0.90	0.83	0.57	0.95	0.84	0.69	0.85	0.94	0.77	0.78	0.73	0.73	0.91	0.92	0.90	0.97	0.94

City Of San Fernando - Public Works Department
117 Macneil Street
San Fernando, CA 91340

Description 1: Hagar Street
Description 2: Third Street
Description 3: Fourth Street

Site: 000000000000

Weekly Volume

Interval	Mon 8/4/2014		Tue 8/5/2014		Wed 8/6/2014		Thu 8/7/2014		Fri 8/8/2014		Sat 8/9/2014		Sun 8/10/2014		Mon - Fri Average		Week Average	
Begin	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	1	0	5	3	3	0	2	2	-	-	-	-	-	-	2.8	1.3	2.8	1.3
1:00 AM	3	2	3	2	1	0	3	1	-	-	-	-	-	-	2.5	1.3	2.5	1.3
2:00 AM	0	1	1	0	0	0	0	1	-	-	-	-	-	-	0.3	0.5	0.3	0.5
3:00 AM	2	2	0	1	0	0	0	1	-	-	-	-	-	-	0.5	1.0	0.5	1.0
4:00 AM	1	2	1	0	0	1	0	1	-	-	-	-	-	-	0.5	1.0	0.5	1.0
5:00 AM	5	8	5	8	5	7	6	5	-	-	-	-	-	-	5.3	7.0	5.3	7.0
6:00 AM	6	17	8	17	14	25	7	23	-	-	-	-	-	-	8.8	20.5	8.8	20.5
7:00 AM	22	33	22	36	14	29	20	29	-	-	-	-	-	-	19.5	31.8	19.5	31.8
8:00 AM	16	29	34	22	24	36	14	29	-	-	-	-	-	-	22.0	29.0	22.0	29.0
9:00 AM	19	17	10	23	20	23	14	20	-	-	-	-	-	-	15.8	20.8	15.8	20.8
10:00 AM	11	19	25	24	19	25	0	0	-	-	-	-	-	-	13.8	17.0	13.8	17.0
11:00 AM	22	32	32	32	26	23	-	-	-	-	-	-	-	-	26.7	29.0	26.7	29.0
12:00 PM	30	18	32	38	38	26	-	-	-	-	-	-	-	-	33.3	27.3	33.3	27.3
1:00 PM	27	26	35	23	35	31	-	-	-	-	-	-	-	-	32.3	26.7	32.3	26.7
2:00 PM	33	26	38	31	32	26	-	-	-	-	-	-	-	-	34.3	27.7	34.3	27.7
3:00 PM	29	29	31	24	40	27	-	-	-	-	-	-	-	-	33.3	26.7	33.3	26.7
4:00 PM	45	36	33	33	38	38	-	-	-	-	-	-	-	-	38.7	35.7	38.7	35.7
5:00 PM	49	38	40	40	48	44	-	-	-	-	-	-	-	-	45.7	40.7	45.7	40.7
6:00 PM	36	20	42	27	41	26	-	-	-	-	-	-	-	-	39.7	24.3	39.7	24.3
7:00 PM	36	22	47	22	37	20	-	-	-	-	-	-	-	-	40.0	21.3	40.0	21.3
8:00 PM	29	21	28	15	38	22	-	-	-	-	-	-	-	-	31.7	19.3	31.7	19.3
9:00 PM	18	11	24	13	25	13	-	-	-	-	-	-	-	-	22.3	12.3	22.3	12.3
10:00 PM	10	4	13	9	12	8	-	-	-	-	-	-	-	-	11.7	7.0	11.7	7.0
11:00 PM	2	5	5	2	5	0	-	-	-	-	-	-	-	-	4.0	2.3	4.0	2.3
Totals	452	418	514	445	515	450	66	112	-	-	-	-	-	-	485.2	431.3	485.2	431.3
Combined Split (%)	870	48.0	959	46.4	965	46.6	178	62.9	-	-	-	-	-	-	916.5	47.1	916.5	47.1
Peak Hours	7:00 AM	7:15 AM	7:45 AM	7:15 AM	8:30 AM	7:15 AM	7:00 AM	6:45 AM	-	-	-	-	-	-	11:00 AM	7:15 AM	11:00 AM	7:15 AM
12:00 AM -																		
12:00 PM	22	36	36	37	31	36	20	32	-	-	-	-	-	-	26.7	35.3	26.7	35.3
Factor	0.61	0.75	0.60	0.58	0.78	0.82	0.71	0.89	-	-	-	-	-	-	0.83	0.93	0.83	0.93
12:00 PM -																		
12:00 AM	54	42	48	40	53	46	-	-	-	-	-	-	-	-	49.3	41.0	49.3	41.0
Factor	0.75	0.88	0.71	0.77	0.78	0.77	-	-	-	-	-	-	-	-	0.82	0.81	0.82	0.81

***Level of Service Analysis
Existing 2016 Conditions***

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Fourth Street and Alexander Street City: San Fernando
 Project No.: CCE2014-63 Analyzed By: MYR File Name: 2014-28-01 1

Problem Condition: Existing 2016 Traffic Conditions (Count Date: 11-18-15)
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap	Existing		Other Proj.		Project		Study Vol.		Per Lane			
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	0.0	0	30	11	0	0	0	0	31	11	0.000	0.000		
N/B Thru	1.0	1600	24	16	0	0	0	0	24	16	0.070	0.029	0.070	0.029
N/B Right	0.0	0	56	19	0	0	0	0	57	19	0.000	0.000		
S/B Left	0.0	0	58	15	0	0	0	0	59	15	0.000	0.000	0.000	0.000
S/B Thru	1.0	1600	25	11	0	0	0	0	26	11	0.059	0.018		
S/B Right	0.0	0	10	2	0	0	0	0	10	2	0.000	0.000		
E/B Left	0.0	0	8	1	0	0	0	0	8	1	0.000	0.000		0.000
E/B Thru	1.0	1600	280	166	0	0	0	0	286	169	0.196	0.112	0.196	
E/B Right	0.0	0	20	8	0	0	0	0	20	8	0.000	0.000		
W/B Left	0.0	0	17	19	0	0	0	0	17	19	0.000	0.000	0.000	
W/B Thru	1.0	1600	164	340	0	0	0	0	167	347	0.123	0.242		0.242
W/B Right	0.0	0	12	20	0	0	0	0	12	20	0.000	0.000		
ANALYSIS RESULTS :										Sum Of Critical V/C:			0.266	0.271
										Lost Time:			0.100	0.100
										Total V/C:			0.366	0.371
										Level Of Service:			A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2016
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Fourth Street and Hagar Street City: San Fernando
 Project No.: CCE2014-63 Analyzed By: MYR File Name: 2014-28-02 1

Problem Condition: Existing 2016 Traffic Conditions (Count Date: 11-18-15)
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour				Volumes				Movement V/C Per Lane		Critical V/C			
			Existing		Other Proj.		Project		Study Vol.							
	No.	Cap.	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM		
N/B Left	0.0	0	12	16	0	0	0	0	12	16	0.000	0.000	0.053	0.037		
N/B Thru	1.0	1600	20	20	0	0	0	0	20	20	0.053	0.037				
N/B Right	0.0	0	51	22	0	0	0	0	52	22	0.000	0.000				
S/B Left	0.0	0	11	2	0	0	0	0	11	2	0.000	0.000				
S/B Thru	1.0	1600	34	10	0	0	0	0	35	10	0.034	0.013				
S/B Right	0.0	0	8	8	0	0	0	0	8	8	0.000	0.000	0.000	0.000		
E/B Left	0.0	0	10	10	0	0	0	0	10	10	0.000	0.000				
E/B Thru	1.0	1600	259	178	0	0	0	0	264	182	0.188	0.135				
E/B Right	0.0	0	26	24	0	0	0	0	27	24	0.000	0.000				
W/B Left	0.0	0	30	3	0	0	0	0	31	3	0.000	0.000				
W/B Thru	1.0	1600	182	364	0	0	0	0	186	371	0.148	0.245				
W/B Right	0.0	0	20	17	0	0	0	0	20	17	0.000	0.000	0.241	0.282		
ANALYSIS RESULTS :									Sum Of Critical V/C:						0.241	0.282
									Lost Time:						0.100	0.100
									Total V/C:						0.341	0.382
									Level Of Service:						A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2016
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS. PASADENA. CALIFORNIA

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Fourth Street and Maclay Avenue City: San Fernando
 Project No.: CCE2014-63 Analyzed By: MYR File Name: 2014-28-03 1

Problem Condition: Existing 2016 Traffic Conditions (Count Date: 11-18-15)
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
			Existing		Other Proj.		Project		Study Vol.		Per Lane			
	No.	Cap	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1.0	1600	50	78	0	0	0	0	51	80	0.032	0.050	0.032	0.363
N/B Thru	1.0	1600	340	556	0	0	0	0	347	567	0.252	0.363		
N/B Right	0.0	0	55	14	0	0	0	0	56	14	0.000	0.000		
S/B Left	1.0	1600	69	46	0	0	0	0	70	47	0.044	0.029	0.029	0.309
S/B Thru	1.0	1600	484	435	0	0	0	0	494	444	0.309	0.277	0.309	
S/B Right	1.0	1600	28	50	0	0	0	0	29	51	0.018	0.032		
E/B Left	0.0	0	55	52	0	0	0	0	56	53	0.000	0.000	0.000	0.220
E/B Thru	1.0	1600	194	86	0	0	0	0	198	88	0.210	0.123	0.210	
E/B Right	0.0	0	80	55	0	0	0	0	82	56	0.000	0.000	0.000	
W/B Left	0.0	0	41	56	0	0	0	0	42	57	0.000	0.000	0.000	0.220
W/B Thru	1.0	1600	174	218	0	0	0	0	177	222	0.177	0.220	0.220	
W/B Right	0.0	0	62	71	0	0	0	0	63	72	0.000	0.000		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.550	0.613
									Lost Time:				0.100	0.100
									Total V/C:				0.650	0.713
									Level Of Service:				B	C

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2016
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA

***Level of Service Analysis
2017 Base Conditions***

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Fourth Street and Alexander Street **City:** San Fernando
Project No.: CCE2014-63 **Analyzed By:** MYR **File Name:** 2014-28-01 2

Problem Condition: Future 2017 Traffic Volumes with Ambient Growth and Related Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Other Proj.		Project		Study Vol.		Per Lane		AM	PM
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM		
N/B Left	0.0	0	30	11	0	0	0	0	31	11	0.000	0.000		
N/B Thru	1.0	1600	24	16	0	0	0	0	25	17	0.072	0.030	0.072	0.030
N/B Right	0.0	0	56	19	0	0	0	0	58	20	0.000	0.000		
S/B Left	0.0	0	58	15	0	0	0	0	60	16	0.000	0.000	0.000	0.000
S/B Thru	1.0	1600	25	11	0	0	0	0	26	11	0.060	0.018		
S/B Right	0.0	0	10	2	0	0	0	0	10	2	0.000	0.000		
E/B Left	0.0	0	8	1	0	0	0	0	8	1	0.000	0.000		0.000
E/B Thru	1.0	1600	280	166	7	4	0	0	298	177	0.205	0.116	0.205	
E/B Right	0.0	0	20	8	0	0	0	0	21	8	0.000	0.000		
W/B Left	0.0	0	17	19	0	0	0	0	18	20	0.000	0.000	0.000	
W/B Thru	1.0	1600	164	340	2	7	0	0	173	361	0.127	0.251		0.251
W/B Right	0.0	0	12	20	0	0	0	0	12	21	0.000	0.000		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.276	0.281
									Lost Time:				0.100	0.100
									Total V/C:				0.376	0.381
									Level Of Service:				A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2017
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Fourth Street and Hagar Street City: San Fernando
 Project No.: CCE2014-63 Analyzed By: MYR File Name: 2014-28-02 2

Problem Condition: Future 2017 Traffic Volumes with Ambient Growth and Related Project
Existing Geometric Configuration

Movement	Available Lanes		Peak		Hour		Volumes				Movement V/C		Critical V/C	
			Existing		Other Proj.		Project		Study Vol.		Per Lane			
	No.	Cap.	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	0.0	0	12	16	0	0	0	0	12	17	0.000	0.000	0.054	0.038
N/B Thru	1.0	1600	20	20	0	0	0	0	21	21	0.054	0.038		
N/B Right	0.0	0	51	22	0	0	0	0	53	23	0.000	0.000	0.000	0.000
S/B Left	0.0	0	11	2	0	0	0	0	11	2	0.000	0.000		
S/B Thru	1.0	1600	34	10	0	0	0	0	35	10	0.034	0.013		
S/B Right	0.0	0	8	8	0	0	0	0	8	8	0.000	0.000		
E/B Left	0.0	0	10	10	0	0	0	0	10	10	0.000	0.000	0.196	0.000
E/B Thru	1.0	1600	259	178	7	4	0	0	276	189	0.196	0.140		
E/B Right	0.0	0	26	24	0	0	0	0	27	25	0.000	0.000	0.000	0.254
W/B Left	0.0	0	30	3	0	0	0	0	31	3	0.000	0.000		
W/B Thru	1.0	1600	182	364	2	7	0	0	191	386	0.152	0.254		
W/B Right	0.0	0	20	17	0	0	0	0	21	18	0.000	0.000		
	ANALYSIS RESULTS :								Sum Of Critical V/C:				0.250	0.292
									Lost Time:				0.100	0.100
									Total V/C:				0.350	0.392
									Level Of Service:				A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2017
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Fourth Street and Maclay Avenue City: San Fernando
 Project No.: CCE2014-63 Analyzed By: MYR File Name: 2014-28-03 2

Problem Condition: Future 2017 Traffic Volumes with Ambient Growth and Related Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C		Critical V/C	
	No.	Cap.	Existing		Other Proj.		Project		Study Vol.		Per Lane		AM	PM
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM		
N/B Left	1.0	1600	50	78	0	0	0	0	52	81	0.033	0.051	0.033	0.371
N/B Thru	1.0	1600	340	556	0	0	0	0	354	578	0.257	0.371		
N/B Right	0.0	0	55	14	0	0	0	0	57	15	0.000	0.000		
S/B Left	1.0	1600	69	46	0	0	0	0	72	48	0.045	0.030		
S/B Thru	1.0	1600	484	435	0	0	0	0	504	453	0.315	0.283	0.315	
S/B Right	1.0	1600	28	50	0	0	0	0	29	52	0.018	0.033		
E/B Left	0.0	0	55	52	0	0	0	0	57	54	0.000	0.000		0.000
E/B Thru	1.0	1600	194	86	7	4	0	0	209	93	0.218	0.128	0.218	0.229
E/B Right	0.0	0	80	55	0	0	0	0	83	57	0.000	0.000		
W/B Left	0.0	0	41	56	0	0	0	0	43	58	0.000	0.000	0.000	
W/B Thru	1.0	1600	174	218	2	7	0	0	183	234	0.181	0.229		
W/B Right	0.0	0	62	71	0	0	0	0	65	74	0.000	0.000		
ANALYSIS RESULTS :									Sum Of Critical V/C:				0.566	0.629
									Lost Time:				0.100	0.100
									Total V/C:				0.666	0.729
									Level Of Service:				B	C

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2017
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA

***Level of Service Analysis
2017 Base + Project Conditions***

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Fourth Street and Alexander Street **City:** San Fernando
Project No.: CCE2014-63 **Analyzed By:** MYR **File Name:** 2014-28-01 4

Problem Condition: Future 2017 Cumulative Traffic Volumes With Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C Per Lane		Critical V/C	
			Existing		Other Proj.		Project		Study Vol.					
	No.	Cap.	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	0.0	0	30	11	0	0	0	0	31	11	0.000	0.000	0.072	0.030
N/B Thru	1.0	1600	24	16	0	0	0	0	25	17	0.072	0.030		
N/B Right	0.0	0	56	19	0	0	0	0	58	20	0.000	0.000	0.000	0.000
S/B Left	0.0	0	58	15	0	0	0	0	60	16	0.000	0.000		
S/B Thru	1.0	1600	25	11	0	0	0	0	26	11	0.060	0.018	0.000	0.000
S/B Right	0.0	0	10	2	0	0	0	0	10	2	0.000	0.000		
E/B Left	0.0	0	8	1	0	0	0	0	8	1	0.000	0.000	0.210	0.000
E/B Thru	1.0	1600	280	166	7	4	8	2	306	179	0.210	0.118		
E/B Right	0.0	0	20	8	0	0	0	0	21	8	0.000	0.000	0.000	0.253
W/B Left	0.0	0	17	19	0	0	0	0	18	20	0.000	0.000		
W/B Thru	1.0	1600	164	340	2	7	7	3	180	364	0.131	0.253	0.000	0.000
W/B Right	0.0	0	12	20	0	0	0	0	12	21	0.000	0.000		
	ANALYSIS RESULTS :								Sum Of Critical V/C:				0.281	0.283
									Lost Time:				0.100	0.100
									Total V/C:				0.381	0.383
									Level Of Service:				A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2017
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES:

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Fourth Street and Hagar Street City: San Fernando
 Project No.: CCE2014-63 Analyzed By: MYR File Name: 2014-28-02 4

Problem Condition: Future 2017 Cumulative Traffic Volumes With Project
Existing Geometric Configuration

Movement	Available Lanes		Peak		Hour		Volumes				Movement V/C		Critical V/C	
			Existing		Other Proj.		Project		Study Vol.		Per Lane			
	No.	Cap.	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	0.0	0	12	16	0	0	7	3	19	20	0.000	0.000	0.062	0.041
N/B Thru	1.0	1600	20	20	0	0	0	0	21	21	0.062	0.041		
N/B Right	0.0	0	51	22	0	0	6	2	59	25	0.000	0.000	0.000	0.000
S/B Left	0.0	0	11	2	0	0	0	0	11	2	0.000	0.000		
S/B Thru	1.0	1600	34	10	0	0	0	0	35	10	0.034	0.013		
S/B Right	0.0	0	8	8	0	0	0	0	8	8	0.000	0.000		
E/B Left	0.0	0	10	10	0	0	0	0	10	10	0.000	0.000	0.196	0.000
E/B Thru	1.0	1600	259	178	7	4	0	0	276	189	0.196	0.140		
E/B Right	0.0	0	26	24	0	0	0	0	27	25	0.000	0.000	0.000	0.255
W/B Left	0.0	0	30	3	0	0	0	0	31	3	0.000	0.000		
W/B Thru	1.0	1600	182	364	2	7	6	2	197	388	0.156	0.255		
W/B Right	0.0	0	20	17	0	0	0	0	21	18	0.000	0.000		
	ANALYSIS RESULTS :								Sum Of Critical V/C:				0.258	0.296
									Lost Time:				0.100	0.100
									Total V/C:				0.358	0.396
									Level Of Service:				A	A

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2017
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Lane Capacity
 Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA

INTERSECTION CAPACITY UTILIZATION ANALYSIS

Location: Fourth Street and Maclay Avenue City: San Fernando
 Project No.: CCE2014-63 Analyzed By: MYR File Name: 2014-28-03 4

Problem Condition: Future 2017 Cumulative Traffic Volumes With Project
Existing Geometric Configuration

Movement	Available Lanes		Peak Hour Volumes								Movement V/C Per Lane		Critical V/C	
			Existing		Other Proj.		Project		Study Vol.					
	No.	Cap.	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
N/B Left	1.0	1600	50	78	0	0	2	0	54	81	0.034	0.051	0.034	0.371
N/B Thru	1.0	1600	340	556	0	0	0	0	354	578	0.257	0.371		
N/B Right	0.0	0	55	14	0	0	0	0	57	15	0.000	0.000	0.315	0.030
S/B Left	1.0	1600	69	46	0	0	0	0	72	48	0.045	0.030		
S/B Thru	1.0	1600	484	435	0	0	0	0	504	453	0.315	0.283		
S/B Right	1.0	1600	28	50	0	0	2	1	31	53	0.019	0.033		
E/B Left	0.0	0	55	52	0	0	1	0	58	54	0.000	0.000	0.222	0.000
E/B Thru	1.0	1600	194	86	7	4	4	1	213	94	0.222	0.129		
E/B Right	0.0	0	80	55	0	0	1	0	84	57	0.000	0.000	0.000	0.229
W/B Left	0.0	0	41	56	0	0	0	0	43	58	0.000	0.000		
W/B Thru	1.0	1600	174	218	2	7	4	1	187	235	0.184	0.229		
W/B Right	0.0	0	62	71	0	0	0	0	65	74	0.000	0.000		
	ANALYSIS RESULTS :								Sum Of Critical V/C:				0.571	0.630
									Lost Time:				0.100	0.100
									Total V/C:				0.671	0.730
									Level Of Service:				B	C

ASSUMPTIONS AND METHODOLOGY

Existing Counts Year: 2015
 Study Volume Year: 2017
 Annual Growth Factor: 2.00 Percent

Level Of Service Definition

Lane Capacity

Single Through Lane = 1600 Vehicles Per Hour
 Single Turn Lane = 1600 Vehicles Per Hour
 Dual Turn Lane = 2880 Vehicles Per Hour

Total V/C	LOS
Under 0.605	A
0.605 - 0.704	B
0.705 - 0.804	C
0.805 - 0.904	D
0.905 - 1.004	E
Over 1.005	F

Lost time for signal Yellow and All red intervals: 0.10 of V/C Ratio

NOTES: _____

CROWN CITY ENGINEERS, PASADENA, CALIFORNIA



Community Development Department

117 Macneil Street San Fernando, CA 91340 · (818) 898-1227 · Fax: (818) 898-7329

Conditional Use Permit Application

PROJECT INFORMATION

Site Address(es)	1218 Fourth Street		
Assessors Parcel Number(s) *APN*	2520-022-006		
Lot Size	14,250	Existing Building (Square Footage)	11,936
Proposed Addition (Square Footage)	Ø	Total Parking Spaces (On-site/Off-site)	
Proposed Use(s)	Educational 6-8 grades.		Landscaping (Square Footage)
Project Description/Type of Conditional Use Permit Request (Include any additional information on separate sheet and attach to the back of this application.)			
This Application is to ammend the current occupancy from 300 to 360.			
Amend CUP 2008-02			

APPLICANT INFORMATION

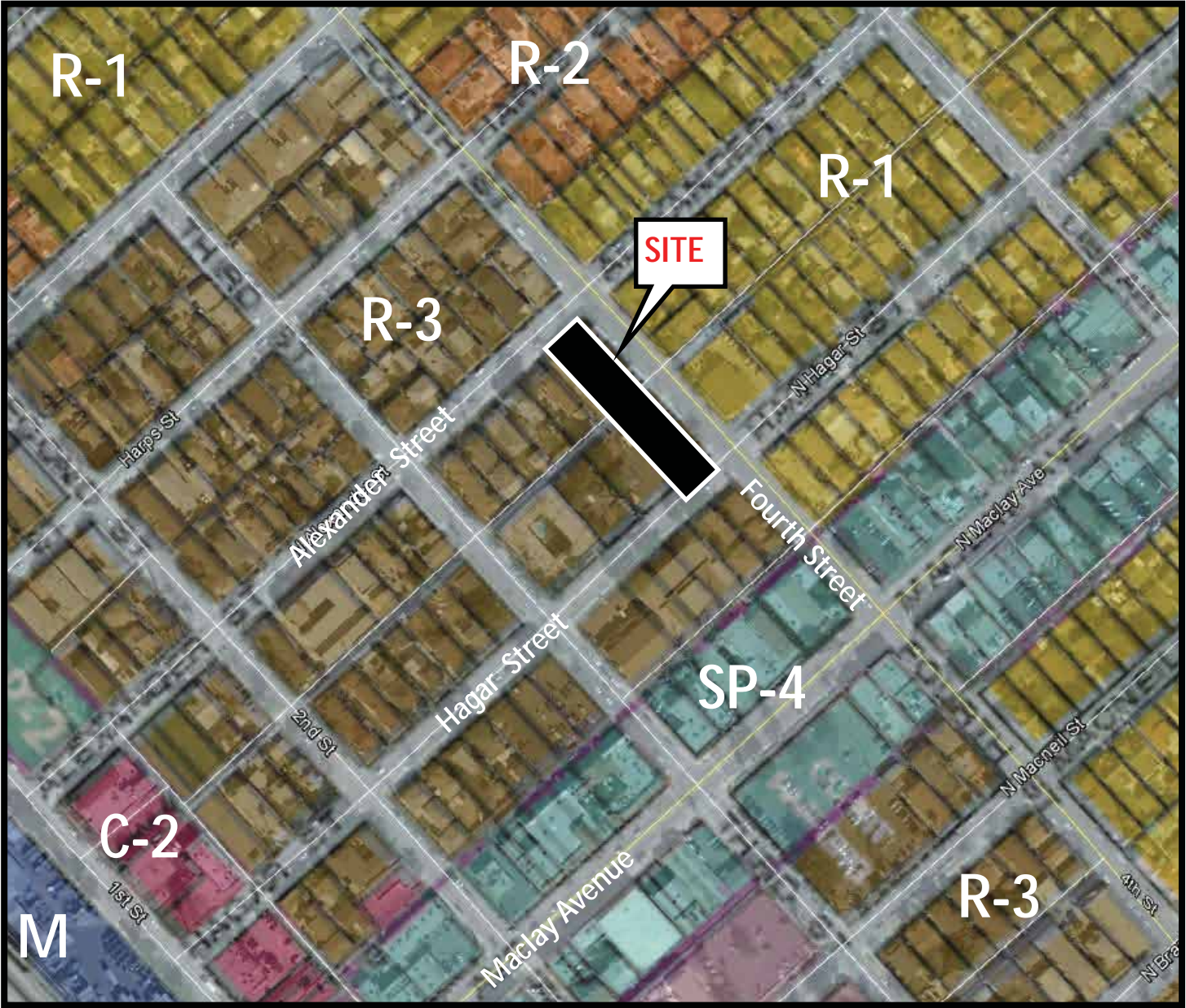
Applicant Name	PUC Schools		Phone Number	818 559 7699
Mailing Address	1405 N. San Fernando Blvd Suite 303 Burbank, CA 91504			
Fax Number	818-559-8641	Email Address	j.elliott@pucschools.org e.torres@pucschools.org	
		Signature: Jacqueline E. Elliott		


PROPERTY OWNER INFORMATION

Applicant Name	Effective Bridge		Phone Number	213-842-9058
Mailing Address	28 North Marengo Ave Pasadena, CA 91101			
Fax Number	626-792-0616	Email Address	jose@accesspacific.com	
		Signature: [Signature]		

For Office Use Only

CUP Application \$3,005.00	Zone	R-3/	General Plan Area	HDR	File Number
AIMS Surcharge \$ 300.50	Date Filed	6/24/2013			CUP No. 2013-06
Environmental \$ 204.00	Accepted By	E. Araya			AIMS No. PL1361822
Notification \$ 120.00				Cross Reference	
Publishing \$ 600.00				SPR No. _____	
Total Fee \$4,229.50				VAR No. _____	
Comments				OTHER CUP 2008-02	





THE CITY OF SAN FERNANDO

Zoning & Vicinity Map

CASE NO: CUP 2013-006

ADDRESS: 1218 Fourth Street



Scale: NTS



View of 1218 Fourth Street looking south from Alexander Street



View of 1218 Fourth Street looking west from Fourth Street



Subject Site Photos

CASE NO: CUP 2013-006

ADDRESS: 1218 Fourth Street



View of 1218 Fourth Street looking west from Fourth Street



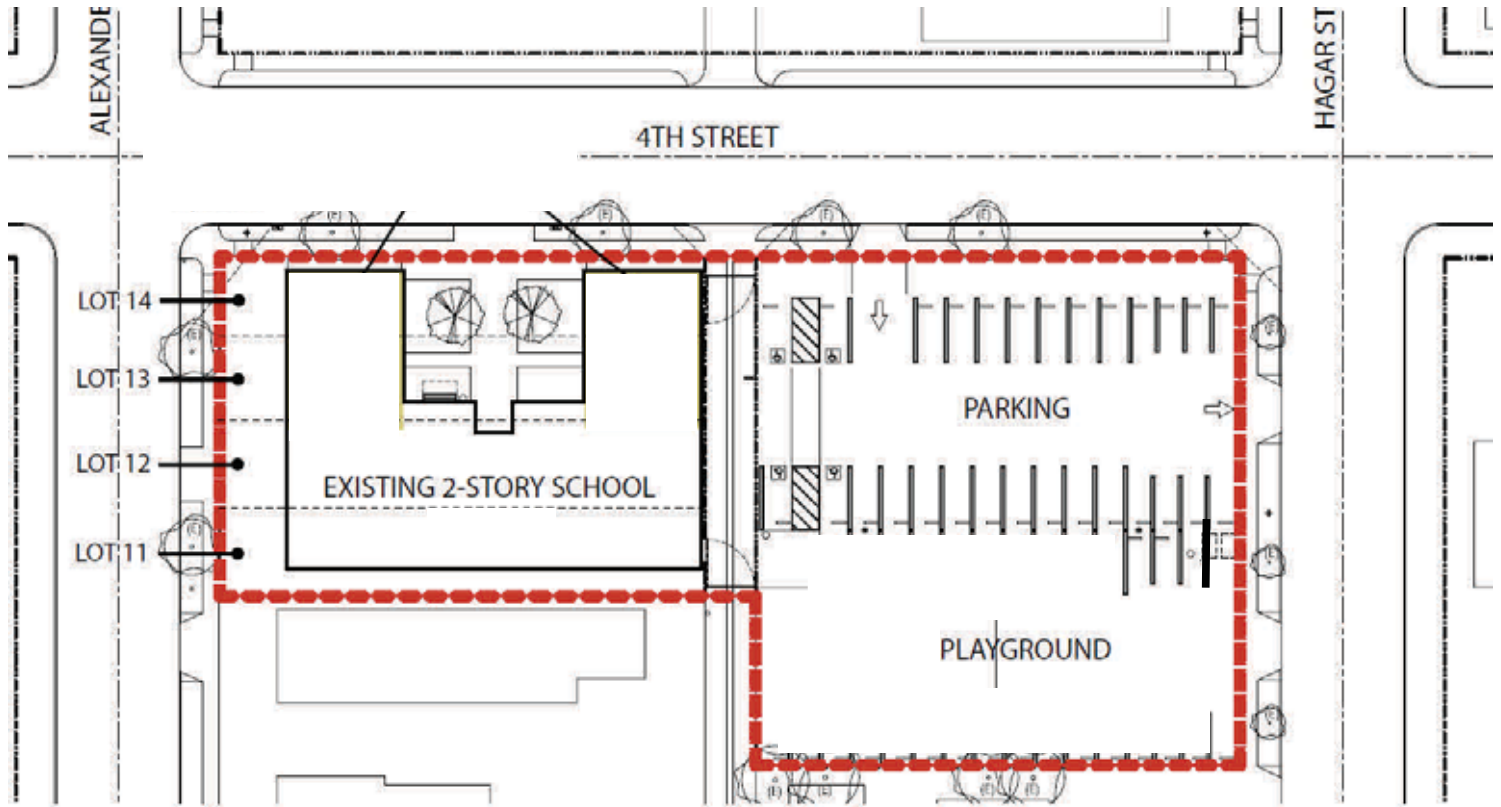
View of 1218 Fourth Street looking north from Hagar Street



Subject Site Photos

CASE NO: CUP 2013-006

ADDRESS: 1218 Fourth Street



SITE PLAN

1218 Fourth Street
San Fernando, CA



AGENDA REPORT

To: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

From: Fred Ramirez, Community Development Director

Date: September 13, 2016

Subject: **Update regarding Various Housing Types and Applicable Local, State and Federal Regulations**

LOCATION: City-wide

PROPOSAL: Review of existing City zoning regulations related to various housing types currently permitted and conditionally permitted in the City's Zoning Code and review applicable local, State, and Federal regulations that affect the City's review and permitting of said housing types.

APPLICANT: City of San Fernando, Community Development Department, 117 Macneil Street, San Fernando, CA 91340

[Special Note: This city staff report is being provided to the Planning and Preservation Commission as part of the September 13, 2016 commission agenda packet in anticipation of a joint- presentation by City Planning Staff and the City Attorney that is scheduled to occur at the subsequent regular meeting to be held on Tuesday, October 4, 2016.]

RECOMMENDATION:

It is recommended that the Planning and Preservation Commission review the update regarding various housing types and applicable local, State, and Federal regulations and provide staff with direction on any further analysis and/or preparation of a possible City Zoning Text Amendment.

BACKGROUND

1. In 2007 the State legislature enacted SB 2 (Cedillo), which requires local jurisdictions to incorporate policies into their general plan housing elements to permit the establishment of: Single Room Occupancy residential units ("SRO"), allow manufactured housing, community care facilities, emergency homeless shelters, transitional and supportive housing as permitted or conditionally permitted uses in specified zoning districts and to amend local ordinances to implement such policies.

2. In April 2009, the City Council adopted the 2008-2014 General Plan Housing Element that includes Housing Implementing Program No. 11 (Zoning Ordinance Revisions). The noted housing program provided for the amendment of "the [city's] zoning ordinance by December 2009 to make explicit provisions for manufactured housing, community care facilities, SROs, transitional and supportive housing, and emergency shelters. Develop objective standards to regulate emergency shelters as provided under SB 2." (2008-2014 Housing Element Objective; 2008-2014 Housing Element, V-16 (Housing Plan).) In addition, the housing element provided for the identification of manufactured housing as a permitted use in residential zoning districts.
3. On January 8, 2013, the Planning and Preservation Commission (the "Commission") adopted Resolution No. 2013-01, recommending to the City Council approval of Ordinance No. 1625 (the "Ordinance"). The Commission determined that the Ordinance was consistent with the City of San Fernando 2008-2014 housing Element Work Plan, Housing Implementation Program No. 11, which provides zoning ordinance revisions in order to facilitate the provision of a variety of housing types to meet the housing needs of all economic segments of the community. The city-adopted zoning revisions include:
 - Identification of manufactured housing as a permitted use in the city's residential zones;
 - Identification of appropriate residential zones for community care facilities with seven or more occupants, subject to a conditional use permit;
 - Identification of SROs as a conditionally permitted use in the C-1 (Limited Commercial) and C-2 (Commercial) zones subject to new development standards;
 - Addition of transitional and supportive housing to the definitions section and listing them as a permitted uses within the city's residential zones; and,
 - Identification of emergency homeless shelters as permitted uses in the M-2 (Light Industrial) zone. (2008-2014 Housing Element Objective; 2008-2014 Housing Element, V-15 (Housing Plan).)
4. On March 18, 2013, the City Council adopted Ordinance No. 1625, "An Ordinance of the City of San Fernando Amending Article 1 of Chapter 106 to define Single Room Occupancy Unit, Community Care Facilities, Emergency Homeless Shelters, Manufactured Housing, Transitional Housing and Supportive Housing and Amending Article III of Chapter 106 to Provide that Emergency Shelters are Permitted Uses in the M-2 Light Industrial Zone with Applicable Development Standards, Single Room Occupancy as Conditionally Permitted Uses in the C-1 and C-2 Commercial Zones, Community Care Facilities of Seven or More Persons as Conditionally Permitted Uses in all Residential Zones, and that Manufactured Housing, Transitional and Supportive Housing are and shall be treated as Residential Uses Applicable to the Type of Residential Structure or Use Involved" (Attachment No. 1).

5. On September 10, 2013, the Planning and Preservation held a noticed public hearing at which time the Commission reviewed and subsequently approved Resolution Nos. 2013-09 and 2013-10 that recommended adoption of a Density Bonus Ordinance (Zoning Text Amendment 2013-01) and a Reasonable Accommodation Ordinance (Zoning Text Amendment 2013-02) in order to implement General Plan Housing Element, Implementation Program No. 9 and applicable State laws.
- a) Pursuant to Government Code Section 65915(a), all cities are required adopt a density bonus ordinance that complies with the requirements of state housing law. Cities that do not adopt a density bonus ordinance, however, are not relieved from compliance with state law and are required to grant a density bonus under the applicable regulations of the State. Subject to provisions of the proposed code (e.g., qualifying criteria, affordability term, amount of density bonus, level of affordability, et cetera.), the City's Density Bonus Ordinance allows housing developers with qualifying residentially-zoned or mixed-use properties to request an increase in density above the maximum permitted density under a subject properties zoning designation.
 - b) Pursuant to the Federal Fair Housing Amendments Act of 1988 and State Fair Employment and Housing Act, cities and counties are prohibited from discriminating against individuals with disabilities through land use and zoning decisions and procedures. More specifically, fair housing laws require that cities and counties provide individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, practices and procedures.

The City's Reasonable Accommodation Ordinance provides individuals with disabilities the ability to request reasonable accommodation in the application of the city's rules, policies, practices and procedures, as necessary to ensure equal access to housing, pursuant to Federal and State fair housing laws. The City's Reasonable Accommodation Ordinance provides an administrative process for individuals with disabilities to make requests for, and be provided, reasonable accommodation, when reasonable accommodation is warranted based upon sufficient evidence, from the various city laws, development standards, rules, policies, practices and/or procedures of the City, including land use and zoning regulations.

6. On October 21, 2013, the City Council held a noticed public hearing and subsequent to public review and comment adopted Ordinance No. 1628 (Density Bonus Ordinance), "An Ordinance of the City of San Fernando, California, Amending Chapter 106 (Zoning) of the San Fernando City Code to Establish Division 15 to Article VI to Create the Required Regulations to Allow the City to Provide Increased Density for Housing Developments that Incorporate a Percentage of the Units of a Project as Affordable Units, As Required For Compliance with State Density Bonus Law". (Attachment No. 2.)

The City Council also adopted Ordinance No. 1629 (Reasonable Accommodation Ordinance) on October 21, 2013, "An Ordinance of The City of San Fernando, California, Amending Chapter 106 (Zoning) of the San Fernando City Code to Establish Division 16 to Article VI to Provide the Required Regulations to Allow the City to Review and Facilitate the Issuance of Reasonable Accommodations to Persons with Disabilities, as Required by Federal and State Housing Law". (Attachment No. 3.)

7. On April 5, 2016, Planning and Preservation Commission Kevin Beaulieu requested 'an update [to the Commission at a future meeting] on the Housing Element and the allowance for transitional housing and that these places be required to be owner occupied'. Since the item was not on the agenda no action was taken by the Commission.
8. On August 2, 2016, City Planning Staff notified the Commission as part of the staff communication section of the Commission agenda that Commissioner Beaulieu's request for an update on Housing Element and State requirements for transitional housing uses for discussion at an upcoming meeting in order to focus City staff and City Attorney work to prepare a status report for commission consideration at a subsequent meeting. Based on the update from City Planning Staff, the Commission directed staff to place the item on an upcoming meeting agenda for discussion. This staff report is in response to the aforementioned Commission directive.

ANALYSIS:

Approved Zoning Text Amendments. As previously noted, City Ordinance No. 1625 (Attachment No. 1) was adopted by the City Council in order to ensure compliance with the City of San Fernando 2008-2014 housing Element Work Plan, Housing Implementation Program No. 11 and associated State and Federal regulations. (2008-2014 Housing Element Objective; 2008-2014 Housing Element, V-15 (Housing Plan).) The Ordinance included the following amendments to the City's Zoning Ordinance:

- Identified of manufactured housing as a permitted use in the city's residential zones (City Code Sections 106-352(5), 106-387(1) and 106-422(1);
- Identified residential zones as zoning districts where community care facilities with seven or more occupants, subject to a conditional use permit (City Code Sections 106-353(5), 106-388(1) and 106-423(1);
- Identified Single Room Occupancy uses ("SROs") as a conditionally permitted use in the C-1 (Limited Commercial) and C-2 (Commercial) zones subject to new development standards (City Code Section 106-488(3), 106-581(1) and Section 106-971 et. seq.);
- Added supportive and transitional housing to the definitions section (City Code Section 106-6) and listed them as a permitted uses within the city's residential zones (City Code Sections 106-352(10), 106-352(12), 106-387(1) and 106-422(1); and,

- Identified emergency homeless shelters as permitted uses in the M-2 (Light Industrial) zone (City Code Sections 106- 106-972 et. seq.).

Eligible household types. Per State law, populations eligible for the types of housing that were approved under City Council Ordinance No. 1625 include adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500 of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.) *(Source: Chapter 633, Statutes of 2007 (SB 2); May 7, 2008 Department of Housing and Community Development Memorandum: Senate Bill 2—Legislation Effective January 1, 2008: Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing.)*

Eligible households for homeless shelters include single males or females, and families. They may include homeless population who are mentally ill, developmentally disabled, veterans, runaways or emancipated foster youth, substance abusers, survivors of domestic violence, and other subpopulations of homeless considered significant by the city.

Transitional housing may be designated for a homeless individual or families transitioning to permanent housing. This housing can involve single family homes, including group housing or multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing has no limit on length of stay for individuals and includes persons living with mental disabilities, HIV/AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18. Services typically include assistance designed to meet the needs of the housed persons in order to retain housing, live and work within the community, and/or improve health and may include case management, mental health treatment, and life skills education/training.

State and Federal law. California Government Code Section 655583 requires the city's housing element to identify adequate sites for a variety of housing types including factory-built/manufactured housing, transitional and supportive housing, single-room occupancy units ("SROs"), community care facilities for seven or more occupants, and emergency homeless shelters. Government Code Section 65583(a)(4) requires a city to identify one or more zones where emergency homeless shelters are allowed as permitted uses. The identified zone(s) must be able to accommodate at least one year-round emergency homeless shelter. Furthermore, Government Code Section 65583(a)(4)(D)(6), notes that "transitional and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in all the same zones."

State law also notes that manufactured or factory-built housing shall be regulated in the same manner as conventional or “stick-built” structures. Specifically, Government Code Section 65852.3(a) requires that, with the exception of architectural design guidelines, manufactured housing shall only be subject to the same development standards applicable to conventional residential dwellings including, but not limited to, such things as building setbacks, accessory structures provisions, building height maximums, minimum on-site parking requirements, and lot coverage limitations.

Furthermore, Federal and State law prohibit discrimination by local government and individuals based on race, color, religion, sex, familial status, marital status, national origin, ancestry or mental or physical disability. California Government Code Section 65008 forbids discrimination against affordable or multi-family housing development proposals, developers or potential residents using planning and zoning powers. Agencies are prohibited not only from exercising bias based on race, sex, age or religion, but from discriminating against developments because the development is subsidized or to be occupied by low or moderate income persons.

Summary of Group Home Analysis.

The following section(s) provides a summary analysis prepared in collaboration with the City Attorney of licensed and unlicensed group homes, applicable court cases and/or decisions, and State and Federal regulations that may affect how the City may regulate said facilities currently and/or in the future as part of a possible Zoning Text Amendment per City Code Section 106-19.

(Much of this information being summarized in the subsequent sections is based on the following online sources: Barbara Kautz's presentation at Residential Recovery Conference (March 2, 2007), "Select California Laws Relating to Residential Recovery Facilities and Group Homes"; Mathew M. Gorman, Anthony Marinaccio and Cristopher Cardinale's The Public Law Journal Article, "Alcoholism, Drug Addiction, and the Right to Fair Housing: How the Fair Housing Act Applies to Sober Living Homes"; and T. Peter Pierce's presentation at the May 4, 2016 League of California Cities Opening General Session presentation: "Regulating Sober Living Homes and the Challenges of Implementing ADA & FHA"; August 2014 Western City Magazine (online edition), Christi Hogin Article: Sober Living Businesses in Residential Zones".)

LICENSED FACILITY

- Six or fewer: Treat such licensed facility as a single-family home or single dwelling unit in all zones. *State* distance requirements DO apply to community care facilities, intermediate care facilities, and pediatric day health and respite care facilities (300 ft. each) and congregate living health facilities (1,000 ft.).
- Seven or more: If a licensed psychiatric facility, it *must* be permitted in any zone that permits nursing homes or hospitals by right or through a CUP. *City of Torrance v. Transitional Living Centers for Los Angeles, Inc.* (1982) 30 Cal. 3d 516. Other licensed facilities are often subject to a CUP and may not be permitted in certain zones. A facility

may seek a reasonable accommodation to circumvent any adopted City CUP requirement.

UNLICENSED FACILITY

- Six or fewer: Treat such an **unlicensed** facility as a single-family home or single dwelling unit in all zones (same as licensed) due to equal protection and fair housing concerns if there are greater requirements for unlicensed homes than licensed facilities. However, there no California case law yet that specifically holds this. Playing devil's advocate, someone could assert that such unlicensed facilities require greater scrutiny and regulation since they are under no state licensing supervision.
- Seven or more: To stay out of trouble, we have to regulate the *use* and not the *user* of the facility. *City of Santa Barbara v. Adamson* (1980) 27 Cal.3d 123. We can regulate certain unlicensed facilities more strictly if we construe some as lodging/boarded houses instead of residences/single housekeeping units. We would have to make this distinction in our definitions to construe the latter as primarily commercial in nature. An AG opinion indicates that a facility is more likely to be considered a residence/single housekeeping unit if all residents are on the lease (with no occupancy terms), have free access to common areas, kitchen, etc., share normal household activities and determine the makeup of the household themselves (as opposed to the landlord) 86 Cal. Op. Att'y Gen. 30 (2003).

FEDERAL AND STATE FAIR HOUSING LAWS

Federal and State fair housing laws prohibit cities from discriminating against the disabled, including those individuals going through addiction recovery.

The federal Fair Housing Act (the "FHA") and California Fair Employment and Housing Act (the "FEHA") forbid land use actions that make housing "unavailable" or discriminate against certain protected classes. (42 USC § 3604; [Gov. Code, § 12955](#).) The FEHA and the FHA are interpreted similarly. *Keith v. Volpe* (1988) 858 F.2d 467. The Americans with Disabilities Act (the "ADA") also applies to local zoning ordinances and prohibits discrimination based on disability. *Bay Area Addiction Research & Treatment, Inc. v. City of Antioch* (1999) 179 F.3d 725. See also *Broadmoor San Clemente Homeowners Ass'n v. Nelson* (1994) 25 Cal.App.4th 1 (private restrictive covenants invalid to extent they discriminate against disabled persons).

Although many would not, at first glance, realize that a handicapped person includes one suffering from alcoholism or drug addiction, the FHA extends its protections to such persons. In binding Ninth Circuit held in 2000 that "[i]t is well established that individuals recovering from alcohol or addiction are handicapped under the Act [FHA]." *Corp. of Episcopal Church in Utah v. W. Valley City* 119 (200) F.Supp.2d 1215. Those that are in

licensed detoxification facilities or recovering alcoholics or drug users who may live in "clean and sober" living facilities would qualify for this disability category. To constitute a FHA handicap, however, the person must not be currently abusing alcohol and/or drugs. The FHA expressly limits protections to not include "current, illegal use of or addiction to a controlled substance." (42 USC § 3602(h).)

THEORIES OF LIABILITY TO KEEP IN MIND

In general when evaluating existing and/or proposed changes to the City's zoning regulations related to permitted, conditionally permitted, and unpermitted housing types, fair housing claims in the land use context may include one or more of the following: facial discrimination; actions taken with discriminatory intent; facially neutral laws with a disparate impact; or failure to grant a reasonable accommodation.

Facial discrimination. An ordinance that discriminates on its face against a protected group (for instance, spacing requirements for homes serving the disabled) is permissible only if (1) the restriction benefits the disabled or (2) the restriction responds to legitimate safety concerns raised by the individuals affected rather than being based on stereotypes. *Community House, Inc. v City of Boise* (2006) 468 F.3d 1118.

In relation to "legitimate safety concerns," the courts have typically looked for police reports, incident reports, and similar documentation and are skeptical of testimony based on unsupported fears. See, e.g., *Community House*, 468 F.3d at 1126.

Actions taken with discriminatory intent. Intentional discrimination may be found if a land use decision was more likely than not motivated by a discriminatory reason. *Pacific Shores Props., LLC v City of Newport Beach* (2013) 730 F.3d 1142. Discriminatory comments from the public could form a basis for a successful challenge in court. More on this below.

Disparate impact. Courts may find a violation of a fair housing statute solely on the basis of the discriminatory impact of a city action on a protected class unless supported by adequate justification. See 24 CFR § 100.500 (defining "discriminatory effect" as either a disparate impact or creation of segregated housing patterns); *Keith v. Volpe* (1988) 858 F.2d 467, 485 (approval of freeway project without construction of replacement housing found to have discriminatory impact based on race and income); *Building Indus. Ass'n of San Diego v City of Oceanside* (1994) 27 Cal.App.4th 744, 770 (growth control initiative found to have discriminatory impact on low-income housing, even though it specifically exempted units dedicated for low-income persons).

Fair housing claims commonly accompany challenges brought by housing advocates and developers. In some cases, courts have been willing to ascribe discriminatory remarks made by the public to decision-makers. See *Community Hous. Trust v Department of Consumer & Regulatory Affairs* (DC 2003) 257 F.Supp.2d 208, 227 ("[A] decision made in the context of

strong, discriminatory opposition becomes tainted with discriminatory intent even if the decision-makers personally have no strong views on the matter.") Decision-makers should distance themselves from discriminatory remarks made by the public regarding protected groups (racial and ethnic groups, religions, families with children, persons with disabilities) and affordable housing.

Failure to Grant a Reasonable Accommodation. Cities have an affirmative duty to make "reasonable accommodations" in their zoning and other laws when the accommodation is necessary to give disabled persons an equal opportunity to use and enjoy a home. (42 U.S.C. § 3604(f)(3)(B); Gov. Code, §12927(c)(1); *McGary v. City of Portland* (2004) 386 F.3d 1259.) The modification does not need to be given, however, if it would impose an "undue financial and administrative burden" on the city or fundamentally alter the city's zoning. 386 F3d at 1270. Before bringing a claim, a plaintiff usually must make a request for a reasonable accommodation and engage in an interactive process with the city, if a reasonable accommodation process is available. However, when an ordinance is facially discriminatory, there is no need to request a reasonable accommodation because the accommodation itself would be a fundamental alteration of the ordinance. *Bay Area Addiction Research & Treatment, Inc. v. City of Antioch* (1999) 179 F.3d 725.

TYPES OF FACILITIES UNDER THE PURVIEW OF STATE DEPARTMENT OF SOCIAL SERVICES

Community Care Facilities. Community care facilities are licensed by the California Department of Social Services (the "CDSS") or the Community Care Licensing Division (the "CCLD"). Community care facilities provide non-medical residential care, day treatment, adult day care, or foster family agency services for children and adults. (Health & Safety Code Section 1502(a).) The CCLD publishes a list of all licensed community care facilities on their website: <https://secure.dss.ca.gov/CareFacilitySearch/home/selecttype>. Examples include residential facilities, foster family homes, and adult residential facilities for persons with special health care needs.

With regard to licensing, a community care facility cannot operate without a license. (Health & Safety Code Section 1503.5(b).) In order to obtain a license, the applicant must show he or she has a reputable and responsible character, which is determined by evaluating employment history and character references, and obtaining a criminal record clearance based on fingerprints. Prior approval or denial of applications for other community care facilities and the financial ability of the applicant to maintain the facility according to acceptable standards are also considered. (Health & Safety Code Sections 1520, 1520.3, and 1522.) If the applicant's background check indicates he or she has been convicted of certain crimes, the license will be denied unless an exemption applies. (Health & Safety Code Section 1522(a).) The license may be revoked at any time if the operator is convicted of certain serious crimes. (Health & Safety Code Section 1524(d).) Homeless shelters and homes that

provide no care or supervision of its residents are not required to have a license as a community care facility. Health and Safety Code Section 1505 has a list of facilities that are also exempt from licensing requirements. Group homes, foster family agencies, and foster family homes have additional licensing requirements.

With regard to overconcentration and distance requirements, the CDSS can deny issuing a new license for a community care facility if the facilities are separated by less than 300 feet from any point on the outside wall of the buildings. (Health & Safety Code Section 1520.5.) The separation requirements do not apply to residential care facilities for the elderly, drug and alcohol treatment facilities, foster family homes, or transitional shelter care facilities. The CDSS is obligated to notify the City in writing at least 45 days prior to approving any community care facility license. Although a license may be approved that would cause "overconcentration" if there is a special local need, the CDSS cannot approve such a license if the City opposes its issuance. The separation requirements only apply to facilities of the same license type.

Residential Care Facilities for the Chronically Ill. Residential care facilities for the chronically ill are facilities with a maximum licensed capacity of 25. Care and supervision is provided to adults who have AIDS or HIV. (Health & Safety Code Section 1568.02.) A designated person in each region is responsible for all activities. A license is required for operation. (California code of Regulations Title 22, Section 87805.)

Residential Care Facilities for the Elderly. Residential care facilities for the elderly are housing arrangements for persons 60 years old or older. Residents must move in voluntarily. Residents may receive assistance with housework, meals, taking medication, managing money, or personal care. (Health & Safety Code Section 1569.2.) The facility must provide care and supervision, as well as assistance with daily needs of the residents. With regard to licensing residential care facilities for the elderly are licensed within the existing licensing structure of CDSS as a separate category with different regulations and requirements than other community based care facilities. (Health & Safety Code 1569.1(h).)

Community Living Support Services: Supportive Housing. Community living support services are chosen voluntarily by persons with disabilities to help them live independently. These services include assistance with finding housing. Supportive housing may not include any care or supervision. Persons with disabilities who live independently in supportive housing are tenants who hold a lease in their own name and are responsible for paying their own rent. Community living support housing is specifically excluded from the licensing requirements and regulations governing residential care facilities, so there is no oversight by CDSS. Instead, the person who provides the house is required to comply with all applicable state and federal landlord tenant laws. (Health & Safety Code Section 1504.5.) Supportive housing can sometimes be referred to as a sober living environments, or SLEs, in which recovering alcoholics or drug addicts live together in a drug-free home.

TYPES OF FACILITIES UNDER THE PURVIEW OF STATE DEPARTMENT OF ALCOHOL AND DRUG PROGRAMS/HEALTH AND HUMAN SERVICES AGENCY

The State Department of Alcohol and Drug Programs (the "ADP") is within California's Health and Human Services Agency. (Health & Safety Code Section 11750.) The ADP is a central information resource and, in collaboration with counties and providers of alcohol and other drug services, establishes community-based nonresidential and residential recovery programs to intervene and treat the problems of alcohol and drug abuse. (Health & Safety Code Section 11759.1.)

Residential Alcoholism or Drug Abuse Recovery or Treatment Facilities. These are facilities that provide 24-hour, residential, non-medical services for adults who are recovering from problems related to drugs or alcohol and who need treatment or detoxification services. These facilities may also accept emancipated minors and mothers with their children. (Health & Safety Code Section 11834.02.)

The ADP has the sole authority to license adult alcoholism or drug abuse recovery or treatment facilities. The license specifies the limits on the services that are provided by the facility and the limitations on who may be accepted to live in the residence. (Health & Safety Code Section 11834.10.) In order to accommodate adolescents, the staff at the facility must obtain a criminal record clearance. (California Code of Regulations, Title 9, Section 925.4.) No facility that provides recovery, treatment, or detoxification services may operate without a license. (Health & Safety Code Section 11834.30.) Facilities providing these types of services without a license can be fined by the ADP, and if necessary, can be required to discontinue services by court order. (Health & Safety Code Sections 11834.32 and 11834.34.) A license is valid for two years and there is at least one inspection during that time to ensure compliance. (Health & Safety Code Section 11834.16.) The license must be displayed in a conspicuous place visible when entering the facility.

In addition to licensing responsibilities, the ADP also provides certification of alcohol and drug programs that show substantial compliance with ADP standards. Certification is voluntary, is valid for up to two years, and must be renewed. Certification, or lack of certification, is for informational purposes only and does not constitute approval or disapproval by ADP. However, certification is required to receive state funds. (Health & Safety Code Sections 11830.01 and 11831.5.) The ADP can also certify CDSS licensed residential community care facilities that primarily serve adolescents and provide alcohol and drug recovery or treatment services. (Health & Safety Code Section 11831.5(f).)

In order to promote coordination of efforts to address problems with alcohol and drug abuse, all alcohol and drug abuse programs must register annually with the local county. Registration does not constitute approval by any state or county officer employee or agency. (Health & Safety Code Section 11843 et seq.)

Update regarding Various Housing Types and Applicable Local, State and Federal Regulations

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The following is a summary table of facilities types, their overseeing bodies, and applicable legal authorities:

FACILITY TYPE	RELEVANT CODE SECTIONS
DEPARTMENT OF SOCIAL SERVICES	
Community Care Facility <ul style="list-style-type: none">Residential FacilityAdult Residential Facility for Persons with Special Health Care NeedsCommunity Treatment FacilityFoster Family HomeSmall Family HomeSocial Rehabilitation FacilityTransitional Housing Placement FacilityTransitional Shelter Care Facility	Health and Safety Code Sections 1500-1567.5
Residential Care Facility for Persons with Chronic, Life-Threatening Illness	Health and Safety Code Sections 1568.01-1568.17
Residential Care Facility for the Elderly	Health and Safety Code Sections 1569-1569.889
Wards of the State	Health and Safety Code Sections 1567-1567.8
Hospice	Health and Safety Code Sections 1745-1759
DEPARTMENT OF ALCOHOL AND DRUG PROGRAMS	
Residential Alcohol and Drug Abuse Recovery or Treatment Facility	Health and Safety Code Sections 11834.01-11834.50
Resident Run Housing Program	Health and Safety Code Sections 11755.2
DEPARTMENT OF PUBLIC HEALTH	
Intermediate Care Facility/Developmentally Disabled Intermediate Care Facility/Developmentally Disabled-Habilitative Intermediate Care Facility/Developmentally	Health and Safety Code Sections 1265-1271.15

Disabled-Nursing	
RESIDENTIAL USE OF PROPERTY WITH NO DEPARTMENT OVERSIGHT	
Community Living Support Services	Health and Safety Code Sections 1504.5

KEY DISTINCTIONS BETWEEN SMALL AND LARGE CARE FACILITIES

Six or Fewer Residents. Small licensed facilities noted in the sections above and which serve six or fewer individuals must be treated by the City as single-family homes or single dwelling units for zoning purposes. Included are facilities for persons with disabilities and other facilities (Welfare & Inst. Code, § 5116), residential health care facilities (Health & Safety Code Sections 1267.8, 1267.9, & 1267.16), residential care facilities for the elderly (Health & Safety Code Sections 1568.083 - 1568.0831 and Sections 1569.82 – 1569.87), community care facilities (Health & Safety Code Sections 1518, 1520.5, 1566-1566.8, and 1567.1), pediatric day health facilities (Health & Safety Code Sections 1267.9; 1760 – 1761.8), and facilities for alcohol and drug treatment (Health & Safety Code Section 11834.23.)

Although there are not yet any cases that are specifically on point, it is prudent to treat unlicensed facilities of six or fewer residents as single-family homes or single dwelling units (same as licensed) to avoid fair housing and equal protection challenges, which arise when you treat similarly situated parties differently.

Seven or More Residents. The City has more discretion in regulating facilities that serve seven or more residents, since, as noted above, State law only protects licensed facilities serving six or fewer residents. Options include CUPs (which the City currently requires for large care facilities), special parking standards, or outright preclusion from certain zones. The City cannot require an annual review as a condition for a CUP for such facilities. *Turning Point, Inc. v. City of Caldwell* (1996) 74 F.3d 941. City is also required under State law to allow psychiatric care and treatment in any zone that permits nursing homes or hospitals by right or through a CUP. (Wel. & Inst. Code, 5120.)

The Commission may be interested in looking at drafting definitions to distinguish lodging houses from residences/single housekeeping units which allow for stricter regulation of these types of housing subject to ensuring that the new regulations comply with legal requirements established under the *Adamson* court case as it relates to excluding qualified households from these potential new regulations; key issue to keep in mind in drafting new zone code language is to focus new regulations on the use and not the occupants.

Housing Elements/Supportive Housing. As previously noted, State Housing element law was updated, effective January 1, 2008, to require cities and counties California to include in their housing element a program to remove constraints so that so-called “supportive housing” is

treated like other residences of the same type. Thus, the City must treat “supportive housing” identically to other residences (single-family homes, duplexes, triplexes, etc.) in each zone.

“Supportive housing” is defined under Health and Safety Code Section 50675.14 as housing that:

- Does not limit stay duration;
- Is associated with offsite services to help residents improve health status, retain housing, and maximize his or her ability to live (and work, if possible) in the community; and
- Is occupied by the “target population,” which is low-income adults having one or more disabilities including mental illness, HIV or AIDS, substance abuse, or other chronic health problems.

If a group home constitutes “supportive housing,” then the City cannot deny it or add conditions that make the housing infeasible unless they can make any one of the five findings (Government Code Section 65589.5(d)):

1. The jurisdiction has met its low income housing needs;
2. The housing would have a specific, adverse impact on public health or safety, and there is no feasible way to mitigate the impact;
3. Denial is required to comply with state or federal law, and there is no way to comply without making the housing unaffordable;
4. The housing is proposed on land zoned for agriculture and is surrounded on two sides by land being used for agriculture, or there is inadequate water or sewer services; or
5. The housing is inconsistent with both the zoning and the land use designation of the site and is not shown in the housing element as an affordable housing site.

Furthermore, many group homes funded under the State’s mental health Services may in fact qualify as “supportive housing.”

CONCLUSION:

Based on the Planning and Preservation Commission’s review of the attached analysis and subsequent direction given to City Planning Staff and the City Attorney at the upcoming October 4, 2016 commission meeting, planning staff will prepare draft language and a resolution of intention to be considered by the commission as part of a Zoning Text Amendment (City Code Sections 106-19 and 106-19(b)(1)). Once the zoning text amendment is completed and a draft ordinance is prepared, City Planning Staff will schedule a public hearing to consider a proposed ordinance that amends the city’s zoning code (City Code Section 106-19(d)). Prior to scheduling a public hearing on any proposed zoning text amendment affecting the previously noted housing types, City Planning Staff and the City Attorney will ensure

General Plan and Zone Code consistency as well as compliance with any applicable State and Federal regulations.

ATTACHMENTS:

1. Ordinance No. 1625
2. Ordinance No. 1628
3. Ordinance No. 1629

ORDINANCE NO. 1625

AN ORDINANCE OF THE CITY OF SAN FERNANDO, CALIFORNIA AMENDING ARTICLE I OF CHAPTER 106 TO DEFINE SINGLE ROOM OCCUPANCY UNIT, COMMUNITY CARE FACILITIES, EMERGENCY HOMELESS SHELTERS, MANUFACTURED HOUSING, TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING AND AMENDING ARTICLE III OF CHAPTER 106 TO PROVIDE THAT EMERGENCY SHELTERS ARE PERMITTED USES IN THE M-2 LIGHT INDUSTRIAL ZONE WITH APPLICABLE DEVELOPMENT STANDARDS, SINGLE ROOM OCCUPANCY AS CONDITIONALLY PERMITTED USES IN THE C-1 AND C-2 COMMERCIAL ZONES, COMMUNITY CARE FACILITIES OF SEVEN OR MORE PERSONS AS CONDITIONALLY PERMITTED USES IN ALL RESIDENTIAL ZONES, AND THAT MANUFACTURED HOUSING, TRANSITIONAL AND SUPPORTIVE HOUSING ARE AND SHALL BE TREATED AS RESIDENTIAL USES, SUBJECT ONLY TO THOSE RESTRICTIONS ON RESIDENTIAL USES APPLICABLE TO THE TYPE OF RESIDENTIAL STRUCTURE OR USE INVOLVED

WHEREAS, in 2007 the State legislature enacted SB 2, which requires local jurisdictions to incorporate policies into their General Plan Housing Elements to allow establishment of: Single Room Occupancy unit ("SRO"), Community Care Facilities, Emergency Homeless Shelters, and Transitional and Supporting Housing as permitted uses in specified zoning districts and to amend local ordinances to implement such policies; and

WHEREAS, the City Council adopted the General Plan Housing Element in April 2009, which includes Housing Program No. 11 (Zoning Ordinance Revisions) that would provide the appropriate definitions and regulations that would allow establishment of: SRO as a conditionally permitted use in the C-1 (Limited Commercial) and C-2 (Commercial) zones; Community Care Facilities with seven or more persons as a conditionally permitted use in all residential zones; Emergency Homeless Shelters as a permitted use in the M-2 (Light Industrial) zone, Manufactured Housing and Transitional Housing and Supportive Housing as permitted uses in all residential districts only subject to those development standards that apply to other residential uses of the same type in the same residential district; and

WHEREAS, on January 8, 2013, the Planning and Preservation Commission held a properly noticed public hearing at which it received a report from City staff as well as oral and written testimony from the public, and deliberated on the item. At that meeting, the Planning Commission recommended the City Council adopt the proposed zone text amendments in this Ordinance; and

WHEREAS, the City Council public hearing was noticed in accordance with the requirements set forth in Government Code sections 65090 and 65091.

THE CITY COUNCIL OF THE CITY OF SAN FERNANDO DOES ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and made a part of this Ordinance.

SECTION 2. The City Council hereby finds as follows:

- a) **The proposed zone text amendment is consistent with the objectives, policies, general land uses and programs of the City's General Plan.**

The proposed text amendment to the San Fernando Municipal Code, which provides definitions and regulations for SROs in the C-1 (Limited Commercial) and C-2 (Commercial) zones, community care facilities with seven or more occupants in the City's residential zones, factory built or manufactured housing as a permitted use in all residential zones, and transitional housing and supportive housing within the City's residential zones is consistent with the objectives, policies, general land uses and programs of the City of San Fernando General Plan Housing Element. Per Housing Element Goal 2.0 and Policy 2.1, the proposed zone text amendment is intended to provide adequate housing sites to facilitate the development of a range of residential development types in the city that fulfill regional needs. In addition, the proposed zone text amendment ensures the city attains its 2008-2014 Housing Element Objective to amend the zoning ordinance to make explicit provisions for manufactured housing, community care facilities, SROs, transitional and supportive housing, and emergency shelters while also developing objective standards for the regulation of emergency homeless shelters as provided for under SB2. Furthermore, providing the required definitions for SROs, community care facilities, emergency homeless shelters, transitional housing and supportive housing as well as establishing the applicable regulations for each proposed use within each specified zoning districts will allow a range of housing types within the City that meets the housing needs of all economic segments of the community while preserving the character of the existing residential neighborhoods and the affected commercial and industrial zoned districts.

- b) **The adoption of the proposed zone text amendment would not be detrimental to the public interest, health, safety, convenience or welfare.**

The proposed revisions to the city zoning ordinance would allow for the introduction of SROs, community care facilities for seven or more persons, factory built or manufactured housing, and transitional and supportive housing units in a manner consistent with the requirements of adopted State legislation while providing specific development standards that assure these new housing units are built in compliance with the City's zoning and building codes. Therefore, the proposed addition of definitions and associated regulations for SROs, community care facilities for seven or more occupants, factory built or manufactured housing, and transitional housing and supportive housing in the specified commercial, industrial or residential zoned districts will ensure the availability of housing for special needs groups within the community in a manner that will not be detrimental to the public interest, health, safety, convenience or welfare.

SECTION 3. Section 106-6, "Definitions," of the San Fernando City Code is hereby amended to revise the definition of "community care facility" providing definitions for "community care facility/large" and "community care facilities/small" and to add definitions for "child day care

facility”, “emergency homeless shelter,” “single room occupancy unit,” “supportive housing,” and “transitional housing,” as follows:

Community care facility/Large means any facility as defined in the Health and Safety Code Section 1502(a), which provides nonmedical care on a 24-hour a day basis to seven or more persons including, but not limited to persons with substance abuse illnesses, physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. Large community care facility shall be considered a conditionally permitted use within all residential zoned districts.

Community care facility/Small means any facility as defined in the Health and Safety Code Section 1502(a), which provides nonmedical care on a 24-hour a day basis to six or less persons including, but not limited to persons with substance abuse illnesses, physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. Small community care facility shall be considered a permitted use within all residential zoned districts.

Child day care facility means a facility that provides nonmedical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of individuals on a less than a 24-hour basis. Child day care facility includes day care centers, employer-sponsored child day centers, and family day care centers.

Emergency homeless shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months per calendar year or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (Health and Safety Code Section 50801(e)). Supportive services may include, but are not limited to, meal preparation, an activities center, day care for homeless person’s children, vocational rehabilitation and other similar activities.

Single room occupancy unit (SRO) means any building containing five or more guestrooms or units intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by residents, which is also the primary residence of those residents. The individual units shall lack either cooking facilities or individual sanitary facilities, or both. However, for purposes of this definition, an SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.

Supportive housing means housing with no limit on the length of stay and that is occupied by a target population as defined by Health and Safety Code Section 53260(d), as the same may be amended from time to time, and that provides a significant level of onsite and offsite services that assist the supportive housing residents in retaining the housing, improving their health status, maximizing their ability to live, and when possible, work in the community. Supportive housing shall be treated under this chapter as a residential use and shall be allowed as a permitted use in all residential zoning districts.

Transitional housing means housing operated under program requirements that call for 1) the termination of any assistance to an existing program recipient and 2) the subsequent recirculation of the assisted residential unit to another eligible program recipient at some predetermined future point in time, which point in time shall be no less than six months into the future (Health and Safety Code Section 50675.2(h)). Transitional housing may provide, but not be limited to, meals, counseling, and other services as well as common areas for residents. Transitional housing may be provided under all residential housing types. In all cases, Transitional housing shall be treated as a residential use under this chapter and shall be subject only to those restrictions that apply to other residential uses of the same residential housing type located in the same zoning district.”

SECTION 4. Section 106-311, “Purpose,” and Sections 106-312 through 106-325, “Reserved,” of the San Fernando City Code are hereby amended to read as follows:

“Secs. 106-311—106-325. Reserved.”

SECTION 5. Section 106-352, “Permitted Uses,” relating to permitted uses within the R-1 Single-Family Residential Zone, of the San Fernando City Code is hereby amended to read as follows:

“Sec. 106-352. Permitted uses.

In the R-1 single family residential zone, the following uses are permitted:

- (1) Accessory buildings and structures such as a garage, workroom, storage shed, recreation room or cabana located on the same lot as the principal residential use. No bathroom, kitchen plumbing or fixtures or cooking facilities shall be permitted in conjunction with accessory buildings. A garage, workroom, storage shed, and recreation room shall not be divided into smaller size rooms and shall be maintained as a single open building.
- (2) Community care facilities/small.
- (3) Home occupations in accordance with division 9 of article VI of this chapter.
- (4) Large family day care home in accordance with division 10 of article VI of this chapter.
- (5) Manufactured home as defined in Health and Safety Code Section 18007.
- (6) Parks and playgrounds or community centers owned and operated by a government agency, including business conducted within the facilities, subject to the approval of the director.
- (7) Private noncommercial greenhouses, horticulture collections, flower gardens, vegetable gardens and fruit trees.
- (8) Primary single-family dwelling units, one per lot, in a permanent location.
- (9) Second dwelling units (one per lot) in accordance with Section 106-358
- (10) Supportive housing.
- (11) Temporary tract sales offices, temporary contractors’ equipment offices and storage, subject to approval by the director for a period not to exceed one year with two one-year extensions available, if requested for good cause.
- (12) Transitional housing.”

SECTION 6. Section 106-353, "Uses permitted subject to a conditional use permit," relating to conditionally permitted uses within the R-1 Single-Family Residential Zone, of the San Fernando City Code is hereby amended to read as follows:

"Sec. 106-353. Uses permitted subject to a conditional use permit.

In the R-1 single-family residential zone, uses permitted subject to a conditional use permit are as follows:

- (1) Churches, temples or other places of religious worship, with not temporary structures permitted.
- (2) One guesthouse with a minimum lot area of 8,000 square feet.
- (3) Schools.
- (4) Hospitals or sanitariums.
- (5) Community care facilities/large."

SECTION 7. Section 106-488, "Uses permitted subject to a conditional use permit," relating to conditionally permitted uses within the C-1 Limited Commercial Zone, of the San Fernando City Code is hereby amended to read as follows:

"Sec. 106-488. Uses Permitted subject to a conditional use permit.

In the C-1 limited commercial zone, the following uses are permitted subject to a conditional use permit:

- (1) Clubs, lodges and halls.
- (2) Commercial recreation.
- (3) Hotels and motels including Single Room Occupancy unit (SRO) subject to the development standards noted in Section 106-971 of this chapter.
- (4) New automobile sales and display and sales room or lot (used car sales only in conjunction with a new car agency).
- (5) Off-street parking lot.
- (6) On-site and off-site sale of alcoholic beverages.
- (7) Parking lot sales.
- (8) Schools.
- (9) Secondhand stores.
- (10) Museums, art galleries, botanical gardens."

SECTION 8. Section 106-612, "Permitted Uses," relating to permitted uses within the M-2 Light Industrial Zone, of the San Fernando City Code is hereby amended to read as follows:

"Sec. 106-612. Permitted uses.

In the M-2 light industrial zone, the following uses are permitted:

- (1) All uses permitted in the M-1 zone.

- (2) Emergency homeless shelters subject to the development standards noted in Section 106-972 of this chapter.
- (3) Manufacturing. Subject to the conditions of this zone, manufacturing, assembling, repairing, testing, processing, warehousing, wholesaling, research or treatment of products may be conducted (other than those which may be obnoxious or offensive because of emission of odor, dust, smoke, gas, noise, vibration or other similar causes detrimental to the public health, safety or general welfare) including but not limited to the following:
 - a. Animal shelter.
 - b. Assaying.
 - c. Automobiles, trailers, boats, recreational vehicles.
 - d. Ceramics, pottery, statuary.
 - e. Heavy equipment sales and rental.
 - f. Ink, polish, enamel.
 - g. Pest control contractors.
 - h. Public service facilities.
 - i. Sandblasting.
 - j. Tile (indoor kiln).
 - k. Wallboard, glass (no blast furnace).
 - l. Blast furnaces as an accessory use and not needing EPA or AQMD approvals.”

SECTION 9. Section 106-971 of the San Fernando City Code, previously reserved, is hereby amended to read as follows:

In the city's C-1 (Limited Commercial) and C-2 (Commercial) zones, a Single Room Occupancy unit (SRO) shall be subject to the applicable regulations of this division, including the following standards:

- (1) Unit Size. The minimum size of a unit shall be one hundred fifty (150) square feet and the maximum size shall be four hundred (400) square feet. A single room occupancy facility is not required to meet density standards of the general plan.
- (2) Bathroom Facilities. An SRO unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink, and bathtub, shower, or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with California Building Code for congregate residences with at least one full bathroom per every three units on a floor. The shared shower or bathtub facility shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.
- (3) Kitchen. An SRO unit is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator, and a stove, range top, or oven. A partial

kitchen is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.

- (4) Closet. Each SRO shall have a separate closet.
- (5) Common Area. Four square feet of interior common space per unit shall be provided, with at least two hundred (200) square feet in area of interior common space, excluding janitorial storage, laundry facilities, and common hallways. All common areas shall comply with all applicable ADA accessibility and adaptability requirements.
- (6) Laundry Facilities. Laundry facilities shall be provided in a separate room at the ratio of one washer and dryer for every ten (10) units, with at least one washer and dryer per floor.
- (7) Cleaning Supply Room. A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO facility.
- (8) Management Plan. A management plan shall be submitted with the development application for an SRO facility and shall be approved by the chief planning official. The management plan must address management and operation of the facility, rental procedures, safety and security of the residents and building maintenance.
- (9) Facility Management. An SRO facility with ten (10) or more units shall have an on-site manager. An SRO facility with less than ten (10) units shall provide a management office on-site.
- (10) Parking. Parking shall be provided for an SRO facility at a rate of one standard-size parking space per unit as defined in Section 106-829(1) of this chapter, plus an additional standard-size parking space for the on-site manager.
- (11) Accessibility. All SRO facilities shall comply with all applicable ADA accessibility and adaptability requirements.
- (12) Existing Structures. An existing structure may be converted to an SRO facility, consistent with the provisions of this section.”

SECTION 10. Section 106-972 of the San Fernando City Code, previously reserved, is hereby amended to read as follows:

In the city’s M-2 (Light Industrial) zone, an Emergency Homeless Shelter shall be subject to the applicable regulations of this division, including the following standards:

- (1) Maximum Number of Persons/Beds. The shelter for the homeless shall contain a maximum of 30 beds and shall serve no more than 30 homeless persons.

- (2) Lighting. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.
- (3) Laundry Facilities. The development shall provide laundry facilities adequate for the number of residents.
- (4) Common Facilities. The development may provide supportive services for homeless residents, including but not limited to: central cooking and dining room(s), recreation room, counseling center, child care facilities, and other support services.
- (5) Security. Parking facilities shall be designed to provide security for residents, visitors, and employees.
- (6) Landscaping. On-site landscaping shall be installed and maintained pursuant to the standards outlined in Section 106-833.
- (7) On-Site Parking. On-site parking for homeless shelters shall be subject to requirements for similarly zoned industrial uses as set forth in Section 106-822(d)(1).
- (8) Outdoor Activity. For the purposes of noise abatement in surrounding residential zoning districts, outdoor activities may only be conducted between the hours of 8:00 a.m. to 10:00 p.m.
- (9) Concentration of Uses. No more than one shelter for the homeless shall be permitted within a radius of 300 feet from another such shelter.
- (10) Refuse. Homeless shelters shall provide a trash storage area as required pursuant to Section 106-897(1) through Section 106-897(3).
- (11) Health and Safety Standards. The shelter for the homeless must comply with all standards set forth in Title 25 of the California Administrative Code (Part 1, Chapter F, Subchapter 12, Section 7972).
- (12) Shelter Provider. The agency or organization operating the shelter shall comply with the following requirements:
 - a. Temporary shelter shall be available to residents for no more than six months if no alternative housing is available.
 - b. Staff and services shall be provided to assist residents to obtain permanent shelter and income. Such services shall be available at no cost to all residents of a provider's shelter or shelters.
 - c. The provider shall not discriminate in any services provided.
 - d. The provider shall not require participation by residents in any religious or philosophical ritual, service, meeting or rite as a condition of eligibility.
 - e. The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to insure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents."

SECTION 11. The City has evaluated any potential environmental impacts associated with the adoption of the proposed ordinance (the "Project") that provides the appropriate definitions and regulations that allows the establishment of Single Room Occupancy Residential Hotel (SRO) as a conditionally permitted use in the C-1 (Limited Commercial) and C-2 (Commercial) zones, Community Care Facilities with seven or more persons as a conditionally permitted use in all residential zones, Emergency Homeless Shelters as a permitted use in the M-2 (Light Industrial)

zone, Manufactured Housing and Transitional Housing and Supportive Housing as permitted uses in all residential districts only subject to those development standards that apply to other residential uses of the same type in the same residential district by the City of San Fernando in order to implement the provisions of Sections 65582, 65583, and 65589.5 of the California Government Code. An Initial Study and Negative Declaration of Environmental Impact have been prepared for the Project in accordance with the provisions of the California Environmental Quality Act (Public Resources Code Section 21000, et seq.), the State CEQA Guidelines (14 Code of Regulations Section 15000, et seq.) and the City's CEQA procedures. Based upon the Initial Study, the proposed Negative Declaration and the comments thereon, the City Council finds that the Negative Declaration represents the independent judgment of the City and that there is no substantial evidence that the project may have a significant effect on the environment. The documents constituting the record on which this decision is based are on file in the City.

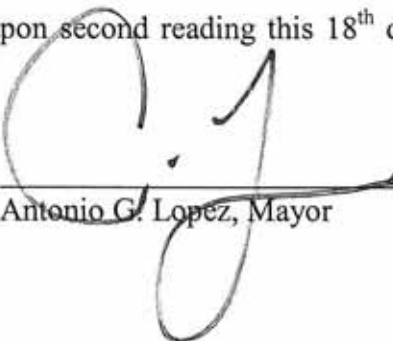
SECTION 12. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The San Fernando City Council hereby declares that it would have adopted this ordinance and such section, subsection, sentence, clause, phrase or portion may be declared invalid or unconstitutional.

SECTION 13. Pursuant to California Government Code Section 36937, this ordinance shall take effect and be in full force and effect thirty (30) days after its final approval by the San Fernando City Council.

SECTION 14. The City Clerk shall cause this ordinance to be published and posted in accordance with the requirements noted in California Government Code Section 36933.

SECTION 15. That the Mayor shall sign and that the City Clerk shall attest to the adoption of this ordinance by the City Council of the City of San Fernando at the duly noticed regular meeting held on the 18th day of March, 2013.

PASSED, APPROVED AND ADOPTED upon second reading this 18th day of March, 2013.



Antonio G. Lopez, Mayor

ATTEST:



Elena G. Chávez, City Clerk

APPROVED AS TO FORM:


Rick R. Olivarez, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SAN FERNANDO)

I, Elena G. Chávez, City Clerk of the City Council of the City of San Fernando, do hereby certify that the foregoing resolution was duly adopted by the City Council at its meeting held on the 18th day of March, 2013.

AYES: Lopez, Ballin, Avila, Fajardo, Gonzales - 5

NOES: None

ABSENT: None

ABSTAIN: None


Elena G. Chávez, City Clerk

ORDINANCE NO. 1628

AN ORDINANCE OF THE CITY OF SAN FERNANDO, CALIFORNIA AMENDING CHAPTER 106 (ZONING) OF THE SAN FERNANDO CITY CODE TO ESTABLISH DIVISION 15 TO ARTICLE VI TO CREATE THE REQUIRED REGULATIONS TO ALLOW THE CITY TO PROVIDE INCREASED DENSITY FOR HOUSING DEVELOPMENTS THAT INCORPORATE A PERCENTAGE OF THE UNITS OF A PROJECT AS AFFORDABLE UNITS, AS REQUIRED FOR COMPLIANCE WITH STATE DENSITY BONUS LAW

WHEREAS, 1979, the State of California (the "State") adopted the "State Density Bonus Law", codified in Government Code Section 65915, et al., and as amended in 2005 by Senate Bill 1818 (Hollingsworth), to encourage the development of affordable units in housing developments available to income-eligible low-income, very low income, and moderate income households through the issuance of a density bonus and incentives or concessions to housing developers to facilitate the development of affordable housing, as required by State law;

WHEREAS, the City Council adopted the General Plan Housing Element in April 2009, which includes Housing Program No. 9 (Affordable Housing Density Bonus) that establishes that the City amend the City Code to adopt a local density bonus ordinance to implement State requirements as a means of enhancing the economic feasibility of affordable housing developments;

WHEREAS, on September 10, 2013, the Planning and Preservation Commission held a properly noticed public hearing at which it received a report from City staff as well as oral and written testimony from the public, and deliberated on the item. At that meeting, the Planning and Preservation Commission recommended through the adoption of Planning and Preservation Commission Resolution 2013-09 that the City Council adopt the proposed zone code amendments in this Ordinance; and,

WHEREAS, the City Council public hearing was noticed in accordance with the requirements set forth in Government Code sections 65090 and 65091.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN FERNANDO DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and made a part of this Ordinance.

SECTION 2. The City Council hereby finds as follows:

- a) **The proposed zone text amendment is consistent with the objectives, policies, general land uses and programs of the City's General Plan.**

The proposed zone text amendment to the San Fernando City Code, which provides regulation to allow and facilitate the inclusion of affordable units as part of a housing

development through the issuance of a density bonus is consistent with General Plan Housing Element Implementing Program No. 9 (Affordable Housing Density Bonus), which requires the City to adopt a local density bonus ordinance to implement State requirements as a means of enhancing the economic feasibility of affordable housing developments in the city.

b) The adoption of the proposed zone text amendment would not be detrimental to the public interest, health, safety, convenience or welfare.

The proposed revisions to the city zoning ordinance would allow for the development of regulations to govern the approval of housing developments requesting increased density above the density permitted in a property's zoning district, consistent with State density bonus law. The proposed density bonus ordinance would provide procedures to facilitate the development of affordable housing to low income, very low income, and moderate income household, mitigating potential impacts associated with overcrowded housing. Furthermore, the proposed ordinance encourages additional investment within the city's residential and mixed-use zones that has the potential to produce new housing that is affordable to all income segments of the community. Therefore, the proposed zone text amendments would not be detrimental to the public interest, health, safety, convenience or welfare.

SECTION 3. Article VI (General Regulations) of Chapter 106 (Zoning) of the San Fernando City Code is hereby amended with the following language to establish Division 15 (Density Bonus), providing regulations to govern the issuance of density bonus requests and related incentives or concessions to facilitate the development of housing developments with affordable units:

“DIVISION 15. DENSITY BONUS

Sec. 106-1420. Purpose

State density bonus law (Government Code section 65915), provides that local governments shall grant density bonus and regulatory concessions and incentives to developers of housing, child care facilities, or for donation of land for housing, where the developer agrees to construct a specified percentage of housing for lower income households, very low income households, moderate income households or qualifying residents.

Sec. 106-1421. Definitions

For the purpose of this division, the following definitions shall apply:

“Affordable housing agreement” means an agreement between the applicant and the city guaranteeing the affordability of rental or ownership units in accordance with the provisions of this division.

“Affordable housing costs” means the amounts set forth in the Health and Safety Code sections 50052.5 and 50053, as may be amended.

“Childcare facility” means a child day care facility other than a family day care home that includes, but is not limited to: infant centers, preschools, extended day care facilities, and school-age child care centers.

“Common interest development” means a condominium project as defined by section 1351(f) of the Civil Code, or a planned development as defined by section 1351(k) of the Civil Code, as may be amended.

“Concessions or incentives” shall mean a benefit offered by the city to facilitate construction of eligible projects as defined by the provisions of this division.

“Density bonus” means an increase in density over the otherwise maximum allowable residential density of a housing development as of the date of application by applicant to the community development director or his designee.

“Density bonus units” means the residential units granted pursuant to the provisions of this division, that exceed the maximum allowable residential density for the development site.

“Development standard” includes site or construction requirements that apply to a residential development pursuant to any applicable city ordinance, general plan element, specific plan, or any other locally adopted condition, law, policy, resolution, or regulation.

“Housing development” means one or more groups of projects for residential units with a minimum of five (5) residential units, including a subdivision or common interest development approved by the city and consists of residential units or unimproved lots and either: (1) a substantial rehabilitation and conversion of an existing commercial building to residential use, or (2) a substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of the Government Code section 65863.4, as may be amended, where the result of the rehabilitation would be a net increase in available residential units.

“Lower income households” means households defined in section 50079.5 of the Health and Safety Code, as may be amended.

“Maximum allowable residential density” means the density allowed under the city’s zoning ordinance and land use element of the general plan applicable to the project. Where the density allowed under the zoning ordinance is inconsistent with density allowed under the land use element of the general plan, the general plan density shall prevail.

“Moderate income households” means households defined in section 50093 of the Health and Safety Code, as may be amended.

“Total units” or “total dwelling units” means the maximum number of units that can be developed on a project site under its applicable zoning designation, not including those units added by a density bonus.

“Senior citizen housing development” means a project as defined by sections 51.3 and 51.12 of the Civil Code, or mobilehome park that limits residency based on age requirements for housing for older persons pursuant to section 798.76 or 799.5 of the Civil Code.

“Very low income households” means households defined in section 50105 of the Health and Safety Code, as may be amended.

Sec. 106-1422. Density Bonus Requirements

(a) Minimum development requirements. Upon written request by an applicant, the community development director shall grant a density bonus and provide incentives or concessions as provided in this division when the applicant for the housing development agrees or proposes to construct a housing development, excluding any units permitted by the density bonus granted pursuant to this section that contains at least any one of the following:

- (1) Lower income households. Ten (10) percent of the total units of a housing development for lower income households.
- (2) Very low income households. Five (5) percent of the total units of a housing development for very low income households.
- (3) Senior housing. A senior citizen housing development, unless prohibited by state and/or federal law.
- (4) Common interest development. Ten (10) percent of the total dwelling units in a common interest development for persons and families of moderate income, provided that all units in the development are offered to the public for purchase.

(b) Maximum development requirements. If an applicant exceeds the minimum percentages set forth in subsection (d), the applicant shall be entitled to an additional density bonus calculated as follows:

- (1) Low income units. For each one (1) percent increase above the ten (10) percent of the percentage of units affordable to lower income households, the density bonus shall be increased by one and one-half (1.5) percent up to a maximum of thirty-five (35) percent.
- (2) Very low income units. For each one (1) percent increase above the five (5) percent of the percentage of units affordable to very low income households, the density bonus shall be increased by two and one-half (2.5) percent up to a maximum of thirty-five (35) percent.
- (3) Moderate income units. For each one (1) percent increase above the ten (10) percent of the percentage of units affordable to moderate income households, the

density bonus shall be increased by one (1) percent, up to a maximum of thirty-five (35) percent.

(c) Density bonus calculation.

- (1) Density bonus calculations resulting in fractional units shall be rounded up to the next whole number.
- (2) Only the total units of a housing development shall be used to determine those units to be added as part of a density bonus.
- (3) For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application but need not be based upon individual subdivision maps or parcels.
- (4) A density bonus may be selected from only one category, except in combination with a land donation or a child care facility, provided the total density bonus does not exceed thirty-five (35) percent.
- (5) The applicant may elect to accept a lesser percentage of density bonus.
- (6) The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

(d) Density bonus calculation table.

Income Group	Minimum Set-Aside of Affordable or Senior Units	Density Bonus		
		Base Bonus Granted	Each Additional 1% of Affordable Units Adds:	Total Maximum Density Bonus
Very Low Income (50% AMI)	5%	20%	2.5%	35%
Lower Income (80% AMI)	10%	20%	1.5%	35%
Moderate Income (120% AMI, Common Interest Development Only)	10%	5%	1.0%	35%
Land Donation (very low income projects only)	10%	15%	1.0%	35%
Condominium/Apartment Conversions	33% low-to-moderate income	25%	No Sliding Scale Available	25%
	15% very low income			
Senior Citizen Housing Development	100% ¹ (35 units minimum)	20%	No Sliding Scale Available	20%

Note:

1. A senior citizen housing development is not required to be affordable in order to receive a density bonus. However, 100% of the units in the development (35 units minimum) must be restricted as senior housing.

(e) Sample calculation of a density bonus.

	Very Low Income (50% AMI)	Lower Income (80% AMI)	Moderate Income (120% AMI)	Senior Housing
Initial Project Size (Total Units)	20 units	20 units	20 units	35 units
Affordable Units	5%	10%	10%	100%
Density Bonus Qualified	20%	20%	5%	20%
Project Units	24 units	24 units	21 units	42 units
Distribution of Project Units	1 Very Low Income 23 Market-Rate	2 Lower Income 22 Market-Rate	2 Moderate Income 19 Market-Rate	42 units ¹

Note:

1. A senior citizen housing development is not required to be affordable in order to receive a density bonus. However, 100% of the units in the development (35 units minimum) must be restricted as senior housing.

(f) Land donation requirements. An applicant for a tentative map, parcel map or any other discretionary approval required to construct a residential development in the city shall receive a fifteen (15) percent density bonus above the otherwise maximum allowable residential density for the residential development when the applicant donates land to the city as provided in this section. This fifteen (15) percent bonus shall be in addition to any other density bonus provided for in this section, up to a total combined density bonus of thirty-five (35) percent. Applicants are eligible for the fifteen (15) percent land donation density bonus if all of the following conditions are met:

- (1) The applicant shall donate and transfer land to the city prior to approval of the final map or other discretionary approval required for the residential development.
- (2) The transferred land shall have the appropriate acreage and zoning classification to permit development of affordable housing for very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.
- (3) The transferred land shall be at least one acre or of sufficient size to permit development of at least 40 residential units, has the appropriate general plan designation, is appropriately zoned with appropriate development standards for development at the density described in paragraph (3) of subdivision (c) of section 65583.2 of the Government Code.
- (4) The transferred land shall be served by adequate public facilities and infrastructure.
- (5) The transferred land and the very low income units constructed shall have a deed restriction recorded with the County Recorder, to ensure continued affordability of the units. The deed restriction must be recorded on the property at the time of transfer.
- (6) The transferred land shall be conveyed in fee simple to the city or to a housing developer approved by the city.
- (7) The transferred land shall be within the boundary of the proposed residential development, or no more than approximately one-quarter mile from the boundary of the qualified project, if the city so approves.
- (8) No later than the date of approval of the final map or other discretionary approval required for the residential development the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land.
- (9) A proposed source of funding for the very low income units shall be identified not later than the date of the final map or other discretionary approval.

(g) Child care facility requirements.

- (1) The city shall grant either of the following to a density bonus project that includes a child care facility located on the premises of, as part of, or adjacent to, the project:
 - a. An additional density bonus in an amount equivalent to or greater than the amount of the square footage of the childcare facility; or,
 - b. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.
- (2) In order to receive the additional child care density bonus, the project must comply with the following requirements:
 - a. The child care facility will remain in operation for a period of time that is as long as, or longer, than the period of time during which the density bonus units are required to remain affordable.
 - b. Of the children who attend the child care facility, the percentage of children of very low income, lower income, or moderate income households shall be equal to, or greater than, the percentage of affordable units.
 - c. Notwithstanding any requirement of this section, the city shall not be required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the community already has adequate child care facilities.

(h) Condominium conversion.

- (1) When an applicant for conversion of apartments to condominiums agrees to provide at least thirty-three (33) percent of the total units of the proposed condominium to persons and families of low to moderate income or fifteen (15) percent of the total units of the proposed condominium to lower income households, and agrees to pay administrative costs incurred by the city pursuant to this section, the community development director shall either:
 - a. Grant a density bonus; or
 - b. Provide other incentives of equivalent financial value.

The community development director may place reasonable conditions on the granting of a density bonus or other incentives of equivalent financial value as appropriate, including, but not limited to, continued affordability of units to subsequent purchasers who are persons and families of low and moderate income

or lower income households. For only this section, the following definitions apply:

- c. "Density bonus" means an increase in units of twenty-five (25) percent over the number of apartments to be provided within the existing structure or structures proposed for conversion.
 - d. "Other incentives of equivalent financial value" shall not require the city to provide cash transfer payments or other monetary compensation but may include the reduction or waiver of requirements which the city might otherwise apply as conditions of conversion approval.
- (2) Proposal for subdivision map approvals. An applicant for approval to convert apartments to condominiums may submit a preliminary proposal to the community development department, for review by the community development director or his or her designee, prior to the submittal of any formal requests for subdivision map approvals. The city shall, within ninety (90) days of receipt of a written proposal, notify the applicant in writing of the manner in which it will comply with this section.
 - (3) Ineligibility. An applicant shall be ineligible for a density bonus or other incentives under this section if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were previously provided.
 - (4) Other requirements. Nothing shall require the city to approve a proposal to convert apartments to condominiums.

Sec. 106-1423. Concessions and Incentives

(a) Number of incentives/concessions. The applicant shall be entitled to receive the following number of incentives or concessions in subsection (b):

(b) Incentive/Concession Table

Target Group	Target Units		
Very Low Income (50% AMI ¹)	5%	10%	15%
Lower Income (80% AMI)	10%	20%	30%
Moderate Income (120 % AMI, Common Interest Development Only)	10%	20%	30%
Number of Incentives²	1	2	3
Note: 1. AMI is an abbreviation for Los Angeles County Area Median Income 2. Child care facility: When a qualified project also includes a child care facility as described in section 106-1422(g), the applicant shall receive one additional incentive.			

(c) Menu of incentives/concessions.

- (1) Additional density provided the overall density bonus received for the entire residential development does not exceed thirty-five (35) percent.
- (2) A reduction in site development standards, including:
 - a. Reduced minimum lot sizes and/or dimensions.
 - b. Reduced minimum lot setbacks.
 - c. Reduced minimum private and/or common outdoor open space.
 - d. Increased maximum building height (up to one additional story).
 - e. Reduced on-site parking standards in excess of standards set forth in section 106-1424 (parking study required).
- (3) Tandem and uncovered parking allowed.
- (4) Other regulatory incentives that result in identifiable, financially sufficient, and actual cost reductions.

(d) Evidence for concession and incentives. An applicant of a housing development may submit to the community development department a proposal for specific incentives or concessions for review by the community development director or his or her designee, and may request a meeting with the community development director or his or her designee.

(e) An applicant of a housing development may submit to the community development department a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subsection (d) of section 106-1422 at the densities or with the concessions or incentives permitted by subsection (b) of section 106-1422 for review by the community development director or his or her designee, and may request a meeting with the community development director or his or her designee. A proposal for the waiver of development standards under this subsection shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subsection (b) of section 106-1422.

(f) If a meeting is requested, the community development director or his or her designee, shall meet with the applicant within fifteen (15) working days to discuss the proposal.

(g) When the community development director grants a density bonus, the community development director shall grant the additional concession or incentives requested by

the applicant unless the community development director it makes a written finding, based upon substantial evidence of any the following conditions:

- (1) The concession or incentive is not required in order to provide for affordable housing costs; or,
- (2) The concession or incentive would have a specific adverse impact, as defined in Government Code section 65589.5(d)(2), as may be amended, upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households; or,
- (3) The concession or incentive would have a specific adverse impact on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households; or
- (4) The concession or incentive would be contrary to state or federal law.

Sec. 106-1424. Development Standards

(a) Design requirements. Affordable units developed in conjunction with a market rate development shall be of similar design and quality as the market rate units. Exteriors and floor plans of affordable units shall be of similar quality to the market rate units.

(b) Location distribution requirements for affordable units. Affordable units shall be dispersed throughout the housing development rather than clustered in a single area or a few areas. Location of the affordable units within a housing development shall be reviewed and approved by the community development director.

(c) Parking standards. Unless the city's adopted parking standards will result in fewer parking spaces, the following maximum parking standards shall apply, inclusive of handicapped and guest parking, for the entire residential development:

Number of On-Site Parking Spaces ^{1, 2}	Maximum Number of Bedrooms
1.0	1
2.0	2 to 3
2.5	4 or more
Notes: 1. A parking calculation resulting in a fraction shall be rounded up to the next whole number. 2. Parking standards provided in this subsection are inclusive of guest and handicapped parking. 3. A development may provide "onsite parking" through tandem parking or uncovered parking, but not through on-street parking.	

(d) Other requirements. The granting of a density bonus shall not require a general plan amendment, zoning change, or other discretionary approval, and shall be processed in conjunction with the application of a housing development.

Sec. 106-1425. Continued Affordability

(a) Affordability Requirement. An applicant shall agree to, and the city shall ensure the following:

- (1) Continued affordability of all low and very low income units that qualified the applicant for the award of the density bonus for a minimum period of thirty (30) years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
- (2) Rents for the lower income density bonus units shall be set at an affordable rent as defined in section 50053 of the Health and Safety Code. Prior to the rental of any affordable unit, the city or its designee, shall verify the eligibility of the prospective tenant. The owner shall maintain on file certifications by each household. Certifications shall be obtained immediately prior to initial occupancy by each household and annually thereafter, in the form provided by the city or its designee. The owner shall obtain updated forms for each household on request by the city, but in no event less frequently than once a year. The owner shall maintain complete, accurate and current records pertaining to the housing development and will permit any duly authorized representative of the city to inspect records pertaining to the affordable units and occupants of these units.
- (3) The city may establish fees associated with the setting up and monitoring of affordable units.

- (4) The owner shall submit an annual report to the city, on a form provided by the city. The report shall include for each affordable unit the rent, income, and family size of the household occupying the unit.
- (5) Owner-occupied units shall be available at an affordable housing cost as defined in section 50052.5 of the Health and Safety Code.
- (6) Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The city shall recapture any initial subsidy and its proportionate share of appreciation, which shall be used within five (5) years for any of the purposes described in subdivision (e) of section 33334.2 of the Health and Safety Code to promote home ownership.
- (7) The owner shall provide to the city any additional information required by the city to ensure the long-term affordability of the affordable units by eligible households.

(b) Affordable housing agreement. Affordability shall be ensured by requiring that the applicant enter into an affordable housing agreement in accordance with this division, as approved by the city attorney. The affordable housing agreement shall be recorded by the applicant of a housing development with the County Recorder.

Sec. 106-1426. Application Requirements

(a) Application Materials. In addition to the required application materials for the project, the applicant shall submit separate site plan(s) containing the following information:

- (1) A brief description of the housing development, and a chart including the number of market-rate units and affordable units proposed, and the basis for the number of affordable units.
- (2) The unit-mix, locations, floor plans and square footages, and a statement as to whether the housing development is an ownership or rental project.
- (3) In the event the developer proposes a phased project, a phasing plan that provides for the timely development of the affordable units as the housing development is constructed.
- (4) A detail of the specific concessions, incentives, waivers, or modifications being requested for the housing development.
- (5) Any other information reasonably requested by the community development director to assist with the evaluation of the affordable housing plan and housing development.

- (6) The affordable housing site plan shall be incorporated into all sets of plans used in application for building plan check and building permit issuance.

Sec. 106-1427. Appeals

(a) The applicant, upon the community development director's written denial of a housing development, may appeal the decision of the community development director to the planning and preservation commission.

(b) If the planning and preservation commission upholds a denial issued by the community development director, the applicant may appeal the decision of the planning and preservation commission to the city council.

(c) An applicant shall file a written appeal of a decision for denial of a housing development issued by the community development director or planning and preservation commission pursuant to division 2 of article II of this chapter."

SECTION 4. The City has evaluated any potential environmental impacts associated with the adoption of the proposed ordinance that provides regulations to govern the issuance of a density bonus requests and related incentives or concessions to facilitate the development of housing developments with affordable units, consistent with State density bonus law, pursuant to Government Code Section 65915, et al. An Initial Study and Negative Declaration of Environmental Impact have been prepared for the Project in accordance with the provisions of the California Environmental Quality Act (Public Resources Code Section 21000, et seq.), the State CEQA Guidelines (14 Code of Regulations Section 15000, et seq.) and the City's CEQA procedures. Based upon the Initial Study, the proposed Negative Declaration and the comments thereon, the City Council finds that the Negative Declaration represents the independent judgment of the City and that there is no substantial evidence that the project may have a significant effect on the environment. The documents constituting the record on which this decision is based are on file in the City.

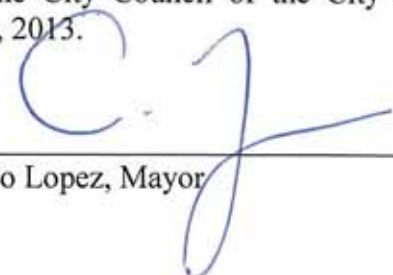
SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The San Fernando City Council hereby declares that it would have adopted this ordinance and such section, subsection, sentence, clause, phrase or portion may be declared invalid or unconstitutional.

SECTION 6. Pursuant to California Government Code Section 36937, this ordinance shall take effect and be in full force and effect thirty (30) days after its final approval by the San Fernando City Council.

SECTION 7. The City Clerk shall cause this ordinance to be published and posted in accordance with the requirements noted in California Government Code Section 36933.

SECTION 8. That the Mayor shall sign and that the City Clerk shall attest to the adoption of this ordinance by the City Council of the City of San Fernando at the duly noticed regular meeting held on the 21st day of October, 2013.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Fernando a regular meeting held on the 21st day of October, 2013.



Antonio Lopez, Mayor

ATTEST:



Elena G. Chávez, City Clerk

APPROVED AS TO FORM:



Rick R. Olivarez, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SAN FERNANDO)

I, Elena G. Chávez, City Clerk of the City Council of the City of San Fernando, do hereby certify that the foregoing resolution was duly adopted by the City Council at its meeting held on the 21st day of October 2013.

AYES: Lopez, Ballin, Fajardo, Gonzales, Avila – 5

NOES: None

ABSENT: None

ABSTAIN: None



Elena G. Chávez, City Clerk

ORDINANCE NO. 1629

AN ORDINANCE OF THE CITY OF SAN FERNANDO, CALIFORNIA AMENDING CHAPTER 106 (ZONING) OF THE SAN FERNANDO CITY CODE TO ESTABLISH DIVISION 16 TO ARTICLE VI TO PROVIDE THE REQUIRED REGULATIONS TO ALLOW THE CITY TO REVIEW AND FACILITATE THE ISSUANCE OF REASONABLE ACCOMMODATIONS TO PERSONS WITH DISABILITIES, AS REQUIRED BY FEDERAL AND STATE HOUSING LAW

WHEREAS, pursuant to the Federal Fair Housing Amendments Act of 1988 and the State of California Fair Employment and Housing Act, cities and counties are prohibited from discriminating against individuals with disabilities through land use and zoning decisions and procedures;

WHEREAS, the proposed Reasonable Accommodation Ordinance would provide individuals with disabilities the ability to request reasonable accommodation in the application of the City's rules, policies, practices and procedures, as necessary to ensure equal access to housing, pursuant to Federal and State fair housing laws;

WHEREAS, on September 10, 2013, the Planning and Preservation Commission held a properly noticed public hearing at which it received a report from City staff as well as oral and written testimony from the public, and deliberated on the item. At that meeting, the Planning and Preservation Commission recommended through the adoption of Planning and Preservation Commission Resolution 2013-09 that the City Council adopt the proposed zone code amendments in this Ordinance; and,

WHEREAS, the City Council public hearing was noticed in accordance with the requirements set forth in Government Code sections 65090 and 65091.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN FERNANDO DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and made a part of this Ordinance.

SECTION 2. The City Council hereby finds as follows:

- a) **The proposed zone text amendment is consistent with the objectives, policies, general land uses and programs of the City's General Plan.**

The proposed zone text amendment to the San Fernando City Code would establish provisions to allow for the consideration of reasonable accommodation requests by individuals with disabilities, in compliance with Federal and State fair housing laws. The proposed reasonable accommodation ordinance would allow for the City to review requests for deviations of the City's development standards and zoning requirements to facilitate fair and equitable housing for individuals with disabilities. Furthermore, adoption of the proposed ordinance would

allow the for the City's General Plan Housing Element, and any future updates, to be in compliance with applicable housing laws by removing governmental constraints and impediments to providing housing that serves the needs of individuals with disabilities in the community and eliminating housing discrimination for this population.

b) The adoption of the proposed zone text amendment would not be detrimental to the public interest, health, safety, convenience or welfare.

The proposed revisions to the city zoning ordinance would facilitate the City's consideration of reasonable accommodations for individuals with disabilities and remove constraints to providing fair and equitable housing to this underserved segment of the community. The reasonable accommodation ordinance would improve the quality of life for individuals with a disability by providing accommodations that would allow a disabled individual equal ease and enjoyment of property current experienced by non-disabled persons in the City. Therefore, the proposed zone text amendments would not be detrimental to the public interest, health, safety, convenience or welfare.

SECTION 3. Article VI (General Regulations) of Chapter 106 (Zoning) of the San Fernando City Code is hereby amended with the following language to establish Division 16, providing regulations to govern the issuance of reasonable accommodation request to individuals with disabilities, in compliance with Federal and State fair housing laws:

"DIVISION 16. REASONABLE ACCOMMODATION

Sec. 106-1430. Purpose

(a) Purpose. It is the purpose of this division, pursuant to federal and state fair housing laws, to provide individuals with disabilities reasonable accommodation in the application of the city's rules, policies, practices, and procedures, as necessary, to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. The purpose of this division is to provide a procedure for individuals with disabilities to make requests for, and be provided, reasonable accommodation with respect to development standards, building regulations, rules, policies, practices, and/or procedures of the city, including land use and zoning regulations, when reasonable accommodation is warranted based upon sufficient evidence, to comply fully with the intent and purpose of the fair housing laws.

Sec. 106-1431. Definitions

For the purpose of this division, the following definitions shall apply:

"Applicant" means a person, business, or organization making a written request to the city for reasonable accommodation in the strict application of land use or zoning provisions of this division.

"Department" means the city's community development department.

“Director” means the city's community development director.

“Individual with a disability” means an individual who has a physical or mental impairment that limits one or more of that person's major life activities; anyone who is regarded as having such impairment; or anyone who has a record of having such impairment; but not including an individual's current, illegal use of a controlled substance, unless an individual has a separate disability.

“Fair housing laws” mean the "Fair Housing Amendments Act of 1988" (42 U.S.C. § 3601, et seq.), including reasonable accommodation required by 42 U.S.C. § 3604 (f)(3)(B), and the "California Fair Employment and Housing Act" (California Government Code Section 12900, et seq.), including reasonable accommodation required specifically by California Government Code Sections 12927 (c)(1) and 12955 (l), as any of these statutory provisions now exist or may be amended from time to time.

“Reasonable accommodation” means any deviation or waiver requested and/or granted from the strict application of various land use, zoning, or building laws, development standards, rules, policies, practices and/or procedures of the city, to individuals with a disability, or developers of housing for people with disabilities, when it is necessary to eliminate barriers to housing opportunities and provide an equal opportunity to use and enjoy a dwelling. Deviations may include, but shall not be limited to, requirements for special yards, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping and erosion control measures; regulation of vehicular ingress and egress, and traffic circulation; regulation of signs; regulation of hours or other characteristics of operation; requirements for maintenance of landscaping and other improvements; establishment of development schedules or time limits for performance or completion; requirements for periodical review by the director; and such other conditions as the director may deem necessary to ensure compatibility with surrounding uses, to preserve the public health, safety, and welfare.

Sec. 106-1432. Requesting Reasonable Accommodation

(a) In order to make specific housing available to individuals who have physical or mental impairments, an individual with a disability or representative may request reasonable accommodation, pursuant to this division, relating to the application of various land use, zoning, or building laws, development standards, rules, policies, practices, and/or procedures of the city.

(b) Notice of the availability of reasonable accommodation shall be prominently displayed at public information counters in the department and building divisions advising the public of the availability of the procedure for eligible individuals. Forms for requesting reasonable accommodation shall be available to the public in the department and building divisions.

(c) If an individual with a disability or representative needs assistance in making a request for reasonable accommodation, or appealing a determination regarding reasonable

accommodation, the department will endeavor to provide the assistance necessary to ensure that the process is accessible to the applicant or representative. The applicant may be represented at all stages of the proceeding by a person designated by the applicant as his or her representative or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning, or building regulation, policy, practice, or procedure acts as a barrier to fair housing opportunities.

(d) A reasonable accommodation does not affect an individual's obligations to comply with other applicable regulations not at issue in the requested accommodation.

(e) While a request for reasonable accommodation is pending, all laws and regulations otherwise applicable to the property that is subject of the request shall remain in full force and effect.

(f) Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

(g) A request for reasonable accommodation to allow one or more deviations of laws, development standards, rules, policies, practices, and/or procedures must be filed on an application form provided by the city, shall be signed by the owner of the property, and shall include the following:

- (1) Name and address of the individual(s) requesting reasonable accommodation;
- (2) Name and address of the property owner(s);
- (3) Address of the property for which accommodation is requested;
- (4) The current actual use of the property that is the subject of the request;
- (5) Description of the requested accommodation and the regulations, policy or procedure for which accommodation is sought;
- (6) Verifiable evidence to support the claim that fair housing laws apply to the individual(s) with a disability, which may include a letter from a medical doctor or other licensed health care professional, a handicapped license, or other appropriate evidence that establishes that the individual(s) needing the reasonable accommodation is/are disabled/handicapped pursuant to fair housing laws;
- (7) The specific reason the requested accommodation is necessary for individual(s) with the disability to use and enjoy the dwelling;
- (8) Verification by the applicant that the property that is the subject of the request for reasonable accommodation will be used by the person for whom reasonable

accommodation is requested and whose disabilities are protected under fair housing laws;

- (9) The required filing fee for a reasonable accommodation request, as provided for in the city's adopted fee schedule; and
- (10) Other supportive information deemed necessary by the department to facilitate proper consideration of the request, consistent with fair housing laws and the privacy rights of the individual(s) with a disability.

Sec. 106-1433. Review and Determination

(a) Review. The director or his or her designee shall review and provide a determination on an application for reasonable accommodation pursuant to this division and fair housing laws. The director shall have the ability to request any information necessary to assess an application for reasonable accommodation and provide a determination to an applicant within thirty (30) days of the date of submittal of a completed application. In the event that a request for additional information is made, the thirty (30) day period to issue a decision is stayed until the applicant responds to the request. Within thirty (30) days of the date of the submittal of a completed application, and as provided for in this section, the director shall take one of the follow actions regarding a request for reasonable accommodation:

- (1) Grant the reasonable accommodation request, pursuant to section 106-1433(g);
- (2) Grant the reasonable accommodation request, subject to specified nondiscriminatory conditions, pursuant to section 106-1433(g);
- (3) Deny the reasonable accommodation request pursuant to section 106-1433(g); or,
- (4) Refer the determination of the reasonable accommodation request to the planning and preservation commission, who shall render a determination on the application.

(b) Tentative determination of approval. Upon submittal of a completed application for reasonable accommodation and subsequent to an application being deemed complete, the director shall prepare a notice of tentative determination regarding the director's intent to approve the reasonable accommodation request pursuant to this division and fair housing laws. The notice of tentative determination shall be prepared and disseminated as provided below.

- (1) Content. The notice of tentative determination shall provide a detailed description of the subject property, the reasonable accommodation request, and tentative findings pursuant to section 106-1433 (g). Additionally, the notice of tentative determination shall include information on the public comment period for the request.

- (2) *Public notice.* A notice of tentative determination shall be mailed to the applicant, property owner of record of the property that is the subject of the reasonable accommodation request, and all neighboring properties abutting the subject property within fifteen (15) days from the submittal of a completed application for reasonable accommodation.
 - (3) *Public comment period.* A comment period of no less than ten (10) days from the date noted on the notice of tentative determination shall be provided to all affected owners of property that abut the property that is the subject of the reasonable accommodation request.
- (c) Final determination of approval. Subsequent to the issuance of a notice of tentative determination for approval of the reasonable accommodation request, as provided for in subsection (b), the director shall prepare a notice of final determination regarding the director's decision to approve the reasonable accommodation request. The notice of final determination shall be prepared and disseminated as provided below.
- (1) *Content.* The notice of final determination shall provide a detailed description of the subject property, the reasonable accommodation request, and findings required for approval pursuant to section 106-1433 (g). Additionally, the notice of final determination shall include information on the appeal process for all abutting properties that are aggrieved by the decision of the director.
 - (2) *Public notice.* A notice of final determination shall be mailed to the applicant, property owner of record of the property that is the subject of the reasonable accommodation request, and all neighboring properties abutting the subject property within thirty (30) days from the submittal of a completed application for reasonable accommodation.
- (d) Denial. Subsequent to submittal and the director's review of a request for reasonable accommodation, the director shall notify an applicant in writing if a determination for denial of the reasonable accommodation request is made. The director shall provide the justification for denial of the reasonable accommodation request pursuant to section 106-1433 (g). An applicant may appeal the decision of the director to the planning and preservation commission, as provided for in section 106-1434.
- (e) Applicability. A reasonable accommodation request that is granted pursuant to this division shall not require the approval of any variance. The reasonable accommodation shall be subject to the following provisions:
- (1) The reasonable accommodation shall only be applicable to a residential structure occupied by one or more individuals with a disability.

- (2) The reasonable accommodation shall only be applicable to the specific use for which application is made.
 - (3) The reasonable accommodation is subject to any and all building code permit and inspection requirements of the city.
 - (4) Any change in use or circumstances that negate the basis for the approval of the reasonable accommodation shall require its termination and removal, unless continuance of the reasonable accommodation is approved by the director pursuant to section 106-1433(f).
 - (5) Within sixty (60) days from the date that an individual with a disability vacates the property that is the subject of the reasonable accommodation, the reasonable accommodation shall be removed in its entirety.
 - (6) The director may impose additional conditions on the approval of a reasonable accommodation request that are consistent with the purposes of this division and fair housing laws.
- (f) Duration of reasonable accommodation. If a request for reasonable accommodation is approved pursuant to this division, the request shall be granted to an individual with a disability and shall not run with the land unless:
- (1) The reasonable accommodation is physically integrated into the residential structure and cannot be easily removed or altered to comply with all applicable laws, development standards, rules, policies, practices, and/or procedures; or,
 - (2) Another individual or individuals with a disability use the property and structure that is the subject of the reasonable accommodation request; or,
 - (3) The property owner of record provides a written request stating the reason why the reasonable accommodation shall be retained without the occupancy of the residential structure by an individual with a disability, as originally permitted; and,
 - (4) The director provides a written determination assessing the applicant's request to retain the reasonable accommodation without the occupancy of the residential structure by an individual with a disability, as originally permitted. A determination for denial of the retention of a reasonable accommodation pursuant to this section shall require the director to make those findings provided in section 106-1433 (g). Subsequent to the director's determination of denial, the property owner of record shall have sixty (60) days to remove the reasonable accommodation from the subject property or comply with the previously approved reasonable accommodation request pursuant to this division.

(g) Required findings. A written determination to approve, approve with conditions, or deny a request for reasonable accommodation shall be based on the following factors:

- (1) Whether the parcel and/or housing that is the subject of the request for reasonable accommodation will be used by an individual with disabilities protected under fair housing laws;
- (2) Whether the request for reasonable accommodation is necessary to make the specific housing available to one or more individuals protected under fair housing laws;
- (3) Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city; and
- (4) Whether the requested reasonable accommodation would require a fundamental alteration of the zoning or building laws, policies, and/or other procedures of the city.

Sec. 106-1434. Appeals

A final written determination made by the director on a reasonable accommodation request may be appealed to the planning and preservation commission, as provided below:

(a) Within ten (10) days of the date of the notice of final determination, an appeal may be filed in writing or on a form provided by the city, pursuant to this section. An appeal shall contain a detailed statement of the grounds for the appeal.

(b) Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

(c) An appeal may be filed by those directly aggrieved by the decision and determination of the director. For purposes of this section, "directly aggrieved" shall mean the applicant, representative of an individual with a disability, or owner of the property that is the subject of the reasonable accommodation request, and those property owners that directly abut the property that is the subject of the reasonable accommodation.

(d) The written decision of the director shall become final unless an applicant appeals it to the planning and preservation commission.

(e) The planning and preservation commission shall hear the matter and render a written determination as soon as reasonably practicable, but in no event later than sixty (60) days after an appeal has been filed, or after an application has been referred to it by the director. All

determinations shall address and be based upon the same findings required to be made in the original determination from which the appeal is taken.

(f) A notice of public hearing for the appeal shall be mailed to the person filing the appeal and those directly aggrieved at least ten (10) days prior to the date of the public hearing. The notice of public hearing shall include a description of the property that is the subject of the reasonable accommodation, the reason for which the appeal is filed, the date of the public hearing, and the location of the public hearing.

(g) Within thirty (30) days from the decision and determination of the planning and preservation commission, those directly aggrieved by the decision may appeal to the city council. The procedures that apply for filing an appeal with the city council are the same procedures that apply for filing an appeal with the planning and preservation commission pursuant to division 2 of article 2 of this chapter. All determinations shall address and be based upon the same findings required to be made in the original determination from which the appeal is taken.

(h) The written decision of the planning and preservation commission shall become final unless an applicant appeals it to the city council.

(i) The filing fee for an appeal shall be equal to half of the application filing fee for the reasonable accommodation request, as provided for in the city's adopted fee schedule.

(j) An applicant may request reasonable accommodation in the procedure by which an appeal will be conducted."

SECTION 4. The City has evaluated any potential environmental impacts associated with the adoption of the proposed ordinance that provides regulations to govern the issuance of reasonable accommodation requests to individuals with disabilities, in compliance with Federal and State fair housing. An Initial Study and Negative Declaration of Environmental Impact have been prepared for the Project in accordance with the provisions of the California Environmental Quality Act (Public Resources Code Section 21000, *et seq.*), the State CEQA Guidelines (14 Code of Regulations Section 15000, *et seq.*) and the City's CEQA procedures. Based upon the Initial Study, the proposed Negative Declaration and the comments thereon, the City Council finds that the Negative Declaration represents the independent judgment of the City and that there is no substantial evidence that the project may have a significant effect on the environment. The documents constituting the record on which this decision is based are on file in the City.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The San Fernando City Council hereby declares that it would have adopted this ordinance and such section, subsection, sentence, clause, phrase or portion may be declared invalid or unconstitutional.

SECTION 6. Pursuant to California Government Code Section 36937, this ordinance shall take effect and be in full force and effect thirty (30) days after its final approval by the San Fernando City Council.

SECTION 7. The City Clerk shall cause this ordinance to be published and posted in accordance with the requirements noted in California Government Code Section 36933.

SECTION 8. That the Mayor shall sign and that the City Clerk shall attest to the adoption of this ordinance by the City Council of the City of San Fernando at the duly noticed regular meeting held on the 21st day of October, 2013.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Fernando a regular meeting held on the 21st day of October, 2013.




Antonio Lopez, Mayor

ATTEST:



Elena G. Chavez, City Clerk

APPROVED AS TO FORM:



Rick R. Olivarez, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SAN FERNANDO)

I, Elena G. Chavez, City Clerk of the City Council of the City of San Fernando, do hereby certify that the foregoing resolution was duly adopted by the City Council at its meeting held on the 21st day of October, 2013.

AYES: Lopez, Ballin, Fajardo, Gonzales, Avila – 5

NOES: None

ABSENT: None

ABSTAIN: None



Elena G. Chavez, City Clerk