



Mayor Mario F. Hernández  
Mayor Pro Tem Brenda Esqueda  
Councilmember Maribel De La Torre  
Councilmember Sylvia Ballin  
Councilmember Antonio Lopez

City Administrator  
Al Hernández

## SAN FERNANDO CITY COUNCIL

### AGENDA

**MARCH 19, 2012 – 6:00 PM**

**COUNCIL CHAMBERS  
117 MACNEIL STREET  
SAN FERNANDO, CA 91340**

#### CALL TO ORDER/ROLL CALL

#### PLEDGE OF ALLEGIANCE

Mayor Mario F. Hernández

#### APPROVAL OF AGENDA

#### PUBLIC STATEMENTS – WRITTEN/ORAL

There will be a three (3) minute limitation per each member of the audience who wishes to make comments in order to provide a full opportunity to every person who desires to address the City Council.

#### 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 City Council wishes to discuss any item, it should first be removed from the Consent Calendar.

- 1) **APPROVAL OF MINUTES OF:**
  - a) **MARCH 5, 2012 – REGULAR MEETING**
  - b) **MARCH 13, 2012 – SPECIAL MEETING**
  
- 2) **APPROVAL OF WARRANT REGISTER NO 12-032**

SAN FERNANDO CITY COUNCIL  
AGENDA – MARCH 19, 2012  
PAGE 2

**3) FISCAL YEAR (FY) 2012-13 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT, RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE ENGINEER'S REPORT**

Recommend that the City Council:

- a. Adopt a Resolution initiating the proceedings for the FY 2012-13 Levy of Annual Assessments for the Landscaping and Lighting Assessment District; and
- b. Order the preparation of the Engineer's Report.

**PUBLIC HEARING**

**4) PUBLIC HEARING TO INCREASE WATER RATES**

Recommend that the City Council:

- a. Hear a staff presentation pertaining to the Proposed Increase;
- b. Open the continued Public Hearing and receive any public comment on this item;
- c. Receive all written communications regarding the Proposed Increase; and
- d. Pending public testimony, if protests received do not represent a majority (2,459), adopt Ordinance No. 1610 "An Ordinance of the City of San Fernando Amending Division 3 of the Article III of Chapter 94 of the San Fernando City Code Relating to Water Utility Service Charges".

**5) PUBLIC HEARING TO INCREASE SEWER RATES**

Recommend that the City Council:

- a. Hear a staff presentation pertaining to the Proposed Increase;
- b. Open the continued Public Hearings and receive any public comment on this item;
- c. Receive all written communications regarding the Proposed Increase; and
- d. Pending public testimony, if protests received do not represent a majority (2,459), adopt Ordinance No. 1611 "An Ordinance of the City of San Fernando Amending Division 2 of Article II of Chapter 94 of the San Fernando City Code Relating to Sewers and Sewer Disposal Utility Service Charges".





SAN FERNANDO CITY COUNCIL  
AGENDA – MARCH 19, 2012  
PAGE 3

**6) ADOPTION OF INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND APPROVAL OF GENERAL PLAN MAP AMENDMENT, ZONE MAP AMENDMENT, AND SITE PLAN REVIEW 2012-01 FOR THE FERMOORE STREET/HARDING AVENUE APARTMENT PROJECT**

Recommend that the City Council:

- a. Conduct a Public Hearing;
- b. Pending public testimony, adopt a Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring Program, and approving a General Plan Map Amendment and Site Plan Review 2012-01; and,
- c. Introduce for first reading, in title only, and waive further reading of "An Ordinance of the City Council of the City of San Fernando Adopting Zone Change 2012-01, Amending the Zoning Map of the City of San Fernando to Rezone 1501 and 1529 First Street and 112 Harding Avenue from the M-1 (Limited Industrial) Zone to the R-3 (Multiple Family) Zone".

**NEW BUSINESS**

**7) FISCAL YEAR (FY) 2011-2012 MID-YEAR BUDGET REVIEW**

Recommend that the City Council:

- a. Receive and file the FY 2011-2012 Mid-Year Budget Review report; and
- b. Adopt a Resolution amending the FY 2011-2012 City Budget.

**8) MARKETING BANNER PLAN**

Recommend that the City Council approve:

- a. A Concession Agreement between the City of San Fernando and Parks & Rec Marketing to manage the sales, ordering (if necessary), installation, maintenance, removal and disposal of banner advertising in specified locations in the baseball fields or on field facilities in City-owned parks; and
- b. The use of the City's portion of the revenues generated by the proposed Banner Advertising Program to:
  - i. Offset yearly impact fees for baseball field usage; and
  - ii. Subsidize concession stand upgrades.



SAN FERNANDO CITY COUNCIL  
AGENDA – MARCH 19, 2012  
PAGE 4

**9) REORGANIZATION OF THE CITY COUNCIL – SELECTION OF MAYOR AND MAYOR PRO TEMPORE**

Recommend that the City Council proceed with the annual reorganization of the Council and follow the procedure as suggested for the selection of Mayor and Mayor Pro Tempore.

**CITY COUNCIL ITEMS**

**10) GRANTS AND REQUEST FOR PROPOSALS (RFP) UPDATE**

This item is placed on the agenda by Councilmember Sylvia Ballin.

**11) POOL OPERATIONS AND PROGRAMMING UPDATE**

This item is placed on the agenda by Councilmember Antonio Lopez.

**STANDING COMMITTEE UPDATES**

- No. 1 Budget, Personnel and Finance (BPF)  
*Chair Mario F. Hernández*
- No. 2 Housing, Community & Economic Development and Parking (HCEP)  
*Chair Maribel De La Torre*
- No. 3 Natural Resources, Infrastructure, Water, Energy and Waste Management (NRIW)  
*Chair Sylvia Ballin*
- No. 4 Public Safety, Veteran Affairs, Technology and Transportation (PVTT)  
*Chair Antonio Lopez*
- No. 5 Education, Parks, Arts, Health and Aging (EPAH)  
*Chair Brenda Esqueda*

**GENERAL COUNCIL COMMENTS**

**STAFF COMMUNICATION**



SAN FERNANDO CITY COUNCIL  
AGENDA – MARCH 19, 2012  
PAGE 5

CLOSED SESSION

- A) PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
G.C. 54957  
  
Title: City Administrator
- B) PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE  
G.C. 54957
- C) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
G.C. 54956.9(a)  
  
Name of Case: Barajas v. City of San Fernando, et al  
Case No.: BC 459915

ADJOURNMENT

*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.*

*Elena G. Chávez, City Clerk  
Signed and Posted: March 16, 2012 (2:30 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](http://www.sfcity.org)). These are also available for public reviewing prior to a meeting in the City Clerk's Office.

Any public writings distributed by the City Council to at least a majority of the Councilmembers regarding any item on this regular meeting agenda will also be made available at the City Clerk's Office at City Hall 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](http://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 City Clerk's Office at (818) 898-1204 at least 48 hours prior to the meeting.





# **San Fernando City Council**





**1a**



**SAN FERNANDO CITY COUNCIL  
MINUTES**

**MARCH 5, 2012 – 6:00 P.M.  
REGULAR MEETING**

City Hall Council Chambers  
117 Macneil Street  
San Fernando, CA 91340

**CALL TO ORDER/ROLL CALL**

Mayor Mario F. Hernández called the meeting to order at 6:05 p.m.

Present:

Council: Mayor Mario F. Hernández, Mayor Pro Tem Brenda Esqueda, Councilmembers Maribel De La Torre, and Antonio Lopez

Staff: City Administrator Al Hernández, City Attorney Michael Estrada, and City Clerk Elena G. Chávez

Absent: Councilmember Sylvia Ballin (notified staff that she was in Washington, D.C. meeting with legislators)

**PLEDGE OF ALLEGIANCE**

Mayor Hernández

**PRESENTATIONS**

The following presentations were made:

- a) DENTAL ASSISTANT RECOGNITION WEEK (MARCH 4 – 10)
- b) PRESENTATION BY CicLAvia REGARDING UPCOMING EVENTS

**APPROVAL OF AGENDA**

Motion by Councilmember De La Torre, seconded by Mayor Pro Tem Esqueda, to approve the agenda. By consensus, the motion carried.

**SAN FERNANDO CITY COUNCIL****MINUTES – March 5, 2012****Page 2****PUBLIC STATEMENTS – WRITTEN/ORAL**

Mayor Hernández read the Rules of Decorum and Order reminding the public that they must observe the same rules applicable to the City Council. He also addressed comments that were made at the last meeting.

Esther Schiller, Smokefree Air For Everyone (SAFE), said that they work with communities regarding the problems of drifting tobacco smoke (from apartments and condos) and she distributed information including a list of cities in L.A. County that have passed smoking ordinances addressing this issue.

Dee Akemon (resident) said she has been working on the recall for the last two weeks and (even though they do not come to the meetings) residents know what is going on. She said she would prefer they (Councilmembers) step down in a dignified manner, and said that, at the last meeting, an elderly person was escorted out of the Chambers but Council proceeded to be offensive to the speakers.

Irwin Rosenberg (San Fernando Police Officers Association (SFPOA) President) implored Council to do the right thing for the right reasons (not destroy the community and Police Department). He said that at the last meeting, Council tried to ram through the appointment of the former Desert Hot Springs Police Chief who ran the department so inefficiently that the Sheriff's Department was brought in. He asked if the only criteria for Police Chief is that they must be willing to do what the Council majority and City Administrator want? He said the Police Department is down seven officers and that hiring a Police Chief will not fix that (we need working officers to keep streets safe).

Renato Lira (resident) said that he is ashamed that she (Councilmember De La Torre) would attack him as a sex offender (he almost lost his job because of her comment) and asked what happened to the architect money regarding the swimming pool.

Councilmember De La Torre said that if the residents want to know, they can pull up various incident reports (all is public record).

Jackie Izarraraz (resident) said she was speaking on behalf of high school students that attend North Valley Occupational Center (benefitting by the adult education offered). She said that the proposed education cuts are final and asked that Council issue support letters or make phone calls to stop the budget cuts.

Patty Lopez (resident) said that if Council wants the community to have respect, then they need to show respect as well. She talked about her concerns regarding LAUSD facing elimination of 30 schools in the area and said that San Fernando did not send any representation at their (LAUSD) recent meeting. She asked Council to stop their personal agendas and focus on the community.

Doude Wysbeek (resident) said that one of Council's jobs as elected officials is to do their homework. He made phone calls, ran Frank Robles on the Internet and saw there were problems

**SAN FERNANDO CITY COUNCIL****MINUTES – March 5, 2012****Page 3**

in Riverside, and placing him as a temporary Police Chief for a temporary time, can be damaging. Council has gone too far and he said shame on Mr. Hernández for bringing a man like this forward.

Julian Ruelas (resident) talked about his concerns regarding leadership; Mayor Pro Tem Esqueda's attendance at meetings; there is no budget to consider a skatepark; residents are requested to be responsible citizens in the Chambers, yet Councilmembers are speaking out of turn, and (to Councilmember De La Torre) putting the City at liability for lawsuits by her public defamation of character comments concerns him.

Paul Luna (resident) said there is much irresponsibility going on at the dais, it is ridiculous and unfathomable. He believes that Councilmember De La Torre should be censured for her comments made at the last meeting which exposed the City to liability. He talked about the violations and fines levied against her by the Fair Political Practices Commission (FPPC), and said that City projects consistently go over budget.

Councilmember De La Torre stated for the record (regarding the FPPC comment), that she had gone through a separation at the time and she (and her Treasurer) had not been allowed access into her home (files). The FPPC took all that into account, lowered the fines, and she updated her documentation.

Ana Barrosa (resident) said we should not focus on the past, the criticism needs to stop, she is not in favor of what is going on in the City (need to look into how we can make it better) and our children are our future.

Christine Provencio (resident) wants to see a skate ramp for the kids (they are being denied the American dream), and said we can raise the money.

Estelle Garcia said we have to examine our hearts, talked about respecting each other, her son was beat up in Pacoima (another son died in Pacoima), asked what are we going to do with the youth, and said that parents are the first teachers in their homes.

Angel Sosa said it is unfair that other cities get a skate park (many of his friends get beat up and nearly killed for skating somewhere else), skating keeps kids out of drugs and gangs, and it's unfair what the Council is doing.

Richard Martinez (business owner) stated that he takes the kids to surrounding cities to skate. They need a skatepark which can also be a general activities place to keep the kids busy.

Victor Melendez said he was here because Council promised them a skate park; it would help bring people together and asked if Council would rather they be doing drugs and graffiti?

Santiago Navarro agreed we need a skatepark; kids won't get into trouble and can have fun after school.

**SAN FERNANDO CITY COUNCIL****MINUTES – March 5, 2012****Page 4**

Juan Alcazar said he was here with his fellow skaters and they need somewhere to hang out, why build a parking lot instead have their own skatepark.

Carolina Perez said she is happy about the recall, Council needs to familiarize themselves with Roberts Rules of Order, reported that LAUSD is cutting adult education and asked why the City did not send a representative to speak out against the cuts; and asked why the Council waited so long on the skatepark.

Albert Hernández spoke in favor of the skatepark, said he can use his business to help raise money; we don't need a huge skate area, just somewhere that the kids can stay out of trouble.

Mike Majers (resident) talked about the skateplaza, the number of vacancies is disgusting, and said Council does not realize what they're doing to the City.

Samuel Beltran (resident) asked who would investigate the new Chief of Police, mentioned he speaks seven languages, and said that he helped Councilmember De La Torre's sister and Rosa Chacon get appointed to the Council.

(Male speaker - did not state name) apologized for speaking out of turn at the last meeting and was escorted out by the police (said he's at least man enough to apologize for his interruptions), said that anyone making a threat "you can disappear" should be investigated, and asked why the baseball team had not been acknowledged (Mayor Pro Tem Esqueda confirmed they had been acknowledge at a prior meeting).

Tony Vairo (SFPD Sgt. and SFPOA Treasurer) talked about the proposed skatepark and reported that the SFPOA would donate \$500 toward the skateplaza.

Julie Cuellar (resident) said it is very important to give the skaters their place to skate. They are all over the City and some are even trespassing to use private property. A skateplaza would be a great asset and safe environment and asked that Council not disappoint them.

Adrian Placencia reported that a car flipped over near the Paxton St. skatepark and if one is created here, there will not be tragic accidents or gang problems.

**CONSENT CALENDAR**

Motion by Councilmember De La Torre, seconded by Councilmember Lopez, to approve the Consent Calendar Items:

- 1) APPROVAL OF MINUTES OF FEBRUARY 21, 2012 – REGULAR MEETING
- 2) APPROVAL OF WARRANT REGISTER NO 12-031
- 3) FINANCIAL STATEMENT – JANUARY 2012



**SAN FERNANDO CITY COUNCIL****MINUTES – March 5, 2012****Page 5**

- 4) CITY ANNUAL FINANCIAL REPORTS
- 5) CONCESSION STANDS – REQUEST FOR QUIMBY FUNDS

By consensus, the motion carried.

**NEW BUSINESS**

- 6) MAKING AN ELECTION WITH RESPECT TO HOUSING ASSETS AND FUNCTIONS OF THE FORMER REDEVELOPMENT AGENCY

City Administrator Hernández presented the staff report and staff replied to questions from Councilmembers.

Motion by Councilmember De La Torre, seconded by Councilmember Lopez, to adopt a Resolution electing not to retain the responsibility for performing housing functions previously performed by the San Fernando Redevelopment Agency, and determining that all of the rights, powers, assets, liabilities, duties, and obligations associated with the housing activities of the former San Fernando Redevelopment Agency be transferred to the County of Los Angeles Housing Authority. By consensus, the motion carried.

**CONTINUED BUSINESS**

- 7) AUTHORIZATION TO PROCEED WITH SAN FERNANDO SKATE PLAZA DESIGN

Recreation and Community Services Operations Manager Ismael Aguila presented the staff report.

Discussion ensued and staff responded to various questions from Councilmembers.

Motion by Councilmember De La Torre, seconded by Mayor Pro Tem Esqueda, to:

- a. Approve the Letter of Commitment from the Rob Dyrdek Foundation, committing to reimburse the City \$25,000 for the design work (estimated total cost is \$50,000) of the proposed Skate Plaza and direct staff to submit the letter for the required Foundation signatures;
- b. Authorize the City Administrator to execute the Professional Service Agreement between the City and California Skateparks, Inc. to prepare construction documents and bid specifications to facilitate the development of the San Fernando Skate Plaza, subject to receiving the signed Letter of Commitment from the Rob Dyrdek Foundation; and

**SAN FERNANDO CITY COUNCIL****MINUTES – March 5, 2012****Page 6**

- c. Commit \$300,000 (in addition to the \$4,500) of the Quimby Funds for the construction of the Skate Plaza.

The motion carried with the following vote:

AYES: De La Torre, Esqueda, Hernández – 3  
NOES: Lopez – 1  
ABSENT: Ballin – 1

- 8) REQUEST TO FORM AN AD HOC COMMITTEE TO EVALUATE THE RESPONSES TO THE REQUEST FOR PROPOSAL FOR CITY ATTORNEY SERVICES
- 9) REQUEST TO FORM AN AD HOC COMMITTEE TO EVALUATE THE RESPONSES TO THE REQUEST FOR PROPOSAL FOR LABOR AND EMPLOYMENT LEGAL SERVICES

Mayor Hernández requested to combine both (No.s 8 and 9) items.

Motion by Mayor Hernández to move these items into the Budget, Personnel, and Finance Standing Committee.

Discussion ensued regarding Standing Committees versus appointing this to an Ad Hoc Committee and Mayor Hernández withdrew his motion.

Both Mayor Pro Tem Esqueda and Councilmember Lopez volunteered to be on this Ad Hoc Committee to evaluate the responses to the Request for Proposals for City Attorney and Labor and Employment legal services.

By consensus, Councilmembers agreed to form this Ad Hoc Committee and appoint both Mayor Pro Tem Esqueda and Councilmember Lopez as members.

**STANDING COMMITTEE UPDATES**

No. 1 Budget, Personnel, and Finance (BPF)

Mayor Hernández – no updates.

No. 2 Housing, Community & Economic Development and Parking (HCEP)

Councilmember De La Torre – have been working on housing and redevelopment agency issues.

No. 3 Natural Resources, Infrastructure, Water, Energy and Waste Management (NRIW)

Councilmember Ballin – Public Works Director Ruiz reported they have a meeting coming up.

**SAN FERNANDO CITY COUNCIL****MINUTES – March 5, 2012****Page 7****No. 4 Public Safety, Veteran Affairs, Technology and Transportation (PVTT)**

Councilmember Lopez – no updates.

**No. 5 Education, Parks, Arts, Health and Aging (EPAH)**

Mayor Pro Tem Esqueda – Recreation and Community Services Operations Manager Aguila reported that they met to discuss the Facility Use Agreement with Valley Regional High School No. 5; and met with the little leagues regarding concession stands; discussed a marketing banner program proposal; and pool operations items will be agendized soon for a City Council meeting.

**GENERAL COUNCIL COMMENTS**

Councilmember De La Torre said: 1) she doesn't appreciate there is an allegation of "Council majority"; 2) she has never been asked by a member of the Council how she intends to vote; 3) the SFPOA does not run the Police Department (they will not dictate what the selection process should be); 4) the sole intent of the SFPOA President is to incite and divide the town; 4) said residents can communicate with her at any time; 5) statements made by The Sun newspaper (i.e., the Sheriff's Dept. and jail hanging, the City on its way to bankruptcy, Jeff Eley's leave, and Nichole Hanchett) are incorrect/lies; 6) it's the first time things are taken seriously and is glad that at least two other members of the Council do not fear political retribution; 7) people should check the incident reports numbers she gave earlier (those are not lies); 8) she was blindsided the day that Mayor Hernández reported their relationship (they were two single adults that decided to get into a relationship - it was not an affair); and 9) residents have asked that she continue to set the record straight and continue to represent the community.

Mayor Pro Tem Esqueda: 1) regarding the jail hanging, she said that Jeff Eley was the Chief at the time (not Ruelas); 2) she disagrees with the term "Council majority"; 3) apologized when she interrupts people but said it's difficult when you have to hear people say things that are not true; and 4) thanked staff for their assistance regarding the skateplaza.

Mayor Hernández: 1) reiterated that Councilmember De La Torre was blindsided by his comments in November (he meant no disrespect to her); 2) regarding comments made by Officer Rosenberg about "secret" meetings being held and parking tickets, he said he would like to agendize for the next meeting this issue (i.e., tickets being dismissed, how many, the reasons, and who requested them).

Councilmember De La Torre asked that Lt. Parks make certain that Renato Lira file a police report regarding the allegations he made against her so that she can go after him for false claims.

Mayor Hernández talked about an email he was expecting from former residents inquiring about liability issues concerning the skatepark (Recreation and Community Services Operations Manager Aguila will research).

**SAN FERNANDO CITY COUNCIL****MINUTES – March 5, 2012****Page 8****STAFF COMMUNICATIONS**

City Administrator Hernández reminded everyone of the Town Hall Meeting (regarding the proposed water and sewer rate increases) to be held on Monday, March 12, 2012 (6:00 p.m.).

**RECESS TO CLOSED SESSION (8:37 P.M.)**

By consensus, Councilmembers recessed to the following Closed Session, thereafter to adjourn.

A) PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
G.C. 54957

Title: City Administrator

No reportable action. No motions.

B) PUBLIC EMPLOYEE APPOINTMENT  
G.C. 54957

Title: Chief of Police

No reportable action. No motions.

C) PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE  
G.C. 54957

No reportable action. No motions.

D) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
G.C. 54956.9(a)

Name of Case: Barajas v. City of San Fernando, et al

Case No.: BC 459915

No reportable action. No motions.

E) CONFERENCE WITH LABOR NEGOTIATOR  
G.C. 54957.6

City Negotiator: City Administrator Al Hernandez

Employee Organizations: San Fernando Police Officers Association

San Fernando Public Employee Association (SEIU Local 721)

No reportable action. No motions.

**SAN FERNANDO CITY COUNCIL**

**MINUTES – March 5, 2012**

**Page 9**

*I do hereby certify that the foregoing is a true and correct copy of the minutes of March 5, 2012 meeting as approved by the San Fernando City Council.*

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*Elena G. Chávez*  
*City Clerk*





**1 b**



**SAN FERNANDO CITY COUNCIL  
MINUTES**

**MARCH 13, 2012 – 4:00 P.M.  
SPECIAL MEETING**

City Hall Council Chambers  
117 Macneil Street  
San Fernando, CA 91340

**CALL TO ORDER/ROLL CALL**

Mayor Mario F. Hernández called the meeting to order at 4:11 p.m.

Present:

Council: Mayor Mario F. Hernández, Mayor Pro Tem Brenda Esqueda, and Councilmember Maribel De La Torre

Staff: City Administrator Al Hernández, and City Clerk Elena G. Chávez

Absent: Councilmembers Sylvia Ballin (notified staff that she was unable to attend – at an MWD meeting voting on water rate increase issues and conducting finalist interviews for the General Counsel position) and Antonio Lopez (notified staff he was unable to attend)

**APPROVAL OF AGENDA**

Motion by Councilmember De La Torre, seconded by Mayor Pro Tem Esqueda, to approve the agenda. By consensus, the motion carried.

**PUBLIC STATEMENTS**

Mayor Hernández read the Rules of Decorum and Order reminding the public that they must observe the same rules applicable to the City Council.

Irwin Rosenberg (San Fernando Police Officers' Association (SFPOA) President) expressed disappointment that Council decided to move ahead with a process (selecting an Interim Chief of Police) that lacks honesty, integrity, and has no transparency. He said if an Interim Chief of Police is selected, they (the SFPOA) would strongly encourage the person to reach out to them. He also thanked the community for believing in them.

Renato Lira (resident) said: he was disappointed with what is going on; the three Councilmembers will decide to bring someone in who will be their puppet; supports Lt. Robert Parks as the next Chief of Police; it is a shame Council is going into a closed meeting (this

**SAN FERNANDO CITY COUNCIL  
SPECIAL MEETING MINUTES – March 13, 2012**

**Page 2**

meeting was held at 4:00 p.m. because the other two Councilmembers work) and urged them to not make a decision yet.

Jesse Avila (resident) talked about the timing of the closed session (two Councilmembers are not present), said the public has a right to know what Council is doing behind closed doors and it is obvious that three Councilmembers are making all the decisions..

Vito Scataglia (39-year member of SFPD Reserves) said that the City and police have a reputation for being family-oriented, have gone through much in the past and can work through this as well, and would like that Jeff Eley get an opportunity serve (as Chief of Police) first.

Patty Lopez (resident) said she wanted to state for the record (and for her protection) that she has been intimidated (for speaking out) by friends of Councilmember De La Torre. She said she was here to support Lt. Robert Parks (no need to bring in an outsider) and Councilmembers don't represent the City and in the end, the community will remove them.

Mike Majers said it was sad to see two Councilmember are not present (a special meeting was called at 4:00 p.m. when a lot of people can not attend). He said it is a shame to see what is taking place.

Norma (did not state last name) spoke in support of Lt. Robert Parks and said he would be a good officer to be in charge of the City.

Julian Ruelas (resident) said that making decision of this magnitude, demonstrates that they (Council) are not paying attention to the constituents. Calling a special meeting at 4:00 p.m. is designed against attendance (especially for those who work outside the City), and he said it was inappropriate and implored the Council to stop the games.

Linda Jauron (resident) said: it was disconcerting that the Council majority was having this meeting and not allowing any dissent in these discussions; the community doesn't trust them or their judgment; believes that one member is not qualified to vote and should recuse herself; if they (Council) cared about the people and what the public wants, they will not make the decision today.

Samuel Beltran spoke in support of Police Lt. Robert Parks and said Council does not have to bring in anyone else.

**RECESS TO CLOSED SESSION (4:47 P.M.)**

By consensus, Councilmembers recessed to the following Closed Session:

- A) PUBLIC EMPLOYEE APPOINTMENT  
G.C. 54957

Title: Interim Chief of Police

**SAN FERNANDO CITY COUNCIL  
SPECIAL MEETING MINUTES – March 13, 2012**

**Page 3**

**RECONVENE (5:33 P.M.)**

Mayor Hernández announced that the action is to authorize the City Administrator to present the terms of a contract for the position of Interim Chief of Police. If agreed upon, bring back to the City Council on Thursday (March 15, 2012).

**ADJOURNMENT (5:34 P.M.)**

By consensus, the meeting was adjourned to Thursday, March 15, 2012, at 6:00 p.m.

*I do hereby certify that the foregoing is a true and correct copy of the minutes of March 13, 2012 meeting as approved by the San Fernando City Council.*

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*Elena G. Chávez  
City Clerk*









**FINANCE DEPARTMENT****MEMORANDUM**

**TO:** Mayor Mario F Hernández and Councilmembers

**FROM:** Al Hernández, City Administrator/Deputy Finance Director

**DATE:** March 19, 2012

**SUBJECT:** Warrant Register

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**RECOMMENDATION:**

It is recommended that the City Council approve the attached Warrant Register.

**BACKGROUND:**

For each City Council meeting the Finance Department prepares a Warrant Register for Council approval. The Register includes all recommended payments for the City and the Successor Agency to the San Fernando Redevelopment Agency. The Agency warrants are also reflected on the Agency Consent Calendar to reimburse the City for expenses included on the City's Register. Checks, other than handwritten checks, generally are not released until after the Council approves the Register. The exceptions are for early releases to avoid penalties and interest, excessive delays and in all other circumstances favorable to the City to do so. Handwritten checks are those payments required to be issued between Council meetings such as insurance premiums and tax deposits. Staff reviews requests for expenditures for budgetary approval and then prepares a Warrant Register for Council approval and or ratification. Items such as payroll withholding tax deposits do not require budget approval.

The Deputy Finance Director hereby certifies that all requests for expenditures have been signed by the department head, or designee, receiving the merchandise or services thereby stating that the items or services have been received and that the resulting expenditure is appropriate. The Deputy Finance Director hereby certifies that each warrant has been reviewed for completeness and that sufficient funds are available for payment of the warrant register.

**ATTACHMENT:**

A. Warrant Register Resolution

**ATTACHMENT "A"**

**RESOLUTION NO. 12-032**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SAN FERNANDO ALLOWING AND APPROVING FOR  
PAYMENT DEMANDS PRESENTED ON DEMAND/  
WARRANT REGISTER NO. 12-032**

**THE CITY COUNCIL OF THE CITY OF SAN FERNANDO DOES HEREBY  
RESOLVE, FIND, DETERMINE AND ORDER AS FOLLOWS:**

1. That the demands (EXHIBIT "A") as presented, having been duly audited, for completeness, are hereby allowed and approved for payment in the amounts as shown to designated payees and charged to the appropriate funds as indicated.

2. That the City Clerk shall certify to the adoption of this Resolution and deliver it to the City Treasurer.

**PASSED, APPROVED, AND ADOPTED** this 19<sup>th</sup> day of March, 2012.

\_\_\_\_\_  
Mario F. Hernández, Mayor

**ATTEST:**

\_\_\_\_\_  
Elena G. Chávez, City Clerk

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

**I HEREBY CERTIFY** that the foregoing Resolution was approved and adopted at a regular meeting of the City Council held on the 19<sup>th</sup> day of March, 2012, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

\_\_\_\_\_  
Elena G. Chávez, City Clerk

**EXHIBIT "A"**

vchlist **Voucher List** Page: 1  
 03/15/2012 1:51:27PM CITY OF SAN FERNANDO

Bank code : bank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
97551	3/19/2012	100043 ABLE RIBBON TECHNOLOGY INC	179390		HP8100 PRINTER CARTRIDGES	
					70-382-0000-4300	161.86
					72-360-0000-4300	161.86
					73-350-0000-4300	161.87
					<b>Total :</b>	<b>485.59</b>
97552	3/19/2012	100044 ABNER'S APPLIANCE CO.	000160		BOTTLE OF NO2 FOR REFRIG @ LP; FI	180.93
			000161		01-390-0460-4330	
					STARTER & CONDENSER FAN FOR FR	301.80
			000162		01-390-0460-4330	
					ICE DISPENSER REPLACED @ CITY H/	175.11
					01-390-0310-4330	
					<b>Total :</b>	<b>657.84</b>
97553	3/19/2012	100050 ACE INDUSTRIAL SUPPLY	1156061		DRILL BITS, REFLECTOR TAPE, KNEE F	311.73
					01-320-0301-4300	
					<b>Total :</b>	<b>311.73</b>
97554	3/19/2012	100067 ADVANCE DIRECT MAIL	0322012		FOLDING & STUFFING OF WATER/SEW	801.39
			3072012		70-382-0000-4260	
					UTILITY BILLING MAILING SERVICE -	70.44
					70-382-0000-4300	70.44
					72-360-0000-4300	70.44
					73-350-0000-4300	
					<b>Total :</b>	<b>1,012.71</b>
97555	3/19/2012	100070 ADVANCED ELECTRONICS INC.	0112947-IN		TWO WAY RADIO , SP EQUIPMENT ANE	2,190.21
					01-222-0000-4260	
					<b>Total :</b>	<b>2,190.21</b>
97556	3/19/2012	100074 AEGIS COMPUTERS INC.	207823		COMP MAINT - 12/12 - 12/16 (51HRS)	2,535.00
					01-190-0241-4260	390.00
					01-190-0420-4260	390.00
					01-222-0000-4260	
			207824		COMP MAINT - 12/19 - 12/23 (45HRS)	2,340.00
					01-190-0241-4260	

Page: 1

vchlist **Voucher List** Page: 2  
 03/15/2012 1:51:27PM CITY OF SAN FERNANDO

Bank code : bank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
97556	3/19/2012	100074 AEGIS COMPUTERS INC.	(Continued)		01-190-0420-4260	130.00
					01-222-0000-4260	455.00
			207825		COMP MAINT - 12/26 - 12/29 (54HRS)	2,892.50
					01-190-0241-4260	617.50
			207826		01-222-0000-4260	
					COMP MAINT - 01/03 - 01/06 (51HRS)	2,502.50
					01-190-0241-4260	130.00
					01-190-0420-4260	682.50
			207828		01-222-0000-4260	
					COMP MAINT - 01/09 - 01/13 (49.50HRS)	2,567.50
					01-190-0241-4260	260.00
					01-190-0420-4260	390.00
			207829		01-222-0000-4260	
					COMP MAINT - 01/16 - 01/20 (54HRS)	2,892.50
					01-190-0241-4260	617.50
			207830		01-222-0000-4260	
					COMP MAINT - 01/23 - 01/27 (65.50HRS)	2,957.50
					01-190-0241-4260	390.00
					01-190-0420-4260	650.00
					01-222-0000-4260	260.00
			207831		01-190-0381-4260	
					COMP MAINT - 01/30 - 02/04 (55HRS)	3,022.50
					01-190-0241-4260	552.50
			207832		01-222-0000-4260	
					WEB DESIGN/SUPPORT & WEBSITE SE	930.00
			207833		01-190-0241-4260	
					WEB DESIGN/SUPPORT & WEBSITE SE	930.00
					01-190-0241-4260	
			207834		ASSISTED W/UPGRADE OF RADIOIP SI	1,500.00
					01-222-0000-4260	
					<b>Total :</b>	<b>30,985.00</b>
97557	3/19/2012	100101 VERIZON WIRELESS-LA	270693253		PLANNING CELL PHONES	5.60
					01-140-0000-4220	37.21
			460851202		01-150-0000-4220	
					PD CELL PHONES	

Page: 2

vchlist		Voucher List				Page:	3	
03/15/2012	1:51:27PM	CITY OF SAN FERNANDO						
Bank code :		bank						
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount		
97557	3/19/2012	100101 VERIZON WIRELESS-LA	(Continued)		01-222-0000-4220	164.36		
					10-220-3641-4220	32.91		
			561407019		CITY YARD CELL PHONE & USB MODEM			
					70-384-0000-4220	59.02		
					01-390-0410-4220	3.60		
					01-320-0000-4220	3.59		
					72-360-0000-4220	0.29		
			660629692		VARIOUS CELL PHONES			
					01-106-0000-4220	32.98		
					70-384-0000-4220	24.86		
			870422920		PD CELL PHONES AND MDT MODEMS			
					01-222-0000-4220	1,139.32		
					<b>Total :</b>	<b>1,503.74</b>		
97558	3/19/2012	100143 ALONSO, SERGIO	FEB 2012		MARIACHI MASTER APPRENTICE PROGRAM			
					10-424-3678-4260	1,200.00		
					<b>Total :</b>	<b>1,200.00</b>		
97559	3/19/2012	100165 AMERICAN WATER WORKS	15010		HOSE REEL			
					70-383-0000-4320	380.62		
					<b>Total :</b>	<b>380.62</b>		
97560	3/19/2012	100175 AMERICAN WATER WORKS ASSOC.	0000562258		SAFETY VIDEO			
					70-381-0000-4360	220.00		
					<b>Total :</b>	<b>220.00</b>		
97561	3/19/2012	100405 BONANZA CONCRETE, INC.	36953		CONCRETE - SIDEWALK REPAIR 1000			
					15-310-0866-4600	1,000.50		
			36976		CONCRETE - SIDEWALK REPAIR - 1000			
					15-310-0866-4600	506.78		
					<b>Total :</b>	<b>1,507.28</b>		
97562	3/19/2012	100676 R. E. CHARLES PLUMBING, INC.	16645		OUTSIDE MEN'S RESTROOM URINALS			
					01-390-0460-4330	239.91		
					<b>Total :</b>	<b>239.91</b>		

vchlist		Voucher List				Page:	4	
03/15/2012	1:51:27PM	CITY OF SAN FERNANDO						
Bank code :		bank						
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount		
97563	3/19/2012	100715 CITY-WIDE FIRE PROTECTION CO.	34358		ANNUAL FIRE ALARM & EMERGENCY			
					01-430-0000-4260	575.00		
			34359		ANNUAL FIRE ALARM & EMERGENCY L			
					01-390-0460-4260	575.00		
			34360		ANNUAL FIRE ALARM CERT TEST @ PI			
					01-390-0222-4260	275.00		
			34361		ANNUAL FIRE ALARM CERT TEST @ CI			
					01-390-0310-4260	275.00		
					<b>Total :</b>	<b>1,700.00</b>		
97564	3/19/2012	100747 COASTLINE EQUIPMENT	66360		PANEL RETAINER & BUMPER - WA5213			
					70-383-0000-4400	5.55		
					<b>Total :</b>	<b>5.55</b>		
97565	3/19/2012	100805 COOPER HARDWARE INC.	83924		NUTS & BOLTS			
					70-383-0301-4300	3.07		
					<b>Total :</b>	<b>3.07</b>		
97566	3/19/2012	100961 WHITE NELSON DIEHL EVANS LLP	122775		5TH INTERIM BILLING - CITY'S FINANC			
					01-130-0000-4270	7,115.00		
			122871		2ND INTERIM BILLING - SINGLE AUDIT			
					01-130-0000-4270	4,000.00		
			122872		PRINTING & BINDING OF (12) COPIES (			
					01-130-0000-4270	400.00		
					<b>Total :</b>	<b>11,515.00</b>		
97567	3/19/2012	101089 ESCOBAR, MARCO	030612		L P SENIOR PETTY CASH REIMB.			
					04-2380	125.38		
					<b>Total :</b>	<b>125.38</b>		
97568	3/19/2012	101140 FAR WEST CHARTERS	PANCHO VILLA REST		SR TRIP TO PANCHO VILLA RESTUAR			
					04-2380	550.00		
					<b>Total :</b>	<b>550.00</b>		
97569	3/19/2012	101147 FEDEX	7-802-64554		POSTAGE - CODE ENFORCEMENT			
					01-190-0000-4280	17.95		
			7-809-89279		POSTAGE - FINANCE			

vchlist **Voucher List** Page: 5  
 03/15/2012 1:51:27PM CITY OF SAN FERNANDO

Bank code : bank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
97569	3/19/2012	101147 FEDEX	(Continued)		01-190-0000-4280	37.02
<b>Total :</b>						<b>54.97</b>
97570	3/19/2012	101173 FLEET FUELING	28756510		FUEL FOR FLEET	
					01-320-0152-4402	281.47
					01-320-0221-4402	84.25
					01-320-0222-4402	263.01
					01-320-0224-4402	873.71
					01-320-0225-4402	5,551.00
					01-320-0226-4402	2.00
					01-320-0228-4402	545.95
					01-320-0311-4402	864.23
					01-320-0312-4402	51.78
					01-320-0320-4402	85.76
					01-320-0346-4402	129.02
					01-320-0370-4402	823.95
					01-320-0371-4402	437.93
					01-320-0390-4402	1,397.17
					07-313-3630-4402	1,580.15
					07-440-0442-4402	183.92
					29-335-0000-4402	145.21
					70-381-0000-4402	17.46
					70-382-0000-4402	362.79
					70-383-0000-4402	1,266.29
					70-384-0000-4402	249.83
					72-360-0000-4402	625.91
					73-350-0000-4402	2.00
					27-344-0000-4402	102.04
<b>Total :</b>						<b>15,926.83</b>
97571	3/19/2012	101302 VERIZON	8181811070		POLICE PAGING	
			8181811126		01-222-0000-4220	44.79
			8181811136		RADIO REPEATER	
					01-222-0000-4220	44.26
					RADIO REPEATER	
					01-222-0000-4220	44.26

Page: 5

vchlist **Voucher List** Page: 6  
 03/15/2012 1:51:27PM CITY OF SAN FERNANDO

Bank code : bank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
97571	3/19/2012	101302 VERIZON	(Continued)		MWD METER	
			8181811380		70-384-0000-4220	48.70
			8181973209		PARKS MAJOR PHONE LINES	
					01-420-0000-4220	1,397.92
			8181973210		PD MAJOR PHONE LINES	
					01-222-0000-4220	2,652.32
			8181973211		PHONE BILL	
					01-190-0000-4220	2,137.83
			8183610901		SEWER FLOW MONITOR	
					72-360-0000-4220	41.83
			8183613958		CNG STATION	
					01-320-3661-4220	36.14
			8183616728		ENGINEERING FAX LINE	
					01-310-0000-4220	20.89
			8183655097		PD NARCOTICS VAULT	
					01-222-0000-4220	20.71
			8188371509		ANIMAL CONTROL & PW PHONE LINE	
					01-190-0000-4220	45.09
			8188381841		ENGINEERING FAX MODEM	
					01-310-0000-4220	26.38
			8188384969		PD ALARM PANEL	
					01-222-0000-4220	82.24
			8188981027		POOL FACILITY PHONE LINES	
					01-430-0000-4220	116.82
<b>Total :</b>						<b>6,760.18</b>
97572	3/19/2012	101376 GRAINGER, INC.	9755840601		FLUORESCENT LAMPS	
					01-390-0460-4300	95.66
					01-390-0410-4300	154.64
<b>Total :</b>						<b>250.30</b>
97573	3/19/2012	101427 H.C. STROUD	10203		REPLACED BEARING IN MOTOR FOR F	
					01-390-0222-4330	118.21
			10204		REPLACED RUBBER MOUNTS IN MOTC	
					01-390-0222-4330	20.66

Page: 6

vchlist **Voucher List** Page: 7  
 03/15/2012 1:51:27PM CITY OF SAN FERNANDO

Bank code : bank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
97573	3/19/2012	101427	101427 H.C. STROUD		(Continued)	Total : 138.87
97574	3/19/2012	101528	THE HOME DEPOT CRC, ACCT#603532202490	2093401	FLASHING FOR NEW LIGHTS @ REC P.	54.91
				3026693	MAT'LS TO INSTALL COLD WATER LINE	137.29
				3083809	TOT LOT @ LP PARK	904.34
				5029964	19-422-0864-4600	15.06
				8110828	MAT'LS FOR POLE INSTALLATION/SIGN	736.71
					13-370-0301-4300	Total : 1,848.31
					TOT LOT @ LP PARK	
					19-422-0864-4600	
97575	3/19/2012	101599	IMAGE 2000 CORPORATION	VN256389	(2) WASTE TANK DISPENSERS	78.25
				VN259480	01-190-0000-4300	327.00
				VN259481	CONTRACT BASE RATE 02/24/12-03/23/	967.36
					01-190-0000-4320	Total : 1,372.61
					TOSHIBA 3510 CONTRACT BASE -	
					01-190-0000-4320	
97576	3/19/2012	101647	INTERSTATE BATTERY	30565966	BATTERIES FOR FLEET	217.39
				30566169	01-1215	108.70
					BATTERIES FOR FLEET	Total : 326.09
					01-1215	
97577	3/19/2012	101700	JAMES RESTAURANT	38	PRISONER MEALS FOR FEB 2012	1,155.00
					01-225-0000-4350	Total : 1,155.00
97578	3/19/2012	101772	KING'S BRAKE AND PIONEER TIRE	SN001110	SVC ON TRUCK & 3 SMALL ENGINES -	219.45
				SN001117	70-383-0000-4400	344.70
				SN001128	REPLACE REAR PADS & ROTORS - W/	
					70-384-0000-4400	
					REPLACE BRAKE MASTER - EL1543	

Page: 7

vchlist **Voucher List** Page: 8  
 03/15/2012 1:51:27PM CITY OF SAN FERNANDO

Bank code : bank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
97578	3/19/2012	101772	KING'S BRAKE AND PIONEER TIRE		(Continued)	696.17
					01-320-0371-4400	Total : 1,260.32
97579	3/19/2012	101929	LINGO INDUSTRIAL ELECTRONICS	31821	NEW TRAFFIC SIGNAL CONTROLLER L	2,101.05
				31824	13-371-0000-4600	2,088.00
				31825	10-FT TRAFFIC SIGNAL REPLACEMENT	696.00
					13-371-0000-4600	Total : 4,885.05
					10-FT TRAFFIC SIGNAL REPLACEMENT	
					13-371-0000-4600	
97580	3/19/2012	101957	CITY OF LOS ANGELES	SF120000005	FIRE/AMBULANCE SERVICES FOR NO	263,279.91
					01-500-0000-4260	Total : 263,279.91
97581	3/19/2012	101971	L.A. MUNICIPAL SERVICES	742182-315938	SECURITY LIGHTING @ 13655 FOO THI	104.50
					70-384-0000-4210	Total : 104.50
97582	3/19/2012	101990	L.A. COUNTY METROPOLITAN	800051266	TAP CARDS - JAN 2012	1,254.00
					07-440-0441-4260	Total : 1,254.00
97583	3/19/2012	102160	MCMASTER CARR SUPPLY CO	17813653	PIONEER PARK RESTROOM PARTITIOI	550.22
					01-390-0410-4430	Total : 550.22
97584	3/19/2012	102221	MISSION CAR WASH	DEC 2011	CAR WASH SERVICE - DEC 2011	65.00
				FEB 2012	01-222-0000-4320	80.00
				JAN 2012	CAR WASH SERVICES - FEB 2012	90.00
					01-222-0000-4320	Total : 235.00
					CAR WASH SERVICES - JAN 2012	
					01-222-0000-4320	
97585	3/19/2012	102226	MISSION LINEN & UNIFORM	340631679	LAUNDRY	204.27
					01-225-0000-4350	

Page: 8



vchlist		Voucher List				Page:	9
03/15/2012 1:51:27PM		CITY OF SAN FERNANDO					
Bank code : bank							
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
97585	3/19/2012	102226 MISSION LINEN & UNIFORM	(Continued) 340632321		LAUNDRY 01-225-0000-4350	107.77	
			340633251		LAUNDRY 01-225-0000-4350	195.40	
			340633898		LAUNDRY 01-225-0000-4350	100.55	
			340634552		LAUNDRY 01-225-0000-4350	148.02	
					<b>Total :</b>	<b>756.01</b>	
97586	3/19/2012	102432 OFFICE DEPOT	1446226453		LAMINATION OF PUBLIC HEARING NOT 01-150-0000-4300	31.80	
			594868391001		COPY PAPER 01-420-0000-4300	189.33	
			596129479001		USB FLASH DRIVES 01-390-0000-4300	35.87	
			597674770001		MESSAGE PAD & STAPLERS 01-105-0000-4300	17.23	
			597858012001		FILE FOLDERS 70-384-0000-4300	21.61	
			598682460001		LABELS 70-382-0000-4300	13.85	
					72-360-0000-4300	13.85	
					73-350-0000-4300	13.86	
			599232141001		COPY PAPER, FILES, NOTE PADS, HAN 01-222-0000-4300	350.96	
			599413401001		FILE FOLDERS/POCKETS & PENS 01-105-0000-4300	28.41	
			599955177001		BINDING COVERS 01-130-0000-4300	6.48	
			600072398001		NOTE PADS 70-383-0000-4300	23.46	
					<b>Total :</b>	<b>746.71</b>	
97587	3/19/2012	102569 PARKS, ROBERT	REIMB		REIMBURSMENT FOR LODGING - POS 01-222-0000-4360	507.35	
							Page: 9

vchlist		Voucher List				Page:	10
03/15/2012 1:51:27PM		CITY OF SAN FERNANDO					
Bank code : bank							
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
97587	3/19/2012	102569 PARKS, ROBERT	(Continued) TRAVEL		POST MANAGEMENT COURSE IN DAN 01-222-0000-4360	200.00	
					<b>Total :</b>	<b>707.35</b>	
97588	3/19/2012	102666 PREFERRED DELIVERY SYSTEMS INC	549-24		COURIER SERVICES 01-222-0000-4260	206.00	
					<b>Total :</b>	<b>206.00</b>	
97589	3/19/2012	102727 QUARTERMASTER	R876041700019		(3) BULLETPROOF VESTS 01-222-0000-4300	521.97	
					<b>Total :</b>	<b>521.97</b>	
97590	3/19/2012	102800 RED STAR CHARTER & TOURS	030412		SENIOR CLUB TRIP TO TJ ON 04/14/12 04-2380	1,050.00	
					<b>Total :</b>	<b>1,050.00</b>	
97591	3/19/2012	102810 REGIONAL TRAINING CENTER	10960		ICI MANAGEMENT & SUPERVISION TR 01-225-0000-4360	576.00	
					<b>Total :</b>	<b>576.00</b>	
97592	3/19/2012	102848 RICHARDS, WATSON & GERSHON	182027		LEGAL SERVICES 01-110-0000-4270	61.50	
			182028		70-110-0000-4270	102.50	
			182029		LEGAL SERVICES 72-360-0000-4270	55.35	
			182030		LEGAL SERVICES 94-110-1055-4270	648.00	
			182031		LEGAL SERVICES 01-110-1060-4270	400.00	
			182031		LEGAL SERVICES 01-110-1065-4270	192.00	
			182032		LEGAL SERVICES 94-110-0000-4270	298.58	
					92-110-0000-4270	298.57	
			182036		LEGAL SERVICES 72-360-0000-4270	10.25	
							Page: 10

vchlist		Voucher List				Page:	11
03/15/2012 1:51:27PM		CITY OF SAN FERNANDO					
Bank code : bank							
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
97592	3/19/2012	102848 RICHARDS, WATSON & GERSHON	(Continued) 182039		LEGAL SERVICES 92-110-0000-4270	567.92	
			182040		94-110-0000-4270 LEGAL SERVICES 70-110-0000-4270	567.91 1,448.00	
					72-110-0000-4270 92-110-0000-4270 94-110-0000-4270 01-110-0000-4270	1,224.00 512.00 512.00 -1,546.26	
			RETAINER		RETAINER - JANUARY 2012 01-110-0000-4270	4,415.00	
						<b>Total :</b>	<b>9,767.32</b>
97593	3/19/2012	102929 ROYAL PAPER CORPORATION	4284754		JANITORIAL SUPPLIES 01-390-0460-4300	189.19	
					01-390-0410-4300 01-390-7500-4300 01-390-0470-4300	378.38 189.19 189.19	
						<b>Total :</b>	<b>945.95</b>
97594	3/19/2012	103010 SAM'S CLUB DIRECT, #0402465855179	5131		KITCHEN SUPPLIES - PLATES, HALF & 01-222-0000-4300	211.10	
			5937		PICTURES FROM SENIOR PROGRAM 2 04-2346	39.16	
			CF120118		ANNUAL ADMINISTRATIVE FEES 01-190-0000-4380	50.00	
						<b>Total :</b>	<b>300.26</b>
97595	3/19/2012	103029 SAN FERNANDO, CITY OF	11184-11201		REIMBURSEMENT TO WORKERS COM 06-190-0000-4810	9,715.21	
			11202-11207		REIMBURSEMENT TO WORKERS COM 06-190-0000-4810	43,319.98	
						<b>Total :</b>	<b>53,035.19</b>
97596	3/19/2012	103184 SMART & FINAL	122764		CREAMER FOR MEAL PROGRAM 10-422-3750-4300	41.96	
						<b>Total :</b>	<b>41.96</b>
						Page:	11

vchlist		Voucher List				Page:	12
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97596	3/19/2012	103184 SMART & FINAL	(Continued) 148031		MOCHA MIX 01-222-0000-4300	19.94	
			150999		CREAMER FOR MEAL PROGRAM 10-422-3750-4300	31.47	
						<b>Total :</b>	<b>93.37</b>
97597	3/19/2012	103202 SOUTHERN CALIFORNIA EDISON CO.	030212		ELECTRIC - 2025 4TH 01-420-0000-4210	205.89	
						<b>Total :</b>	<b>205.89</b>
97598	3/19/2012	103216 SOUTHLAND SOUND CORP.	114271		MICROPHONE WINDSCREENS FOR CC 01-390-0310-4300	57.23	
						<b>Total :</b>	<b>57.23</b>
97599	3/19/2012	103251 STANLEY PEST CONTROL	367425		PEST CONTROL @ PD 01-390-0222-4260	64.00	
						<b>Total :</b>	<b>64.00</b>
97600	3/19/2012	103413 TRANS UNION LLC	02210464		CREDIT CHECKS 01-222-0000-4260	9.20	
						<b>Total :</b>	<b>9.20</b>
97601	3/19/2012	103439 UPS	831954092		POSTAGE 01-190-0000-4280	124.69	
						<b>Total :</b>	<b>124.69</b>
97602	3/19/2012	103463 U.S. POSTMASTER	MARCH 2012		PRESORTED FIRST CLASS POSTAGE - 70-382-0000-4300 72-360-0000-4300 73-350-0000-4300	375.66 375.66 375.67	
						<b>Total :</b>	<b>1,126.99</b>
97603	3/19/2012	103483 UNION BANK OF CALIFORNIA,N.A.	6736303970		PROFESSIONAL SERVICES 01-102-0000-4260	875.00	
						<b>Total :</b>	<b>875.00</b>
97604	3/19/2012	103510 V & V MANUFACTURING, INC.	35673		FLAT BADGE		
						<b>Total :</b>	<b></b>
						Page:	12

vchlist		Voucher List				Page:	13
03/15/2012 1:51:27PM		CITY OF SAN FERNANDO					
Bank code : bank							
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97604	3/19/2012	103510 V & V MANUFACTURING, INC.	(Continued)		01-222-0000-4300		281.83
						<b>Total :</b>	<b>281.83</b>
97605	3/19/2012	103579 VICA	6530		MEMBERSHIP RENEWAL FY11/12 01-105-0000-4380		425.00
						<b>Total :</b>	<b>425.00</b>
97606	3/19/2012	103603 VULCAN MATERIALS COMPANY	678515		COLD MIX - BLACK 13-311-0301-4300		1,054.50
			678516		COLD MIX - EMULTION 13-311-0301-4300		89.18
						<b>Total :</b>	<b>1,143.68</b>
97607	3/19/2012	103738 YOSEF AMZALAG SUPPLY	12001964		SPRINKLER REPAIR @ ORTEGA PARK 01-390-7500-4300		83.98
			12002722		MAIN LINE REPAIR @ REC PARK 01-390-0410-4300		114.37
			12003140		MAINT SUPPLIES FOR LP 01-390-0460-4300		68.60
						<b>Total :</b>	<b>266.95</b>
97608	3/19/2012	103752 ZUMAR INDUSTRIES, INC.	0136352		STREET SIGNS 13-370-0301-4300		89.48
						<b>Total :</b>	<b>89.48</b>
97609	3/19/2012	103903 TIME WARNER CABLE	8448200540010328		CABLE - 03/05/12 - 04/04/12 01-190-0000-4220		58.49
			8448200540010518		CABLE - 02/29/12 - 03/28/12 01-420-0000-4260		180.56
			8448300070189011		INTERNET SERVICES - 03/12/12-04/11/1 01-190-0000-4220		1,100.00
						<b>Total :</b>	<b>1,339.05</b>
97610	3/19/2012	103948 CDW GOVERNMENT, INC.	F306749		MS OFFICE HOME & BUSINESS 2010 S 01-105-0000-4300		187.16
			F437402		ADOBE SOFTWARE		
						<b>Total :</b>	<b>187.16</b>
						Page:	13

vchlist		Voucher List				Page:	14
03/15/2012 1:51:27PM		CITY OF SAN FERNANDO					
Bank code : bank							
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
97610	3/19/2012	103948 CDW GOVERNMENT, INC.	(Continued)		01-140-0000-4500		617.92
							617.91
						<b>Total :</b>	<b>1,422.99</b>
97611	3/19/2012	887239 SYLMAR LOCK & KEY & LOCKSMITH	7186		SIGN TRUCK KEYS 13-370-0000-4430		8.97
						<b>Total :</b>	<b>8.97</b>
97612	3/19/2012	887264 CALPERS	100000013089259		4TH LEVEL 1959 SURVIVOR BENEFITS 01-180-0000-4124		280.80
			100000013089274		4TH LEVEL 1959 SURVIVOR BENEFITS 01-180-0000-4124		1,357.20
						<b>Total :</b>	<b>1,638.00</b>
97613	3/19/2012	887533 BLODGETT BAYLOSIS ASSOC., INC.	121074		ENVIRONMENTAL CONSULTING SERVI 01-2203		6,350.00
						<b>Total :</b>	<b>6,350.00</b>
97614	3/19/2012	887568 TRANS TECH	010748		REPLACE RADIATOR & REPAIR MAJOF 01-320-0225-4400		718.61
						<b>Total :</b>	<b>718.61</b>
97615	3/19/2012	887575 SAN FERNANDO EXPLORER POST 521	REIMB		REIMB FOR CHANDLER EXPLORER CC 01-226-0230-4430		2,607.43
						<b>Total :</b>	<b>2,607.43</b>
97616	3/19/2012	887848 HSBC BUSINESS SOLUTIONS	25615144		REPLACEMENT OF POWER EQUIPMEN 01-390-0410-4500		1,168.54
							-94.02
						<b>Total :</b>	<b>1,074.52</b>
97617	3/19/2012	888241 UNITED SITE SERVICES OF CA INC	114-439760		PORTABLE TOILET RENTAL @ 501 FIRS 70-381-0450-4260		412.62
			114-444260		PORTABLE TOILET RENTAL @ LAYNE F 01-390-0410-4260		283.92
						<b>Total :</b>	<b>696.54</b>
						Page:	14

vchlist		Voucher List				Page:	15	
03/15/2012 1:51:27PM		CITY OF SAN FERNANDO						
Bank code : bank								
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount		
97618	3/19/2012	888242 MCI	7DI59672		POOL FACILITY - PHONE LINES			
			7DK48553		01-430-0000-4220	49.97		
			7DK54968		POOL FACILITY FAX LINE			
					01-430-0000-4220	32.05		
					MTA PHONE LINES			
					07-440-0441-4220	32.05		
					<b>Total :</b>		<b>114.07</b>	
97619	3/19/2012	888468 MAJOR METROPOLITAN SECURITY	1462		REPLACED CAMERA & POWER SUPPL			
					01-390-0222-4330	495.00		
					<b>Total :</b>		<b>495.00</b>	
97620	3/19/2012	888556 KEY EQUIPMENT FINANCE	590158242 - 1202		FEB LEASE PAYMENT TOSHIBA 720 - C			
			590158242 - 1203		01-190-0000-4320	433.91		
			590158242 - 2202		MARCH - LEASE PAYMENT TOSHIBA 72			
			590158242 - 2203		01-190-0000-4320	433.91		
			590158242 - 3203		FEB LEASE PAYMENT - TOSHIBA 3510			
			591214947 - 1203		01-190-0000-4320	320.81		
					MARCH - LEASE PAYMENT - TOSHIBA			
					01-190-0000-4320	320.81		
					PW COPIER LEASE PAYMENT - MARCH-			
					72-360-0000-4290	205.54		
					MARCH LEASE PAYMENT - TOSHIBA 5E			
					10-420-1371-4260	1,195.17		
					<b>Total :</b>		<b>2,910.15</b>	
97621	3/19/2012	888615 WOOD AUTO SUPPLY INC	754133		VALVE MACHINE FUEL TANK (FRONT)-1			
			754668		70-383-0000-4400	49.88		
			754674		FLOOR MATS FOR REC PARK			
			754983		01-390-0410-4300	48.90		
			755511		DRILL BITS			
			755730		01-390-0410-4340	67.41		
					CORE CREDIT			
					73-350-0000-4400	-13.05		
					DOOR HANDLES			
					01-320-0390-4400	28.88		
					REAR TANK FOR VACUUM - WA4573			
							Page:	15

vchlist		Voucher List				Page:	16	
03/15/2012 1:51:27PM		CITY OF SAN FERNANDO						
Bank code : bank								
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount		
97621	3/19/2012	888615 WOOD AUTO SUPPLY INC	(Continued)					
					70-383-0000-4400	49.88		
					<b>Total :</b>		<b>231.90</b>	
97622	3/19/2012	888646 HD SUPPLY WATER WORKS, LTD	4388315		REGULATOR VALVE REPAIR			
			4390358		70-383-0301-4300	416.07		
			4443908		MISC SUPPLIES			
			4445812		70-383-0301-4300	197.27		
					SUPPLIES - REPAIR CLAMPS			
					70-383-0301-4300	314.17		
					MARKING PAINT SUPPLIES			
					70-383-0301-4300	261.39		
					<b>Total :</b>		<b>1,188.90</b>	
97623	3/19/2012	888682 ZOBEL-RODRIGUEZ, ANGELIQUE Y.	022812		COMMISSIONER'S REIMBURSEMENT			
					01-105-0000-4111	50.00		
					<b>Total :</b>		<b>50.00</b>	
97624	3/19/2012	888693 VISION INTERNET PROVIDERS, INC.	21131		WEBSITE DEVELOPMENT AND HOSTIN			
					72-360-0000-4260	4,356.00		
					<b>Total :</b>		<b>4,356.00</b>	
97625	3/19/2012	888800 BUSINESS CARD	2833		YEARLY SUBSCRIPTION			
			5419		01-152-0000-4300	449.95		
			6849		VOLUNTEER PINS			
			8073		04-2346	84.95		
					DAY CAMP TRIP			
					17-420-1399-4300	817.50		
					SUCCESSOR AGENCY TRAINING - AB1X			
					01-130-0000-4360	195.00		
					01-105-0000-4370	195.00		
			FEB 2012		MISC CHARGES			
					01-190-0000-4435	57.31		
					<b>Total :</b>		<b>1,799.71</b>	
97626	3/19/2012	888873 ROYAL FLUSH	1725		PORTABLE TOILET RENTAL @ DRONFI			
					70-384-0000-4260	133.00		
							Page:	16

vchlist		Voucher List				Page:	17
03/15/2012 1:51:27PM		CITY OF SAN FERNANDO					
Bank code : bank							
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
97626	3/19/2012	888873 888873 ROYAL FLUSH	(Continued)			Total :	133.00
97627	3/19/2012	889037 AT&T MOBILITY	875587443		MODEM FOR TRAFFIC SIGNS ON MACI 01-310-0000-4220	63.66	Total : 63.66
97628	3/19/2012	889187 USA MOBILITY WIRELESS, INC	V7954833C		PAGERS 01-190-0000-4220	60.99	Total : 60.99
97629	3/19/2012	889310 BALLIN, LORRIANE	022812		COMMISSIONER'S REIMBURSEMENT 01-105-0000-4111	50.00	Total : 50.00
97630	3/19/2012	889457 NATIONAL METER & AUTOMATION	S1037253.001 S1037254.001 S1037254.002		2" METER SUPPLIES 70-383-0700-4600 1" METER SUPPLIES 70-383-0700-4600 1" METER SUPPLIES 70-383-0700-4600	4,496.97 1,096.20 1,519.39	Total : 7,112.56
97631	3/19/2012	889462 PANCHO VILLA'S RESTAURANT	2388		SR CLUB SUNDAY BRUNCH ON 03/25/1 04-2380	1,379.84	Total : 1,379.84
97632	3/19/2012	889503 JTB	94258	10928	8" GREEN BALL LEDS 433-2120-001 13-371-0000-4600 13-371-0000-4600	12,625.00 1,104.69	Total : 13,729.69
97633	3/19/2012	889532 GILMORE, REVA A.	02/11/12 - 02/24/12		FOOD SERVICE MANAGER 10-422-3750-4270 10-422-3752-4270	689.00 65.00	Total : 754.00
97634	3/19/2012	889533 MARTINEZ, ANITA	02/11/12 - 02/24/12		ASSISTANT FOOD MANAGER 10-422-3750-4270	159.30	
							Page: 17

vchlist		Voucher List				Page:	18
03/15/2012 1:51:27PM		CITY OF SAN FERNANDO					
Bank code : bank							
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
97634	3/19/2012	889533 889533 MARTINEZ, ANITA	(Continued)			Total :	159.30
97635	3/19/2012	889534 RAMIREZ, FRANCISCO	01/14/12 - 01/27/12 02/11/12 - 02/24/12		HDM DRIVER 10-422-3752-4270 10-422-3752-4390 HDM DRIVER 10-422-3752-4270 10-422-3752-4390	70.80 20.80 70.80 20.80	Total : 183.20
97636	3/19/2012	889535 GOMEZ, GILBERT	02/11/12 - 02/24/12		HDM DRIVER 10-422-3752-4270 10-422-3752-4390	106.20 34.32	Total : 140.52
97637	3/19/2012	889611 MORRISON MANAGEMENT SPECIALIST	18845201212901		LP SENIOR MEALS - FEB 2012 10-422-3750-4260 10-422-3752-4260	4,500.00 3,001.50	Total : 7,501.50
97638	3/19/2012	889681 VILLALPANDO, MARIA	02/11/12 - 02/24/12		FOOD SERVICE WORKER 10-422-3750-4270	185.85	Total : 185.85
97639	3/19/2012	889942 ATHENS SERVICES	MARCH 2012		STREET SWEEPING - MAR 2012 01-343-0000-4260	10,100.00	Total : 10,100.00
97640	3/19/2012	890368 C & M TOPSOIL	5495 5560		PIONEER PARK FIELD PREP 01-390-0410-4300 BASEBALL FIELD PREP 01-390-0410-4300	576.38 1,098.38	Total : 1,674.76
97641	3/19/2012	890378 ENNIS PAINT INC	10222427		CURB PAINT 13-311-0000-4600	668.60	Total : 668.60
							Page: 18

vchlist		Voucher List				Page:	19
03/15/2012 1:51:27PM		CITY OF SAN FERNANDO					
Bank code :		bank					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
97642	3/19/2012	890404 SAN FERNANDO FIRE & RESCUE INC	21		POOL PERSONNEL SERVICES W/E 03/11/12 01-430-0000-4260	4,657.50	
					<b>Total :</b>	<b>4,657.50</b>	
97643	3/19/2012	890406 LILLIO, JOSEPH	REIMB		REIMB FOR PARKING FEE & MILEAGE 01-130-0000-4390	35.00	
					<b>Total :</b>	<b>35.00</b>	
97644	3/19/2012	890465 ZAPPALAW FIRM. APC	3935		LEGAL SERVICES 01-110-1060-4270	11,878.90	
					<b>Total :</b>	<b>11,878.90</b>	
97645	3/19/2012	890548 REYNOSO, JOSUE	022812		COMMISSIONER'S REIMBURSEMENT 01-105-0000-4111	50.00	
					<b>Total :</b>	<b>50.00</b>	
97646	3/19/2012	890561 GCS INC.	40856		JANITORIAL SERVICE/SUPPLIES - MAR 01-390-0222-4260 01-390-0310-4260 01-390-0410-4260 70-381-0450-4260 01-390-0460-4260	4,305.60 1,214.91 2,607.00 1,088.36 3,780.00	
					<b>Total :</b>	<b>12,995.87</b>	
97647	3/19/2012	890595 THE OFFICE CONNECTION INC	09104		COPY PAPER - 50 CASES 01-1200	1,468.13	
					<b>Total :</b>	<b>1,468.13</b>	
97648	3/19/2012	890596 PINNACLE TRAINING AND	1077		SUICIDE PREVENTION & CRISIS IN JAIL 01-225-3688-4360	189.00	
			1084		TITLE 15 REVIEW TRAINING ON 02/07/12 01-225-3688-4360	192.00	
					<b>Total :</b>	<b>381.00</b>	
97649	3/19/2012	890597 CITY OF GARDENA	12-35		2012 ANNUAL DUES 01-222-0000-4380	500.00	
					<b>Total :</b>	<b>500.00</b>	
						Page:	19

vchlist		Voucher List				Page:	20
03/15/2012 1:51:27PM		CITY OF SAN FERNANDO					
Bank code :		bank					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
97650	3/19/2012	890598 ALVARADO, VIRGINIA	01/21/12 - 02/29/12		BODY SCULPT INSTRUCTOR 17-420-1337-4260	180.00	
					<b>Total :</b>	<b>180.00</b>	
97651	3/19/2012	890599 BAEZ, LUIS	2000800126		FACILITY RENTAL REFUND 01-3777-0000 17-3770-1397	5.00 150.00	
					<b>Total :</b>	<b>155.00</b>	
97652	3/19/2012	890600 LOS ANGELES COUNTY	TESTER #22574		BACKFLOW PREVENTION DEVICE CEF 70-384-0000-4370	296.00	
					<b>Total :</b>	<b>296.00</b>	
<b>102 Vouchers for bank code :</b>						<b>Bank total :</b>	<b>530,868.57</b>
<b>102 Vouchers in this report</b>						<b>Total vouchers :</b>	<b>530,868.57</b>

Voucher Registers are not final until approved by Council.







## PUBLIC WORKS DEPARTMENT

### MEMORANDUM

**TO:** Mayor Mario F. Hernández and Councilmembers

**FROM:** Al Hernández, City Administrator  
By: Ron Ruiz, Public Works Director

**DATE:** March 19, 2012

**SUBJECT:** Fiscal Year (FY) 2012-2013 Landscaping and Lighting Assessment District Resolution Initiating Proceedings and Ordering the Engineer's Report

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#### **RECOMMENDATION:**

It is recommended that the City Council:

- a. Adopt a Resolution (Attachment "A") initiating the proceedings for the FY 2012-2013 Levy of Annual Assessments for the Landscaping and Lighting Assessment District (LLAD); and
- b. Order the preparation of the Engineer's Report.

#### **BACKGROUND:**

1. Beginning in FY 1981-1982, the City Council authorized levying a street lighting assessment to cover street lighting costs. The assessment has been levied each year since that time.
2. On April 17, 1995, the City Council accepted staff's recommendations, based on a series of study sessions and hearings, to continue using the current assessment methodology with the exception of those assessments for single family corner lots, which would be based on front footage only (side yards not included). The assessment methodology is the manner in which costs are distributed. The change in assessing corner lots began in FY 1995-1996 and has continued through the present year.
3. In September 2001, the City Council authorized proceeding with the voting process necessary to obtain property owner approval of an assessment increase. The increase was not approved.
4. On July 8, 2003, the City Council authorized proceeding with the voting process once again, and the property owners approved an assessment increase. The new assessment rates have been incorporated into the assessments for the last seven fiscal years.

FY 2012-2013 Landscaping and Lighting Assessment District Resolution Initiating Proceedings and Ordering the Engineer's Report

Page 2

**ANALYSIS:**

State Proposition 218, effective FY 1997-1998, requires that affected property owners approve new or increased assessments. The purpose of the LLAD is to equitably assess properties in accordance with special benefits received from the improvements and to cover the cost of maintenance and operation of the lighting system within the City's streets. The City Council has previously approved the methodology for assessments which excluded costs for City parking lot lighting, and staff will continue with the same methodology this year.

Staff recommends that the City continues using Willdan Financial Services Inc. to prepare the LLAD Engineer's Report for FY 2012-2013. The work schedule is shown in Attachment "B", and the proposed scope of services by Willdan Financial Services Inc. is identical to last year's LLAD proceedings. The proceedings will be conducted in accordance with the State of California Landscaping and Lighting Act of 1972.

**CONCLUSION:**

Staff recommends that the City Council direct staff to proceed with the FY 2012-2013 LLAD by adopting the Resolution to initiate procedures and ordering the Engineer's Report.

**BUDGET IMPACT:**

In the previous fiscal year, the LLAD Engineer's Report determined that approximately \$330,703.28 would be received to cover street lighting energy and maintenance costs. The costs outlined in the Engineer's Report for FY 2012-2013 will be included in the proposed City's Budget and will be assessed in FY 2012-2013. Staff recommends using the same analysis used for last year assessments, and also recommends passing on any cost savings to the community. The exact amounts and the assessment rate comparison will be shown in the Engineer's Report.

**ATTACHMENTS:**

- A. Resolution
- B. Work Schedule

**ATTACHMENT "A"****RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN FERNANDO, CALIFORNIA, INITIATING PROCEEDINGS FOR THE 2012-2013 LEVY OF ANNUAL ASSESSMENT FOR THE CITY OF SAN FERNANDO LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT, AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT PURSUANT TO THE PROVISIONS OF DIVISIONS 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA**

**WHEREAS**, the City Council of the City of San Fernando proposes to levy the annual assessment for the Landscaping and Lighting Assessment District (hereinafter referred to as the "District") pursuant to the provisions of Division 15, Part 2, of the Streets and Highways Code of the State of California, being the "Landscaping and Lighting Act of 1972"; and

**WHEREAS**, the City Council of the City of San Fernando proposes that the net annual cost for improvement, maintenance and/or service of certain public facilities shall be fairly distributed among all assessable lots and parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements within the District; and

**WHEREAS**, the provisions of said Division 15, Part 2, require a written Engineer's Report in accordance with Chapter 3 (commencing with Section 22620).

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN FERNANDO DOES HEREBY RESOLVE, FIND, DETERMINE, AND ORDER AS FOLLOWS:**

1. The above recitals are all true and correct.
2. WILLDAN, is hereby ordered to prepare and file with the City Council a "Engineer's Report" relating to the 2012-2013 levy of annual assessment for said District in accordance with the provisions of Chapter 3 (commencing with Section 22620) of Part 2 of Division 15 of the Streets and Highways Code of the State of California.
3. Upon completion, said "Engineer's Report" shall be filed with the City Clerk who shall then submit the same to this City Council for its consideration pursuant to Section 22623 of said Street and Highways Code.

**PASSED, APPROVED, AND ADOPTED** this 19<sup>th</sup> day of March, 2012.

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Mario F. Hernández, Mayor

**ATTEST:**

\_\_\_\_\_  
Elena G. Chávez, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Michael Estrada, City Attorney

**STATE OF CALIFORNIA**            )  
**COUNTY OF LOS ANGELES**    ) **SS**  
**CITY OF SAN FERNANDO**        )

**I HEREBY CERTIFY** that the foregoing Resolution was approved and adopted at a regular meeting of the City Council held on the 19<sup>th</sup> day of March, 2012, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

\_\_\_\_\_  
Elena G. Chávez, City Clerk

**ATTACHMENT "B"****Fiscal Year (FY) 2012-2013 Landscaping and Lighting Assessment District**

All dates are in calendar year 2012.

- March 19** City Council adopts a Resolution initiating proceeding and ordering the preparation of an Engineer's Report.
- March 20** City Engineer authorizes Willdan to begin work using same methodology (as used in FY 2011-2012) for the Engineer's Report.
- March 21–April 20** Prepare cost estimate and include/reference in the FY 2012-2013 street lighting budget, considering the FY 2012-2013 expenditures.
- March 21-April 20** Compile parcel and zone changes for FY 2012-2013.
- April 23** Willdan submits the Engineer's Report to the City.
- May 19** Resolution approving the Engineer's Report, declaring the intention to order the annual lighting assessment and setting a date for the Public Hearing (July 2, 2012).
- May 20** Send notice of Public Hearing with a copy of the Resolution for June 7, 2012 publication (10+ days prior to Hearing).
- July 2** Public Hearing - Resolution declaring the continued maintenance of City street lights and confirming the annual assessment; Resolution is authorizing the addition of special assessment to the tax bill.
- July** Submission of direct assessment via magnetic tape to Los Angeles County Auditor-Controller; City of San Fernando 2012-2013 Landscaping and Lighting District Account No. 240.52 (signed by the City Administrator).
- August 1** Submit parcel exception checklist to Los Angeles County Assessor's Office by City and Willdan.

Note: Street lighting assessment proceedings are performed in advance so that assessments may appear in the Los Angeles County Tax Rolls the same year lighting costs are incurred, FY 2012-2013.









**PUBLIC WORKS DEPARTMENT****MEMORANDUM**

**TO:** Mayor Mario F. Hernández and Councilmembers

**FROM:** Al Hernández, City Administrator  
By: Ron Ruiz, Public Works Director

**DATE:** March 19, 2012

**SUBJECT:** Public Hearing to Increase Water and Sewer Rates

---

**RECOMMENDATION:****Public Hearing to Increase Water Rate**

Recommend that the City Council:

- a. Hear a staff presentation pertaining to the Proposed Increase;
- b. Continue the Public Hearings and receive any public comment on this item;
- c. Receive all written communications regarding the Proposed Increase; and
- d. Pending public testimony, if protests received do not represent a majority (2,459), adopt Ordinance No. 1610 “An Ordinance of the City of San Fernando Amending Division 3 of the Article III of Chapter 94 of the San Fernando City Code Relating to Water Utility Service Charges” (Attachment “A”).

**Public Hearing to Increase Sewer Rate**

Recommend that the City Council:

- a. Hear a staff presentation pertaining to the Proposed Increase;
- b. Continue the Public Hearings and receive any public comment on this item;
- c. Receive all written communications regarding the Proposed Increase; and
- d. Pending public testimony, if protests received do not represent a majority (2,459), adopt Ordinance No. 1611 “An Ordinance of the City of San Fernando Amending Division 2 of Article

Public Hearing to Increase Water and Sewer Rates

Page 2

II of Chapter 94 of the San Fernando City Code Relating to Sewers and Sewer Disposal Utility Service Charges” (Attachment “B”).

**BACKGROUND:**

1. On June 19, 2004, the City Council approved proposed water and sewer rate increases.
2. In 2006, discussion occurred with the City Attorney regarding how Proposition 218 (Prop 218) would affect future rate increases.
3. On October 6, 2010, at a Budget, Personnel, and Finance (BPF) Standing Committee meeting, staff presented preliminary notes prepared by a consultant retained by the City, regarding water and sewer rate increases.
4. On October 11, 2010, at a BPF Standing Committee meeting, staff was directed to agendize this matter to a later date in 2011.
5. On April 6, 2011, the BPF Standing Committee resumed discussion regarding potential water and sewer rate increases.
6. In June 2011, staff provided the consultant with new budget information based on the City Council approved Fiscal Year (FY) 2011-2012 budget.
7. In August 2011, staff provided the consultant with additional budget information regarding the costs for a nitrate removal services contract.
8. On July 13, 2011, at a BPF Standing Committee meeting, Committee members requested additional analysis regarding sample rate increases for residential and commercial customers.
9. On July 19, 2011, at a BPF Standing Committee meeting, staff provided the Committee with examples of rate increases for residential and commercial customers.
10. On September 13, 2011, at a BPF Standing Committee meeting, staff was directed to agendize this matter for a future City Council meeting.
11. On November 7, 2011, City Council introduced (for first reading) Ordinance Nos. 1610 and 1611 (pertaining to water utility service charges and sewers and sewer disposal utility service charges) and approved a five-year plan to increase water and sewer rates (Attachment “C”).
12. On December 2, 2011, Notices of the Public Hearings on the Proposed Water and Sewer Rate Increases were distributed via 1<sup>st</sup> Class Mail.
13. On December 5, 2011, City Council directed staff to keep the bimonthly billing cycle and implement a Voluntary Based Assistance Program to assist low-income water and sewer customers if the City Council approves water and sewer rate increases at a future meeting.

## Public Hearing to Increase Water and Sewer Rates

Page 3

14. On December 13, 2011, Revised Notices of the Public Hearings on the Proposed Water and Sewer Rate Increase were distributed via 1<sup>st</sup> Class Mail.
15. On December 21, 2011, the City Attorney's Office recommended to staff that the City Council consider a Resolution adopting procedures in connection with proposed increases to utility service charges.
16. On January 17, 2012, the City Council approved Resolution No. 7462 adopting procedures in connection with the proposed increase to utility service charges (Attachment "D").
17. On February 6, 2012, the City Council opened the Public Hearing regarding the proposed water and sewer rate increases and directed staff to conduct a Town Hall meeting.
18. On February 23, 2012, the Public Works Director made a presentation to the Senior Board regarding the proposed water and sewer rate increases.
19. On March 2, 2012, Town Hall Meeting Notices and Continued Public Hearing Notices were distributed via 1<sup>st</sup> Class Mail (Attachment "E").
20. On March 12, 2012, staff held a Town Hall Meeting regarding the proposed water and sewer rate increases.

### **ANALYSIS:**

A comprehensive analysis of the proposed water and sewer rate increases is provided in prior staff reports. The purpose of this report is to communicate other recent events.

### **Senior Board Meeting**

On February 23, 2012, the Public Works Director and the City Administrator presented the proposed water and sewer rate increases to the Senior Board Committee. One of the members was concerned about the ability for seniors to pay the rate increases. Staff explained that because seniors tend to use less water, they can expect little to no rate increase.

### **Town Hall Meeting**

Per City Council direction, staff held a Town Hall meeting on March 12, 2012, to present the Proposed Increases. The presentation consisted of a welcome from the City Administrator, a slide presentation conducted by the Public Works Director and the consultants who prepared the water and sewer studies, and a question and answer session with a panel consisting of the City Public Works Director, the Senior Accountant, the Public Works Superintendent, and the consultants. A copy of the slide presentation (Attachment "F") and staff responses to the questions and answer session (Attachment "G") is provided with this report.

Approximately 50 people participated in the meeting. Some of the comments made by the participants involved concerns that the rate increases were too high; the City has not been more

**Public Hearing to Increase Water and Sewer Rates**

Page 4

proactive in preparing for current expenses in the water and sewer fund; how the rates are calculated; and how business may negatively react to the increases; among other items discussed. Staff informed the participants about the upcoming Public Hearing on March 19, 2012.

**Next Steps**

Per the process outlined under Prop 218, a Public Hearing must be held on the proposed water and sewer rate increases to hear public comment and to receive any written protests. At the close of each Public Hearing, the City Clerk will announce the number of protests received for the proposed water rate increase and the proposed sewer rate increase, respectively. Based on approximately 4,915 current customer accounts (water and sewer services are billed together for each customer account) a majority protest would exist if the City received 2,459 or more written protests. If no majority protest exists for the proposed water rate increase, the City Council may adopt, by a two-thirds vote, the Ordinance increasing the water rates. Similarly, if no majority protest exists for the proposed sewer rate increase, the City Council may adopt, by a two-thirds vote, the Ordinance increasing the sewer rates.

**CONCLUSION:**

Per Prop 218, the City Council cannot approve a rate increase if there are written protests submitted by the owner or customer of record of a majority of the parcels subject to the proposed increase. If the rate increases are approved by the City Council, the last day for the City Clerk to publish each Ordinance is April 3, 2012 (within 15 days after adoption). The water and sewer rate increase will be effective no earlier than April 18, 2012.

**BUDGET IMPACT:**

None.

**ATTACHMENTS:**

- A. Ordinance No. 1610
- B. Ordinance No. 1611
- C. Staff Report – November 7, 2011
- D. Resolution No. 7462
- E. Notice of Town Hall Meeting and Continued Public Hearing
- F. Town Hall Slide Presentation
- G. Town Hall Public Comments

## ATTACHMENT "A"

## ORDINANCE NO. 1610

**AN ORDINANCE OF THE CITY OF SAN FERNANDO AMENDING DIVISION 3 OF ARTICLE III OF CHAPTER 94 OF THE SAN FERNANDO CITY CODE RELATING TO WATER UTILITY SERVICE CHARGES**

The City Council of the City of San Fernando does hereby ordain as follows:

**SECTION 1.** Section 94-261 ("Quantity water charges and service charges by meter size") of Division 3 ("Rates and Charges") of Article III ("Water") of Chapter 94 ("Utilities") of the San Fernando City Code is hereby amended to read as follows:

"Sec. 94-261. – Water service charges.

The following commodity charge and fixed service charge are established and shall be charged and collected by the city for all water sold, supplied, distributed, or transported to or for consumers situated in the city and shall be applicable to all metered water within the city for which no other rate is specified:

*Commodity Charge.* The commodity charge per meter shall be as follows:

<b>Description</b>	<b>FY 2011-2012</b>	<b>FY 2012-2013</b>	<b>FY 2013-2014</b>	<b>FY 2014-2015</b>	<b>FY 2015-2016</b>
Residential					
Block 1 Rate per hcf (0-9 hcf)	\$ 0.89	\$ 1.00	\$ 1.11	\$ 1.20	\$ 1.31
Block 2 Rate per hcf (10-18 hcf)	1.81	2.04	2.25	2.45	2.67
Block 3 Rate per hcf (18+ hcf)	2.42	2.72	3.00	3.27	3.56
Non-Residential	1.62	1.82	2.00	2.18	2.38

Sources: City of San Fernando; Willdan Financial Services.

*Fixed Service Charge.* The commodity charge set forth above shall be added to the fixed service charge set forth below:

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	
<b><u>CUSTOMER COSTS</u></b>						
Total Customer Costs	\$ 422,031	\$ 474,407	\$ 522,275	\$ 574,972	\$ 632,987	
Number of Accts	4,731	4,779	4,826	4,875	4,923	
<b>Monthly Customer Cost Charge per Account</b>	<b>\$ 7.43</b>	<b>\$ 8.27</b>	<b>\$ 9.02</b>	<b>\$ 9.83</b>	<b>\$ 10.71</b>	
<b><u>METER AND SERVICES COSTS</u></b>						
Total Meter and Services Costs	\$ 546,651	\$ 614,492	\$ 676,494	\$ 744,753	\$ 819,898	
Number of Equivalent Meters	7,416	7,490	7,565	7,640	7,717	
<b>Monthly Meter Charge per 5/8" - 3/4" Meter</b>	<b>\$ 6.14</b>	<b>\$ 6.84</b>	<b>\$ 7.45</b>	<b>\$ 8.12</b>	<b>\$ 8.85</b>	
<u>Meter Size</u>	<u>AWWA Equivalent Meter Factor</u>					
5/8", 3/4"	1.0	\$ 6.14	\$ 6.84	\$ 7.45	\$ 8.12	\$ 8.85
1"	2.5	15.36	17.09	18.63	20.31	22.14
1 1/2"	5.0	30.72	34.19	37.26	40.62	44.27
2"	8.0	49.14	54.70	59.62	64.98	70.83
3"	16.0	98.29	109.39	119.24	129.97	141.67
4"	25.0	153.58	170.93	186.31	203.08	221.35
6"	50.0	307.15	341.85	372.62	406.15	442.71
<b><u>TOTAL COMBINED MONTHLY FIXED CHARGE</u></b>						
<u>Meter Size</u>	<u>AWWA Equivalent Meter Factor</u>					
5/8", 3/4"	1.0	\$ 13.58	\$ 15.11	\$ 16.47	\$ 17.95	\$ 18.68
1"	2.5	22.79	25.37	27.65	30.14	31.96
1 1/2"	5.0	38.15	42.46	46.28	50.44	54.10
2"	8.0	56.58	62.97	68.64	74.81	80.66
3"	16.0	105.72	117.67	128.26	139.80	151.50
4"	25.0	161.01	179.20	195.33	212.91	231.18
6"	50.0	314.58	350.12	381.64	415.98	452.54

Sources: City of San Fernando; Willdan Financial Services.

**SECTION 2.** Section 94-262 ("Lifeline rate") of Division 3 ("Rates and Charges") Article III ("Water") of Chapter 94 ("Utilities") of the San Fernando City Code is hereby deleted in its entirety.

**SECTION 3.** Section 94-264 ("Purchased water adjustment") of Division 3 ("Rates and Charges") of Article III ("Water") of Chapter 94 ("Utilities") of the San Fernando City Code is hereby amended to read as follows:

"Sec. 94-264. – Purchased water adjustment.

(a) Beginning July 1, 2012 and for each fiscal year through June 30, 2017, the commodity charges specified in section 94-261 shall be subject to an overriding unit adjustment to be applied to each 100 cubic feet of water sales to reflect changes in the cost of purchased water as defined in this section.

(b) Determination of the overriding unit adjustment shall be made from city accounting records six times yearly for each of the 12-calendar-month periods ending with January 31, March 31, May 31, July 31, September 30, and November 30 as follows: The annual cost of all water purchased for distribution by the city shall be divided by the division's total water sales (in units of one hundred cubic feet HCF) for the same 12-month period. The quotient so obtained shall be expressed to the nearest \$0.0001 per HCF of water and shall be multiplied by all units of one hundred cubic feet of water sales as shown on customer billings for a period of water use regularly scheduled to end within the second and third billing months following the 12-month period used for the unit adjustment computation. The resultant product in each case

shall be expressed to the nearest \$0.01 and, unless otherwise provided therein, shall be the total overriding adjustment to be added to each water service billing.

(c) Cost of purchased water shall include the total cost to the city of all water delivered to the division's system from the metropolitan water district or other suppliers. Reimbursements received by the city for purchased water costs which are or have been included in the calculation of the overriding unit adjustment shall be included as a credit in the determination of the cost of purchased water for the month in which such reimbursement is received.”

**SECTION 4.** Section 94-270 (“Annual increase”) of Division 3 (“Rates and Charges”) of Article III (“Water”) of Chapter 94 (“Utilities”) of the San Fernando City Code is hereby amended to read as follows:

“Sec. 94-270. – Annual increase.

(a) On July 1, 1993 and on July 1 of each year thereafter, the then-existing rates imposed under this article, sections 94-265, 94-267 and 94-268, shall automatically increase by the percentage increase, if any, in the Consumer Price Index for all Urban Consumers for Los Angeles—Anaheim—Riverside (1982-84 equals 100) as published by the United States Department of Labor, Bureau of Labor Statistics (“index”), rounded to the nearest cent. The increases shall be cumulative. In determining the percentage increase, the index for the month of May immediately preceding the adjustment date shall be compared with the index for the like month of the previous year. In no event, however, shall the rates imposed be adjusted downward to reflect a percentage decrease in the index.

(b) On July 1, 2016, the then-existing rates imposed under this article, section 94-261, shall automatically increase by the percentage increase, if any, in the Consumer Price Index for all Urban Consumers for Los Angeles—Anaheim—Riverside (1982-84 equals 100) as published by the United States Department of Labor, Bureau of Labor Statistics (“index”), rounded to the nearest cent. The increases shall be cumulative. In determining the percentage increase, the index for the month of May immediately preceding the adjustment date shall be compared with the index for the like month of the previous year. In no event, however, shall the rates imposed be adjusted downward to reflect a percentage decrease in the index.”

**SECTION 5.** The City Council is taking action only on those fees charges that have been amended. All charges not modified herein shall continue and remain in effect unless and until modified by resolution or other action of the City Council.

**SECTION 6.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective.

**SECTION 7.** The City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

**PASSED, APPROVED, and ADOPTED** at a regular meeting held on this 19<sup>th</sup> day of March, 2012.

\_\_\_\_\_  
Mario F. Hernández, Mayor

**ATTEST:**

\_\_\_\_\_  
Elena G. Chávez, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael Estrada, City Attorney

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

I, ELENA G. CHÁVEZ, City Clerk of the City of San Fernando, do hereby certify that the foregoing Ordinance was adopted a regular meeting of the City Council held on the 19<sup>th</sup> day of March, 2012 and was carried by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Elena G. Chávez, City Clerk



**ATTACHMENT "B"****ORDINANCE NO. 1611****AN ORDINANCE OF THE CITY OF SAN FERNANDO AMENDING DIVISION 2 OF ARTICLE II OF CHAPTER 94 OF THE SAN FERNANDO CITY CODE RELATING TO SEWERS AND SEWER DISPOSAL UTILITY SERVICE CHARGES**

The City Council of the City of San Fernando does hereby ordain as follows:

**SECTION 1.** Section 94-261 ("Sewer service charges generally") of Division 2 ("Rates and Charges") of Article II ("Sewers and Sewage Disposal") of Chapter 94 ("Utilities") of the San Fernando City Code is hereby amended to read as follows:

"Sec. 94-66. – Sewer service and use charges.

The following sewer service and use charges are established and shall be charged and collected by the city for all services furnished in connection with its sanitary sewer system. Such sewer service and use charges shall be applied to or for each premises which is connected, directly or indirectly, to the sanitary sewer system or any part thereof for each premises from which any sewage is conveyed or discharged directly or indirectly into the sanitary sewer system. The amount of sewer service and use charges for each premises shall be the sum of the base fee and the unit cost per hundred cubic feet of water used as follows:

<b>Base Fee</b>	<b>Base Fee</b>				
<b>Customer Class</b>	<b>FY 2011/12</b>	<b>FY 2012/13</b>	<b>FY 2013/14</b>	<b>FY 2014/15</b>	<b>FY 2015/16</b>
Residential	\$ 28.32	\$ 31.15	\$ 32.70	\$ 32.70	\$ 32.70
Group II Commercial	16.30	17.93	18.83	18.83	18.83
Group III Commercial	16.30	17.93	18.83	18.83	18.83
Group IV Commercial	16.30	17.93	18.83	18.83	18.83
City Property	16.30	17.93	18.83	18.83	18.83
Industrial	16.30	17.93	18.83	18.83	18.83
Schools	16.30	17.93	18.83	18.83	18.83
Higher Education	16.30	17.93	18.83	18.83	18.83
	<b>Unit Cost for (\$/CCF) Water Used</b>				
<b>Customer Class</b>	<b>FY 2011/12</b>	<b>FY 2012/13</b>	<b>FY 2013/14</b>	<b>FY 2014/15</b>	<b>FY 2015/16</b>
Group II Commercial	\$ 1.63	\$ 1.80	\$ 1.89	\$ 1.89	\$ 1.89
Group III Commercial	2.63	2.90	3.04	3.04	3.04
Group IV Commercial	3.94	4.35	4.57	4.57	4.57
City Property	1.25	1.37	1.44	1.44	1.44
Industrial	1.25	1.37	1.44	1.44	1.44
Schools <sup>1</sup>	1.11	1.22	1.28	1.28	1.28
Higher Education <sup>1</sup>	1.11	1.22	1.28	1.28	1.28

<sup>1</sup> Charge per student (ADA).

**SECTION 2.** Section 94-69 (“Annual amendment to charges based on Consumer Price Index”) of Division 2 (“Rates and Charges”) of Article II (“Sewers and Sewage Disposal”) of Chapter 94 (“Utilities”) of the San Fernando City Code is hereby amended to read as follows:

“Sec. 94-69. – Annual increase.

(a) On July 1, 1993 and on July 1 of each year thereafter, the charges imposed under section 94-61 shall automatically increase by the percentage increase, if any, in the Consumer Price Index for all Urban Consumers for Los Angeles—Anaheim—Riverside (1982-84 equals 100) as published by the United States Department of Labor, Bureau of Labor Statistics (“index”), rounded to the nearest cent. The increases shall be cumulative. In determining the percentage increase, the index for the month of May immediately preceding the adjustment date shall be compared with the index for the like month of the previous year. In no event, however, shall the rates imposed be adjusted downward to reflect a percentage decrease in the index.

(b) Commencing On July 1, 2014 and on July 1, 2015 and July 1, 2016, the charges imposed under this article, section 94-69, shall automatically increase by the percentage increase, if any, in the Consumer Price Index for all Urban Consumers for Los Angeles—Anaheim—Riverside (1982-84 equals 100) as published by the United States Department of Labor, Bureau of Labor Statistics (“index”), rounded to the nearest cent. The increases shall be cumulative. In determining the percentage increase, the index for the month of May immediately preceding the adjustment date shall be compared with the index for the like month of the previous year. In no event, however, shall the rates imposed be adjusted downward to reflect a percentage decrease in the index.”

**SECTION 3.** The City Council is taking action only on those fees charges that have been amended. All charges not modified herein shall continue and remain in effect unless and until modified by resolution or other action of the City Council.

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

**SECTION 5.** The City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

**PASSED, APPROVED, and ADOPTED** by the City Council of the City of San Fernando at a regular meeting held on this 19<sup>th</sup> day of March, 2012.

---

Mario F. Hernández, Mayor

**ATTEST:**

\_\_\_\_\_  
Elena G. Chávez, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Michael Estrada, City Attorney

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

I, ELENA G. CHÁVEZ, City Clerk of the City of San Fernando, do hereby certify that the foregoing Ordinance was adopted a regular meeting of the City Council held on the 19<sup>th</sup> day of March, 2012 and was carried by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Elena G. Chávez, City Clerk

**ATTACHMENT "C"****PUBLIC WORKS DEPARTMENT****MEMORANDUM**

**TO:** Mario Hernández and Councilmembers

**FROM:** Al Hernández, City Administrator  
By: Ron Ruiz, Public Works Director

**DATE:** November 7, 2011

**SUBJECT:** Proposal to Increase Water and Sewer Rates

---

**RECOMMENDATION:**

It is recommended that the City Council:

- a. Approve a five-year plan to increase water rates; and
- b. Approve a five-year plan to increase sewer rates; and
- c. Introduce for first reading, in title only, and waive further reading of "An Ordinance of the City of San Fernando Amending Division 3 of the Article III of Chapter 94 of the San Fernando City Code Relating to Water Utility Service Charges" (Attachment "A"); and
- d. Introduce for first reading, in title only, and waive further reading of "An Ordinance of The City of San Fernando Amending Division 2 of Article II of Chapter 94 of the San Fernando City Code Relating to Sewers and Sewer Disposal Utility Service Charges" (Attachment "B"); and
- e. Direct staff to give notice of a public hearing on January 16, 2012 regarding water and sewer rate increases; and
- f. Direct staff to further investigate and report back regarding changing the billing cycle from bimonthly to monthly; and
- g. Direct staff to further investigate and report back regarding the development of a voluntary based program to assist low-income water and sewer customers.

**BACKGROUND:**

1. On June 19, 2004, the City Council approved water and sewer rate increases.

Proposal to Increase Water and Sewer Rates

Page 2

2. In 2006 discussion occurred with the City Attorney regarding how Proposition 218 would affect future rate increases.
4. On October 6, 2010, at a meeting of the Budget, Personnel, Finance Standing Committee (BPF), staff presented preliminary notes prepared by a consultant retained by the City, regarding water and sewer rate increases.
5. On October 11, 2010, at a BPF Standing Committee meeting, staff was directed to agendize this matter to a later date in 2011.
6. On April 6, 2011, the BPF Standing Committee resumed discussion regarding potential water and sewer rate increases.
7. On June 2011, staff provided the consultant with new budget information based on the City Council approved Fiscal Year (FY) 2011-2012 budget.
8. On August 2011, staff provided the consultant with additional budget information regarding the costs for a nitrate removal services contract.
9. On July 13, 2011, at a meeting of the BPF Standing Committee, committee members requested additional analysis regarding sample rate increases for residential and commercial customers.
10. On July 19, 2011, at a meeting of the BPF Standing Committee, staff provided the committee with examples of rate increases for residential and commercial customers.
11. On September 13, 2011, at a meeting of the BPF Standing Committee, staff was directed to agendize this matter for a future City Council meeting.

**ANALYSIS:**

With the approval of Proposition 218 (218) by California voters in 1996, all municipalities must adhere to specified limitations and procedures when considering rate increases for water and sewer services. In order to ensure that the City is fully compliant with 218, the City retained a consultant to conduct a rate study for both water and sewer services. The City Attorney has also been involved in discussions with the consultant and staff and has reviewed all documents and procedures included in this report. Through the proposed rate increases, the City will be proactive in maintaining the City's water and sewer infrastructure, maintain high water quality levels with the installation and maintenance of a Nitrate Removal System, and ensure that the Enterprise Funds for these utilities remain solvent in the face of rising production costs.

Proposal to Increase Water and Sewer Rates  
Page 3

**Proposition 218**

Proposition 218 seeks to curb some perceived abuses in the use of assessments and property-related fees, specifically the use of these revenue-raising tools to pay for general governmental services rather than “property-related services.” Proposition 218 requires the City to reject proposed rate increases if written protests are presented by a majority of the affected property owners.

In adherence to 218, the following schedule has been developed to further describe the process to consider the rate increases.

<b>Day of the Week</b>	<b>Target Date</b>	<b>Activity</b>
Monday	11/7/11	<p><b>City Council Meeting:</b></p> <ul style="list-style-type: none"> <li>• Approve a five-year plan to increase water rates</li> <li>• Approve a five-year plan to increase sewer rates</li> <li>• Introduce for first reading, in title only, and waive further reading of “An Ordinance of the City of San Fernando Amending Division 3 of the Article III of Chapter 94 of the San Fernando City Code Relating to Water Utility Service Charges”.</li> <li>• Introduce for first reading, in title only, and waive further reading of “An Ordinance of The City of San Fernando Amending Division 2 of Article II of Chapter 94 of the San Fernando City Code Relating to Sewers and Sewer Disposal Utility Service Charges”</li> <li>• Presentation of rate analysis by Consultant</li> </ul>
Thursday	12/1/11	<ul style="list-style-type: none"> <li>• Mail approximately 5200 notices to water &amp; sewer customer property owners.</li> <li>• Minimum 45 day response period for owners to submit written protests; protest period will close on the January 16, 2011 (12/1/11-1/16/12).</li> </ul>
Monday	1/16/12	<p><b>City Council Meeting:</b></p> <ul style="list-style-type: none"> <li>• Hold a Public Hearing pursuant to Proposition 218 requirements.</li> <li>• Adopt Ordinance for rate increases effective on 31<sup>st</sup> day after adoption</li> </ul>
Monday	1/30/12	<ul style="list-style-type: none"> <li>• Last day for City Clerk to publish ordinance (within 15 days after adoption)</li> </ul>
Tuesday	2/16/12	<ul style="list-style-type: none"> <li>• Water and Sewer Rate Effective Date (no earlier than 30 days after adoption)</li> </ul>

Proposal to Increase Water and Sewer Rates  
 Page 4

**Prior Rate Increases**

In 2004, a rate increase of 8% for water and 18-20% for sewer services was approved by the City Council. The City municipal code was also changed to establish new base line rates. At that time the rates were increased to resolve deficits occurring due to a significant loss of interest revenue. Interest revenue had helped the Enterprise Funds remain solvent and offset water production expenses increases. Per a review of previous reports regarding the 2004 increase, the General Fund was providing approximately \$400,000 annually to keep the Enterprise Funds solvent. For a period of time thereafter and prior to 218, rate increases were based on the Consumer Price Index (CPI).

**Current Budget Issues**

Although reduced interest income continues to be a factor affecting the solvency of the Enterprise Funds, other factors are also affecting the long term sustainability to provide water and sewer services. Labor, utilities, and water production costs have steadily risen and more stringent regulatory mandates require more frequent and costly water quality testing.

The Enterprise Funds will soon be facing a deficit if future revenues do not increase. While residents and businesses have benefited over the last five-years by having one of the lowest City utility rates in the entire region, these services can no longer be sustained in the long term without a rate increase.

**Five-Year Plan to Increase Water and Sewer Rates**

Per the analysis prepared by the consultant and included in this report, staff is recommending the approval of a five-year plan to increase water and sewer rates as shown below. The analysis and justification for the proposed rate increases are provided in the attached consultant’s report (see Attachments “C” and “D”).

It is important to note that the percentages are averages and do not necessarily represent the actual increase per customer. For example, during the first year of the plan, commercial customers are more likely to see a higher increase whereas; residential customers are more likely to see a lower increase. For sewer increases, both residential and commercial accounts will see an increase in the first year.

Based on average consumption, many residential customers will see an increase of \$3.18 during the first year. For the sewer rate, residential customers will have an increase of \$6.75. The combined increase for both utilities for average use is estimated at \$9.93 per month. Additional examples can be found in the attached consultant’s reports.

<b>Five-Year Proposed Water Rate Increase</b>				
FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16
9%	9%	9%	9%	9%

Proposal to Increase Water and Sewer Rates  
Page 5

Five-Year Proposed Sewer Rate Increase				
FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16
7.0%	7.0%	5.0%	CPI Adjustment	CPI Adjustment

To further illustrate typical increases, the following examples are shown below based on an average water consumption of 18 Hundred Cubic Feet (HCF) for single family residential and an average consumption of 31 HCF for commercial customers.

**Proposed Water Rate Increase**

		HCF	Base	Commodity	Rate
Residential	Current	18	\$ 12.68	\$ 22.08	\$ 34.76
	Proposed	18	\$ 13.58	\$ 24.37	\$ 37.94

		HCF	Base	Commodity	Rate
Commercial	Current	31	\$ 21.57	Flat	\$ 21.57
	Proposed	31	\$ 28.32	Flat	\$ 28.32

**Proposed Sewer Rate Increase**

		HCF	Base	Commodity	Rate
Residential	Current	N/A	\$ 21.57	Flat	\$ 21.57
	Proposed	N/A	\$ 28.32	Flat	\$ 28.32

Commercial	Current	31	\$ 35.95	<i>Rate varies greatly based on volume and class</i>	
	Proposed	31	\$ 16.30	<i>Rate varies greatly based on volume and class</i>	

*HCF = One Hundred Cubic Feet*

**Tiered Rates**

The proposed rate increases are based on a tiered rate structure, whereby customers who have higher water usage will pay a higher rate. Typically higher usage customers pay higher rates since they place a greater demand on the City's water infrastructure. This greater demand generates higher utility costs, and requires more frequent repairs and costly replacements for the City's water infrastructure. Conversely, customers who have lower water usage can expect to pay less since they place less demand on the City's water infrastructure. For customers who seek to reduce their water charges, water conservation methods should be implemented.

Sewer rates are not tiered and instead are based on a flat rate for residential customers. This industry standard is based on the understanding that sewer usage needs are fairly consistent



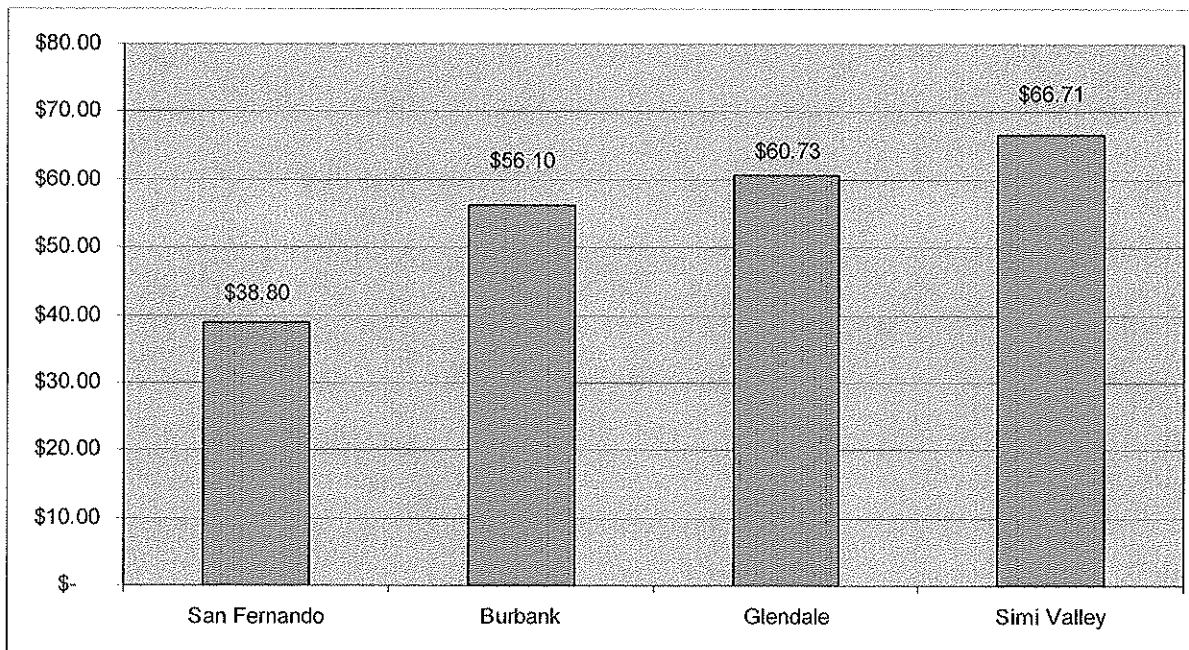
Proposal to Increase Water and Sewer Rates  
Page 6

among residential customers for indoor and outdoor uses. Commercial customer rates are based on type of use and vary greatly. For example, a car wash is likely to have a higher sewer rate charge than a retail store.

### Rate Comparisons

Even with the proposed rate increases the City of San Fernando will continue to provide high quality service with the lowest rates in the region. The City is able to offer low rates due to its adjudicated rights to the Sylmar Basin, which provides over 90% of the water supply for the City. Water was the predominant factor for the City's ability to become an independent City in 1911 and continues to be an invaluable asset ensuring the City's success for the future. If it were not for the City's rights to the basin, the City would have to import water at nearly double the cost that other cities charge and as shown in the chart below.

MONTHLY RATES COMPARISON – YEAR 1  
Based on 18 HCF/Mo



Sewer rates are more comparable to other cities since the City relies on wastewater treatment through the City of Los Angeles. In the long term, sewer rates are expected to rise significantly due to costs incurred by the City of Los Angeles to maintain and expand its wastewater treatment facilities. These costs are then passed on to the City of San Fernando with its annual payment to Los Angeles for waste water treatment.

Proposal to Increase Water and Sewer Rates  
Page 7

### **Water and Sewer Production Costs**

Water and Sewer rates are based on revenue requirements needed to meet operating and capital program costs. Descriptions of these costs for both utilities are provided in the consultant's report.

#### ***Water Quality and Nitrates***

One of the more significant reasons for water rate increases over the five-year period are new water production costs associated with a nitrate removal project to decrease nitrate levels in two of the City's wells. In May 2007, the nitrate concentration at Well 7A exceeded the Maximum Contaminant Level (MCL). Well 7A was immediately shut down and continues to remain out of production. On November 13 – 14, 2007, testing was conducted on Well 7A to determine if the nitrate contamination was confined to specific depths within the Basin. The results of the test confirmed that the nitrate contamination was present at all depths.

In November 2009, Well 3 had a nitrate reading in excess of the MCL that also required that it be shut down. As of November 2009, only Wells 2A and 4A continue to operate. These wells have had to run more hours per day to make up for the water Wells 3 and 7A would have normally produced.

During this time Public Works staff consulted with the California Department of Public Health (CDPH), the Upper Los Angeles River Area (ULARA) Watermaster, and other agencies to determine the best approach to address and mitigate the elevated nitrate levels. In 2012, the Public Works Department will install and go live with a state-of-the-art ion-exchange system to remove nitrates and meet the State maximum MCL. The costs associated with this project are in excess of \$1 million in addition to ongoing operating and maintenance costs for many years to come.

In addition, with accumulated reserves through the rate increase, the City will be in a better position to respond to new mandates by the State and the Federal government for more stringent water quality controls. In the next few years, State water quality MCLs for Chromium is expected to be implemented. Similar to the current Nitrate Removal Project, the City may have to install additional water treatment systems in order to address this expected mandate.

#### ***Wastewater Treatment Facilities***

The City of San Fernando, like a number of Southern California cities, share the facility costs in connection with the Hyperion Treatment Plant and other treatment facilities that are owned by the City of Los Angeles. Cities that specifically share infrastructure costs with San Fernando include Beverly Hills, Culver City, Glendale, Burbank, La Canada, El Segundo and some others. Fair share costs are broken down into two basic components: (1) Wastewater effluent quality and (2) Conveyance distance. San Fernando's sewer treatment rates are slightly on the higher end due to our geographic location from the Hyperion Treatment Facility which is located in Playa Del Rey. This factor alone increases the conveyance component of our rate. However, due to

Proposal to Increase Water and Sewer Rates  
Page 8

our lower salary and maintenance and operation costs, the overall effective rate charged to properties is still lower in comparison to other cities. Under the proposed increases, the City would be more in line with the rates charged by neighboring cities and would allow revenues to be more consistent with expenditures.

**Budget, Personnel, Finance Standing Committee (BPF) Recommendations**

The BPF Standing Committee has been actively involved in the development of the proposed rates increases over the last year. The committee has worked diligently to consider various options and scenarios to minimize the impact to customers as much as possible. For example, bonds were discussed as a potential method to reduce the proposed increases. Under this scenario the City would attempt to secure bonding for the water and sewer Enterprise Funds to possibly reduce the amount of revenue needed for the CIP program within the five-year period. However, it was later determined that new debt would not be in the best interest of the City over the long term to maintain sustainability of the Enterprise Funds.

After considerable review of this matter, the BPF Standing Committee gave direction to staff to agendize this matter for consideration by the City Council. They further stated that the proposed rate increase should also include changes to the billing cycle and the creation of a program to assist qualifying customers in paying the new rate increases. These matters will require further analysis by staff and will be presented to the City Council at a later date for consideration.

***Change Bimonthly Billing to Monthly Billing***

This recommendation is being currently reviewed by both the Public Works and Finance Departments to develop a plan to implement the billing cycle change and also identify any additional resources needed to complete this task. One of the first items to consider is what additional costs will be incurred to change the billing cycle. For example, the Public Works Department will have to more frequently conduct meter readings, whereby the estimated labor hours for water meter readings is likely to double. With more time needed to conduct meter readings, the Public Works Department will have to reassess and perhaps reorganize staffing assignments to conduct the increase meter readings.

***Payment Assistance for Qualifying Customers***

The BPF Standing Committee has also recommended that staff develop a voluntary utility rate assistance program. Alternatives are being considered to assist low-income persons in paying the proposed rate increase.

**CONCLUSION**

The attached consultant's reports provide an analysis and justification for the proposed water and sewer rate increases. Increases on average are expected at 9% for water residential and commercial customers combined and 7% for sewer residential and commercial customers combined. As directed by the BPF Standing Committee, staff has made a diligent effort to keep the rates as low as possible.

Proposal to Increase Water and Sewer Rates  
Page 9

If approved, the new rates will still allow the City to offer some of the lowest utility rates in the region.

It is also important to restate that the rate increase process is being conducted under the guidelines of 218.

**BUDGET IMPACT:**

There are no budget impacts unless rate increases are approved at a future City Council meeting.

**ATTACHMENTS:**

- A. Ordinance Amending Division 3 of the Article III of Chapter 94
- B. Ordinance Amending Division 2 of Article II of Chapter 94
- C. Consultant's Tiered Water Rate Study
- D. Consultant's Sewer Rate Analysis

## ATTACHMENT "A"

## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SAN FERNANDO AMENDING  
DIVISION 3 OF ARTICLE III OF CHAPTER 94 OF THE SAN  
FERNANDO CITY CODE RELATING TO WATER UTILITY SERVICE  
CHARGES**

The City Council of the City of San Fernando does hereby ordain as follows:

**SECTION 1.** Section 94-261 ("Quantity water charges and service charges by meter size") of Division 3 ("Rates and Charges") of Article III ("Water") of Chapter 94 ("Utilities") of the San Fernando City Code is hereby amended to read as follows:

"Sec. 94-261. – Water service charges.

The following commodity charge and fixed service charge are established and shall be charged and collected by the city for all water sold, supplied, distributed, or transported to or for consumers situated in the city and shall be applicable to all metered water within the city for which no other rate is specified:

*Commodity Charge.* The commodity charge per meter shall be as follows:

Description	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	FY 2015-2016
Residential					
Block 1 Rate per hcf (0-9 hcf)	\$ 0.89	\$ 1.00	\$ 1.11	\$ 1.20	\$ 1.31
Block 2 Rate per hcf (10-18 hcf)	1.81	2.04	2.25	2.45	2.67
Block 3 Rate per hcf (18+ hcf)	2.42	2.72	3.00	3.27	3.56
Non-Residential	1.62	1.82	2.00	2.18	2.38

Sources: City of San Fernando; Willdan Financial Services.

*Fixed Service Charge.* The commodity charge set forth above shall be added to the fixed service charge set forth in the chart:

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	
<b><u>CUSTOMER COSTS</u></b>						
Total Customer Costs	\$ 422,031	\$ 474,407	\$ 522,275	\$ 574,972	\$ 632,987	
Number of Accts	4,731	4,779	4,826	4,875	4,923	
<b>Monthly Customer Cost Charge per Account</b>	<b>\$ 7.43</b>	<b>\$ 8.27</b>	<b>\$ 9.02</b>	<b>\$ 9.83</b>	<b>\$ 10.71</b>	
<b><u>METER AND SERVICES COSTS</u></b>						
Total Meter and Services Costs	\$ 546,651	\$ 614,492	\$ 676,494	\$ 744,753	\$ 819,898	
Number of Equivalent Meters	7,416	7,490	7,565	7,640	7,717	
<b>Monthly Meter Charge per 5/8" - 3/4" Meter</b>	<b>\$ 6.14</b>	<b>\$ 6.84</b>	<b>\$ 7.45</b>	<b>\$ 8.12</b>	<b>\$ 8.85</b>	
<u>Meter Size</u>	<u>AWWA Equivalent Meter Factor</u>					
5/8", 3/4"	1.0	\$ 6.14	\$ 6.84	\$ 7.45	\$ 8.12	\$ 8.85
1"	2.5	15.36	17.09	18.63	20.31	22.14
1 1/2"	5.0	30.72	34.19	37.26	40.62	44.27
2"	8.0	49.14	54.70	59.62	64.98	70.83
3"	16.0	98.29	109.39	119.24	129.97	141.67
4"	25.0	153.58	170.93	186.31	203.08	221.35
6"	50.0	307.15	341.85	372.62	406.15	442.71
<b><u>TOTAL COMBINED MONTHLY FIXED CHARGE</u></b>						
<u>Meter Size</u>	<u>AWWA Equivalent Meter Factor</u>					
5/8", 3/4"	1.0	\$ 13.58	\$ 15.11	\$ 16.47	\$ 17.95	\$ 18.68
1"	2.5	22.79	25.37	27.65	30.14	31.96
1 1/2"	5.0	38.15	42.46	46.28	50.44	54.10
2"	8.0	56.58	62.97	68.64	74.81	80.66
3"	16.0	105.72	117.67	128.26	139.80	151.50
4"	25.0	161.01	179.20	195.33	212.91	231.18
6"	50.0	314.58	350.12	381.64	415.98	452.54

Sources: City of San Fernando; Willdan Financial Services.

**SECTION 2.** Section 94-262 ("Lifeline rate") of Division 3 ("Rates and Charges") Article III ("Water") of Chapter 94 ("Utilities") of the San Fernando City Code is hereby deleted in its entirety.

**SECTION 3.** Section 94-264 ("Purchased water adjustment") of Division 3 ("Rates and Charges") of Article III ("Water") of Chapter 94 ("Utilities") of the San Fernando City Code is hereby amended to read as follows:

"Sec. 94-264. -- Purchased water adjustment.

(a) Beginning July 1, 2012 and for each fiscal year through June 30, 2016, the commodity charges specified in section 94-261 shall be subject to an overriding unit adjustment to be applied to each 100 cubic feet of water sales to reflect changes in the cost of purchased water as defined in this section.

(b) Determination of the overriding unit adjustment shall be made from city accounting records six times yearly for each of the 12-calendar-month periods ending with January 31, March 31, May 31, July 31, September 30, and November 30 as follows: The annual cost of all water purchased for distribution by the city shall be divided by the division's total water sales (in units of one hundred cubic feet HCF) for the same 12-month period. The quotient so obtained shall be expressed to the nearest \$0.0001 per HCF of water and shall be multiplied by all units of one hundred cubic feet of water sales as shown on customer billings for a period of water use regularly scheduled to end within the second and third billing months following the 12-month period used for the unit adjustment computation. The resultant product in each case

shall be expressed to the nearest \$0.01 and, unless otherwise provided therein, shall be the total overriding adjustment to be added to each water service billing.

(c) Cost of purchased water shall include the total cost to the city of all water delivered to the division's system from the metropolitan water district or other suppliers. Reimbursements received by the city for purchased water costs which are or have been included in the calculation of the overriding unit adjustment shall be included as a credit in the determination of the cost of purchased water for the month in which such reimbursement is received."

**SECTION 4.** Section 94-270 ("Annual increase") of Division 3 ("Rates and Charges") of Article III ("Water") of Chapter 94 ("Utilities") of the San Fernando City Code is hereby amended to read as follows:

"Sec. 94-270. -- Annual increase.

On July 1, 1993 and on July 1 of each year thereafter, the then-existing rates imposed under this article, sections 94-265, 94-267 and 94-268, shall automatically increase by the percentage increase, if any, in the Consumer Price Index for all Urban Consumers for Los Angeles—Anaheim—Riverside (1982-84 equals 100) as published by the United States Department of Labor, Bureau of Labor Statistics ("index"), rounded to the nearest cent. The increases shall be cumulative. In determining the percentage increase, the index for the month of May immediately preceding the adjustment date shall be compared with the index for the like month of the previous year. In no event, however, shall the rates imposed be adjusted downward to reflect a percentage decrease in the index."

**SECTION 5.** The City Council is taking action only on those fees charges that have been amended. All charges not modified herein shall continue and remain in effect unless and until modified by resolution or other action of the City Council.

**SECTION 6.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective.

**SECTION 7.** The City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of San Fernando at a regular meeting held on this \_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Mario F. Hernández, Mayor

ATTEST:

\_\_\_\_\_  
Elena G. Chávez, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael Estrada, City Attorney

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

I, ELENA G. CHÁVEZ, City Clerk of the City of San Fernando, do hereby certify that the foregoing Ordinance was adopted a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_ 2011 and was carried by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Elena G. Chávez, City Clerk



## ATTACHMENT "B"

## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SAN FERNANDO AMENDING DIVISION 2 OF ARTICLE II OF CHAPTER 94 OF THE SAN FERNANDO CITY CODE RELATING TO SEWERS AND SEWER DISPOSAL UTILITY SERVICE CHARGES**

The City Council of the City of San Fernando does hereby ordain as follows:

**SECTION 1.** Section 94-261 ("Sewer service charges generally") of Division 2 ("Rates and Charges") of Article II ("Sewers and Sewage Disposal") of Chapter 94 ("Utilities") of the San Fernando City Code is hereby amended to read as follows:

"Sec. 94-66. – Sewer service and use charges.

The following sewer service and use charges are established and shall be charged and collected by the city for all services furnished in connection with its sanitary sewer system. Such sewer service and use charges shall be applied to or for each premises which is connected, directly or indirectly, to the sanitary sewer system or any part thereof for each premises from which any sewage is conveyed or discharged directly or indirectly into the sanitary sewer system. The amount of sewer service and use charges for each premises shall be the sum of the base fee and the unit cost per hundred cubic feet of water used as follows:

<u>Base Fee</u>		<u>Base Fee</u>				
<u>Customer Class</u>	<u>FY 2011/12</u>	<u>FY 2012/13</u>	<u>FY 2013/14</u>	<u>FY 2014/15</u>	<u>FY 2015/16</u>	
Residential	\$ 28.32	\$ 31.15	\$ 32.70	\$ 32.70	\$ 32.70	
Group II Commercial	16.30	17.93	18.83	18.83	18.83	
Group III Commercial	16.30	17.93	18.83	18.83	18.83	
Group IV Commercial	16.30	17.93	18.83	18.83	18.83	
City Property	16.30	17.93	18.83	18.83	18.83	
Industrial	16.30	17.93	18.83	18.83	18.83	
Schools	16.30	17.93	18.83	18.83	18.83	
Higher Education	16.30	17.93	18.83	18.83	18.83	

<u>Unit Cost for (\$/CCF) Water Used</u>					
<u>Customer Class</u>	<u>FY 2011/12</u>	<u>FY 2012/13</u>	<u>FY 2013/14</u>	<u>FY 2014/15</u>	<u>FY 2015/16</u>
Group II Commercial	\$ 1.63	\$ 1.80	\$ 1.89	\$ 1.89	\$ 1.89
Group III Commercial	2.63	2.90	3.04	3.04	3.04
Group IV Commercial	3.94	4.35	4.57	4.57	4.57
City Property	1.25	1.37	1.44	1.44	1.44
Industrial	1.25	1.37	1.44	1.44	1.44
Schools <sup>1</sup>	1.11	1.22	1.28	1.28	1.28
Higher Education <sup>1</sup>	1.11	1.22	1.28	1.28	1.28

<sup>1</sup> Charge per student (ADA).

Sources: City of San Fernando; Willdan Financial Services.

**SECTION 2.** Section 94-69 (“Annual amendment to charges based on Consumer Price Index”) of Division 2 (“Rates and Charges”) of Article II (“Sewers and Sewage Disposal”) of Chapter 94 (“Utilities”) of the San Fernando City Code is hereby amended to read as follows:

“Sec. 94-69. – Annual increase.

(a) On July 1, 1993 and on July 1 of each year thereafter, the charges imposed under section 94-61 shall automatically increase by the percentage increase, if any, in the Consumer Price Index for all Urban Consumers for Los Angeles—Anaheim—Riverside (1982-84 equals 100) as published by the United States Department of Labor, Bureau of Labor Statistics (“index”), rounded to the nearest cent. The increases shall be cumulative. In determining the percentage increase, the index for the month of May immediately preceding the adjustment date shall be compared with the index for the like month of the previous year. In no event, however, shall the rates imposed be adjusted downward to reflect a percentage decrease in the index.

(b) Commencing On July 1, 2014 and on July 1, 2015 and July 1, 2016, the charges imposed under this article, section 94-69, shall automatically increase by the percentage increase, if any, in the Consumer Price Index for all Urban Consumers for Los Angeles—Anaheim—Riverside (1982-84 equals 100) as published by the United States Department of Labor, Bureau of Labor Statistics (“index”), rounded to the nearest cent. The increases shall be cumulative. In determining the percentage increase, the index for the month of May immediately preceding the adjustment date shall be compared with the index for the like month of the previous year. In no event, however, shall the rates imposed be adjusted downward to reflect a percentage decrease in the index.”

**SECTION 3.** The City Council is taking action only on those fees charges that have been amended. All charges not modified herein shall continue and remain in effect unless and until modified by resolution or other action of the City Council.

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

**SECTION 5.** The City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of San Fernando at a regular meeting held on this \_\_\_\_ day of \_\_\_\_\_ 2011.

---

Mario F. Hernández, Mayor

ATTEST:

\_\_\_\_\_  
Elena G. Chávez, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael Estrada, City Attorney

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

I, ELENA G. CHÁVEZ, City Clerk of the City of San Fernando, do hereby certify that the foregoing Ordinance was adopted a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_ 2011 and was carried by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Elena G. Chávez, City Clerk

City of San Fernando  
California



Final Draft Report  
Tiered Water Rate Study

November 3, 2011



27368 Via Industria, Suite 110  
Temecula, CA 92590  
T: 951.587.3500  
F: 951.587.3510

November 3, 2011

Mr. Ron Ruiz  
Public Works Director  
City of San Fernando  
117 Macneil Street  
San Fernando, CA 91340

Dear Mr. Ruiz,

Willdan Financial Services (Willdan) is pleased to present this report on the tiered water rate study conducted for the City of San Fernando (City).

This report was undertaken as the City is facing several challenges to continuing its operations and financial stability. The focus of this study is to ensure that the utility has sufficient revenues to meet its operational, capital and debt service obligations and that rates are set proportionate to the costs of providing utility service to each customer class. Our report outlines the approach, methodology, findings, and conclusions of this study.

This report has been prepared using generally accepted rate setting techniques. The City's utility accounting, budgeting, and billing records were the primary sources for the data contained within the report. Furthermore, Willdan has worked closely with City staff over the course of this project to confirm the data validity and prudence of assumptions. The conclusions contained within this report present the City with a set of recommendations, which provide stable, reasonable, and technically defensible funding for continued operations.

It was a pleasure working with you, and we wish to express our thanks for your support and cooperation extended throughout the study.

Sincerely,

Willdan Financial Services

Gregg Tobler  
Senior Project Analyst

# Table of Contents

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<b>Table of Contents</b> .....	<b>iii</b>
<b>List of Figures</b> .....	<b>iv</b>
<b>Executive Summary</b> .....	<b>5</b>
<b>Project Background</b> .....	<b>7</b>
Key Financial Plan Objectives .....	8
Overview of the Rate Study Process .....	8
<b>Rate Setting Principles</b> .....	<b>10</b>
Established Principles & Guidelines .....	10
Revenue Requirements .....	11
Financial Planning .....	11
Rate Design .....	11
Rate Setting Principles Summary .....	12
<b>Water Rate Analysis</b> .....	<b>13</b>
Revenue Requirements Analysis.....	15
Cost of Service Analysis.....	19
Rate Design Analysis .....	21

# List of Figures

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<b>Table of Contents .....</b>	<b>iii</b>
<b>List of Figures.....</b>	<b>iv</b>
<b>Executive Summary .....</b>	<b>5</b>
Figure E-1: Projection Using Current Water Rates.....	6
Figure E-2: Projection Using Proposed Water Rates.....	7
<b>Project Background .....</b>	<b>7</b>
Figure 1-1: Comprehensive Rate Study Interrelated Analysis .....	9
<b>Rate Setting Principles .....</b>	<b>10</b>
Figure 2-1: Overview of the “Cash Basis” Design.....	11
<b>Water Rate Analysis .....</b>	<b>13</b>
Figure 3-1: Revenue and Expenditure Projections – Existing Rates .....	13
Figure 3-2: Accounts and Consumption .....	14
Figure 3-3: Water Capital Projects .....	16
Figure 3-4: Revenue Requirements .....	18
Figure 3-5: Revenue and Expenditure Projections – Proposed Rates .....	19
Figure 3-6: Classification of Water Expenses by Function .....	20
Figure 3-6: Classification of Water Expenses by Function Continued .....	21
Figure 3-7: Residential Tiered Analysis .....	24
Figure 3-8: Monthly Fixed Water Charge Rates .....	25
Figure 3-9: Proposed Commodity Charges .....	25
Figure 3-10: Comparative Water Bills - Residential .....	26
Figure 3-11: Comparative Water Bills – Non-Residential .....	28

# Executive Summary

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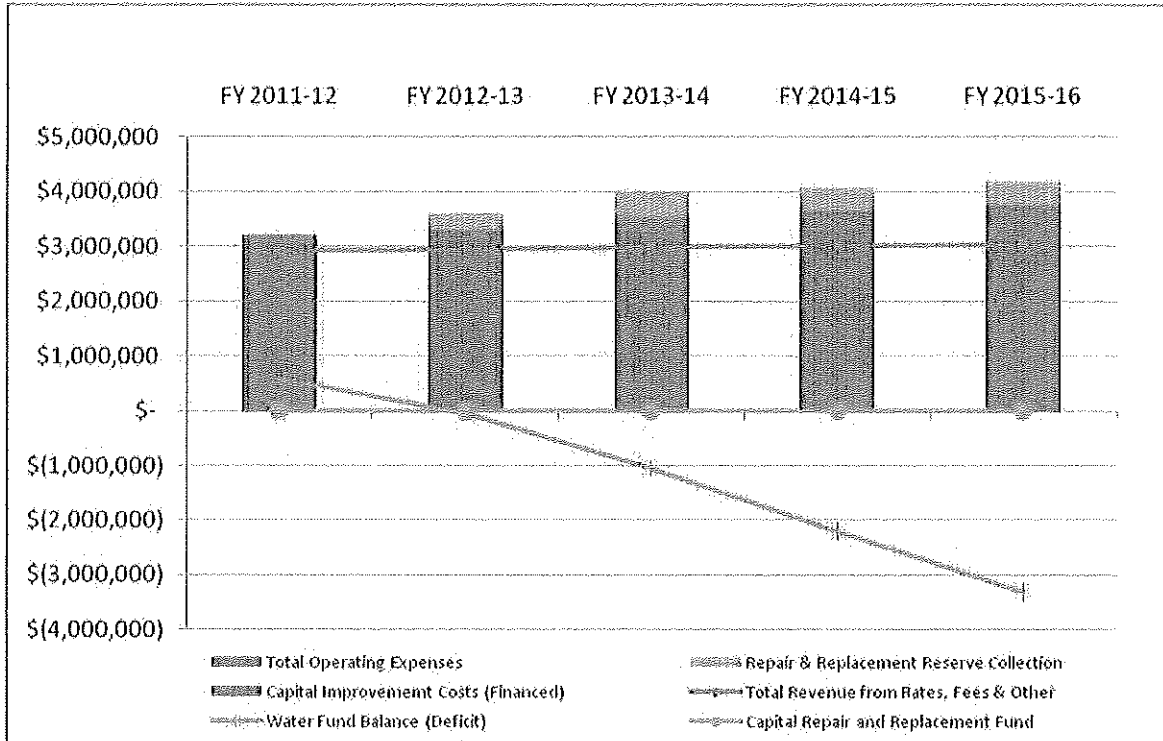
The City desires rates that fully fund operations, maintenance, and present and future capital costs for, infrastructure rehabilitation and enhancements. The City is facing several challenges to continuing its water utility operations, including inadequate annual water rate revenues to keep pace with increasing operational and capital costs; the implementation of an automated meter reading system to more accurately bill customers and identify potential leaks; reduction in anticipated customer account growth; and the need to meet water conservation objectives while maintaining a self funding water utility enterprise fund.

The City retained Willdan Financial Services (Willdan) to prepare a tiered rate study for the water utility to ensure the utility has sufficient revenues to meet their operational, capital and debt service obligations. Additionally, to confirm that rates are set proportionate to the costs of providing utility service to each customer class in compliance with Proposition 218. Therefore, the intent of the proposed tiered rate study is to provide recommendations on changes to the current utility rate structure to meet these challenges within the appropriate legal confines. As part of this rate study, Willdan facilitated dialogue with City staff during several conference calls. As every City encompasses unique complexities and traits, during these discussions, the City provided suitable recommendations to incorporate into the study. This report documents the findings, analyses and recommendations of the comprehensive rate study effort.

The graph (Figure E-1) below demonstrates the current and projected financial conditions of the water system **assuming no rate increases over the next 5 years**. As the figure illustrates, holding rates constant will result in depleted reserve funds, potential General Fund subsidy or borrowing, reduced quality of operations or services, and deferred capital projects that are urgently needed due to aging infrastructure.

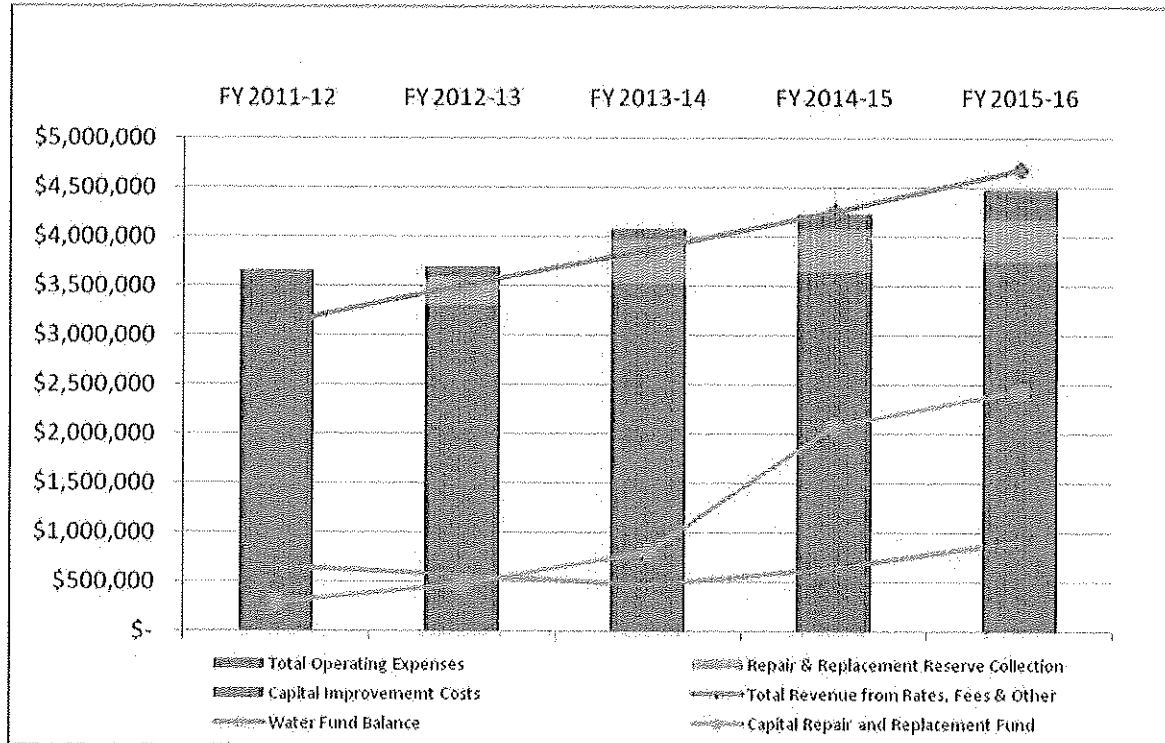


Figure E-1: Projection Using Current Water Rates



The graph (Figure E-2) below demonstrates the projected financial condition of the water system assuming adoption of a recommended rate increases over the next 5 years. As the figures illustrate, the proposed rate structure and rate increases will enable the City to continue its operations, establish prudent reserve fund levels, and fund capital projects that are urgently needed through a bond financing.

Figure E-2: Projection Using Proposed Water Rates



## Project Background

The City of San Fernando owns and operates a water system for residents and businesses within City limits. As of Fiscal Year 2009/10, the water system provides service to approximately 4,638 residential and non-residential potable water customers. The City operates the water system as a self-supporting enterprise, separate from other enterprises and General Fund activities.

The City's Public Works Department is responsible for water storage and delivery. Additionally, the Department is responsible for water resource management, water policy development, and water conservation programs. The Water Distribution Division of the Public Works Department is responsible for providing water to all City water customers in sufficient quantities to meet demands; and for maintenance water system. The Division also installs new services that are ordered for new structures or demands by land use changes. The City receives the majority of its water from ground water supplies. The remainder of the water the City receives comes from Metropolitan Water District (MWD).

Due to the economic climate and continued cost pressures, the City is facing several challenges to continuing its water utility operations as customer account growth has slowed to a 1.0% annual rate and

utility infrastructure is aging and must be replaced. Additionally, utility rate revenues are not keeping pace with increasing operational and capital renewal and rehabilitation costs.

Due to the existing water rate schedule (rate structure), recent market conditions, and conservation objectives implemented by water purveyors, the current model does not accurately reflect current realities or the revenue stream required for services provided. As the rates have not been updated since FY2005-2006, the City needs rates that fully reflect today's operations, maintenance, existing and future capital costs, and accounts for water conservation goals.

## **Key Financial Plan Objectives**

Several objectives were identified during the study to guide decisions regarding the proposed financial plans and rate structures. The major objectives of the study were:

- Utility rates and fees should generate sufficient revenues to meet operating costs, capital program requirements, debt service obligations, and maintain adequate reserves consistent with sound financial management practices.
- Utility rates should be set proportionate to the cost of providing utility service to each customer to promote fairness and equity and compliance with Proposition 218.
- A financial plan that shifts a majority of future capital funding to a paygo basis to limit the Utility's debt.
- A financial plan that minimizes the need to continually update the water rate structure, do to short-term impacts.
- Conservation objectives of the City, and the State (20x2020) to encourage the efficient and reasonable use of water.
- Utility rate structures should be supported by a financial model that is easy to update should costs and assumptions change in the future beyond what was projected at the time of this report.

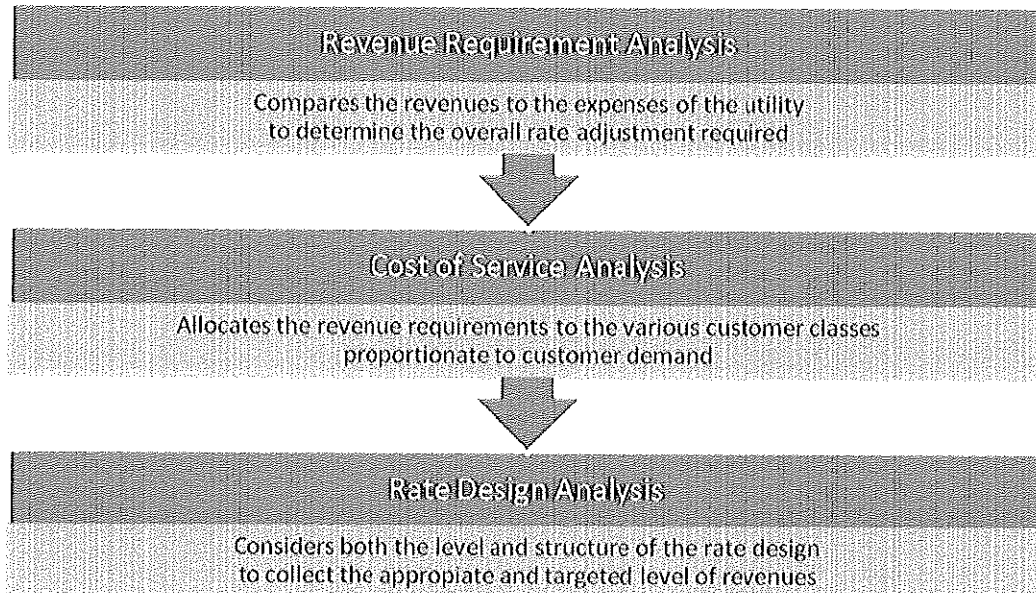
In reviewing the above objectives, it should be noted that the City has limited control over external forces such as growth, consumer behavior, the cost of purchasing water, and system usage. Recognizing these factors, we believe that the recommendations in this study provide a fair, reasonable, and balanced set of proposed rates and fees for the City that, to the extent possible, meets these key objectives.

## **Overview of the Rate Study Process**

The scope of this study included the development of cost-based water user charges through a comprehensive cost of service and rate design analysis. Utility rates must be set at a level where a utility's operating and capital expenses meet the revenues received from customers. This is a significant point, as failure to achieve this level may lead to insufficient funds being available to appropriately maintain the system. A comprehensive rate study typically consists of following three interrelated analyses to develop the accurate funding levels (Figure 1-1 provides an overview of these processes).

- **Financial Planning/Revenue Requirement Analysis:** Create a five-year plan to support an orderly, efficient program of on-going maintenance and operating costs, capital improvement and replacement activities, and suitable leveraging of financial resources (debt load). In addition, the long-term plan should fund and maintain reserve balances to adequate levels based on industry standards and City fiscal policies.
- **Cost of Service Analysis:** Identifies and apportions annual revenue requirements to the different customer classes based on their demand on each utility system.
- **Rate Design:** Develops a fixed/variable schedule of rates for each customer class to proportionately recover the costs attributable to them. Assembly bill 2882 allows other policy objectives to be achieved, such as discouraging wasteful water use through price signaling. The policy objectives are balanced with the cost of service objectives of Prop 218 to maintain the delicate balance between customer equity, financial stability and resource conservation goals.

Figure 1-1: Comprehensive Rate Study Interrelated Analysis



# Rate Setting Principles

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The primary objective of conducting a comprehensive rate study is to 1) determine the adequacy of the existing rates (pricing and structure) and 2) provide the basis for any necessary adjustments to meet the City's operating and capital needs as well as policy objectives, such as efficient water use. The City intends for rate structures to fully fund operations, maintenance, and present and future capital costs. Furthermore, the City desired to maintain or possibly enhance its current rate structure. A tiered rate structure, as currently implemented by the City, encourages efficient use of water by allocating each customer a consumption allotment (block) based on average usage for which they are charged a base rate per hundred cubic foot (hcf). If an account's consumption exceeds its allotment, then the customer is charged an increased rate (block 2) per hcf for the consumption that falls above the allotment.

## Established Principles & Guidelines

Over the past years, many generally accepted principles or guidelines have been established to assist in developing utility rates. The purpose of this section of the report is to provide a general background of the methodology and guidelines used for setting cost based utility rates. This will provide the reader with a higher-level understanding of the general process detailed later in this report.

As a practical matter, there should be a general set of principles to develop rates. The American Water Works Association (AWWA) establishes these principles in the M1 Manual – *Principles of Water Rates, Fees and Charges*. These guiding principles help to ensure there is a consistent global approach that is employed by all utilities in the development of their rates (water and water-related utilities including sewer and reclaimed water).

Below is a summary listing the established guidelines, which public utilities should consider when setting their rates. These closely reflect the City's specified objectives.

- Rates should be cost-based and equitable, and set at a level such that they provide revenue sufficiency.
- Rates and process of allocating costs should conform to generally accepted rate setting techniques.
- Rates should provide reliable, stable and adequate revenue to meets the utility's financial, operation, and regulatory requirements.
- Rate levels should be stable from year to year (limit "rate shocks").
- Rates should be easy to understand and administer.

These guidelines, along with the City's objectives, have been utilized within this study to help develop utility rates that are cost-based and equitable.

## Revenue Requirements

The method used by most public utilities to establish their revenue requirements is called the “cash basis” approach of setting rates. As the name implies, a public utility combines its cash expenditures over a period of time to determine their required revenues from user rates and other forms of income. The figure below presents the “cash basis” methodology.

Figure 2-1: Overview of the “Cash Basis” Design

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+ Operation and Maintenance Expenses  
+ Capital Additions Financed with Rate Revenue  
+ Debt Service (Principal and Interest)  
= Total Revenue Requirements

---

To ensure existing ratepayers are not paying for growth-related capital projects, Willdan reviewed existing, approved/pending, and proposed Capital Improvement Projects (CIPs) with City staff to allocate projects between new (growth) and existing customers (operations and maintenance or “O&M”). Additionally, capital replacement expense is sometimes included to stabilize annual required revenue requirements by spreading the replacement costs of a depreciated asset over the expected life of the asset or through the term of bond issue, when municipal bond financing is used.

Based on the revenue requirement analysis, the utility can determine the overall level of rate adjustment needed in order for the utility to meet its overall expenditure needs.

## Financial Planning

In the development of the revenue requirements, many assumptions are utilized to project future expenditures, customer and consumption growth, and required revenue adjustments. The City’s budget documents are used as the initial starting point; however, assumptions play a necessary role in projecting future required revenue.

Conservative growth assumptions and prudent financial planning are fundamental to ensuring adequate rate revenue and to promote financial stability. The financial model developed appropriately considers the City’s capital improvement needs and operating reserve balances.

## Rate Design

The final element, the rate design process, applies the results from the revenue requirements to develop rates that achieve the general guidelines and objectives of the City. While these objectives must abide by the cost of service principles of Prop 218, the Agency may consider items such as continuity of past rate philosophy, efficient use of water, encouragement of economic development, ease of administration, and legal requirements. While cost-based rates are an important objective, all objectives should be balanced appropriately.

While the general description of the utility rate setting process discussed in this section of the report is simplified and condensed, it does address the underlying fundamentals. One of the key principles for a comprehensive rate study is found in economic theory, which suggests the price of a commodity must roughly equal its cost if equity among customers is to be maintained – i.e. cost-based. For example, capacity-related costs are usually incurred by a water utility to meet peak use requirements. Consequently, the customers causing peak demands should properly pay for the demand-related facilities in proportion to their contribution to maximum demands. Through refinement of costing and pricing techniques, consumers of a product are given a more accurate price point of what the commodity costs to produce and deliver.

The above fundamentals have considerable foundation in economic literature. They also serve as primary guidelines for Proposition 218 compliance and rate design by most utility regulators and administrative agencies. This “price-equals-cost” theory provides the basis for much of the subsequent analysis and comment. This theory is particularly important as the proposed rate structure has been modified to encourage the efficient use of water while maintaining this economic principle.

### **Rate Setting Principles Summary**

This section of the report provides a brief introduction to the general principles, techniques, and economic theory used to set utility rates. These principles, techniques, and economic theory were the starting point for this rate study and the groundwork used to meet the City’s key objectives in analyzing and adjusting their utility rates.

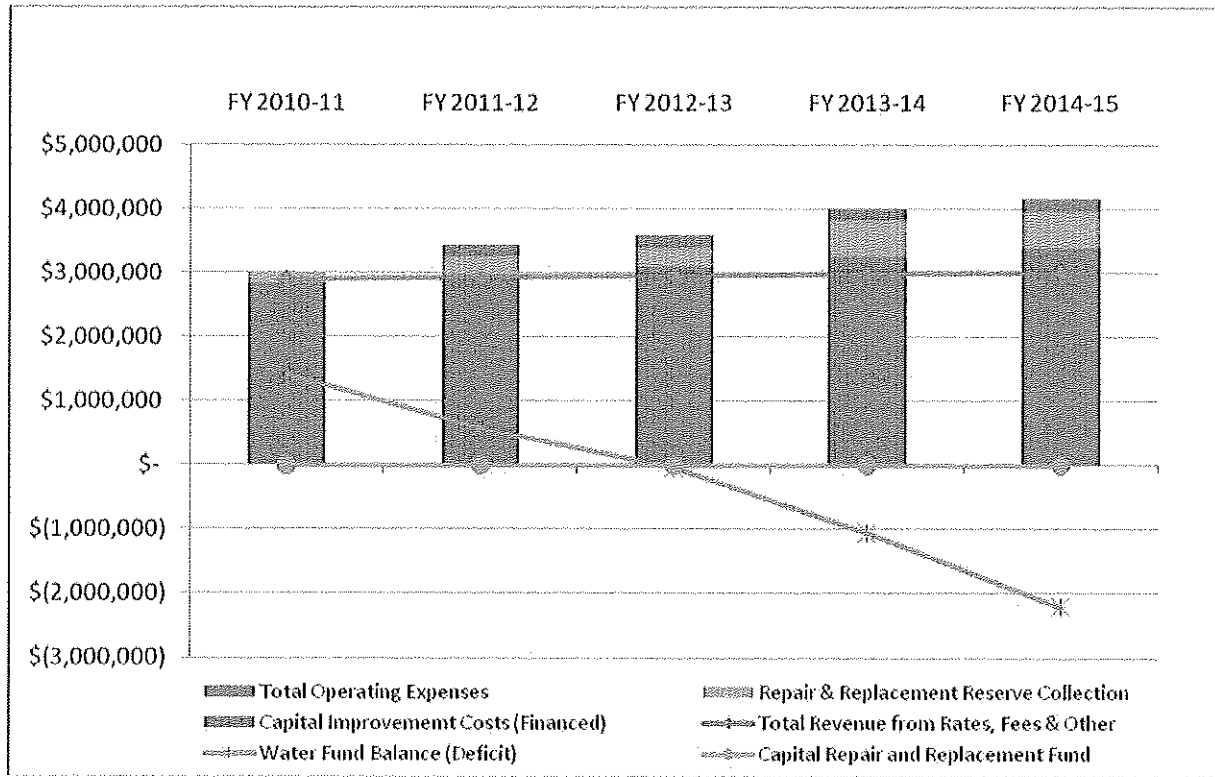
The total cost of serving each customer class is determined by distributing each of the utility cost components among the user classes based upon the respective service requirements of each customer class. Therefore, a true cost of service rate study enables a water utility to adopt rates based on the true costs to each user class. The purposes of this water utility cost of service study include:

- ♦ Proportional allocation of the costs of service to users.
- ♦ Derivation of unit costs to support the development of water rates.

# Water Rate Analysis

The City is facing several challenges to continuing its high-quality operations. Utility revenues are not keeping pace with increasing operational and capital costs. In addition, customer account growth has slowed to a 1.0% rate and utility infrastructure is aging and must be replaced soon. Considering the above variables, Figure 3-1 projects the adequacy of existing rate revenue to support ongoing operations and maintenance.

Figure 3-1: Revenue and Expenditure Projections – Existing Rates



As the water fund balance becomes negative resulting in a deficit, the above figure indicates revenue increases are necessary to operate and maintain the water system. This will be evident as details of the process, data, and methodology utilized in the rate study are presented in this section of the report. Summary figures, outlining much of the analysis are included in this section of the report as well.



## Customer Statistics

During the Fiscal Year 2010, the City provided water service to an estimated 4,638 customers, distributing roughly 1.314 million hundred cubic feet of potable water. Figure 3-2 shows the City's projected water usage and number of accounts by customer class.

Figure 3-2: Accounts and Consumption

Customer Class	Accounts	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
Residential	3,943	930,904	930,811	930,718	940,025	949,426
Commercial	407	196,615	196,596	196,576	198,542	200,527
Elementary	10	7,129	7,129	7,128	7,199	7,271
Higher Education	9	15,468	15,466	15,465	15,620	15,776
Industrial	145	132,010	131,996	131,983	133,303	134,636
Churches	53	20,646	20,644	20,642	20,849	21,057
City Property	71	11,797	11,796	11,795	11,913	12,032
<b>Total</b>	<b>4,638</b>	<b>1,314,570</b>	<b>1,314,439</b>	<b>1,314,307</b>	<b>1,327,450</b>	<b>1,340,725</b>
		<b>Percent of Total</b>				
Residential	85.0%	70.8%	70.8%	70.8%	70.8%	70.8%
Commercial	8.8%	15.0%	15.0%	15.0%	15.0%	15.0%
Elementary	0.2%	0.5%	0.5%	0.5%	0.5%	0.5%
Higher Education	0.2%	1.2%	1.2%	1.2%	1.2%	1.2%
Industrial	3.1%	10.0%	10.0%	10.0%	10.0%	10.0%
Churches	1.1%	1.6%	1.6%	1.6%	1.6%	1.6%
City Property	1.5%	0.9%	0.9%	0.9%	0.9%	0.9%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

*Note:*

Assumes a consumption growth rate of 1% after FY 2013-14.

Incorporates a 3% reduction in consumption in FY 2012-13 & FY 2013-14 for price elasticity.

Source: City of San Fernando; Willdan Financial Services.

A projection of customers, usage, and production requirements is necessary in the evaluation of the revenue requirements. This projection is critical for the determination of revenues from rates, escalation of production-related costs, cost-causation, and design of the rates.

Given the current economic climate and review of potential growth, Willdan in conjunction with City staff determined to use a growth rate equal to 1.0%.

## **Revenue Requirements Analysis**

### **Revenue from Existing Rates**

The first step in developing the revenue requirements is to develop a projection of revenues from existing rates. The City expects to receive approximately \$2.9 million in water sales in Fiscal Year 2012. By 2016, assuming the growth discussed above, water sales are projected to increase roughly 5.1% to \$3.05 million. In addition to water sales, the City has a projected average of non-operating revenues approximately equal to twelve thousand dollars, consisting of interest income.

### **Projections of Operation and Maintenance Expenses**

To project Operating and Maintenance (O&M) expenses over the five-year planning horizon, two escalation factors were developed. The operations cost escalator, set at 3.00%, is applied to basic expenditures that the Department incurs: materials, utilities, etc in fiscal years 2012 through fiscal year 2014 and an operations cost escalator of 4.00% in fiscal years 2015 and 2016. The Personnel cost escalator is set at 3.0%. Additionally, the City, as part of its financial policies, has established a reserve policy to provide 25% (90 days) of its annual operating and maintenance expenses in a reserve account.

We are recommending a maximum Operating Fund reserve policy of 90 days. This will ensure a sufficient and reasonable fund to offset any unforeseen or unaccounted financial challenges. Once this maximum is met, the balance will be transferred to a Capital Repair and Replacement Fund. The Capital Repair and Replacement Fund will be funded with the annual amount of depreciation, plus any excess funds from the operating reserve. The Capital Repair and Replacement reserve will provide the necessary capital to pay for future repair and replacement capital improvement projects.

**Capital Improvement Projects**

The Department's Capital Improvement Program (CIP) needs for the water utility are summarized in Figure 3-3. Individually, each project was identified by City staff as growth-related, existing needs (O&M) or a percentage of both to determine the appropriate funding mechanism (monthly rates or connection fee). The capital projects are required to meet the Utility's repair and maintenance needs and to maintain the existing quality of the system.

**Figure 3-3: Water Capital Projects**

CIP Project No.	PROJECT	Description	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	FY 2015-2016
			\$	\$	\$	\$	\$
1	Other Projects	Nitrate Filter System, Phase 1	-	-	-	-	-
2	Other Projects	Well 4A Rehab & Electrical Panel Upgrade	-	-	-	-	-
3	Other Projects	Nitrate Filter System, Phase 2	395,223	-	-	-	-
4	Water Main Replacement	Capital Equipment Purchase - Computer Software Upgrades	32,260	-	-	-	-
5	Water Main Replacement	Software	16,130	-	-	-	-
6	Other Projects	Capital Equipment Replacement - Backhoe	-	105,937	-	-	-
7	Other Projects	400 No. Huntington Street.	-	-	110,087	-	-
8	Other Projects	900 Macneil Street.	-	-	-	110,801	-
9	Other Projects	MWD Booster Pump #4 Rehab (#3 done FY 07)	-	-	-	23,983	-
10	Other Projects	Arroyo Booster Pump #2 Rehab	-	-	-	23,983	-
11	Other Projects	Capital Equipment Replacement - Distribution Truck	-	-	-	-	186,526
12	Water Main Replacement	900-1000 Lucas Street	-	-	-	-	111,418
13	Water Main Replacement	Reservoir #4 Reconstruction and Land Purchase	-	-	-	-	-
		Total	\$ 443,613	\$ 105,937	\$ 110,087	\$ 158,767	\$ 287,944

**Notes:**

Construction cost estimates were escalated annually by a factor of 3.7%, based on the average annual increase between 2005 and 2010 in the Producer Price Indices for steel and plastic construction materials.

Source: City of San Fernando; Bureau of Labor Statistics; Willdan Financial Services.

### **Summary of Revenue Requirements Analysis**

The above components comprise the foundation of the revenue requirement analysis. During the discussions with the City, City staff made recommendations to assure the accuracy of financial and growth variables used in developing the revenue requirement analysis. Particular emphasis was placed on attempting to minimize rates, yet still encompass adequate funds to support the operational activities and capital projects throughout the study period.

The revenue requirements analysis figure, presented below, provides a basis for evaluating the timing and level of water revenue increases required to meet the projected required revenue for the study period. The percentages shown at the bottom of the figure show the recommended revenue adjustments.

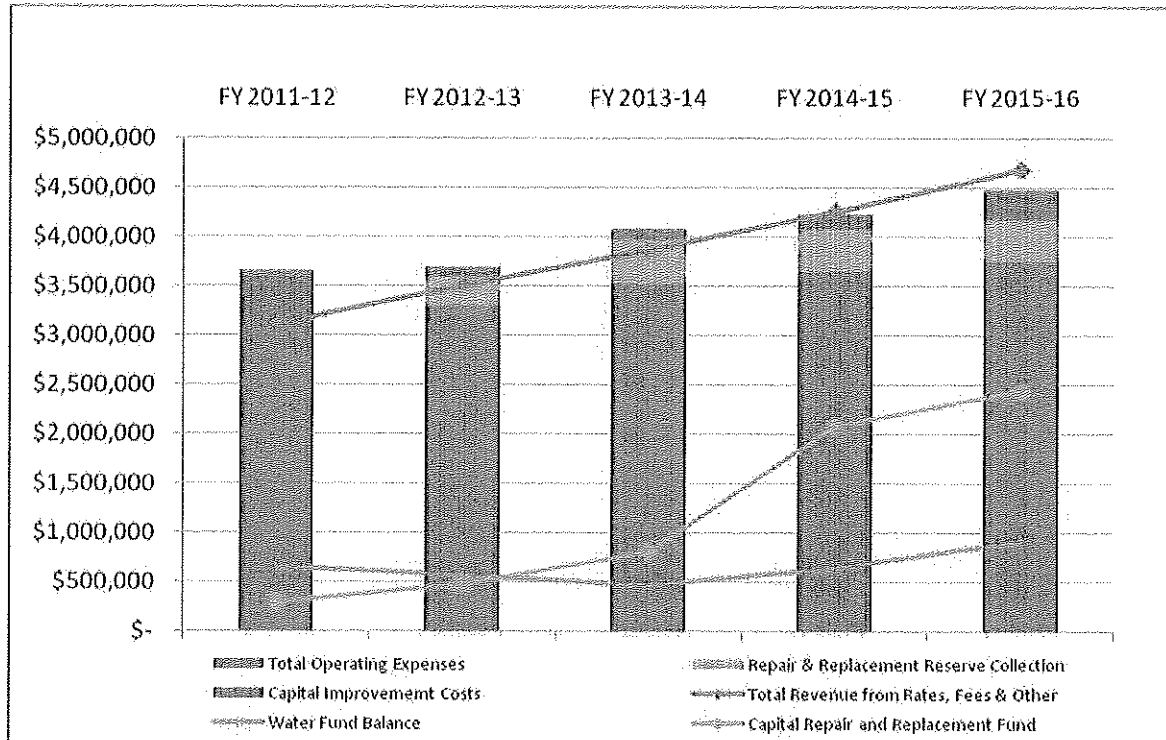
Figure 3-4: Revenue Requirements

Description	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
1 <b>Projected Customer Growth Rate</b>	1.00%	1.00%	1.00%	1.00%	1.00%
2 <b>Estimated Existing Operating Revenue</b>	2,929,000	2,958,290	2,987,873	3,017,752	3,047,929
3 Additional Revenue Required	197,708	556,454	881,509	1,242,051	1,641,688
Total Operating Revenues (Required Revenue)	3,126,708	3,514,744	3,869,382	4,259,803	4,689,617
Revenue Increase	9.00%	9.00%	9.00%	9.00%	9.00%
5 <b>Operating Expenses</b>					
6 Personnel Services	1,766,312	1,819,301	1,873,880	1,930,097	1,988,000
7 Utilities	198,746	204,708	210,849	219,283	228,055
8 Telephone	4,470	4,604	4,742	4,932	5,129
9 Rents & Leases	3,090	3,183	3,278	3,409	3,546
10 Contractual Services	128,702	132,563	136,540	142,001	147,681
11 Professional Services	8,755	9,018	9,288	9,660	10,046
12 Office Equipment Maintenance	1,514	1,560	1,606	1,671	1,737
13 Department Supplies	66,435	68,428	70,481	73,300	76,232
14 Equipment and Supplies	10,061	10,363	10,674	11,101	11,545
15 Equipment Maintenance	32,548	33,524	34,530	35,911	37,348
16 Building Maintenance and Repair	3,100	3,193	3,289	3,421	3,557
17 Small Tools	3,605	3,713	3,825	3,978	4,137
18 Personnel Training	3,348	3,448	3,551	3,693	3,841
19 Meetings, Memberships, Licenses, and Training	3,090	3,183	3,278	3,409	3,546
20 Subscriptions / Dues & Memberships	3,966	4,084	4,207	4,375	4,550
21 Fuel and Vehicle Maintenance	23,246	23,943	24,662	25,648	26,674
22 Activities & Programs	11,330	11,670	12,020	12,501	13,001
23 Other Expenses	68,804	70,868	72,994	75,914	78,950
24 Cost Allocation	410,697	423,018	435,709	453,137	471,262
25 Nitrate System Operational Expenses	214,608	218,608	361,456	361,456	361,456
26 Interfund Sewer Fund Loan Transfer Repayment	75,000	75,000	75,000	75,000	75,000
27 Capital Expenses	111,498	114,842	118,288	123,019	127,940
28 Transfer Accounts	62,830	64,715	66,656	69,323	72,096
29 <b>Total Operating Expenses</b>	3,215,754	3,307,538	3,540,804	3,646,239	3,755,329
30 Net Operating Income	(89,046)	207,206	328,578	613,564	934,288
31 <b>Non-Operating Revenue</b>					
32 Investment Earnings	27,966	15,008	17,126	20,751	38,298
33 Operating Transfer In	-	-	-	-	-
34 One-Time Sale of MWD Rights	426,000	-	-	-	-
35 <b>Total Non-Operating Revenue</b>	453,966	15,008	17,126	20,751	38,298
36 <b>Capital Projects Funded by Rates</b>					
37 Repair & Replacement Reserve Collection	-	289,000	433,500	433,500	433,500
38 CIP PAYGO - Rate Funded	378,767	-	-	-	-
39 <b>Total Capital Projects Funded by Rates</b>	378,767	289,000	433,500	433,500	433,500
40 <b>Net Income (Loss)</b>	(41,813)	(81,794)	(104,922)	180,064	500,788
41 <b>Water Enterprise Fund</b>					
42 Beginning Operating Fund Balance	700,500	658,687	576,894	471,972	652,036
43 Fund Balance Days of O&M	90	90	90	90	90
44 Desired Fund Balance	792,926	815,557	873,075	899,073	925,972
45 Excess (Deficit) O&M / Excess to R&R Fund	-	-	-	-	226,852
46 <b>Ending Operating Fund Balance</b>	\$ 658,687	\$ 576,894	\$ 471,972	\$ 652,036	\$ 925,972
47 <b>Capital Repair and Replacement Fund</b>					
48 Beginning Capital R&R Fund Balance	364,847	300,000	483,063	806,476	2,081,209
49 Repair & Replacement Reserve Collection	-	289,000	433,500	433,500	433,500
50 Potential Grant Money	-	-	-	1,000,000	-
51 Capital Projects - R&R Funded	(64,847)	(105,937)	(110,087)	(158,767)	(297,944)
52 Excess from O&M Fund	-	-	-	-	226,852
53 <b>Ending Capital R&amp;R Fund Balance</b>	\$ 300,000	\$ 483,063	\$ 806,476	\$ 2,081,209	\$ 2,443,617

Sources: City of San Fernando; Willdan Financial Services.

Based upon the revenue requirement analysis, the City will need to adjust the rate revenue by 9% in January 1, 2012, followed by subsequent 9% increases in fiscal year 2012/2013 through fiscal year 2015/2016 which are needed to keep ahead of inflation and to fund future capital rehabilitation needs. This approach will result in a compounded 45% revenue increase over the next five years. Figure 3-5 expands upon the earlier figure (Figure 3-1), to illustrate the positive impact of the revenue increase on the utility's financial condition.

Figure 3-5: Revenue and Expenditure Projections – Proposed Rates



### Cost of Service Analysis

The cost of service analysis is a systematic process by which revenue requirements are used to generate a classification of fair and equitable costs in proportion to the service received for each user class.

### Cost Allocation by Function

The cost of service allocation conducted in this study is established on the base-extra capacity method endorsed by the AWWA. Under this method, revenue requirements are separated between fixed and variable costs and then differentiates variable related costs amongst “Base” and “Max Day (Peak)”. The fixed and variable costs are allocated to the different user classes proportionate to the demand they place on the water system. Expenditure allocations are based on average day (base) usage, maximum day (peak) usage, meters and services, and billing and collection. Average day (base) costs detailed below are allocated to customer classes based on the total annual amount of water consumption. Maximum day (peak) usage costs are allocated to customer classes based on the total annual amount of

water consumption adjusted by the peaking factor. Meters and services costs are allocated based on the number of equivalent meters of each customer class. Finally, customer account (billing & services) costs are allocated on the number of accounts of each customer class. Use of this methodology results in an AWWA-accepted cost distribution among customer classes and a means of calculating and designing rates to proportionately recover costs incurred.

Figure 3-6 classifies the major functions of the water system and allocates those related costs to the demand factors average day (base), maximum day (peak) usage, meters and services, and customer accounts.

Figure 3-6: Classification of Water Expenses by Function

Description	Total Revenue Requirement	Extra Capacity		Customer Costs		Basis of Classification
		Base	Max Day	Customer Account	Meters & Services	
<b>Water Production</b>						
Personnel Services	\$ 566,172	\$ 333,339	\$ 232,833	\$ -	\$ -	Avg/Max Day
Utilities	188,140	110,769	77,371	-	-	Avg/Max Day
Telephone	2,820	1,660	1,160	-	-	Avg/Max Day
Rents & Leases	1,500	883	617	-	-	Avg/Max Day
Contractual Services	100,100	58,935	41,165	-	-	Avg/Max Day
Department Supplies	17,000	10,009	6,991	-	-	Avg/Max Day
Equipment and Supplies	4,134	2,434	1,700	-	-	Avg/Max Day
Equipment Maintenance	17,000	10,009	6,991	-	-	Avg/Max Day
Building Maintenance and Repair	3,010	1,772	1,238	-	-	Avg/Max Day
Small Tools	1,000	589	411	-	-	Avg/Max Day
Personnel Training	1,000	589	411	-	-	Avg/Max Day
Meetings, Memberships, Licenses, and Training	2,000	1,178	822	-	-	Avg/Max Day
Fuel and Vehicle Maintenance	4,200	2,473	1,727	-	-	Avg/Max Day
Activities & Programs	2,000	1,178	822	-	-	Avg/Max Day
Other Expenses	44,400	26,141	18,259	-	-	Avg/Max Day
Capital Expenses	2,500	1,472	1,028	-	-	Avg/Max Day
Transfer Accounts	1,000	589	411	-	-	Avg/Max Day
<b>Total Water Production</b>	<b>\$ 957,976</b>	<b>\$ 564,018</b>	<b>\$ 393,958</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Water Distribution</b>						
Personnel Services	\$ 410,152	\$ 136,717	\$ 136,717	-	136,717	33% Base/Max/Meters
Rents & Leases	1,500	500	500	-	500	33% Base/Max/Meters
Contractual Services	11,500	3,833	3,833	-	3,833	33% Base/Max/Meters
Professional Services	2,500	833	833	-	833	33% Base/Max/Meters
Department Supplies	39,000	13,000	13,000	-	13,000	33% Base/Max/Meters
Equipment and Supplies	5,634	1,878	1,878	-	1,878	33% Base/Max/Meters
Equipment Maintenance	3,600	1,200	1,200	-	1,200	33% Base/Max/Meters
Small Tools	2,500	833	833	-	833	33% Base/Max/Meters
Personnel Training	750	250	250	-	250	33% Base/Max/Meters
Fuel and Vehicle Maintenance	8,800	2,933	2,933	-	2,933	33% Base/Max/Meters
Capital Expenses	93,500	31,167	31,167	-	31,167	33% Base/Max/Meters
Capital Projects	68,000	22,667	22,667	-	22,667	33% Base/Max/Meters
Depreciation Expenses	578,000	192,667	192,667	-	192,667	33% Base/Max/Meters
<b>Total Water Distribution</b>	<b>\$ 1,225,436</b>	<b>\$ 408,479</b>	<b>\$ 408,479</b>	<b>\$ -</b>	<b>\$ 408,479</b>	
<b>Utility Billing</b>						
Personnel Services	\$ 355,455	\$ -	\$ -	\$ 355,455	\$ -	100% Customer Billing
Contractual Services	1,500	-	-	1,500	-	100% Customer Billing
Department Supplies	6,000	-	-	6,000	-	100% Customer Billing
Equipment Maintenance	7,250	-	-	7,250	-	100% Customer Billing
Fuel and Vehicle Maintenance	6,514	-	-	6,514	-	100% Customer Billing
Computer Service Charges	-	-	-	-	-	100% Customer Billing
Capital Expenses	3,000	-	-	3,000	-	100% Customer Billing
<b>Total Utility Billing (Customer Costs)</b>	<b>\$ 379,719</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 379,719</b>	<b>\$ -</b>	
<b>Total O &amp; M (\$)</b>	<b>\$ 2,563,131</b>	<b>\$ 972,497</b>	<b>\$ 802,437</b>	<b>\$ 379,719</b>	<b>\$ 408,479</b>	
<b>Total O &amp; M (%)</b>	<b>100.00%</b>	<b>37.94%</b>	<b>31.31%</b>	<b>14.81%</b>	<b>15.94%</b>	

Figure 3-6: Classification of Water Expenses by Function Continued

Description	Total Revenue Requirement	Extra Capacity		Customer Costs		Basis of Classification
		Base	Max Day	Customer Account	Meters & Services	
<b>Water Administration</b>						
Personnel Services	\$ 383,087	\$ 145,350	\$ 119,933	\$ 56,753	\$ 61,051	% of O&M
Utilities	4,817	1,828	1,508	714	768	% of O&M
Contractual Services	11,853	4,497	3,711	1,758	1,889	% of O&M
Office Equipment Maintenance	1,470	558	460	218	234	% of O&M
Department Supplies	2,500	949	783	370	398	% of O&M
Equipment Maintenance	3,750	1,423	1,174	556	598	% of O&M
Personnel Training	1,500	569	470	222	239	% of O&M
Meetings, Memberships, Licenses, and Training	1,000	379	313	148	159	% of O&M
Subscriptions / Dues & Memberships	3,850	1,461	1,205	570	614	% of O&M
Fuel and Vehicle Maintenance	3,055	1,159	956	453	487	% of O&M
Interest-only Payment to Sewer Fund	-	-	-	-	-	% of O&M
Activities & Programs	9,000	3,415	2,818	1,333	1,434	% of O&M
Other Expenses	22,400	8,499	7,013	3,318	3,570	% of O&M
Cost Allocation	398,735	151,287	124,832	59,071	63,545	% of O&M
Capital Expenses	9,250	3,510	2,896	1,370	1,474	% of O&M
Transfer Accounts	60,000	22,765	18,784	8,889	9,562	% of O&M
Transfer to Pavement Management Fund	-	-	-	-	-	% of O&M
<b>Total Water Administration</b>	<b>\$ 916,267</b>	<b>\$ 347,648</b>	<b>\$ 286,855</b>	<b>\$ 135,742</b>	<b>\$ 146,023</b>	
<b>DEBT SERVICE/CAPITAL EXPENDITURES</b>						
Total Loan Payment	-	-	-	-	-	% of O&M
Total Capital Projects Funded by Rates	339,500	113,167	113,167	-	113,167	33% Base/Max/Meters
<b>Total Debt Service</b>	<b>\$ 339,500</b>	<b>\$ 113,167</b>	<b>\$ 113,167</b>	<b>\$ -</b>	<b>\$ 113,167</b>	
<b>TOTAL FUNCTIONALIZED COSTS</b>	<b>\$ 3,818,898</b>	<b>\$ 1,433,311</b>	<b>\$ 1,202,458</b>	<b>\$ 515,461</b>	<b>\$ 667,668</b>	
<b>FUNCTIONAL COSTS ALLOCATION FACTOR</b>	<b>100.00%</b>	<b>37.53%</b>	<b>31.49%</b>	<b>13.50%</b>	<b>17.48%</b>	

Sources: City of San Fernando; Willdan Financial Services

The resulting functionalization factors that appear at the bottom of Figure 3-6 are utilized to allocate system operating and capital costs to each customer class based on the each class' demand on the system. As an example, the Residential customer class accounts for 70.8% of the City's water consumption; therefore they are allocated 70.8% of the Total Base Functionalized Costs. Base variable related costs represent 37.53% of Total Revenue Requirements.

## Rate Design Balance

While Prop 218 requires a cost of service nexus, AB 2882 recognizes that water is a scarce resource and provides the ability to discourage wasteful use of water through price signaling and other measures. Willdan balances Prop 218 and AB 2882 in the design of the rate structure to meet the City's rate setting objectives to be consistent with cost of service principles and conservation objectives.

## Rate Design Analysis

The final step of the rate study is the design of the water rates to collect the necessary level of revenue determined in the revenue requirement analysis, while encouraging the efficient use of water. During this analysis, consideration is given to both the level of rates and the structure of the rates. This section reviews the proposed water rate design for the City.



## Criteria and Considerations

In determining the appropriate rate level and structure, Willdan, in conjunction with City staff, analyzed various generated financial scenarios concerning the proposed adjustments and the implications attributed to those decisions.

A simplified list of some of the design considerations that were reviewed is listed:

- Clear and understandable rates
- Easily administered
- Encourage efficient use of water
- Revenue stability (month to month and year to year)
- Efficient allocation of resources
- Capital Improvement Financing (improving the existing system)
- Fair and equitable (cost-based) rates

Every consideration has merit and plays an important role in a comprehensive rate study. When developing the City's proposed rates all of the aforementioned criteria were taken into consideration. Determining the appropriate balance is crucial, as some of the criteria sometime conflict with one another. In designing rates, there will always be a balance between the various objectives; however, we attempt to ensure the proposed rates meet all of the leading objectives of the City.

## Proposed Rate Structure Adjustments

### *Conservation*

In addition to a cost-based approach, a secondary objective of the City is to encourage water conservation through design and implementation of the new rate and structure. Beyond the results from the previous two steps, Willdan and the City discussed changes to the rate structure to disincentivize wasteful water use. The proposed rate structure enables the City to encourage conservation, while reducing the burden on those already conserving. By matching the consumption blocks to consumption levels, The City should be able to achieve their conservation goals. To be consistent with Prop 218 and AB 2882, the first tier consumption allotment is based on an efficient indoor water use of 55 gallons per day per capita. The second tier consumption allotment is 110 gallons per day per capita which is based on double the efficient indoor water use. The third tier covers all consumption above the combined allotments of the first and second tiers. This rate structure provides a reasonable allocation of water and reflects the cost nexus between source of supply and the higher cost associated with greater demand.

### *Summary of Water Rate Study*

Throughout the process of the water rate study, many renditions and scenarios were considered. Presented below is the culmination of numerous analyses and discussions. Figure 3-8 recaps the proposed monthly fixed base charge rate and Figure 3-9 summarizes the variable charges by customer class as designed in this study. The variable commodity charges represent 37.53% (Base Costs) and 31.49% (Max Day Costs) of the total revenue requirements as shown in Figure 3-4. The variable cost is divided by each customer class's projected annual consumption to determine the commodity charge.

In the cost of service analysis, the revenue requirements are separated out between fixed and variable costs. The Monthly Combined Fixed Charge is a combination of following two charges: The monthly fixed customer charge and the representative fixed monthly meter charge based on the size of the meter. In determining the monthly fixed customer cost charges, customer costs which represent 13.50% of the total revenue requirements are divided by the total number of active customer accounts. In determining the monthly fixed meter charges, meter & services costs which represent 17.48% of the total revenue requirements are divided by the total number of equivalent meters. Similar to variable costs, costs associated with meters and services are spread using meter equivalencies because a bigger meter has a higher capacity and total flow rate. The service demands that bigger meters with higher capacity and total flow rate place on the Utility cause higher maintenance costs. The total number of equivalent meters are determined using AWWA meter equivalency ratios represented in Figure 3-8.

A prerequisite to the calculation of residential tiered commodity charges, is analyzing consumption data to determine the amount that falls into each of the three tiers. A tiered analysis was conducted for the residential customer class as shown in Figure 3-7. Block 1 rates are determined by taking total base variable cost component of the revenue requirements divided by the amount of projected consumption (based on actual) representative of the tier 1 allotment [(block 1 consumption)]. Block 2 rates are determined by taking the total base and peak variable cost component of the revenue requirements allocated to tier 2 divided by the amount of consumption representative of the tier 2 allotment [(block 2

consumption)]. Finally, Block 3 rates are determined by taking the total base and peak variable cost component of the revenue requirements allocated to tier 3 divided by the amount of consumption representative of consumption above the tier 2 allotment [(block 3 consumption)].

Figure 3-7: Residential Tiered Analysis

Description	Total Water Expenses		Residential Tiered - Variable	
	Base	Max Day	Tier 1	Tier 2
Residential Share of Variable Cost Components	26.6%	22.6%		
<b>TOTAL ALLOCATION</b>	<u>3,517,816</u>	<u>1,340,178</u>	<u>333,202</u>	<u>434,743</u>
			<b>Rate per unit</b>	
			0.89	1.81
				2.42

The non-residential commodity charges are determined by taking the total base and max day variable cost components divided by the projected annual consumption.

The total cost of serving each customer class is determined by distributing each of the utility cost components among the user classes based upon the respective service requirements (demand) of each customer class. Therefore, a true cost of service rate study enables a water utility to adopt rates based on the true costs to each user class. The purposes of this water utility cost of service study include: 1) The Proportional allocation of the costs of service to users and 2) the Derivation of unit costs to support the development of water rates.

Figure 3-8: Monthly Fixed Water Charge Rates

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	
<b><u>CUSTOMER COSTS</u></b>						
Total Customer Costs	\$ 422,031	\$ 474,407	\$ 522,275	\$ 574,972	\$ 632,987	
Number of Accts	4,731	4,779	4,826	4,875	4,923	
Monthly Customer Cost Charge per Account	\$ 7.43	\$ 8.27	\$ 9.02	\$ 9.83	\$ 10.71	
<b><u>METER AND SERVICES COSTS</u></b>						
Total Meter and Services Costs	\$ 546,651	\$ 614,492	\$ 676,494	\$ 744,753	\$ 819,898	
Number of Equivalent Meters	7,416	7,490	7,565	7,640	7,717	
Monthly Meter Charge per 5/8" - 3/4" Meter	\$ 6.14	\$ 6.84	\$ 7.45	\$ 8.12	\$ 8.85	
<b><u>Meter Size</u></b>	<b><u>AWWA Equivalent Meter Factor</u></b>					
5/8", 3/4"	1.0	\$ 6.14	\$ 6.84	\$ 7.45	\$ 8.12	\$ 8.85
1"	2.5	15.36	17.09	18.63	20.31	22.14
1 1/2"	5.0	30.72	34.19	37.26	40.62	44.27
2"	8.0	49.14	54.70	59.62	64.98	70.83
3"	16.0	98.29	109.39	119.24	129.97	141.67
4"	25.0	153.58	170.93	186.31	203.08	221.35
6"	50.0	307.15	341.85	372.62	406.15	442.71
<b><u>TOTAL COMBINED MONTHLY FIXED CHARGE</u></b>						
<b><u>Meter Size</u></b>	<b><u>AWWA Equivalent Meter Factor</u></b>					
5/8", 3/4"	1.0	\$ 13.58	\$ 15.11	\$ 16.47	\$ 17.95	\$ 18.68
1"	2.5	22.79	25.37	27.65	30.14	31.96
1 1/2"	5.0	38.15	42.46	46.28	50.44	54.10
2"	8.0	56.56	62.97	68.64	74.81	80.66
3"	16.0	105.72	117.67	128.26	139.80	151.50
4"	25.0	161.01	179.20	195.33	212.91	231.18
6"	50.0	314.58	350.12	381.64	415.98	452.54
Sources: City of San Fernando; Willdan Financial Services.						

Figure 3-9: Proposed Commodity Charges

Description	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	FY 2015-2016
Residential					
Block 1 Rate per hcf (0-9 hcf)	\$ 0.89	\$ 1.00	\$ 1.11	\$ 1.20	\$ 1.31
Block 2 Rate per hcf (10-18 hcf)	1.81	2.04	2.25	2.45	2.67
Block 3 Rate per hcf (18+ hcf)	2.42	2.72	3.00	3.27	3.56
Non-Residential	1.62	1.82	2.00	2.18	2.38
Sources: City of San Fernando; Willdan Financial Services.					

**Impact of Revenue Increase**

In Fiscal Year 2011/2012, the proposed 9% increase in required revenue does not directly correlate to a 9% increase in rates. The cost of service analysis and, in residential's case, the restructuring of the consumption blocks dictate the actual adjustments to the rates.

Figure 3-9 details a comparison of the City's existing rates with the proposed single-family rates (rate increase effective January 2012). Based on the State's 2020 goal of 55 gallons per capita per day for indoor usage, the average indoor gallons per day (gpd) for a single-family residential (SFR) home is 223 gallons per day. Given the household density of 4.05, this calculates to be a monthly indoor consumption of 9 hcf for an average single-family residence. The typical average monthly consumption for a San Fernando single-family residence which includes consumption for indoor and irrigation needs is 18 hcf. As revealed in the comparison below, residential customers that are efficient water users are projected to see a slight reduction in their monthly water bill. Figure 3-10 details a comparison of the City's existing rates with the proposed non-residential rates (rate increase effective January 2012).

Figure 3-10: Comparative Water Bills - Residential

2011/12 Proposed Block 1 Consumption Rate per hcf	(0-9 hcf)	\$	0.89
2011/12 Proposed Block 2 Consumption Rate per hcf	(10-18 hcf)	\$	1.81
2011/12 Proposed Block 3 Consumption Rate per hcf	(18+ hcf)	\$	2.42

Monthly Consumption	Current Monthly Meter Rates	Current Rates Consumption Charge	Total Current Charge	Proposed Monthly Meter Charge	Proposed Block 1 Consumption Charge	Proposed Block 2 Consumption Charge	Proposed Block 3 Consumption Charge	Total Proposed Charge	Increase/ (Decrease)
9	\$ 12.68	\$ 10.71	\$ 23.39	\$ 13.58	\$ 8.04	\$ -	\$ -	\$ 21.61	\$ (1.78)
18	12.68	22.08	34.76	13.58	8.04	16.33	-	37.94	3.18
25	12.68	31.95	44.63	13.58	8.04	16.33	16.94	54.89	10.26
40	12.68	53.10	65.78	13.58	8.04	16.33	53.25	91.19	25.41
50	12.68	67.20	79.88	13.58	8.04	16.33	77.46	115.40	35.52

Sources: City of San Fernando; Willdan Financial Services.

2012/13 Proposed Block 1 Consumption Rate per hcf	(0-9 hcf)	\$	1.00
2012/13 Proposed Block 2 Consumption Rate per hcf	(10-18 hcf)	\$	2.04
2012/13 Proposed Block 3 Consumption Rate per hcf	(18+ hcf)	\$	2.72

Monthly Consumption	Current Monthly Meter Rates	Current Rates Consumption Charge	Total Current Charge	Proposed Monthly Meter Charge	Proposed Block 1 Consumption Charge	Proposed Block 2 Consumption Charge	Proposed Block 3 Consumption Charge	Total Proposed Charge	Increase/ (Decrease)
9	\$ 12.68	\$ 10.71	\$ 23.39	\$ 15.11	\$ 9.03	\$ -	\$ -	\$ 24.14	\$ 0.75
18	12.68	22.08	34.76	15.11	9.03	18.36	-	42.50	7.74
25	12.68	31.95	44.63	15.11	9.03	18.36	19.05	61.55	16.92
40	12.68	53.10	65.78	15.11	9.03	18.36	59.87	102.37	36.59
50	12.68	67.20	79.88	15.11	9.03	18.36	87.08	129.58	49.70

Sources: City of San Fernando; Willdan Financial Services.

2013/14 Proposed Block 1 Consumption Rate per hcf	(0-9 hcf)	\$	1.11
2013/14 Proposed Block 2 Consumption Rate per hcf	(10-18 hcf)	\$	2.25
2013/14 Proposed Block 3 Consumption Rate per hcf	(18+ hcf)	\$	3.00

Monthly Consumption	Current Monthly Meter Rates	Current Rates Consumption Charge	Total Current Charge	Proposed Monthly Meter Charge	Proposed Block 1 Consumption Charge	Proposed Block 2 Consumption Charge	Proposed Block 3 Consumption Charge	Total Proposed Charge	Increase/ (Decrease)
9	\$ 12.68	\$ 10.71	\$ 23.39	\$ 16.47	\$ 9.95	\$ -	\$ -	\$ 26.42	\$ 3.03
18	12.68	22.08	34.76	16.47	9.95	20.21	-	46.63	11.87
25	12.68	31.95	44.63	16.47	9.95	20.21	20.97	67.60	22.97
40	12.68	53.10	65.78	16.47	9.95	20.21	65.91	112.54	46.76
50	12.68	67.20	79.88	16.47	9.95	20.21	95.88	142.51	62.63

Sources: City of San Fernando; Willdan Financial Services.

2014/15 Proposed Block 1 Consumption Rate per hcf	(0-9 hcf)	\$	1.20
2014/15 Proposed Block 2 Consumption Rate per hcf	(10-18 hcf)	\$	2.45
2014/15 Proposed Block 3 Consumption Rate per hcf	(18+ hcf)	\$	3.27

Monthly Consumption	Current Monthly Meter Rates	Current Rates Consumption Charge	Total Current Charge	Proposed Monthly Meter Charge	Proposed Block 1 Consumption Charge	Proposed Block 2 Consumption Charge	Proposed Block 3 Consumption Charge	Total Proposed Charge	Increase/ (Decrease)
9	\$ 12.68	\$ 10.71	\$ 23.39	\$ 17.95	\$ 10.84	\$ -	\$ -	\$ 28.79	\$ 5.40
18	12.68	22.08	34.76	17.95	10.84	22.03	-	50.83	16.07
25	12.68	31.95	44.63	17.95	10.84	22.03	22.86	73.69	29.06
40	12.68	53.10	65.78	17.95	10.84	22.03	71.85	122.67	56.89
50	12.68	67.20	79.88	17.95	10.84	22.03	104.50	155.33	75.45

Sources: City of San Fernando; Willdan Financial Services.

2015/16 Proposed Block 1 Consumption Rate per hcf	(0-9 hcf)	\$	1.31
2015/16 Proposed Block 2 Consumption Rate per hcf	(10-18 hcf)	\$	2.67
2015/16 Proposed Block 3 Consumption Rate per hcf	(18+ hcf)	\$	3.56

Monthly Consumption	Current Monthly Meter Rates	Current Rates Consumption Charge	Total Current Charge	Proposed Monthly Meter Charge	Proposed Block 1 Consumption Charge	Proposed Block 2 Consumption Charge	Proposed Block 3 Consumption Charge	Total Proposed Charge	Increase/ (Decrease)
9	\$ 12.68	\$ 10.71	\$ 23.39	\$ 18.68	\$ 11.82	\$ -	\$ -	\$ 30.50	\$ 7.11
18	12.68	22.08	34.76	18.68	11.82	24.01	-	54.52	19.76
25	12.68	31.95	44.63	18.68	11.82	24.01	24.92	79.43	34.80
40	12.68	53.10	65.78	18.68	11.82	24.01	78.31	132.83	67.05
50	12.68	67.20	79.88	18.68	11.82	24.01	113.91	168.43	88.55

Sources: City of San Fernando; Willdan Financial Services.

Figure 3-11: Comparative Water Bills – Non-Residential

2011/12 Proposed Consumption Rate per hcf								1.62	
Monthly Consumption	Current Monthly Meter Rates	Current Rates Consumption Charge	Total Current Charge	Proposed Monthly Meter Charge	Proposed Consumption Charge	Total Proposed Charge	Increase/ (Decrease)		
10	\$	12.68	10.80	\$ 23.48	\$ 13.58	\$ 16.16	\$ 29.74	\$	6.26
16		12.68	19.26	31.94	13.58	25.86	39.43		7.49
20		12.68	24.90	37.58	13.58	32.32	45.90		8.32
25		12.68	31.95	44.63	13.58	40.40	53.98		9.35
40		12.68	53.10	65.78	13.58	64.64	78.22		12.44
50		12.68	67.20	79.88	13.58	80.80	94.38		14.50
75		12.68	102.45	115.13	13.58	121.20	134.78		19.65

Sources: City of San Fernando; Willdan Financial Services.

2012/13 Proposed Consumption Rate per hcf								1.82	
Monthly Consumption	Current Monthly Meter Rates	Current Rates Consumption Charge	Total Current Charge	Proposed Monthly Meter Charge	Proposed Consumption Charge	Total Proposed Charge	Increase/ (Decrease)		
10	\$	12.68	10.80	\$ 23.48	\$ 15.11	\$ 18.17	\$ 33.28	\$	9.80
16		12.68	19.26	31.94	15.11	29.07	44.18		12.24
20		12.68	24.90	37.58	15.11	36.34	51.45		13.87
25		12.68	31.95	44.63	15.11	45.42	60.53		15.90
40		12.68	53.10	65.78	15.11	72.67	87.78		22.00
50		12.68	67.20	79.88	15.11	90.84	105.95		26.07
75		12.68	102.45	115.13	15.11	136.26	151.37		36.24

Sources: City of San Fernando; Willdan Financial Services.

2013/14 Proposed Consumption Rate per hcf								2.00	
Monthly Consumption	Current Monthly Meter Rates	Current Rates Consumption Charge	Total Current Charge	Proposed Monthly Meter Charge	Proposed Consumption Charge	Total Proposed Charge	Increase/ (Decrease)		
10	\$	12.68	10.80	\$ 23.48	\$ 16.47	\$ 20.00	\$ 36.47	\$	12.99
16		12.68	19.26	31.94	16.47	32.00	48.47		16.53
20		12.68	24.90	37.58	16.47	40.01	56.48		18.90
25		12.68	31.95	44.63	16.47	50.01	66.48		21.85
40		12.68	53.10	65.78	16.47	80.01	96.48		30.70
50		12.68	67.20	79.88	16.47	100.01	116.48		36.60
75		12.68	102.45	115.13	16.47	150.02	166.49		51.36

Sources: City of San Fernando; Willdan Financial Services.

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**2014/15 Proposed Consumption Rate per hcf 2.18**


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Monthly Consumption	Current Monthly Meter Rates	Current Rates Consumption Charge	Total Current Charge	Proposed Monthly Meter Charge	Proposed Consumption Charge	Total Proposed Charge	Increase/ (Decrease)
10	\$ 12.68	10.80	\$ 23.48	\$ 17.95	\$ 21.80	\$ 39.76	\$ 16.28
16	12.68	19.26	31.94	17.95	34.88	52.84	20.90
20	12.68	24.90	37.58	17.95	43.61	61.56	23.98
25	12.68	31.95	44.63	17.95	54.51	72.46	27.83
40	12.68	53.10	65.78	17.95	87.21	105.16	39.38
50	12.68	67.20	79.88	17.95	109.02	126.97	47.09
75	12.68	102.45	115.13	17.95	163.52	181.48	66.35

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Sources: City of San Fernando; Willdan Financial Services.

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**2015/16 Proposed Consumption Rate per hcf 2.38**


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Monthly Consumption	Current Monthly Meter Rates	Current Rates Consumption Charge	Total Current Charge	Proposed Monthly Meter Charge	Proposed Consumption Charge	Total Proposed Charge	Increase/ (Decrease)
10	\$ 12.68	10.80	\$ 23.48	\$ 18.68	\$ 23.77	\$ 42.45	\$ 18.97
16	12.68	19.26	31.94	18.68	38.02	56.71	24.77
20	12.68	24.90	37.58	18.68	47.53	66.21	28.63
25	12.68	31.95	44.63	18.68	59.41	78.10	33.47
40	12.68	53.10	65.78	18.68	95.06	113.74	47.96
50	12.68	67.20	79.88	18.68	118.83	137.51	57.63
75	12.68	102.45	115.13	18.68	178.24	196.92	81.79

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Sources: City of San Fernando; Willdan Financial Services.

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**ATTACHMENT "D"**

City of San Fernando  
California



**Final Draft Report  
Sewer Rate Analysis**

October 28, 2011



27368 Via Industria, Suite 110  
Temecula, CA 92591  
T: 951.587.3500  
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November 3, 2011

Mr. Ron Ruiz  
Public Works Director  
City of San Fernando  
117 Macneil Street  
San Fernando, CA 91340

Dear Mr. Ruiz,

Willdan Financial Services (Willdan) is pleased to present this draft report on the Sewer Rate Analysis conducted for the City of San Fernando (City).

This report was undertaken as the City is facing several challenges to continuing its operations and financial stability. The focus of this study is to ensure that the utility has sufficient revenues to meet its operational and capital expenses and that rates are set proportionate to the costs of providing utility service to each customer class. Our report outlines the approach, methodology, findings, and conclusions of this study.

This report has been prepared using generally accepted rate setting techniques. The City's utility accounting, budgeting, and billing records were the primary sources for the data contained within the report. Furthermore, Willdan has worked closely with City staff over the course of this project to confirm the data validity and prudence of assumptions. The conclusions contained within this report present the City with a set of recommendations which provide stable, reasonable, and technically defensible funding for continued operations.

It was a pleasure working with you and other staff members at the City for your support and cooperation extended throughout the study.

Sincerely,

Willdan Financial Services

Gregg Tobler  
Senior Project Analyst

# Table of Contents

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<b>Table of Contents .....</b>	<b>i</b>
<b>List of Figures.....</b>	<b>ii</b>
<b>Executive Summary .....</b>	<b>1</b>
<b>Project Background .....</b>	<b>4</b>
Key Financial Plan Objectives.....	4
Overview of the Rate Study Process .....	4
<b>Rate Setting Principles .....</b>	<b>6</b>
Established Principles & Guidelines .....	6
Revenue Requirements.....	6
Financial Planning .....	7
Rate Design .....	8
Rate Setting Principles Summary .....	9
<b>Sewer Rate Analysis.....</b>	<b>10</b>
Revenue Requirements Analysis.....	11
Cost of Service Analysis.....	16
Rate Design Analysis .....	19

# List of Figures

---

<b>Table of Contents .....</b>	<b>i</b>
<b>List of Figures.....</b>	<b>ii</b>
<b>Executive Summary .....</b>	<b>1</b>
Figure E-1: Projection Using Current Sewer Rates.....	2
Figure E-2: Proposed Sewer Rate Structure.....	3
<b>Project Background.....</b>	<b>4</b>
Figure 1-1: Comprehensive Rate Study Interrelated Analysis .....	5
<b>Rate Setting Principles .....</b>	<b>6</b>
Figure 2-1: Overview of the “Cash Basis” Design.....	7
Figure 2-2: Discharge Assumptions.....	7
<b>Sewer Rate Analysis.....</b>	<b>10</b>
Figure 3-1: Revenue and Expenditure Projections – Existing Rates .....	10
Figure 3-2: Sewer Capital Replacements Costs.....	11
Figure 3-3: Sewer Capital Projects .....	12
Figure 3-4: Summary of Sewer Revenue Requirements .....	15
Figure 3-5: Revenue and Expenditure Projections – Proposed Rates .....	16
Figure 3-6: Classification of Sewer Expenses by Function .....	18
Figure 3-7: Loading and Unit Rate Calculations .....	18
Figure 3-8: Flow and Allocation Factors.....	19
Figure 3-9: Allocation of Revenue Requirements .....	19
Figure 3-10: Existing Sewer Discharge Rates by Customer Class .....	21
Figure 3-11: Proposed Bi-Monthly Sewer Discharge Rates by Customer Class .....	21

# Executive Summary

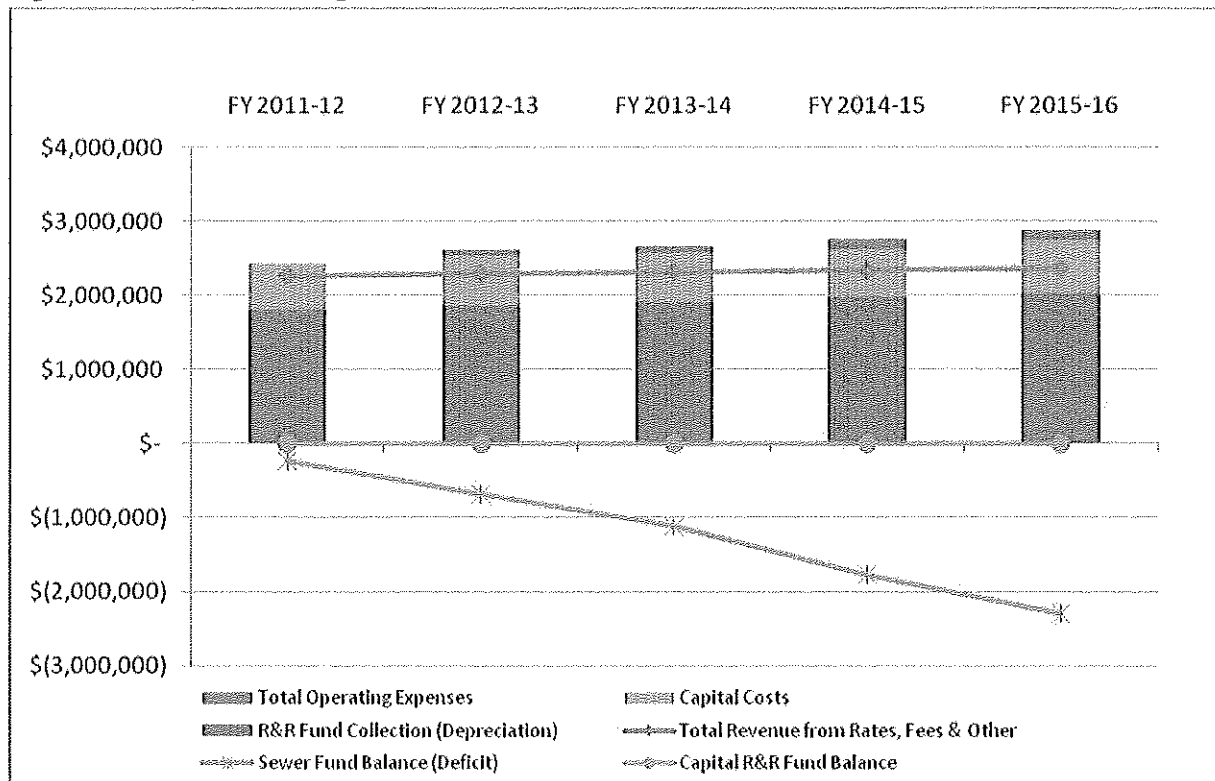
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The City retained Willdan Financial Services (Willdan) to prepare a sewer rate analysis update to ensure the utility continues to have sufficient revenues to meet their operational and capital obligations. In addition, confirm those rates are set proportionate to the costs of providing utility service to each customer class. This report documents the findings, analyses and recommendations of the sewer rate study effort.

The City desires rates that fully fund operations, maintenance, and present and future capital costs. Therefore, the purpose of the sewer rate study is to provide recommendations on changes to the current utility rate structure. Additionally, to confirm that rates are set proportionate to the costs of providing utility service to each customer class in compliance with Proposition 218. Therefore, the intent of the proposed tiered rate study is to provide recommendations on changes to the current utility rate structure to meet these challenges within the appropriate legal confines. As part of this rate study, Willdan facilitated dialogue with City staff during several conference calls. As every City encompasses unique complexities and traits, during these discussions, the City provided suitable recommendations to incorporate into the study. This report documents the findings, analyses and recommendations of the comprehensive rate study effort.

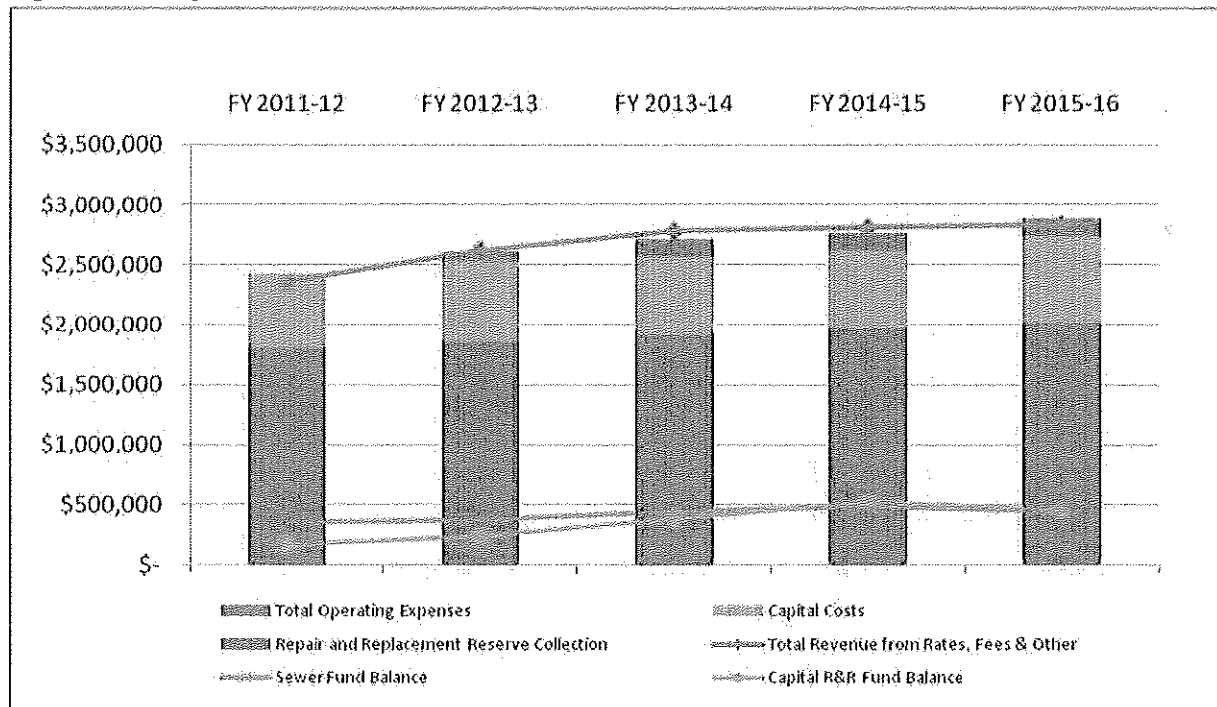
The graph (Figure E-1) below demonstrates the current and projected financial conditions of the sewer system assuming no rate increases over the next 5 years. As the figure illustrates, holding rates constant will result in depleted reserve funds, potential General Fund subsidy or borrowing, reduced quality of operations or services, and deferred capital projects that are urgently needed due to aging infrastructure.

Figure E-1: Projection Using Current Sewer Rates



The graph (Figure E-2) below demonstrates the projected financial condition of the sewer system assuming adoption of a recommended rate increases over the next 5 years. As the figures illustrate, the proposed rate structure and rate increases will enable the City to continue its operations, establish prudent reserve fund levels, and fund capital projects.

Figure E-2: Proposed Sewer Rate Structure



# Project Background

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Due to the economic climate and continued cost pressures, the City is facing several challenges to continuing its sewer utility operations as customer account growth has slowed to a 1.0% annual rate and utility infrastructure is aging and must be replaced. Additionally, utility rate revenues are not keeping pace with increasing operational and capital renewal and rehabilitation costs.

Due to the existing sewer rate schedule (rate structure) and recent market conditions, the current model does not accurately reflect current realities or the revenue stream required for services provided. As the rates have not been updated since FY2005-2006, the City needs rates that fully reflect today's operations, maintenance, and existing and future capital costs.

## Key Financial Plan Objectives

Several objectives were identified during the study to guide decisions regarding the proposed financial plans and rate structures. The major objectives of the study were:

- Utility rates and fees should generate sufficient revenues to meet operating costs, capital program requirements, debt service obligations, and maintain adequate reserves consistent with sound financial management practices.
- Utility rates should be set proportionate to the cost of providing utility service to each customer to promote fairness and equity and compliance with Proposition 218.
- A financial plan that shifts a majority of future capital funding to a debt financing to mitigate the impact on rates that the City's customers pay.
- A financial plan that minimizes the need to continually update the sewer rate structure, do to short-term impacts.
- Utility rate structures should be supported by a financial model that is easy to update should costs and assumptions change in the future beyond what was projected at the time of this report.

In reviewing the above objectives, it should be noted that the City has limited control over external forces such as growth, consumer behavior, and system usage. Recognizing these factors, we believe that the recommendations in this study provide a fair, reasonable, and balanced set of proposed rates and fees for the City that, to the extent possible, meets these key objectives.

## Overview of the Rate Study Process

The rate study efforts were conducted in coordination with City staff. During the course of the project, Willdan facilitated discussions with City staff to review, explore and analyze rate setting principles and utility financial, operational and capital issues. The discussions consisted of reviewing information and data related to the City's utility revenue needs, capital improvement plans, current rate structures, and other relevant rate and financial issues. This process enabled City staff and Willdan to develop a multi-

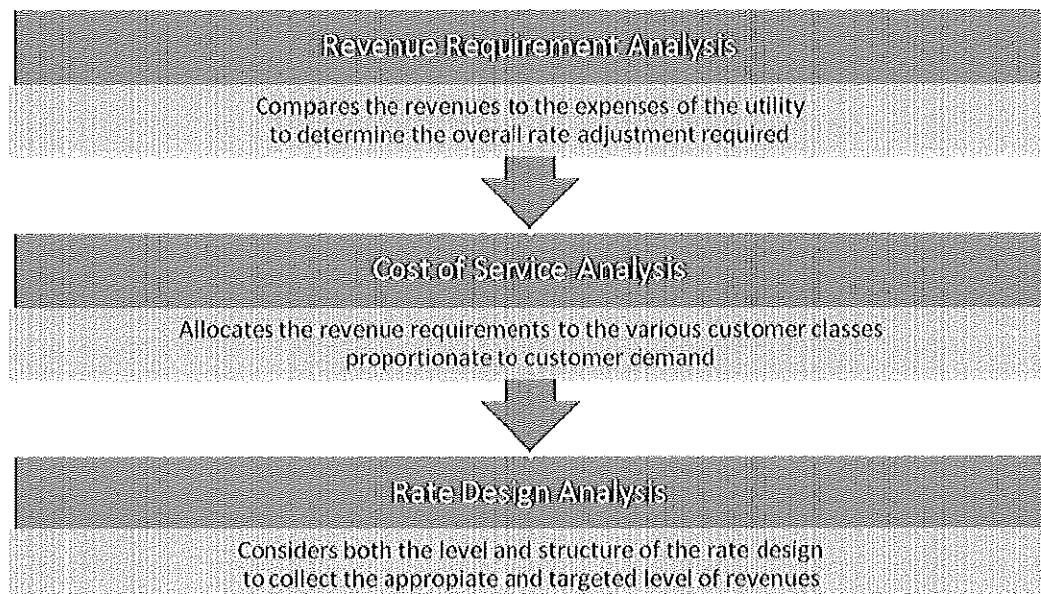


faceted understanding of financing planning issues, and to develop a broad consensus on a number of policy items and rate recommendations.

The scope of the study resulted in the development of cost-based sewer user charges through a comprehensive cost of service and rate design analysis process. Utility rates must be set at a level where a utility's operating and capital expenses meet the revenues received from customers. This is a significant point, as failure to achieve this level may lead to insufficient funds being available to appropriately maintain the system. To evaluate the adequacy of the City's existing rates, a comprehensive rate study was completed. A comprehensive rate study typically consists of following three interrelated analyses to develop the accurate funding levels (Figure 1-1 provides an overview of these processes):

- **Financial Planning/Revenue Requirement Analysis:** Create a five-year plan to support an orderly, efficient program of on-going maintenance and operating costs, capital improvement and replacement activities, and suitable leveraging of financial resources (debt load). In addition, the long-term plan should fund and maintain reserve balances to adequate levels based on industry standards and City fiscal policies.
- **Cost of Service Analysis:** Identifies and apportions annual revenue requirements to the different customer classes based on their demand on each utility system.
- **Rate Design:** Develops a fixed/variable schedule of rates for each customer class to proportionately recover the costs attributable to them. This is also, where other policy objectives can be achieved. The policy objectives are balanced with the cost of service objectives to maintain the delicate balance between customer equity, financial stability and resource conservation goals.

Figure 1-1: Comprehensive Rate Study Interrelated Analysis



# Rate Setting Principles

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The primary objective of conducting a comprehensive rate study is to 1) determine the adequacy of the existing rates (pricing and structure) and 2) provide the basis for any necessary adjustments to meet the City's operating and capital needs as well as policy objectives. The City intends for rate structures to fully fund operations, maintenance, and present and future capital costs.

Over the past years, many generally accepted principles or guidelines have been established to assist in developing utility rates. The purpose of this section of the report is to provide a general background of the methodology and guidelines used for setting cost-based utility rates. This will provide the reader with a higher-level understanding of the general process detailed later in this report.

## Established Principles & Guidelines

As a practical matter, there should be a general set of principles to develop rates. The American Water Works Association (AWWA) establishes these principles in the M1 Manual – *Principles of Water Rates, Fees and Charges*. These guiding principles help to ensure there is a consistent global approach that is employed by all utilities in the development of their rates (water and water-related utilities including sewer).

Provided below is a short summary listing the established guidelines around which public utilities should consider when setting their rates. These closely reflect the City's specified objectives.

- Rates should be cost-based and equitable, and set at a level such that they provide revenue sufficiency.
- Rates and process of allocating costs should conform to generally accepted rate setting techniques.
- Rates should provide reliable, stable and adequate revenue to meet the utility's financial, operation, and regulatory requirements.
- Rate levels should be stable from year to year (limit "rate shocks").
- Rates should be easy to understand and administer.

These guidelines, along with the City's objectives, have been utilized within this study to help develop utility rates that are cost-based and equitable.

## Revenue Requirements

The method used by most public utilities to establish their revenue requirements is called the "cash basis" approach to setting rates. As the name implies, a public utility combines its cash expenditures over a period of time to determine their required revenues from user rates and other forms of income. The figure below presents the "cash basis" methodology.

## Figure 2-1: Overview of the "Cash Basis" Design

---

+ Operation and Maintenance Expenses  
 + Capital Additions Financed with Rate Revenue  
 + Debt Service (Principal and Interest)  
 = Total Revenue Requirements

---

To ensure existing ratepayers are not paying for growth-related capital projects, Willdan reviewed the Capital Improvement Projects (CIPs). Additionally, capital replacement expense was included to stabilize annual required revenue requirements by spreading the replacement costs of a depreciated asset over the expected life of the asset.

Based on the revenue requirement analysis, the utility can determine the aggregate level of rate adjustment needed in order for the utility to meet its overall expenditure needs.

## Financial Planning

In the development of the revenue requirements, many assumptions are utilized to project future expenditures, customer and consumption growth, and required revenue adjustments. The City's budget documents are used as the starting point; however, assumptions play a necessary role in projecting future required revenue.

Conservative growth assumptions and prudent financial planning are fundamental to ensuring adequate rate revenue and to promote financial stability. The financial model developed appropriately by Willdan considers the City's existing operating reserve balances.

### Assumptions

To project future revenues and expenditures, numerous discharge assumptions are estimated, in an attempt to reasonably project the overall demands and therefore needs and costs of the sewer system. As sewer flow is not directly tied to water usage, **Figure 2-2** outlines generally accepted discharge characteristics to project future sewer flow.

Figure 2-2: Discharge Assumptions

Commercial, as a % of Water Usage	90%
Residential, as a % of Water Usage	80%
Primary and Secondary Schools (per ADA)	10.0
Junior college, college, and university (per ADA)	11.0

## Projected Growth

1. The assumed customer growth rate is one percent (1%) throughout the study period.
2. An inflation factor of three percent (3%) was used to project future expenses in fiscal years FY 2011/2012 through FY 2013/2014. The inflation factor was determined by reviewing historical growth in expenses and discussions with City staff.
3. An inflation factor of four percent (4%) was used to project future expenses in FY 2014/2015 and FY 2015/2016. The inflation factor was determined by reviewing historical growth in expenses and discussions with City staff.
4. An inflation factor of three percent (3%) was used to project future personnel costs.

## Financial Factors

The adopted budget for fiscal year ending (FYE) June 30, 2012 was used as the base year.

1. The operating reserve covers or is equal to 3 months (or 90 days) of expenditures.
2. The ending operating fund balance for FY 2009/2010 is roughly \$220 thousand (including reserves) was used to estimate the beginning operating cash fund balance for FY 2011/2012.

## Findings

This section presents the findings of the sewer rate analysis.

1. Existing rates do not adequately fund system replacement costs.
2. Existing rates do not adequately fund reserve fund balances.
3. The enterprise's operating fund balance is projected to become negative without a rate increase.

## Rate Design

The final element, the rate design process, applies the results from the revenue requirements to develop rates that achieve the general guidelines and objectives of the City. While these objectives must abide by the cost of service principles of Prop 218, the Agency may consider items such as ability to pay, continuity of past rate philosophy, conservation, encouragement of economic development, ease of administration, and legal requirements. While cost-based rates are an important objective, all objectives should be balanced appropriately.

While the general description of the utility rate setting process discussed in this section of the report is simplified and condensed, it does address the underlying fundamentals. One of the key principles for a

comprehensive rate study is found in economic theory, which suggests the price of a commodity must roughly equal its cost if equity among customers is to be maintained.

The above fundamentals have considerable foundation in economic literature. They also serve as primary guidelines for Proposition 218 compliance and rate design by most utility regulators and administrative agencies. This "price-equals-cost" theory provides the basis for much of the subsequent analysis and comment.

### **Rate Setting Principles Summary**

This section of the report provides a brief introduction to the general principles, techniques, and economic theory used to set utility rates. These principles, techniques, and economic theory were the starting point for this rate study and the groundwork used to meet the City's key objectives in analyzing and adjusting their utility rates.

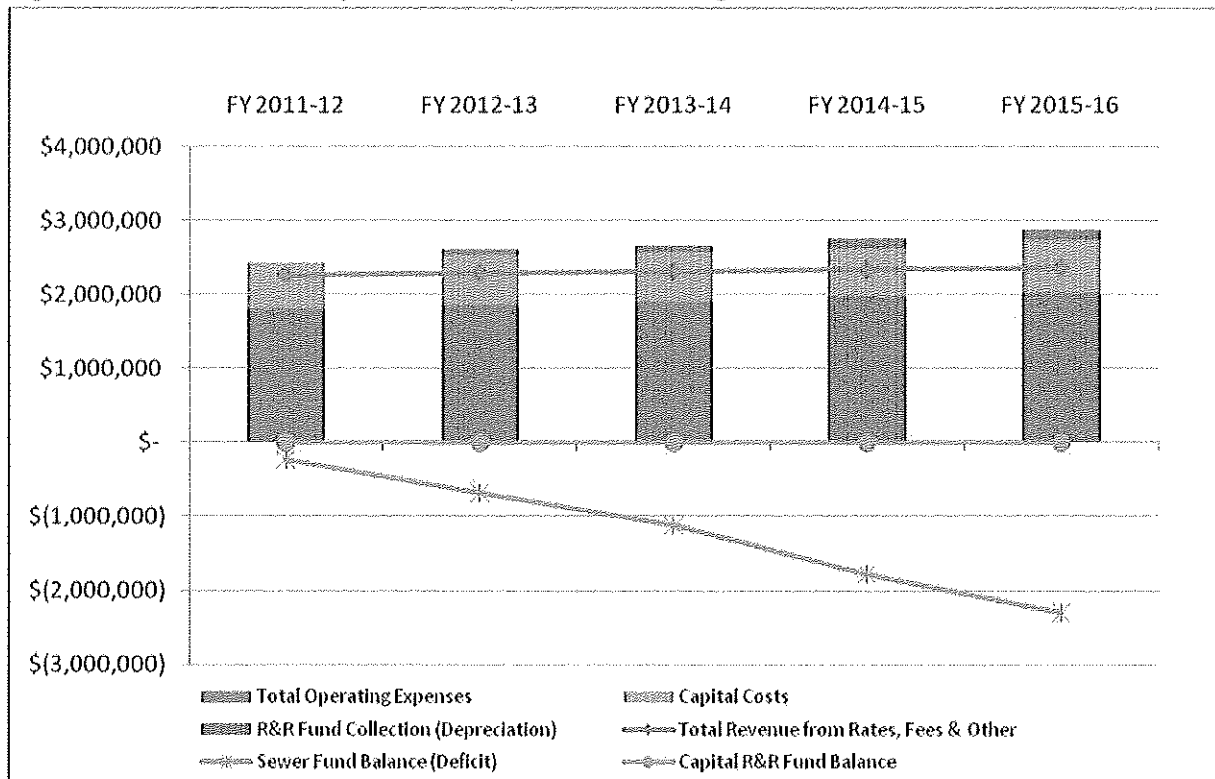
The total cost of serving each customer class is determined by distributing each of the utility cost components among the user classes based upon the respective service requirements of each customer class. Therefore, a true cost of service rate study enables a sewer utility to adopt rates based on the true costs to each user class. The purposes of this sewer utility cost of service study include:

- ♦ Proportional allocation of the costs of service to users.
- ♦ Derivation of unit costs to support the development of sewer rates.

# Sewer Rate Analysis

The sewer utility is in need to a revenue increase to remain financially sound as indicated in the figure below. Figure 3-1, below, projects the adequacy of existing rate revenue.

Figure 3-1: Revenue and Expenditure Projections – Existing Rates



As the above figure indicates, rate revenue (blue line) is below the bars (cost). Ideally, with cost-based rates, the blue line would set directly on top of the cost bars. However, due to the utility’s rate funded capital projects, this goal may not always be achievable. The light blue line, the utility’s operating fund balance, increases or decreases by the distance between the blue line and the top of the bars.

Details of the process, data, and methodology utilized in the rate study are presented in this section of the report. Summary figures, outlining much of the analysis are included in this section of the report as well, while technical figures, which provide a greater level of detail and breadth, are provided in the Technical Appendix.

## Customer Statistics

During the Fiscal Year 2009, the City provided sewer service to an estimated 4,638 accounts, discharging over 683 thousand hundred cubic feet annually. A projection of accounts, discharge, and loading

strengths is necessary in the evaluation of the revenue requirements. This projection is critical for the determination of revenues from rates, escalation of treatment-related costs, and design of the rates. Given the current economic climate and review of potential growth, City staff used a conservative growth rate of 1%. In terms of accounts, the City is projected to see 47 new accounts annually over the next five years.

## Revenue Requirements Analysis

### Revenue from Existing Rates

The first step in developing the revenue requirements is to develop a projection of revenues from existing rates. The City expects to receive approximately \$2.267 million in sewer related charges in Fiscal Year 2011/12. By Fiscal Year 2015/16, assuming the growth discussed above, sewer charges are projected to increase roughly 4.1% to \$2.359 million.

### Projections of Operation, Maintenance, and Debt Service Expenses

To project Operating and Maintenance (O&M) expenses over the ten-year planning horizon, three escalation factors were developed. The operations cost escalator, set at 3% in fiscal years 2011/2012 through 2013/14 and set at 4% in fiscal years 2014/15 and 2015/2016, is applied to basic expenditures that the Department incurs: materials, utilities, etc. A personnel cost escalator of 3% accounts for labor and benefit expenditures. Additionally, the City, as part of its financial policies, has established a reserve policy to maintain 25% (90 days) of its annual operating and maintenance expenses.

### Capital Replacement Costs

The Department's capital replacement costs, which represent an increasing percentage up to 100% of the sewer utility's annual depreciation, are summarized in Figure 3-2. The capital replacement costs are collected to maintain, repair, and replace existing system components.

Figure 3-2: Sewer Capital Replacements Costs

Description	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
Capital Replacement (Depreciation)	\$ -	\$ 70,626	\$ 84,751	\$ 141,252	\$ 141,252

Sources: City of San Fernando; Willdan Financial Services.

**Capital Improvement Projects**

The Department's Capital Improvement Program (CIP) needs for the sewer utility are summarized in Figure 3-3. Individually, each project was identified by City staff as growth-related, existing needs (O&M) or a percentage of both to determine the appropriate funding mechanism (bi-monthly rates or connection fee). The capital projects are required to meet the Utility's projected growth and to maintain the existing quality of the system.

**Figure 3-3: Sewer Capital Projects**

Description	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
Payment to L.A. City for construction of Wastewater Treatment Facilities	\$ 502,610	\$ 502,610	\$ 502,610	\$ 502,610	\$ 502,610
CIP PAYGO Projects	124,439	175,766	153,887	147,091	-
<b>Total Capital Projects Funded by Rates</b>	<b>\$ 627,049</b>	<b>\$ 678,376</b>	<b>\$ 656,497</b>	<b>\$ 649,701</b>	<b>\$ 502,610</b>

Sources: City of San Fernando; Willdan Financial Services.

CIP Project No.	Project Category	PROJECT	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	FY 2015-2016	Total
1	Other Projects	Capital projects and equipment deferred pending plan preparation	-	-	-	-	-	-
2	Other Projects	Sewer management plan with citywide video survey inspection	124,439	-	-	-	-	124,439
3	Sewer Main Replacement	120 Macneil, east side at Court parking lot	-	39,895	-	-	-	39,895
4	Sewer Main Replacement	1111 Hollister to Carlisle, currently lined due to 1994 earthqk repairs	-	135,870	-	-	-	135,870
5	New Sewer Main	117 Macneil, alley to First	-	-	53,526	-	-	53,526
6	Other Projects	Capital Equipment Replacement - Backhoe and attachments	-	-	100,361	-	-	100,361
7	New Sewer Main	First, alley to Brand	-	-	-	147,091	-	147,091
8	Other Projects	Capital Equipment Replacement - Utility Truck	-	-	-	-	35,974	35,974
9	Water Main Replacement	Additional sites to be determined after survey and plan preparation	-	-	-	-	179,872	179,872
		<b>Total</b>	<b>\$ 124,439</b>	<b>\$ 175,766</b>	<b>\$ 153,887</b>	<b>\$ 147,091</b>	<b>\$ 215,847</b>	<b>\$ 601,183</b>

Notes:

Construction cost estimates were escalated annually by a factor of 3.7%, based on the average annual increase between 2004 and 2009 in the Producer Price Indices for steel and plastic construction materials.

Source: City of San Fernando; Bureau of Labor Statistics; Willdan Financial Services.



### **Summary of Revenue Requirements Analysis**

The preceding components comprise the foundation of the revenue requirement analysis. Given the current economic climate, Willdan facilitated discussions with City staff to assure the accuracy of financial and growth variables in developing the revenue requirement analysis. Particular emphasis was placed on attempting to minimize rates, yet still generating adequate funds to support the operational activities and capital projects throughout the study period.

The revenue requirements analysis figure, presented in the following figure, provides a basis for evaluating the timing and level of sewer revenue adjustments needed to meet the projected required revenue for the study period. The percentages shown at the bottom of the figure identify the recommended revenue adjustments.

We are recommending the formation of a Capital Repair and Replacement Fund, which will be funded with the annual amount of depreciation, plus any excess funds from the operating reserve. The Capital Repair and Replacement reserve will provide the necessary capital to pay for future repair and replacement capital improvement projects.

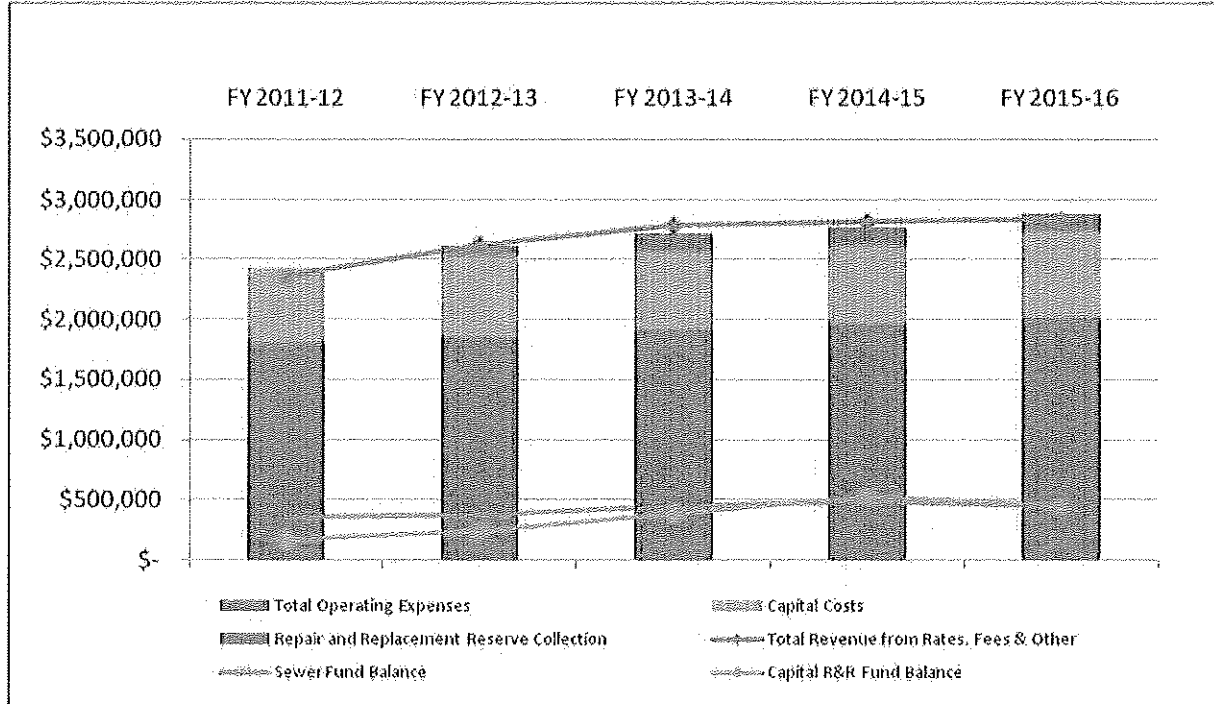
Figure 3-4: Summary of Sewer Revenue Requirements

Description	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
1 <b>Projected Customer Growth Rate</b>	1.00%	1.00%	1.00%	1.00%	1.00%
2 <b>Estimated Existing Operating Revenue</b>	2,267,000	2,289,670	2,312,567	2,335,692	2,359,049
3 <b>Additional Revenue Required</b>	92,569	331,773	467,474	472,149	476,870
<b>Total Operating Revenues (Required Revenue)</b>	<b>2,359,569</b>	<b>2,621,443</b>	<b>2,780,040</b>	<b>2,807,841</b>	<b>2,835,919</b>
<b>Revenue Increase</b>	<b>7.00%</b>	<b>7.00%</b>	<b>5.00%</b>	<b>0.00%</b>	<b>0.00%</b>
5 <b>Operating Expenses</b>					
6 <b>Personnel Services</b>	612,552	630,929	649,857	669,352	669,352
7 <b>Utilities - 25% of 120 Macneil Street</b>	4,846	4,992	5,142	5,296	5,296
8 <b>Telephone</b>	1,030	1,060	1,092	1,125	1,170
9 <b>Rents and Leases</b>	884	911	938	966	1,005
10 <b>Contractual Services</b>	736,233	758,320	781,069	804,501	836,681
11 <b>Professional Services</b>	8,788	9,052	9,323	9,603	9,987
12 <b>Department Supplies</b>	9,880	10,176	10,482	10,796	11,228
13 <b>Equipment and Supplies</b>	5,855	6,031	6,212	6,398	6,654
14 <b>Department Equipment Maintenance</b>	3,640	3,749	3,862	3,978	4,137
15 <b>Small Tools</b>	520	536	552	568	591
16 <b>Personnel Training</b>	2,340	2,410	2,483	2,557	2,659
17 <b>Activities &amp; Programs</b>	45,240	46,597	47,995	49,435	51,412
18 <b>Vehicle O&amp;M and Fuel</b>	7,540	7,766	7,999	8,239	8,569
19 <b>Cost Allocation</b>	298,212	307,158	316,373	325,864	338,899
20 <b>Transfer Out</b>	62,400	64,272	66,200	68,186	70,914
21 <b>Total Operating Expenses</b>	<b>1,803,080</b>	<b>1,857,172</b>	<b>1,912,887</b>	<b>1,970,274</b>	<b>2,022,099</b>
22 <b>Net Operating Income</b>	556,489	764,271	867,153	837,567	813,820
23 <b>Non-Operating Revenue</b>					
24 <b>Investment Earnings</b>	3,300	8,963	7,905	9,193	6,953
25 <b>Operating Transfer In</b>	-	-	-	-	-
26 <b>Total Non-Operating Revenue</b>	<b>3,300</b>	<b>8,963</b>	<b>7,905</b>	<b>9,193</b>	<b>6,953</b>
27 <b>Capital Projects Funded by Rates</b>					
28 <b>Repair &amp; Replacement Reserve Collection</b>	-	70,626	141,252	141,252	141,252
29 <b>Payment to L.A. City for construction of CIP PAYGO Projects</b>	502,610	502,610	502,610	502,610	502,610
30 <b>CIP PAYGO Projects</b>	124,439	175,766	153,887	147,091	215,847
31 <b>Total Capital Projects Funded by Rates</b>	<b>627,049</b>	<b>749,002</b>	<b>797,749</b>	<b>790,953</b>	<b>859,709</b>
32 <b>Net Income (Loss)</b>	(70,559)	15,269	69,404	46,614	(45,888)
33 <b>Sewer Enterprise Fund</b>					
34 <b>Beginning Operating Fund Balance</b>	426,112	355,553	370,822	440,226	486,840
35 <b>Subtotal</b>	<b>355,553</b>	<b>370,822</b>	<b>440,226</b>	<b>486,840</b>	<b>440,952</b>
36 <b>Fund Balance Days of O&amp;M</b>	90	90	90	90	90
37 <b>Desired Fund Balance</b>	444,595	457,933	471,671	485,821	498,600
38 <b>Maximum Fund Balance (90 days)<sup>1</sup></b>	444,595	457,933	471,671	485,821	498,600
39 <b>Excess (Deficit) O&amp;M / Excess to R&amp;R Fund</b>	-	-	-	1,019	-
39 <b>Ending Operating Fund Balance</b>	<b>\$ 355,553</b>	<b>\$ 370,822</b>	<b>\$ 440,226</b>	<b>\$ 485,821</b>	<b>\$ 440,952</b>
40 <b>Capital Repair and Replacement Fund</b>					
41 <b>Beginning Capital R&amp;R Fund Balance</b>	171,440	171,440	242,066	383,318	525,589
42 <b>Deposit</b>	-	70,626	141,252	141,252	141,252
43 <b>Capital Projects - Repair &amp; Maintenance Costs</b>	-	-	-	-	215,847
44 <b>Excess from O&amp;M Fund</b>	-	-	-	1,019	-
45 <b>Ending Capital R&amp;R Fund Balance</b>	<b>\$ 171,440</b>	<b>\$ 242,066</b>	<b>\$ 383,318</b>	<b>\$ 525,589</b>	<b>\$ 450,995</b>

Sources: City of San Fernando; Willdan Financial Services.

Based upon the revenue requirement analysis, the City will need to adjust the rate revenue by 7% January 1, 2012, followed by a subsequent 7% increase in fiscal year 2012/2013, followed by a 5% increase in fiscal year 2013/2014. Figure 3-5 expands upon the earlier figure (Figure 3-1), to illustrate the impact of the proposed revenue increase on the utility’s financial condition.

Figure 3-5: Revenue and Expenditure Projections – Proposed Rates



### Cost of Service Analysis

This section of the report discusses the allocation of operating and capital costs to the Base, Flow, Suspended Solids (SS) and Biochemical Oxygen Demand (BOD) parameters, the determination of unit rates, and the calculation of user class cost responsibility.

### Cost Allocation by Function

The cost of service allocation conducted in this study is established on the flow and strength characteristics method, which is endorsed by the Water Environmental Federation (WEF). Under this method, revenue requirements are allocated to the different user classes proportionate to their use of the sewer system. Allocations are based on flow volume, SS, BOD, and customer accounts. Use of this methodology results in a generally accepted cost distribution among customer classes and a means of calculating and designing rates to proportionately recover those costs.

## Cost Allocation Procedure

The cost of service study for the City of San Fernando is performed in three basic steps.

1. The first step is called functionalization, which categorizes cost data in terms of functions performed by a sewer utility system. The functions identified in this study include operating costs, capital projects to be funded by rates, debt service, and reserve requirements.
2. The second step classifies operating and non-operating expenses of the utility to the cost components of base cost and flow and strength of sewer effluent. The cost components are defined as follows:
  - ♦ Base Costs: Base costs represent the fixed expenditures of a Utility, such a personnel costs and overhead costs. A certain base level of most costs of a Utility, can be classified as fixed.
  - ♦ Flow Costs: Volume or flow related costs vary with the discharge of sewer by users over a specified period of time, typically a year.
  - ♦ Strength Costs: Strength costs vary with the quality of sewer discharged as measured by the biochemical oxygen demand (BOD) and suspended solids (SS) content of the discharged sewage.
3. The final step in this analysis allocates costs of service to each customer class. This step is accomplished through the development of volume and strength related allocation factors for each customer class.

For compliance with State and Proposition 218 guidelines, a sewer utility is required to utilize a cost allocation approach that fairly allocates costs among customers. This is accomplished by allocating costs into the treatment parameters of flow and strength. These costs are to be allocated in proportion to the percentage that each cost component represents.

When divided by the sewer loadings of each user class, unit costs of service are obtained. All costs incurred by a sewer utility system can be allocated to one or more cost components. The allocation of each cost item between flow, BOD, and SS is based on industry standards of treatment parameter data.

**Figure 3-6 and Figure 3-7** present the classification of sewer expenses and loading calculations used to determine the allocation factors (shown in **Figure 3-8**). The allocation factors are computed by multiplying the functionalization factors (39.1% for Base, 19.3% for Flow, 17.5% for BOD, and 24.1% for SS, shown at the bottom of **Figure 3-6**) by the loading percentages of each customer class. For example, the Residential Class has a Flow Allocation Factor of 10.2%, which is the product of the Residential Flow Loading Factor of 53.0% and the Flow Functionalization Factor of 19.3%. This means that the flow generated by the Residential Class contributes to 8.4% of the total revenue requirements. When coupled with their Base, Flow, BOD and SS allocation factors (33.3%, 10.2%, 6.0% and 8.4%, respectively), 57.9% of the total revenue requirements can be allocated to the Residential Class based on their flow and strength characteristics. The required revenue allocations for each customer class are shown below in **Figure 3-9**.

Figure 3-6: Classification of Sewer Expenses by Function

Description	Classification				FYE 2010 to 2015 Average				Total
	Base	Flow	BOD	SS	Base	Flow	BOD	SS	
Operating Expenses	100%	0%	0%	0%	629,215	-	-	-	629,215
Personnel Services	0%	50%	25%	100.0%	-	2,494	1,247	1,247	4,987
Utilities - 25% of 120 Maconell Street	25%	50%	0%	25%	285	530	-	285	1,059
Telephone	10%	80%	0%	100.0%	91	728	-	91	910
Rents and Leases	0%	0%	40%	60%	-	-	303,043	454,565	757,608
Contractual Services	25%	50%	0%	25%	2,261	4,522	-	2,261	9,043
Professional Services	25%	50%	0%	25%	2,542	5,083	-	2,542	10,167
Department Supplies	25%	50%	0%	25%	1,506	3,013	-	1,506	6,025
Equipment and Supplies	25%	50%	0%	25%	936	1,873	-	936	3,746
Department Equipment Maintenance	25%	50%	0%	25%	134	268	-	134	535
Small Tools	25%	50%	0%	25%	602	1,204	-	602	2,408
Personnel Training	0%	50%	0%	25%	-	23,277	11,568	-	46,553
Activities & Programs	25%	50%	0%	25%	1,940	3,879	-	1,940	7,759
Vehicle O&M and Fuel	25%	50%	0%	25%	306,870	-	-	-	306,870
Cost Allocation	100%	0%	0%	100.0%	-	-	-	-	3,211
Capital Expenses	0%	50%	25%	100.0%	-	1,605	803	803	3,211
Capital Projects	0%	50%	25%	100.0%	-	32,106	16,053	16,053	64,212
Depreciation Expense	10%	80%	0%	10%	38,205	305,641	-	38,205	382,051
Transfer Out	10%	80%	0%	10%	-	-	-	-	-
<b>Total Operating Expenses</b>					<b>\$ 984,566</b>	<b>\$ 395,221</b>	<b>\$ 332,784</b>	<b>\$ 532,787</b>	<b>\$ 2,236,358</b>
Non-Operating Expenses	25%	25%	25%	100.0%	194,407	194,407	194,407	194,407	777,630
CIP Projects					194,407	194,407	194,407	194,407	777,630
Total Non-Operating Expenses					\$ 194,407	\$ 194,407	\$ 194,407	\$ 194,407	\$ 777,630
<b>Total Expenses</b>					<b>\$ 1,178,973</b>	<b>\$ 589,628</b>	<b>\$ 527,191</b>	<b>\$ 727,194</b>	<b>\$ 3,013,987</b>
<b>Classification Factor</b>					<b>39.12%</b>	<b>19.26%</b>	<b>17.49%</b>	<b>24.13%</b>	<b>100.00%</b>

Sources: City of San Fernando, Willdan Financial Services.

Figure 3-7: Loading and Unit Rate Calculations

Customer Class	Number of Accounts	Base Account Factor	Projected Discharges to the Sewer System	Concentration		Calculated Loading					
				Flow Factor	BOD (mg/l)	SS (mg/l)	BOD (lb/yr)	SS (lb/yr)	BOD Factor	SS Factor	
Residential	4,022	85.3%	503,204	53.0%	175	175	549,351	34.2%	549,351	34.8%	34.8%
Commercial	469	9.9%	230,171	24.3%	500	600	717,942	44.6%	861,530	54.5%	54.5%
City Property	72	1.5%	28,722	3.0%	200	200	35,835	2.2%	35,835	2.3%	2.3%
Industrial	148	3.1%	136,931	14.4%	310	120	264,905	16.5%	102,544	6.5%	6.5%
Schools	5	0.1%	33,545	3.5%	130	100	27,205	1.7%	20,927	1.3%	1.3%
Higher Education	1	0.0%	16,426	1.7%	130	100	13,321	0.8%	10,247	0.6%	0.6%
<b>Total</b>	<b>4,718</b>	<b>100.0%</b>	<b>949,049</b>	<b>100.0%</b>			<b>1,608,558</b>	<b>100.0%</b>	<b>1,580,433</b>	<b>100.0%</b>	<b>100.0%</b>

Sources: City of San Fernando, Willdan Financial Services.

Figure 3-8: Flow and Allocation Factors

Customer Class	Factors			
	Base Factor	Flow Factor	BOD Factor	SS Factor
	1	2	3	4
Residential	85.3%	53.0%	34.2%	34.8%
Commercial	9.9%	24.3%	44.6%	54.5%
City Property	1.5%	3.0%	2.2%	2.3%
Industrial	3.1%	14.4%	16.5%	6.5%
Schools	0.1%	3.5%	1.7%	1.3%
Higher Education	0.0%	1.7%	0.8%	0.6%
Functionalization Factors	39.1%	19.3%	17.5%	24.1%

Customer Class	Allocation Factors			
	Base Factor	Flow Factor	BOD Factor	SS Factor
	1	2	3	4
Residential	33.3%	10.2%	6.0%	8.4%
Commercial	3.9%	4.7%	7.8%	13.2%
City Property	0.6%	0.6%	0.4%	0.5%
Industrial	1.2%	2.8%	2.9%	1.6%
Schools	0.0%	0.7%	0.3%	0.3%
Higher Education	0.0%	0.3%	0.1%	0.2%

Sources: City of San Fernando; Willdan Financial Services.

Figure 3-9: Allocation of Revenue Requirements

	1	2	3	4	5
	Base Factor	Flow Factor	BOD Factor	SS Factor	Total
Residential	786,883	241,015	140,952	197,886	1,366,737
Commercial	91,800	110,243	184,209	310,339	696,591
City Property	14,169	13,757	9,195	12,909	50,029
Industrial	28,937	65,609	67,969	36,938	199,453
Schools	998	16,067	6,980	7,538	31,583
Higher Education	200	7,867	3,418	3,691	15,176
Total	\$ 922,986	\$ 454,558	\$ 412,724	\$ 569,301	\$ 2,359,569

Sources: City of San Fernando; Willdan Financial Services.

## Rate Design Analysis

The final step of the rate study is the design of the sewer rates to collect the necessary level of revenue determined in the revenue requirement analysis. During this analysis, consideration is given to both the level of rates and the structure of the rates. This section reviews the proposed sewer rate design for the City.

## Criteria and Considerations

In conjunction with City staff, Willdan analyzed various generated financial scenarios concerning the proposed adjustments and the resulting implications to the Utility's financial and operational health attributed to those decisions..

Listed below is a simplified list of the design considerations that were reviewed:

- Clear and understandable rates
- Easily administered
- Outdoor water usage
- Revenue stability (month to month and year to year)
- Efficient allocation of resources
- Fair and equitable (cost-based) rates

When developing the City's proposed rates all of the aforementioned criteria were taken into consideration. Determining the appropriate balance is crucial, as certain criteria can conflict with one another, i.e. the customer's ability to pay and cost-based rates or charges. In designing rates, there will always be concessions between the various objectives; however, the proposed rates meet all leading objectives of the City.

As sewer discharge is not calculated separately from total water demand, in developing sewer rates for residential customers a distinction must be made between water discharged to the sewer system versus that for irrigation needs. It is assumed, that sewer discharge has a direct relationship to indoor water use for a residential account. Consistent with industry standards of the State Water Resource Control Board, indoor consumption is assumed to be 75 gallons per capita per day. Provided the residential population density of 4.05 from the U.S. Census Bureau, sewer discharge is assumed as 9 units per month per residential account.

As indoor water demand is consistent throughout the year, a residential account's peak usage does not directly affect sewer discharge. When consideration is given to these unique characteristics, developing a flat sewer rate for the residential customers is the most appropriate rate structure.

Alternatively, the majority of non-residential water use is for business needs and has a direct relationship to the amount of sewer discharge. It is assumed that only 10% of a commercial account's water demand is for irrigable needs. As such non-residential customers' peak usage impacts sewer discharge. Additionally, the commercial strength characteristics vary dramatically by type of business operation (i.e., restaurant versus business office). When consideration is given to these unique characteristics, developing a fixed base charge plus variable charge per unit of water use is an appropriate rate structure for the non-residential customers.

## Overview of Existing Rate Structure

The City's existing bi-monthly sewer rate structure has a flat rate for residential and a base plus variable for the remaining customer classes, based on the amount of metered water less irrigation deduction. **Figure 3-10** shows the City's existing rate structure and rates.

Figure 3-10: Existing Sewer Discharge Rates by Customer Class

Use Charges per Premise	Base Fee		Unit Cost for (\$/CCF) Water Used	
	FY2004-2005	FY2005-2006	FY2004-2005	FY2005-2006
Single Family	\$ 41.40	\$ 43.14	Flat Rate	Flat Rate
Multiple-family	41.40 x units	43.14 x units	1.58/2	1.65/2
Other Residential	41.40 x units	43.14 x units	1.58/2	1.65/2
Group II Commercial	34.50	35.95	1.58	1.65
Group III Commercial	34.50	35.95	2.52	2.63
Group IV Commercial	34.50	35.95	3.91	4.07
Group V Institutional Schools*	34.50	35.95	1.58	1.65
a. Elementary, \$/ADA	0.81	0.84		
b. Other, \$/ADA	1.23	1.28		

Source: City of San Fernando.

## Proposed Rate Adjustments

Figure 3-11 recaps the proposed variable rates by customer class as designed in this study.

Figure 3-11: Proposed Monthly Sewer Discharge Rates by Customer Class

Customer Class	Base Fee				
	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16
Residential	\$ 28.32	\$ 31.15	\$ 32.70	\$ 32.70	\$ 32.70
Group II Commercial	16.30	17.93	18.83	18.83	18.83
Group III Commercial	16.30	17.93	18.83	18.83	18.83
Group IV Commercial	16.30	17.93	18.83	18.83	18.83
City Property	16.30	17.93	18.83	18.83	18.83
Industrial	16.30	17.93	18.83	18.83	18.83
Schools	16.30	17.93	18.83	18.83	18.83
Higher Education	16.30	17.93	18.83	18.83	18.83

Customer Class	Unit Cost for (\$/CCF) Water Used				
	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16
Group II Commercial	\$ 1.63	\$ 1.80	\$ 1.89	\$ 1.89	\$ 1.89
Group III Commercial	2.63	2.90	3.04	3.04	3.04
Group IV Commercial	3.94	4.35	4.57	4.57	4.57
City Property	1.25	1.37	1.44	1.44	1.44
Industrial	1.25	1.37	1.44	1.44	1.44
Schools <sup>1</sup>	1.11	1.22	1.28	1.28	1.28
Higher Education <sup>1</sup>	1.11	1.22	1.28	1.28	1.28

<sup>1</sup> Charge per student (ADA).

Sources: City of San Fernando; Willdan Financial Services.

## Impact of Revenue Reduction

In Fiscal Year 2012, the proposed 7% increase in required revenue does not directly correlate to a 7% increase in rates. The cost of service analysis redistributes the required revenue proportionate to each customer class' demand on the system. Thus, the proposed rate adjustments may vary between customer classes.



Figure 3-12 details a comparison of the City's existing rates with the proposed residential rates (rate increase effective January 2012). Figure 3-13 details a comparison of the City's existing rates with the proposed non-residential rates (rate increase effective January 2012).

Figure 3-12: Proposed Comparative Sewer Bills - Residential

<u>Fiscal Year 2011/12</u>			<u>Fiscal Year 2012/13</u>		
<u>Current Monthly Sewer Rates</u>	<u>Proposed Monthly Sewer Charge</u>	<u>Increase/ (Decrease)</u>	<u>Current Monthly Sewer Rates</u>	<u>Proposed Monthly Sewer Charge</u>	<u>Increase/ (Decrease)</u>
\$ 21.57	\$ 28.32	\$ 6.75	\$ 21.57	\$ 31.15	\$ 9.58
Sources: City of San Fernando; Willdan Financial Services.			Sources: City of San Fernando; Willdan Financial Services.		

<u>Fiscal Year 2013/14</u>		
<u>Current Monthly Sewer Rates</u>	<u>Proposed Monthly Sewer Charge</u>	<u>Increase/ (Decrease)</u>
\$ 21.57	\$ 32.70	\$ 11.13
Sources: City of San Fernando; Willdan Financial Services.		

Figure 3-13: Proposed Comparative Sewer Bills – Non-Residential

FY 2011/12									
Customer Class	Monthly Discharge	Current Monthly Base Rates	Current Rates Volume Charge	Total Current Charge	Proposed Monthly Base Charge	Proposed Volume Charge	Total Proposed Charge	Increase/ (Decrease)	
Group II	10	\$ 35.95	-	\$ 35.95	\$ 16.30	\$ 16.28	\$ 32.59	\$ (3.36)	
Group II	20	35.95	-	35.95	16.30	32.57	48.87	12.92	
Group II	50	35.95	42.90	78.85	16.30	81.42	97.73	18.88	
Group III	10	35.95	-	35.95	16.30	26.28	42.58	6.63	
Group III	20	35.95	10.52	46.47	16.30	52.55	68.85	22.38	
Group III	50	35.95	89.42	125.37	16.30	131.38	147.68	22.31	
Group IV	10	35.95	-	35.95	16.30	39.41	55.72	19.77	
Group IV	20	35.95	40.70	76.65	16.30	78.83	95.13	18.48	
Group IV	50	35.95	162.80	198.75	16.30	197.07	213.37	14.62	

Sources: City of San Fernando; Willdan Financial Services.

FY 2012/13									
Customer Class	Monthly Discharge	Current Monthly Base Rates	Current Rates Volume Charge	Total Current Charge	Proposed Monthly Base Charge	Proposed Volume Charge	Total Proposed Charge	Increase/ (Decrease)	
Group II	10	\$ 35.95	-	\$ 35.95	\$ 17.93	\$ 17.97	\$ 35.90	\$ (0.05)	
Group II	20	35.95	-	35.95	17.93	35.93	53.88	17.91	
Group II	50	35.95	42.90	78.85	17.93	89.83	107.76	28.91	
Group III	10	35.95	-	35.95	17.93	28.99	46.92	10.97	
Group III	20	35.95	10.52	46.47	17.93	57.97	75.91	29.44	
Group III	50	35.95	89.42	125.37	17.93	144.94	162.87	37.50	
Group IV	10	35.95	-	35.95	17.93	43.48	61.41	25.46	
Group IV	20	35.95	40.70	76.65	17.93	86.96	104.89	28.24	
Group IV	50	35.95	162.80	198.75	17.93	217.40	235.34	36.59	

Sources: City of San Fernando; Willdan Financial Services.

Figure 3-13: Proposed Comparative Sewer Bills – Non-Residential Continued

FY 2013/14									
Customer Class	Monthly Discharge	Current Monthly Base Rates	Current Rates Volume Charge	Total Current Charge	Proposed Monthly Base Charge	Proposed Volume Charge	Total Proposed Charge	Increase/ (Decrease)	
Group II	10	\$ 35.95	-	\$ 35.95	\$ 18.83	\$ 18.86	\$ 37.69	\$ 1.74	
Group II	20	35.95	-	35.95	18.83	37.73	56.56	20.61	
Group II	50	35.95	42.90	78.85	18.83	94.32	113.15	34.30	
Group III	10	35.95	-	35.95	18.83	30.44	49.27	13.32	
Group III	20	35.95	10.52	46.47	18.83	60.87	79.70	33.23	
Group III	50	35.95	89.42	125.37	18.83	152.18	171.01	45.64	
Group IV	10	35.95	-	35.95	18.83	45.65	64.48	28.53	
Group IV	20	35.95	40.70	76.65	18.83	91.31	110.14	33.49	
Group IV	50	35.95	162.80	198.75	18.83	228.27	247.10	48.35	

Sources: City of San Fernando; Willdan Financial Services.

**RESOLUTION NO. 7462****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN FERNANDO ADOPTING PROCEDURES IN CONNECTION WITH PROPOSED INCREASES TO UTILITY SERVICE CHARGES**

**WHEREAS**, Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750, *et seq.*) (the "Implementation Act") impose certain procedural and substantive requirements for imposing new or increased property-related fees and charges, as defined in Article XIII D ("Charges"), including the requirement to conduct a public hearing and majority protest proceedings for consideration of Charges; and

**WHEREAS**, neither Article XIII D of the California Constitution nor the Implementation Act provide specific guidance for the conduct of the public hearing and majority protest proceedings; and

**WHEREAS**, City Council desires to adopt procedures for the conduct of its public hearings and majority protest proceedings for consideration of Charges which are consistent with Article XIII D and the Implementation Act.


**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN FERNANDO, CALIFORNIA DOES HEREBY RESOLVE, FIND, DETERMINE, AND ORDER AS FOLLOWS:**

**Section 1.** In accordance with Article XIII D and the Implementation Act, the City Council hereby approves the Procedures for the Conduct of a Public Hearing Relating to a Proposed Increase to Utility Service charges as set forth in (Exhibit "A"), attached hereto and incorporated herein by reference (the "Procedures"). "

**PASSED, APPROVED, and ADOPTED** this 17<sup>th</sup> day of January, 2012.

  
Mario F. Hernández, Mayor

**ATTEST:**

  
Elena G. Chávez, City Clerk


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

I HEREBY CERTIFY that the foregoing Resolution was approved and adopted at a regular meeting of the City Council held on the 17<sup>th</sup> day of January, 2012 by the following vote to wit:

**AYES:**           Hernández, Esqueda, Ballin, De La Torre, Lopez – 5

**NOES:**           None

**ABSENT:**       None

  
\_\_\_\_\_  
Elena G. Chávez, City Clerk

**EXHIBIT "A"**

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**PROCEDURES FOR THE CONDUCT OF A  
PUBLIC HEARING RELATING TO A PROPOSED INCREASE  
TO UTILITY SERVICE CHARGES**

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*The following Procedures have been adopted by the City Council of the City of San Fernando for the purpose of conducting a public hearing required by Article XIII D of the California Constitution for consideration of the imposition of a proposed increase to the Utility Service charges.*

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A. Definitions

1. “Customer of Record” means the person whose name appears on the City’s records as the person who contracted for, and became obligated to pay for, Utility Service for the Identified Parcel.
2. “Identified Parcel” means the parcel to which the Proposed Increase will apply.
3. “Proposed Increase” means a proposed increase to a charge for Utility Service.
4. “Record Owner” means the owner of an Identified Parcel whose name and address appears on the last Los Angeles County equalized secured property tax assessment roll (the “Assessment Roll”), or in the case of any public entity, the State of California, or the United States, means the representative of that public entity at the address of that entity known to the City.
5. “Utility Service” means a service for which the City imposes a fee or charge subject to Article XIID of the California Constitution.

B. Notice of the Public Hearing on the Proposed Increase

1. Notice of the public hearing on the Proposed Increase shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the public hearing to the Customer of Record.
2. Each mailed notice shall contain all of the following:
  - The amount of the Proposed Increase to be imposed upon the Identified Parcel covered by the notice;
  - The basis upon which the amount of the Proposed Increase was calculated;
  - The reason for the Proposed Increase;
  - The effect of a majority protest; and
  - The date, time and location of a public hearing on the Proposed Increase.
3. The City Clerk, or the designee of the City Clerk, may certify the proper mailing of notices by an affidavit, which shall constitute conclusive proof of mailing in the absence of fraud.
4. Failure of any person to receive notice shall not invalidate the proceedings on the Proposed Increase.

C. Eligibility to File a Protest

1. Any Customer of Record or Record Owner may file a written protest against the Proposed Increase.
2. If the owner of any Identified Parcel is not shown on the Assessment Roll, such owner may file a protest for such parcel by filing with the City Clerk a proxy from



the Record Owner in a form satisfactory to the City Attorney or evidence of ownership satisfactory to the City Attorney. Any such proxy or evidence must be received by the City Clerk prior to the conclusion of the public hearing.

3. When an Identified Parcel is held by a partnership, as community property, in joint tenancy, or as a tenancy in common, any partner, spouse, joint tenant, or tenant in common, as the case may be, may file a protest for such parcel.
4. An executor, administrator, or guardian may file a protest for an Identified Parcel on behalf of the estate it represents. If such representative is shown on the Assessment Roll as paying taxes and assessments levied against the parcel, that fact shall establish the right of such representative to file the protest. If such representative is not shown on the Assessment Roll, the representative must file with the City Clerk written documentation satisfactory to the City Attorney establishing the legal representation. Any such documentation must be filed with the City Clerk prior to the conclusion of the public hearing.
5. When the Customer of Record is, or an Identified Parcel is held by, a corporation or unincorporated association, a protest may be filed by any person authorized in writing by the board of directors or trustees or other managing body thereof to take such actions. The corporation or unincorporated association must file with the City Clerk written authorization satisfactory to the City Attorney. Any such written authorization must be filed with the City Clerk prior to the conclusion of the public hearing.

#### D. Submission of Written Protests

1. Written protests may be mailed (via U.S. mail) to the City Clerk at City Hall or delivered in person to the City Clerk at City Hall or at the public hearing.
2. To be counted, each written protest must: (i) clearly state opposition to the Proposed Increase, (ii) identify the property covered by the protest and (iii) be signed by the Customer of Record or Record Owner that is filing the written protest with respect to the Identified Parcel.
3. No protest received after the close of the public hearing shall be counted in determining the existence of a majority protest. The last pick up by the City Clerk of protests mailed or delivered to City Hall will occur at 4:00 p.m. on the date scheduled for the public hearing. To ensure that protests which are mailed or delivered to City Hall are received by the City Clerk prior to the close of the public hearing, such protests must be received by the City Clerk at City Hall prior to 4:00 p.m. on the date scheduled for the public hearing. The City Clerk shall endorse on each written protest the date it is filed with the City. The City Clerk shall identify any protests which are received after the close of the public hearing.
4. Written protests may be withdrawn in writing at any time before the conclusion of the public hearing by the person who submitted the written protest.

5. For purposes of determining whether a majority protest exists, only one protest for each Identified Parcel will be counted.
6. Prior to the commencement of the public hearing, all written protests submitted shall be kept secret and confidential.
7. After the City Council opens the public hearing, all written protests shall be considered public records.

E. Conduct of the Public Hearing; Determination of a Majority Protest

1. At the time, date and place fixed for the public hearing, the City Council shall:
  - (i) **Hear a staff presentation pertaining to the Proposed Increase;**
  - (ii) **Hear all persons interested in the matter of the Proposed Increase; and**
  - (iii) **Receive all written communications regarding the Proposed Increase.**
2. The public hearing may be continued from time to time, as the City Council determines is necessary to complete its consideration of the Proposed Increase.
3. If the City Council determines at the close of the public hearing that written protests have been presented, and not withdrawn, by the Record Owners or Customers of Record of a majority of the Identified Parcels (i.e., a majority protest exists), the City Council shall not approve the Proposed Increase.
4. If the City Council determines at the close of the public hearing that a majority protest does not exist, the City Council may adopt an Ordinance imposing the Proposed Increase.





# TOWN HALL MEETING

## PROPOSED WATER & SEWER RATE INCREASES

MARCH 12, 2012 - 6 PM - COUNCIL CHAMBERS, 117 MACNEIL ST., S.F.

**CITY STAFF WILL PROVIDE A PRESENTATION, ANSWER YOUR QUESTIONS,  
LISTEN TO YOUR COMMENTS AND DISCUSS THE FOLLOWING:**

**WHY IS A RATE INCREASE BEING CONSIDERED?**

*Costs have increased since the last water and sewer rate increases in 2006; funds are needed to maintain infrastructure and reduce the possibility of water or sewer lines breaking. Some of our water and sewer lines are over 100 years old!*

**HOW MUCH WILL MY RATES INCREASE?**

*Bring your last water and sewer bill and, time permitting, staff will review and provide you with an estimate of how much your bill will be if the proposed increases are approved.*

**WHAT HAPPENS IF THE RATE INCREASES ARE NOT APPROVED?**

*Certain water and sewer projects including the replacement of water and sewer lines will be delayed; a new water treatment system will be underfunded; and there will be a greater possibility of imported water purchases with the cost being passed on to the customer.*

**CAN I STILL PROTEST THE RATE INCREASES?**

*Yes; complete the below protest form and submit per the instructions given below.*

**HOW MANY PROTESTS ARE ACCEPTED PER ADDRESS, AND WHY?**

*Per Prop 218, one protest per parcel can be counted. Most single-family homes reside on one parcel. Some multi-family dwellings or businesses may occupy more than one parcel and will be able to submit more than one protest. Call the number below if you are not sure how many parcels your property includes.*

**WHAT IS PROP 218?**

*State Proposition 218 was approved by California voters in 1996 to provide a greater role for customers in setting rate increases. The rate increase process requires mailed notice of a public hearing and the opportunity to submit a protest against the increase. If the City receives a majority number of protests, which is approximately 2,458 protests, the City Council cannot approve the rate increases.*

**WHO CAN SUBMIT A PROTEST?**

*Only one protest per parcel will be counted.*

**HOW DO I SUBMIT A PROTEST?**

*Submit to City Staff during Town Hall Meeting; **OR** Mail/Deliver to the City Clerk's Office through March 19, 2012, 4 pm deadline (City Hall, 117 Macneil Street, San Fernando); **OR** Submit to the City Clerk during Public Hearing on March 19, 2012, 6 pm (Council Chambers, 117 Macneil Street, San Fernando).*

**WHERE CAN I GET MORE INFORMATION?**

*Please read the notice mailed to you on December 13, 2011; call the Public Works Department or visit the City's website:*

**818.898.1222**

**WWW.SFCITY.ORG**



CUT HERE AND RETURN



**WRITTEN PROTEST TO PROPOSED WATER AND/OR SEWER RATE INCREASE**

**I PROTEST** (check one or both):  Water Rate Increase  Sewer Rate Increase



Property/Service Address

Apt/Unit Number

Account Number (optional)

Name (print)

Signature

**WHEN/WHERE TO RETURN YOUR PROTEST:**

- Submit to City Staff during Town Hall Meeting – March 12, 2012; 6 pm Council Chambers - 117 Macneil Street, San Fernando
- Mail/Deliver to the City Clerk through March 19, 2012; 4 pm Deadline City Hall - 117 Macneil Street, San Fernando
- Submit to City Clerk during Public Hearing – March 19, 2012; 6 pm Council Chambers - 117 Macneil Street, San Fernando

# REUNIÓN COMUNITARIA



## INCREMENTOS PROPUESTOS A LA TARIFA DEL AGUA Y ALCANTARILLADO

12 DE MARZO DEL 2012 – 6 PM – CAMARA DEL CONSEJO, 117 MACNEIL ST., S.F.

### PERSONAL DE LA CIUDAD PROVEERÁ UNA PRESENTACIÓN, CONTESTARÁ SUS PREGUNTAS, ESCUCHARÁ SUS COMENTARIOS Y HABLARÁ DE LO SIGUIENTE:

#### ¿PORQUÉ SE ESTÁ CONSIDERANDO UN AUMENTO DE TARIFA?

Costos han incrementado desde los últimos aumentos en el 2006; se necesitan fondos para mantener la infraestructura de agua y alcantarillado y reducir la posibilidad de que se dañen las líneas de agua y alcantarillado. ¡Algunas de nuestras líneas de agua y alcantarillado tienen más de 100 años!

#### ¿CUÁNTO AUMENTARÁN MIS TARIFAS?

Traiga su última factura del agua y alcantarillado y si el tiempo lo permite, personal de la ciudad reparará su factura y le dará un estimado de cuánto sería su factura si los propuestos incrementos son aprobados.

#### ¿QUÉ PASA SI LOS INCREMENTOS NO SON APROBADOS?

Ciertos proyectos del agua y alcantarillado incluyendo el replazo de líneas de agua y alcantarillado serán retrasados; no se contará con fondos suficientes para un nuevo sistema para tratar el agua; y habrá mayor posibilidad de que se tenga que pasar el costo a los clientes de tener que comprar agua importada.

#### ¿Puedo Protestar A Los Incrementos Todavía?

Sí; complete la forma de la protesta que se encuentra abajo y entréguela siguiendo las instrucciones que se le proveen.

#### ¿CUÁNTAS PROTESTAS SON ACEPTADAS POR DIRECCIÓN Y PORQUÉ?

Por la Prop 218, solamente una protesta por lote puede ser contada. La mayoría de residencias unifamiliares están en un lote. Algunas viviendas multifamiliares o negocios pueden ocupar más de un lote y podrán entregar más de una protesta. Llame al número que está abajo si no está seguro de cuantos lotes incluye su propiedad.

#### ¿QUÉ ES PROP 218?

La Proposición Estatal 218 fue aprobada por los votantes de California en 1996 para proveer un mayor papel para los clientes en ajustar los incrementos de tarifas. El proceso de incremento de tarifa requiere que se manden notificaciones de la audiencia pública y de la oportunidad de entregar protestas sobre el incremento. Si la Ciudad recibe una mayoría de protestas, las cuales son aproximadamente 2,458 protestas, el Concilio no puede aprobar los incrementos.

#### ¿QUIÉN PUEDE ENTREGAR UNA PROTESTA?

Sólo una protesta por lote será contada.

#### ¿CÓMO ENTREGO UNA PROTESTA?

Se puede entregar al personal de la ciudad durante la Junta Comunitaria; **O** enviarla por correo **O** entregarla a la Secretaria de la Municipalidad en la Alcaldía a más tardar las 4 PM, el 19 de marzo del 2012 **O** entregarla a la Secretaria de la Municipalidad durante la Audiencia Pública el 19 de marzo del 2012, 6 PM (en la Cámara del Consejo, 117 Macneil Street, San Fernando).

#### ¿DÓNDE PUEDO OBTENER MÁS INFORMACIÓN?

Por favor lea la notificación que se le envió el 13 de diciembre del 2012, llame al departamento de Obras Públicas o visite la página de internet:

**818.898.1222**

**WWW.SFCITY.ORG**



CORTE AQUÍ Y DEVUÉLVASE



### PROTESTA ESCRITA AL PROPUESTO AUMENTO A LA TARIFA DEL AGUA Y/O ALCANTARILLADO

YO PROTESTO (marque uno o dos):  Aumento a la tarifa del Agua  Aumento a la tarifa del Alcantarillado



Dirección de Propiedad/Servicio

Apto/Número de Unidad

Número de Cuenta (opcional)

Nombre (letra de molde)

Firma

#### CUÁNDO/DÓNDE ENTREGAR SU PROTESTA:

- Entregar al Personal de la Ciudad durante la Junta Comunitaria – 12 de marzo del 2012; 6 PM; Cámara del Consejo, 117 Macneil Street, San Fernando
- Enviar por correo/Entregar a la Secretaria de la Municipalidad a más tardar el 19 de marzo del 2012, 4 PM; Alcaldía - 117 Macneil Street, San Fernando
- Entregar a la Secretaria de la Municipalidad durante la Audiencia Pública - 19 de marzo del 2012, 6 PM; Cámara del Consejo - 117 Macneil Street, San Fernando

# CITY OF SAN FERNANDO

## NOTICE OF CONTINUED PUBLIC HEARINGS

### ON THE PROPOSED WATER RATE INCREASE AND ON THE PROPOSED SEWER RATE INCREASE

**NOTICE IS HEREBY GIVEN** that the public hearings to consider the proposed increases to water and sewer rates, which were held on February 6, 2012 at 6 p.m., in the City Council Chambers, have been continued to the following date, time and place:

**DATE:** March 19, 2012

**TIME:** 6 p.m.

**PLACE:** City Council Chambers, 117 Macneil Street, San Fernando, CA 91340

At that time, the City Council intends to continue its consideration of the adoption of an ordinance to increase water rates and adoption of an ordinance to increase sewer rates. Before taking final action on the proposed ordinances, the City Council will continue to hear public testimony and receive written protests on the proposed increases. Any property owner or customer of record may file a written protest against the proposed water rate increase, the proposed sewer rate increase, or both the proposed water and sewer rate increases.

The City Council will not adopt the ordinance to increase the water rates if a majority protest against such increase exists. Similarly, the City Council will not adopt the ordinance to increase sewer rates if a majority protest against such increase exists. A majority protest exists if, at the end of the public hearing on the proposed increases, there are written protests submitted by the owner or customer of record of a majority of the parcels subject to the proposed increase.

#### **WRITTEN PROTESTS MUST BE:**

- Mailed to the City Clerk at City Hall (see the address listed above); or
- Delivered in person to the City Clerk at City Hall (during regular business hours); or
- Delivered in person to the Town Hall Meeting (March 12, 2012, 6 pm, same address as listed above)
- Delivered in person at the continued public hearing.

The last pick up by the City Clerk of protests mailed or delivered to City Hall will occur at 4:00 p.m. on the date of the continued public hearing. After that time, written protests can only be delivered at the public hearing. No written protest received after the close of the public hearing will be counted in determining the existence of a majority protest.

Detailed information about the proposed water rate increase and the proposed sewer rate increase was included in the notices of the public hearings mailed to you on December 13, 2011. Copies of the notices are available on the City's website at [www.sfcity.org](http://www.sfcity.org), or you may review all documentation at City Hall at 117 Macneil Street, San Fernando, California, during regular business hours.



# CIUDAD DE SAN FERNANDO

## AVISO DE CONTINUACIÓN DE AUDIENCIAS PÚBLICAS

### SOBRE EL PROPUESTO INCREMENTO A LA TARIFA DEL AGUA Y EL PROPUESTO INCREMENTO A LA TARIFA DEL ALCANTARILLADO

**POR MEDIO DE LA PRESENTE**, se le notifica que las audiencias públicas que se llevaron a cabo el 6 de febrero del 2012 a las 6 PM en la Cámara del Consejo, para considerar el propuesto aumento en la tarifa del agua y alcantarillado han sido continuadas hasta la siguiente fecha, hora y lugar:

**FECHA:** 19 de marzo del 2012

**HORA:** 6:00 PM

**LUGAR:** Cámara del Consejo, 117 Macneil Street, San Fernando, CA 91340

En ésta fecha, el Concilio continuará considerando la intención de adoptar una ordenanza para incrementar la tarifa del agua y adoptar una ordenanza para incrementar la tarifa del alcantarillado. Antes de tomar acción final sobre las propuestas ordenanzas, el Concilio continuará escuchando testimonio público y recibiendo protestas por escrito sobre los propuestos incrementos. Cualquier propietario o cliente registrado puede entregar una protesta escrita en contra del propuesto incremento a la tarifa del agua, o el propuesto incremento a la tarifa del alcantarillado o a los dos propuestos incrementos de las tarifas del agua y alcantarillado.

El Concilio no adoptará la ordenanza para incrementar la tarifa del agua si existe una mayoría de protestas en contra de tal incremento. Asimismo, el Concilio no adoptará la ordenanza para incrementar la tarifa del alcantarillado si existe una mayoría de protestas en contra de tal incremento. Una mayoría de protestas existe si al final de la audiencia pública sobre el propuesto incremento hay protestas escritas de los dueños o de clientes registrados de una mayoría de los lotes sujetos al propuesto incremento.

#### **PROPUESTAS POR ESCRITO DEBERAN:**

- Ser enviadas por correo a la Secretaria de la Municipalidad en la Alcaldía (ver la dirección antes mencionada); o
- Ser entregadas en persona a la Secretaria de la Municipalidad en la Alcaldía (durante horas laborales); o
- Ser entregadas en persona en la Reunión Comunitaria (12 de marzo del 2012, 6:00 PM dirección antes mencionada); o
- Ser entregadas en persona en la continuación de la audiencia pública.

La Secretaria de la Municipalidad por último recogerá las protestas que hayan sido enviadas por correo o entregadas en la alcaldía a las 4 P.M. el día de la audiencia pública continuada. Después de esa hora, protestas por escrito deberán de ser entregadas en la audiencia pública solamente.

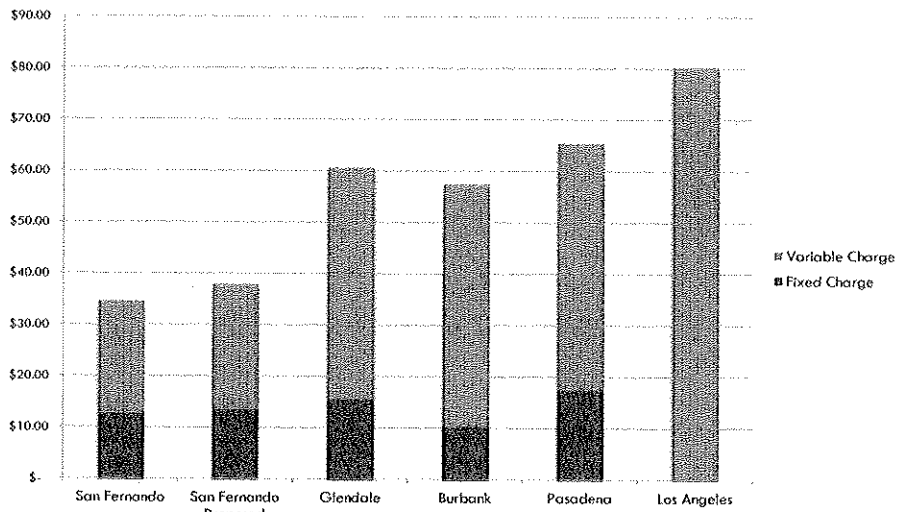
Información detallada sobre el propuesto incremento a la tarifa del agua y el propuesto incremento a la tarifa del alcantarillado fue incluida en los avisos sobre la audiencia pública que se enviaron el 13 de diciembre del 2011. Copias de los avisos están disponibles en la página de internet de la ciudad en el [www.sfcity.org](http://www.sfcity.org) o también puede repasar/examinar toda la documentación en la Alcaldía localizada en el 117 Macneil Street, San Fernando, California durante horas laborales. No se contarán como parte de las protestas requeridas para determinar una mayoría aquellas protestas por escrito que sean recibidas después de que se cierre la audiencia pública.



**ATTACHMENT "F"****City of San Fernando  
Town Hall Meeting  
March 12, 2012****Water and Sewer  
Proposed Rate Increases****Agenda**

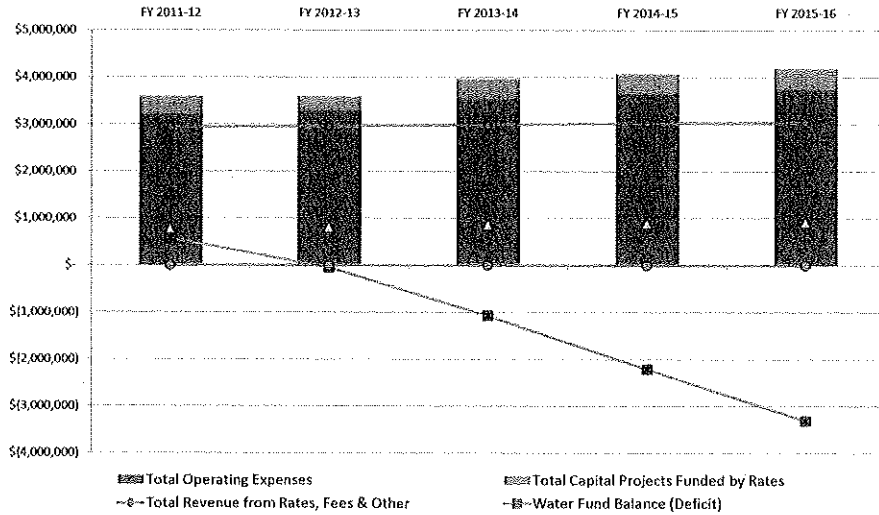
- **Welcome**
  - Al Hernandez, City Administrator
  
- **Slide Presentation- 30 minutes**
  - Ron Ruiz, Public Works Director
  - Gregg Tobler, Wildan
  - Issac Habib, Wildan
  
- **Questions and Answers**
  - Ron Ruiz, Public Works Director
  - Joseph Lillio, Senior Accountant
  - Tony Salazar, Public Works Superintendent
  - Gregg Tobler, Wildan
  - Issac Habib, Wildan
  
- Throughout the meeting, if you have your utility bill, staff is available to provide you with an estimate to determine if your rates will increase.

## Monthly Water Bill Comparison with Surrounding Agencies

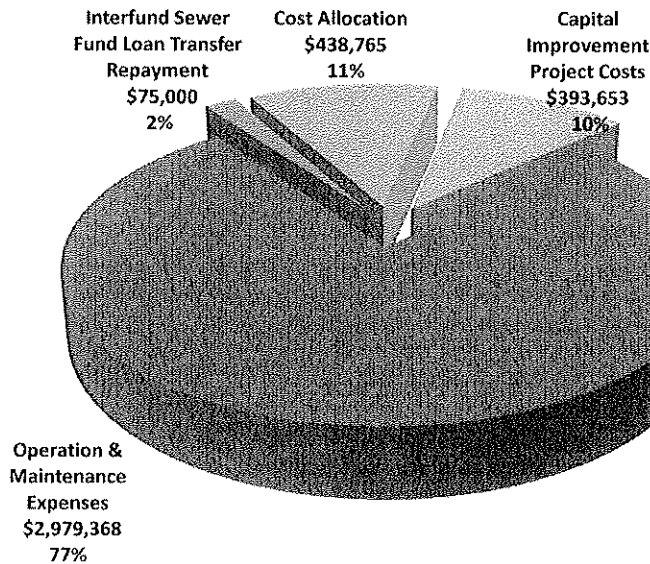


***Why do the rates need to be increased?***

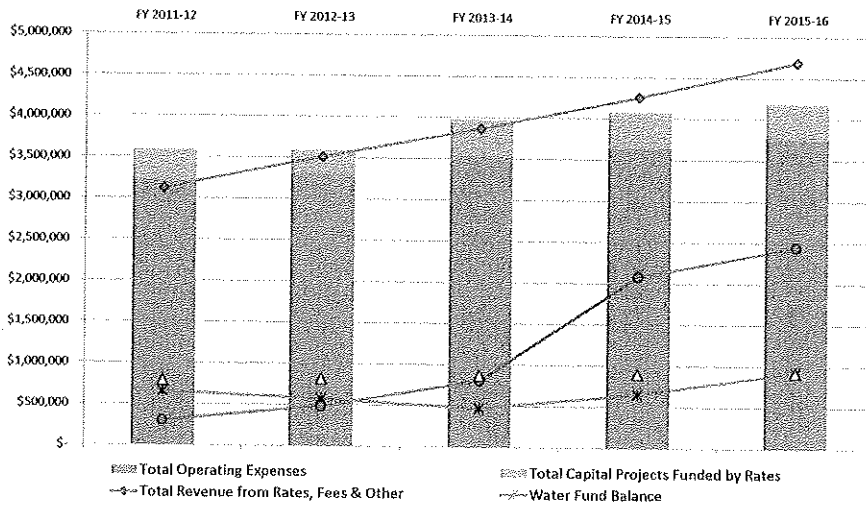
## Water Revenue & Expenditure Projections Existing Rates



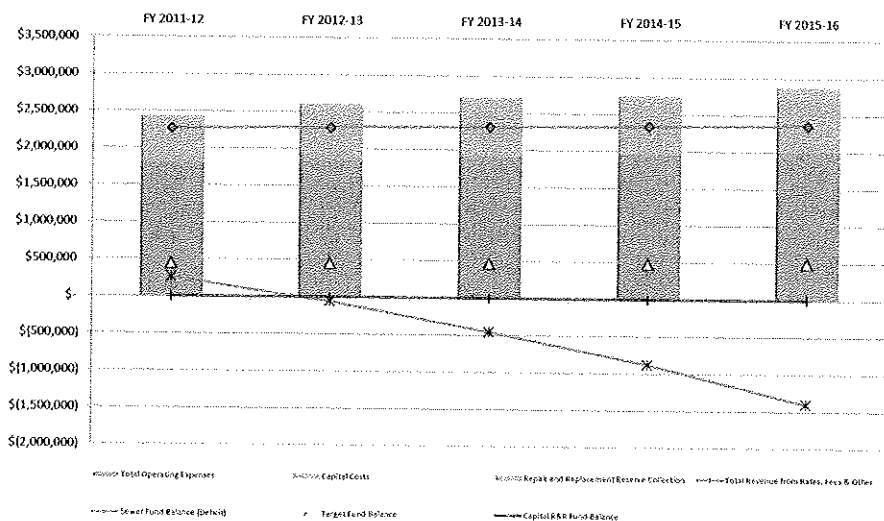
## Water Cost Drivers



## Water Revenue & Expenditure Projections Proposed Rates

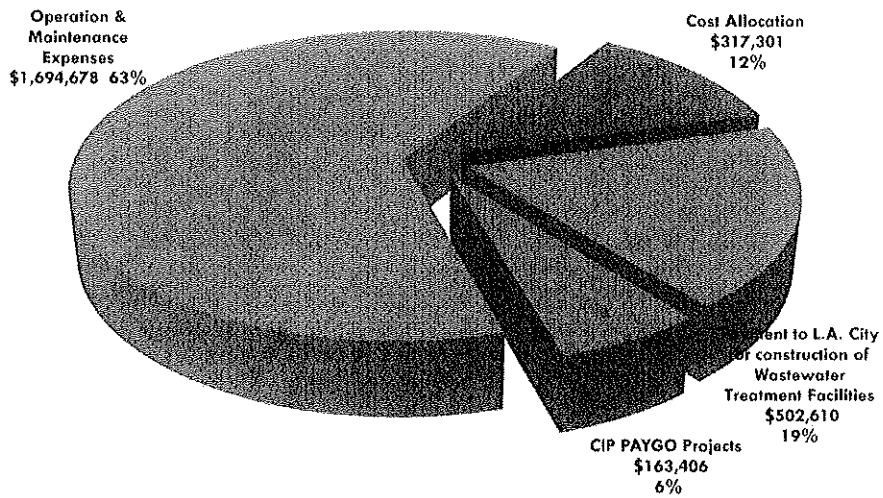


## Sewer Revenue & Expenditure Projections Existing Rates

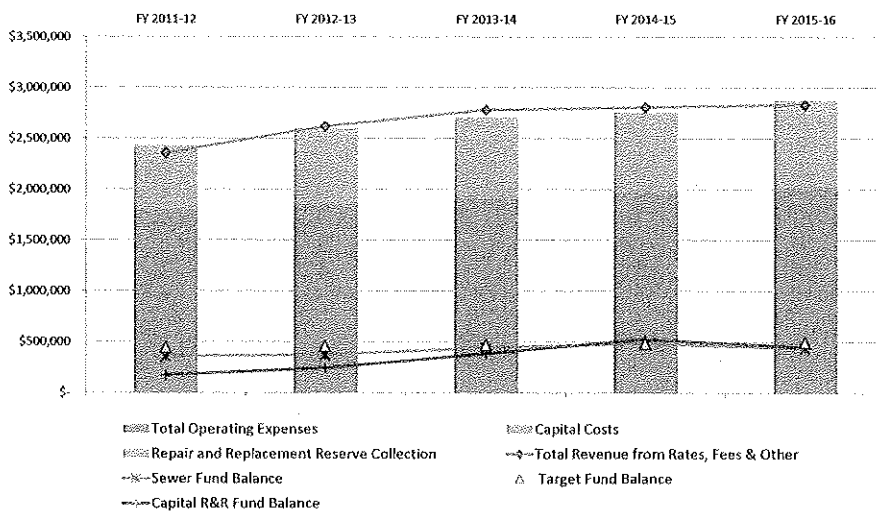




## Sewer Cost Drivers



## Sewer Revenue & Expenditure Projections Proposed Rates



## **What will this pay for?**

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- Rising costs since 2006
- Funds needed to implement current and long term Capital Improvement Projects
- Address rising nitrate levels in the city's water supply
- Both funds will be facing deficits as early as next year

## **What will this pay for?**

---

- Being proactive now will avoid much larger rate increases in the future
- Being proactive now will also help insure that the city does not become dependent on imported water purchases in the future
  - ✓ Imported water = little to no control over rate increases
  - ✓ Imported water = costs up to 50% more

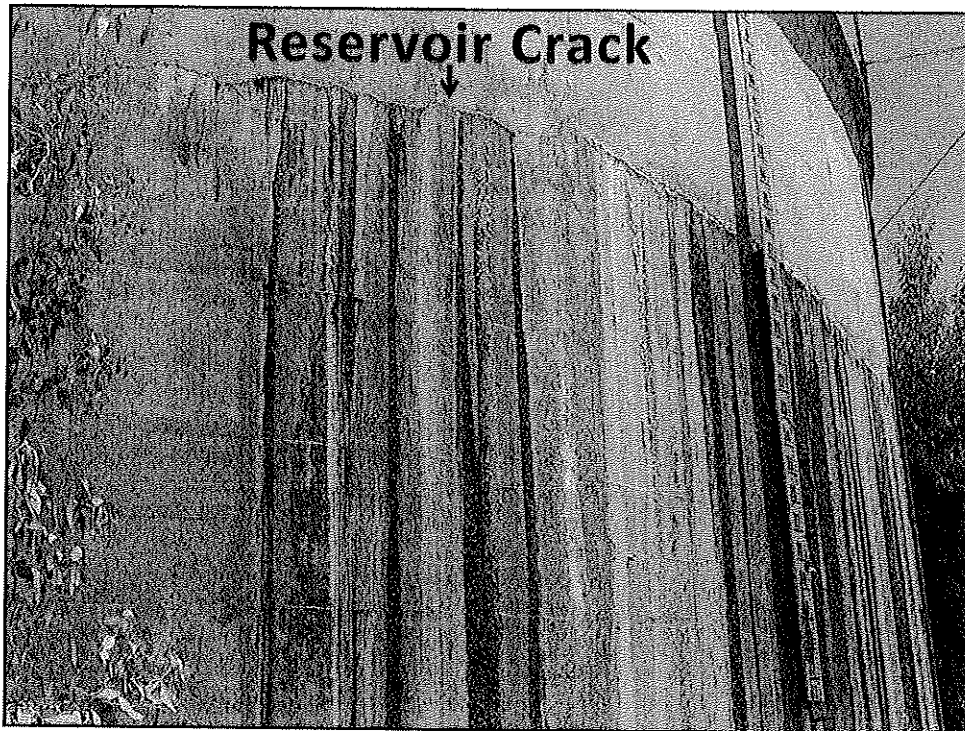
## Capital Improvement Projects

- 5-Year Plan to maintain infrastructure
- Protect against line breaks, stoppages, overflows
- Projects include, sewer video survey, water and sewer line replacements, nitrate removal system
- Need funds for 20-year plan



## Reservoir 4





## **Water and Sewer Infrastructure**

- Water Services – Approximately 5,264 services
- Fire Hydrants – Approximately 565
- Gate Valves – Approximately 1,109
- Miles of Water Pipe – Approximately 66.5 miles
- Miles of Sewer Pipe – Approximately 40 miles
- Sewer Man Holes - 809

## **Staff Routine Duties-Water**

- Installation of new water services, fire hydrants, fire services, water mains including maintenance
- Replacement of water meters
- Fire flow testing, water pressure testing, water sampling, water quality sampling
- Gate valve exercising, fire hydrant flushing, customer complaints, leak repairs
- Yard maintenance, equipment maintenance, miscellaneous water reports.

## **Staff Routine Duties-Water**

- Water Meters – approximately 5,100 (reading and maintenance, active and inactive)
- Backflow Program – 388 devices (monitoring)
- Customer Service (leaks, repairs, turn ons/off, etc.)
- Fire Flow Testing
- Water Sample Collection (Water Quality)
- Maintenance of 4 Reservoirs, 4 Wells, 3 Booster Stations, 2 Pressure Zones

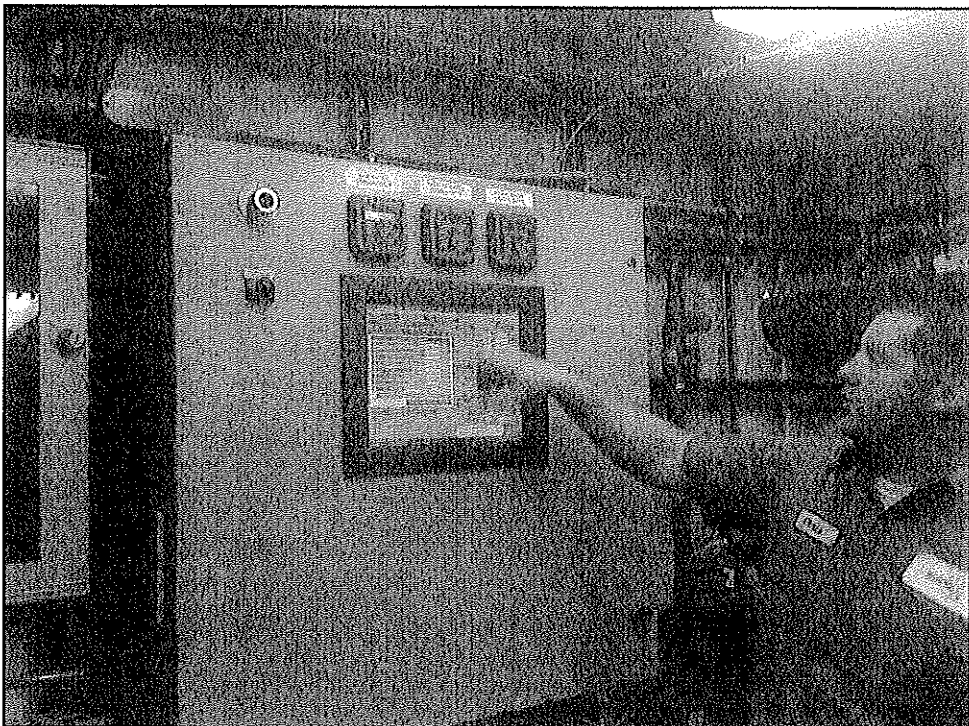
***24-hour, 365 days per year!***

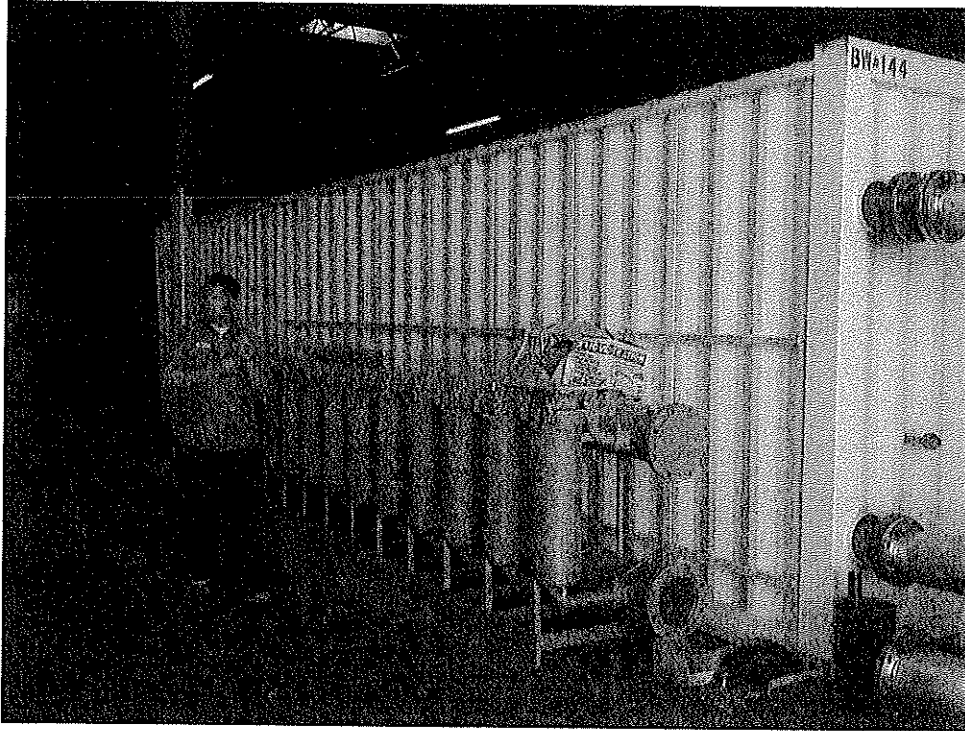
## **Staff Routine Duties-Sewer**

- Annual and Weekly Preventative Maintenance
- Video Inspection of Sewer and Storm Drains
- Customer Service Calls
- Annual System Wide Sewer Cleaning
- Sewer Overflow Response and Clean-Up
- Monitoring and Mapping of Pass Through Flow
- Pesticide and Anti-Root Foaming
- State and Federal Reports, Including NPDES

## **Nitrate Removal System**

- Naturally occurring chemical which has health consequences at elevated levels
- Nitrate levels have increased over the last five years at two of the city's four wells
- Over the last few years the city developed and designed a system to remove nitrates.
- An ion-exchange system planned for start-up this summer.





## **Nitrate Removal System**

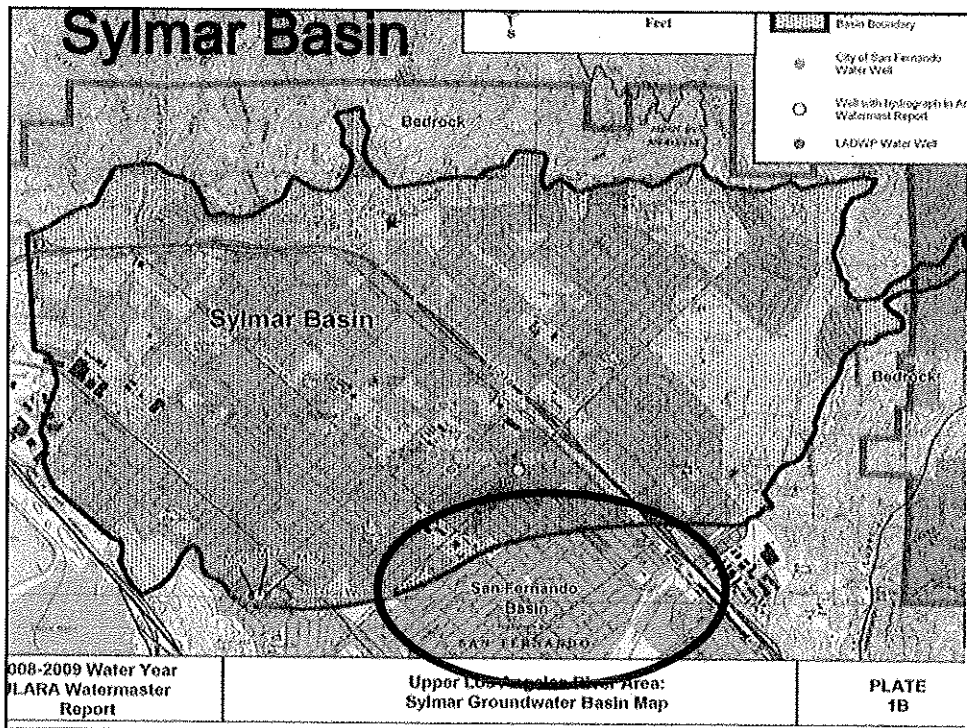
- Public Works has taken the lead to study the issue, develop and design a solution, and implement a strategy
- The project is expected to cost over \$2M over the next few years, which does not include M & O costs
- Public Works has been successful in applying for assistance through the Dept. of Public Health



# Metropolitan Water District

- Typically purchase 5% - 10% annually
- Imported water costs are app... tha...
- If w... ma... res... bec... on MWD

*The municipal code allows this cost to be passed onto customers*





## **Proposition 218**

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- Approved by CA voters in 1996.
- To curb perceived abuses in the use assessments and property related fees for general government services.
- City must adhere to specific limitations and procedures.

## **Outreach**

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- Approximately 100 phone calls/counter questions
- Notices were sent via 1<sup>st</sup> class mail to water and sewer customers and property owners (which may or may not be the same address) - December 2, 2011 (approximately 4,915)
- December 13, 2011 (another 4,915 notices were mailed)
- March 2, 2012 (another 4,915 notices were mailed)

## Outreach

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- Information and reports available at Finance, Treasurers, Administration, and Public Works Counters
- City website
- 15 public meetings

## Outreach

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1. 10/06/2010: Budget, Personnel, Finance (BPF) Standing Committee
2. 10/11/2010: BPF Standing Committee
3. 04/06/2011: BPF Standing Committee
4. 07/13/2011: BPF Standing Committee
5. 07/19/2011: BPF Standing Committee
6. 09/12/2011: Natural Resources, Infrastructure, Waste (NRIW) Standing Committee
7. 09/13/2011: BPF Standing Committee

## Outreach

---

8. 09/12/2011: NRIW Standing Committee
9. 11/07/2011: City Council (introduced Ordinance Nos. 1610 and 1611 and approved a five-year plan)
10. 12/05/2011: City Council (directed staff to keep bimonthly billing cycle and implement a Voluntary Based Assist)
11. 09/12/2011: NRIW Standing Committee
12. 01/17/2012: City Council (approved a Resolution adopting procedures regarding the proposed increases)

## Outreach

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13. 02/06/2012: City Council (Public Hearing for Rate Increases)
14. 02/13/2012: NRIW Standing Committee Meeting
15. 02/23/2012: Senior Board Meeting

## **What happens if the rates are not increased?**

---

- The funds are expected to face deficits sometime next fiscal year
- CIP efforts will need to be scaled back
- Weakened integrity of water and sewer infrastructure
- Greater likelihood that MWD purchases will be needed
- MWD purchases may be passed onto customers
- Nitrate removal system will be underfunded over the long term

***What are the  
proposed  
rate increases?***

How much more will it cost our customers?

**WATER** Bimonthly

Typical residential

High-use single-family

**SEWER**

Residential \$13.50

**Those with low water usage will probably not see an increase.**

### Rate Increase Comparisons

Agency	Rate Increase	Lowest Unit Cost	Last Increase	Utility Tax	Pass Thru
San Fernando	9%	\$ 0.89	6 yrs	No	Yes, but not used
Glendale	3%	\$ 1.52	?	5%	TBD
MWD	75% over 12 yrs	N/A	?	N/A	N/A
Torrance Municipal Water	12%	\$ 2.76	15 yrs	5%	TBD
Inglewood	40% year 1, 12% year 2	\$ 3.50	9 yrs	10%	TBD
Los Angeles	Considering 15% over 3 yrs	\$ 3.05	Annually?	10%	TBD

# How can I find out what my rate increase will be?

## Step 1 (Water Rate Increase)

Consumption: How many units?

**CITY OF SAN FERNANDO**  
 UTILITY DEPT.  
 117 MADONIA STREET  
 SAN FERNANDO, CA 91340  
 (818) 336-2000 (415) 425-1111  
 FAX: (818) 336-2336 TDD: (818) 336-1111

**ACCOUNT INFORMATION**  
 ACCOUNT NUMBER: [REDACTED]  
 CUSTOMER NUMBER: [REDACTED]  
 SERVICE ADDRESS: [REDACTED]  
 SERVICE FROM: 1/20/11 TO: 01/20/12  
 BIRTH DATE: 2/28/2011

**UNIT INFORMATION**

Unit #	P Paid	S Paid	Consumption
300		402	22

**MONTHLY CHARGES**

Category	Amount
WATER	\$51.54
SEWER	\$53.14
REFUSE	\$17.96
ADSV	\$1.00

**TOTAL CURRENT CHARGES \$123.64**

**Payment due**

Previous Balance:	\$154.29
Payments:	\$154.29
Credits Applied:	\$0.00
Total Current Charges:	\$123.64
<b>TOTAL AMOUNT DUE \$123.64</b>	

FOR UP TO DATE PAYMENT INFORMATION

**PLEASE DON'T FORGET TO PAYMENT INFO**  
 PAYMENTS SHOULD BE MADE WITH YOUR PAYMENT TO  
 CITY OF SAN FERNANDO  
 CREDIT ADVISORY: PAYMENTS OVER \$5000

ACCOUNT NUMBER: [REDACTED]  
 CUSTOMER NUMBER: [REDACTED]  
 SERVICE ADDRESS: [REDACTED]  
 SERVICE FROM: 1/20/11 TO: 01/20/12

**PAY DATE: 2/28/2012**  
**RECEIPT ID: [REDACTED]**  
**TOTAL AMOUNT DUE BY DUE DATE: \$123.64**  
**PLEASE PAY BY: [REDACTED]**

**CITY OF SAN FERNANDO**  
 UTILITY DEPT.  
 117 MADONIA STREET  
 SAN FERNANDO, CA 91340



## Step 2

### (Water Rate Increase) PROPOSED NEW WATER RATES

**TOTAL COMBINED MONTHLY FIXED CHARGE**

Meter Size	AWWA Considered Meter Factor	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
5/8" 3/4"	10	\$ 13.58	\$ 15.11	\$ 16.47	\$ 17.85	\$ 19.63
1"	25	27.79	26.37	27.65	30.14	31.98

Monthly Fixed Charge

**Monthly Commodity Rates**

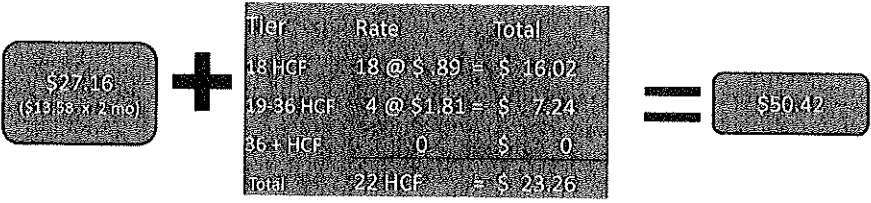
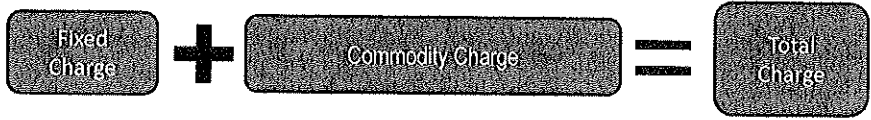
Description	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	FY 2015-2016
Residential					
Block 1 Rate per hcf (0-10 hcf)	\$ 0.89	\$ 1.00	\$ 1.11	\$ 1.20	\$ 1.31
Block 2 Rate per hcf (10-18 hcf)	1.81	2.04	2.25	2.45	2.67
Block 3 Rate per hcf (18+ hcf)	2.42	2.72	3.00	3.27	3.56
Non-Residential	1.82	1.87	2.00	2.12	2.26

Commodity Charge

Source: City of San Fernando, Water Frontal Services

## Step 3

### (Proposed Water Rate Increase)



This example is based on a bi-monthly consumption of 22 HCF

# Step 1 (Sewer Rate Increase)

## PROPOSED NEW SEWER CHARGES

Customer Class	Base Fee				
	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16
Residential	\$ 28.32	\$ 31.15	\$ 32.70	\$ 32.70	\$ 32.70
Group I Commercial	16.39	17.93	18.63	18.63	18.63
Group II Commercial	16.39	17.93	18.63	18.63	18.63
Group IV Commercial	16.39	17.93	18.63	18.63	18.63

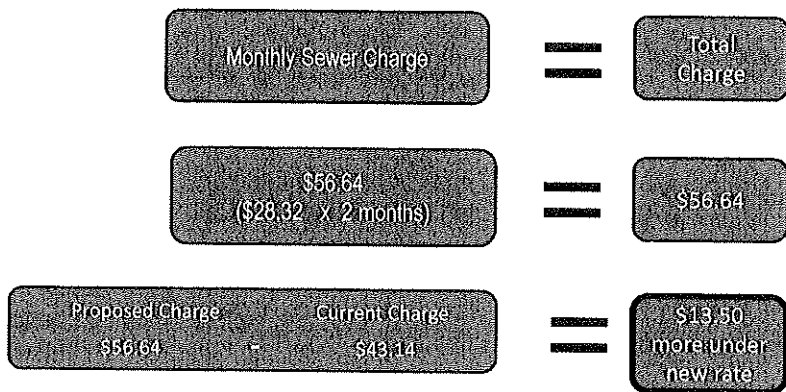
  

Customer Class	Unit Cost for (\$/CCF) Water Used				
	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16
Group I Commercial	\$ 1.69	\$ 1.69	\$ 1.69	\$ 1.69	\$ 1.69
Group II Commercial	2.83	2.90	3.04	3.04	3.04
Group IV Commercial	3.94	4.35	4.67	4.67	4.67
City Property	1.25	1.37	1.44	1.44	1.44
Industrial	1.24	1.37	1.44	1.44	1.44
Schools <sup>1</sup>	1.13	1.22	1.26	1.26	1.26
Higher Education <sup>2</sup>	1.11	1.22	1.28	1.28	1.28

<sup>1</sup> Charge per student (ADA)  
 Sources: City of San Francisco; Wilson Financial Services

Monthly Residential Charges

# Step 2 (Proposed Sewer Rate Increase)



This example is based on a bi-monthly consumption.

## Next Steps

- Public Hearing on March 19, 2012 at 6:00 pm, City Hall, City Council Chambers
- Per Prop 218, if a majority of protests are received, approximately 2,459, the City Council cannot approve the proposed rate increases.
- If the rates are approved:
  - ✓ The City Clerk will publish the Ordinance by April 3, 2012 (within 15 days after adoption)
  - ✓ The new rates will become effective no earlier than 30 days after adoption

## Q & A

- Please limit your comments/questions to:
  - ✓ 3 minutes or less so that everyone has an opportunity to speak
  - ✓ Please limit your comments/questions to the proposed water and sewer rate increases
- The Panel will try to answer all of your questions. If more time is needed we can follow-up with you individually.
- Your comments will be included in a report to the City Council on March 19, 2012



## ATTACHMENT "G"

**TOWN HALL MEETING**  
Proposed Water & Sewer Rate Increases

March 12, 2012

**Public Questions/Comments**  
*Staff Responses*

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1.

**Question:** Where do the Nitrates come from?

**Staff Response:** *It is often difficult to pinpoint sources of nitrates because there are so many possibilities. Sources of nitrates may include runoff or seepage from fertilized agricultural lands; municipal and industrial waste water, refuse dumps, animal feedlots, septic tanks and private sewage disposal systems, urban drainage and decaying plant debris. Geologic formations and direction of ground water flow also may influence nitrate concentration.*

**Can we be more proactive to solve this problem?**

**Staff Response:** *A study was previously done to try to pinpoint the source of the nitrates. The findings concluded that the nitrates are most likely present due to "legacy agriculture". Any further efforts to research this matter could be costly with no certainty that the source could be confirmed.*

2.

**Question:** Regarding Infrastructure, does the city do preventative maintenance?

**Staff Response:** *Preventative maintenance is budgeted annually for both sewer and water infrastructure.*

3.

**Question:** What has been done to analyze the condition of the Glenoaks Well? Have x-rays or ultrasound of the Well been conducted and what will be done in the future?

**Staff Response:** *Previous studies of Reservoir 4 adjacent to Foothill Blvd. have concluded that substantial repairs are needed, including the replacement of the reservoir. The cost is likely to exceed \$7 million.*

4.

**Question:** If the increases are implemented, what fund will the monies be placed into (i.e., General Fund, other fund)?

**Staff Response:** *All revenue collected is held in the water and sewer Enterprise Funds. No revenue from the increases can be held in the general fund.*

5.

**Question:** Previously there was a Well located, at what is now Rudy Ortega Park/Heritage Park. Could this well and reservoir have been used for emergency use?

**Staff Response:** *The Well was officially deactivated through the state over 25 years ago. The reservoir, which is still located at the site is too small to store a significant amount of water. It was determined that it would not be cost effective to invest resources at this location for water use.*

6.

**Question:** What is the life expectancy of a new reservoir and what allocations will be/have been made?

**Staff Response:** The budget typically includes funds for regular maintenance of the reservoir, but not for capital improvements. In the past the City anticipated that non-City funds might become available to resolve this issue. Over the last few years the City has applied for grants through the Department of Public Health, but these efforts have been unsuccessful. There was also some expectation that a state water bond would be put on the ballot, with funds that could be used for this project, however, the bond proposal has not moved forward by the state. Rather than wait any longer, staff is recommending that the City begin to set aside funds over the long term to help address this issue in the future.

7.

**Question:** Nitrate problem – why doesn't MWD and Los Angeles have this problem?

**Staff Response:** MWD does have this problem, however, at lower levels. They do have other types of contaminants that are not present in our water supply, which are also costly to treat with the cost being passed on to consumers. .

**Comment:** Don't understand how seniors will be able to handle the increase over 5 years.

**Staff Response:** Customers with low water usage, which are typically senior customers, will most likely not have a water rate increase.

8.

**Question:** If using a tiered program, will you ensure that the meters will be read?

**Staff Response:** The meters are read on a regular basis by staff. More recently, staff has conducted a quality review through Project Water to make sure all water meters are read.

**Question:** Can customers verify their read?

**Staff Response:** Yes. In order to read your meter you start from left to right and read all the numbers with the white background (all of the numbers with the black background are for testing purposes). After reading your meter you can compare your reading to the water bill reading. Most meters have a low flow indicator, which has a star, or triangle shape indicator or red sweep hand. When water is not in use and these indicators are turning you may have a leak somewhere. For those with a red sweep hand, you need to watch for movement over the term of about a minute because it does not measure very small quantities of water, whereas the star and triangle measure very small quantities of water usage and therefore provide a more rapid indication of possible leaks.

9.

**Question:** Will a history of customers' bill be available on the bill?

**Staff Response:** Yes. The water bill is being redesigned to include graphs to assist customers in understanding their water usage.

**Question:** Will the water be drinkable?

**Staff Response:** Yes, the water has been and continues to be drinkable. The City must adhere to water quality standards as dictated by state and federal agencies. In contrast, bottled water is not as highly regulated by Federal Drug Administration (FDA) standards.

10.

**Question:** Is it possible to resolve the deficit by making the Water Dept. more efficient?

**Staff Response:** Staff believes that the Water Department is very efficient. The City currently produces water at half the cost currently offered through the Metropolitan Water District. Although further research is needed, it is likely that the City has the lowest starting unit cost, at \$.89 per HCF, in the region.

11.

**Question:** What is in the cost allocation?

**Staff Response:** The cost allocation represents all indirect costs, such as leased space, non-budgeted staffing costs, etc., as determined through an analysis prepared by an outside consultant.

12.

**Question:** What happened to the \$1 million sewer reserve (prior to Michael Drake's retirement)?

**Staff Response:** Michael Drake, a prior Public Works Director, retired in 2001, and there have been three directors since that time. Further research is needed to respond to this question, however, it is likely that any reserves would be used for Capital Projects or to make up for sewer revenue shortfalls because rate increases in the past were still not sufficient to address future needs.

13.

**Question:** Does the increase have to be 45%; can it be a smaller increase over the five years; can reserve (at end of five years) be less?

**Staff Response:** The rates are not necessarily being increased by 45%. This percentage represents the amount of estimated revenue needed over five years to keep the Water Fund solvent.

**Question:** Why does the increase have to be so big?

**Staff Response:** The 45% additional revenue needed for the Water Fund includes estimated costs over the five-year period to maintain, operate, and perform Capital Improvement Projects (CIP). Staff has already reduced the CIP costs to minimize the amount of the rate increases. Staff does not recommend that the proposed rate increases be reduced because this will impair the City's ability to effectively maintain the water system in the long term.

14.

**Question:** How can you guarantee that the monies will be used to fix the issue?

**Staff Response:** The "issues" or projects are specified in the rate study which serves as justification for the proposed rate increases. Staff recommends that the five-year CIP as analyzed in the study be included in the annual approved City budget, to help ensure that the projects move forward.

15.

**Question:** Interest earned on money – does it stay in the fund?

**Staff Response:** Yes, all interest earned goes to the respective enterprise fund.

16.

**Question:** How do we get the whole thing fixed (big picture)? This is not just about the water and sewer and rate increases and we need to look at all the costs that businesses pay to be located in the City.

**Staff Response:** Administration is working on a "cost of doing business" analysis to review other costs, in addition to water and sewer fees.

**Comment:** **Would like to see more events like this Town Hall meeting.**

17.

**Question:** **Concerned with amount paid for wages (18 employees).**

**Staff Response:** *It is important to note that staff have different salary schedules; from entry to management level. It is also important to know that many water staff are State certified operators, who must spend additional classroom time to receive and maintain their certification.*

18.

**Question:** **Concerned with customer service (increases in water service).**

**Staff Response:** *Staff is committed to maintaining high levels of customer service. It is important to maintain certain staffing levels to ensure compliance with quality standards.*

19.

**Question:** **Charge for changing name on account (remove ex-spouse name).**

**Staff Response:** *After further discussion with the participant, it was learned that the participant was not charged.*

20.

**Question:** **Take more reasonable rate increase steps and it may be easily accepted.**

**Staff Response:** *As stated in the response to #14, the CIP, one of the largest cost drivers, has been spread out over a greater period of time to help minimize the amount of the rate increases. If the estimated revenue needs for the funds are not met, it is likely that the CIP will have to be scaled back. Staff does not recommend that the CIP be reduced any further, which could hinder the ability of the water and sewer system to operate effectively.*

21.

**Question:** **Can a Citizens Commission be formed to ensure that the projects are completed?**

**Staff Response:** *This matter can be decided by the City Council. As an alternative, staff recommends that the Water and Sewer Funds be regularly reviewed by the City Council, perhaps through a committee, to help ensure that funds are used appropriately. Due to the complexity of the water and sewer budgets, staff believes that the City Council can most efficiently review these matters within a reasonable time period. Efficiency in these matters is especially important with limited staff resources.*

22.

**Question:** **Confirm that \$1.7 million is budgeted for personnel in water and additional \$600,000 for personnel in Sewer for total of 18 employees.**

**Staff Response:** *Per the City Council approved city budget for FY 11-12: 13.34 full time employees (FTE) are budgeted at \$1,458,634 in the Water Fund and 5.25 FTEs are budgeted at \$550,936 in the Sewer Fund. These budgeted amounts include labor and other benefits and offerings such as health insurance, workers comp, dental, longevity, etc.*

23.

**Question:** **There is a trust factor about the budget you are presenting. With all that is going on in the city we are not sure about the numbers.**

**Staff Response:** *The City retained an outside consultant to better ensure objectivity and to conduct an analysis using industry standards to determine the proposed rate increases.*

**Comment:** **Have incremental steps for rate increases been researched with other cities?**

**Staff Response:** *There is a wide variety of approaches used by other agencies in addressing Enterprise Fund deficits. Per staff's review, many cities are experiencing similar rate increases and in some cases with rate increases substantially higher than those proposed in San Fernando.*

**24.**

**Question** **It is vital that we establish the lowest cost of doing business in San Fernando.**

**Staff Response:** *See response for #15.*

**25.**

**Question:** **Will this evening's questions and comments be considered by City Council prior to their vote?**

**Staff Response:** *The questions and comments discussed in the Town Hall meeting will be included in a report to the City Council for the March 19, 2012 Public Hearing.*

**26.**

**Question:** **Lack of appropriate code enforcement in LA could be contributing to the nitrate issue.**

**Staff Response:** *Staff will further research this matter.*

**27.**

**Question:** **Should be utilizing brainpower at universities.**

**Staff Response:** *Staff will further research this possibility.*

**Comment:** **Attendees this evening are interested/concerned about the rate increases and will attend the Council meeting.**

**28.**

**Question:** **Why is City Council not here this evening?**

**Staff Response:** *The Brown Act does not allow for more than two City Council members to be present at a meeting that is not a noticed Council meeting.*

**29.**

**Question:** **Can the number of protests be posted daily on the City's website for residents that are concerned?**

**Staff Response:** *City Council adopted procedures for the conduct of the public hearing and the majority protest, require the City to keep protests confidential prior to the public hearing. Once the public hearing begins, all the protests are considered public records.*

**30.**

**Question:** **Will City Council have access to the audio of this evening's meeting?**

**Staff Response:** *Staff will make a copy of the recording for the City Council.*



**31.**

**Question:** **Has the Council spoken with Senator Alex Padilla?**

**Staff Response:** *The Council members do talk to other elected officials. We are not sure if they spoke to Alex Padilla, specifically. One of the Council members is a MWD director and familiar with issues relating to water. Another Council member has also been following developments regarding a potential state water bond.*

**32.**

**Question:** **What will happen if the increase does not go through?**

**Staff Response:** *The CIP will have to be further reduced, the Nitrate Project will be underfunded, and there is a greater likelihood that MWD water will have to be purchased. As stated in the presentation, the cost to purchase MWD water will be passed on to the customer.*

**33.**

**Question:** **Can the Council approve a lower rate increase?**

**Staff Response:** Yes.

***Will the notices have to be resent?***

*Only if the City Council proposes a rate increase that exceeds the current proposed rate increases.*

**34.**

**Question:** **Can the Council opt to lower the percent of the increase even if not enough protests are received?**

**Staff Response:** *The City Council cannot do anything if a majority protest exists. However, if there is not a majority protest, the Council could approve a lower rate increase.*



**PLEASE REFER TO**

**ITEM #4**

**FOR FULL REPORT**

**5**







## COMMUNITY DEVELOPMENT DEPARTMENT

### MEMORANDUM

**TO:** Mayor Mario Hernandez, and Councilmembers

**FROM:** Al Hernández, City Administrator  
By: Fred Ramirez, City Planner

**DATE:** March 19, 2012

**SUBJECT:** Adoption of Initial Study and Mitigated Negative Declaration and Approval of General Plan Map Amendment, Zone Map Amendment, and Site Plan Review 2012-01 for the Fermore St./Harding Ave. Apartment Project

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#### **RECOMMENDATION:**

It is recommended that the City Council:

- a. Conduct a Public Hearing;
- b. Pending public testimony, adopt a Resolution (Attachment "A") adopting the Mitigated Negative Declaration and Mitigation Monitoring Program, and approving a General Plan Map Amendment and Site Plan Review 2012-01; and
- c. Introduce for first reading, in title only, and waive further reading of "An Ordinance of the City Council of the City of San Fernando Adopting Zone Change 2012-01, Amending the Zoning Map of the City of San Fernando to Rezone 1501 and 1529 First Street and 112 Harding Avenue from the M-1 (Limited Industrial) Zone to the R-3 (Multiple Family) Zone." (Attachment "B").

#### **BACKGROUND:**

- 1. Project Submittal.** On January 26, 2012, project applicant Ian Fitzsimmons, submitted a site plan review application to construct two neighboring affordable housing projects (the "Project") consisting of a total of 113 dwelling units at 1501 and 1529 First Street (Phase 1) and 112, 116, 124 Harding Avenue (Phase 2). (Vicinity map included as Attachment "C".)

Phase 1 of the Project is located along the west side of Harding Avenue and consists of the development of a 121,051-square-foot, four-story affordable housing project with 84 dwelling units and a first floor parking garage for 112 vehicles. The unit mix for this

Adoption of Initial Study and Mitigated Negative Declaration and Approval of General Plan Map Amendment, Zone Map Amendment, and Site Plan Review 2012-01 for the Fermoore St./Harding Ave. Apartment Project.

Page 2

development would include 58 one-bedroom units and 26 three-bedroom units (Attachment "D"). This Project site would require a lot line adjustment among parcels 2520-011-006, 043, and 043 to reconfigure the legal boundaries of these properties to facilitate residential development of the site. The adjusted project site would be an approximately 79,286-square-foot site with street frontages along Fermoore Street and Harding Avenue.

Phase 2 of the Project is located along the east side of Harding Avenue and consists of the development of a 43,733-square-foot, four-story affordable housing project with 29 dwelling units and a first floor parking garage for 40 vehicles (Attachment "E"). The unit mix for this development would include 20 one-bedroom units and nine three-bedroom units. The project site is a 21,437-square-foot site with a primary street frontage along Harding Avenue.

The Project would be developed under the requirements of California Government Code Section 65915, et al (State Density Bonus Law) by providing an increase in density above the maximum permitted density in the R-3 zone to facilitate the proposed number of affordable dwelling units. In addition to providing 100 percent of the dwelling units for rent by low-income households at 80 percent of the Los Angeles County's area median income, state density bonus law allows the applicant to request up to three concessions relating to the city's development standards for multifamily housing. The applicant's request for two concessions includes an increase in lot coverage and a reduction the required open space. The project would also utilize the state density bonus law's mandated parking ratios that are applicable to similarly developed affordable housing projects.

The Project would require a general plan map amendment and zone change for the properties located at 1501 and 1529 First Street and 112 Harding Avenue to amend the current land use designation from Industrial (IND) to High-Density Residential (HDR) and rezone these properties from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone. The proposed general plan map amendment and zoning change would facilitate the development of the neighboring multifamily affordable housing projects at 1501 and 1529 First Street and 112, 116, and 124 Harding Avenue.

- 2. Environmental Review.** On February 24, 2012, a Notice of Intent to Adopt a Mitigated Negative Declaration (MND) and Notice of Public Hearing for the proposed Fermoore St./Harding Ave. Apartment Project and associated general plan map amendment, zone change, and site plan review applications was filed with the Los Angeles County Clerk's office pursuant to the California Environmental Quality Act. In addition, the notice was mailed out to all property owners within 500 feet of the Project on February 23, 2011, 10 days prior to the Planning and Preservation Commission public hearing, and on March 8, 2012, 10 days prior to the City Council public hearing. Also, on February 25, 2012 and March 10, 2012, the notice was published in the print and online editions of the Los Angeles Daily News.

Pursuant to CEQA, the 20-day public comment period for the draft Initial Study and MND began on Saturday, February 25, 2012 and ended on Thursday, March 15, 2012. During the



Adoption of Initial Study and Mitigated Negative Declaration and Approval of General Plan Map Amendment, Zone Map Amendment, and Site Plan Review 2012-01 for the Fermore St./Harding Ave. Apartment Project.

Page 3

review period staff received comments related to the Project from the public in written and oral form. These comments are provided within this report (Attachment "G") for review by the Council and were provided to the Planning and Preservation Commission as part of their report packet for consideration of the proposed Project. Responses to all comments submitted to the Community Development Department will be provided to the Council under separate cover on March 19, 2012. The Mitigated Negative Declaration and Initial Study for the Project are included as Attachment "F" to this report for the Council's review and consideration.

- 3. Attached Staff Reports to Planning and Preservation Commission.** Attached to this summary staff report to the City Council is a more extensive report on the proposed project that was prepared by staff for the Planning and Preservation Commission hearings of March 6, 2012 and March 14, 2012 (Attachment "H"). That report provides a detailed description of the proposal, a substantive discussion of the issues posed by the proposed project, and of the basis for the staff recommendations.

The purpose of this summary report to the City Council is to report on the Planning and Preservation Commission's actions and recommendations, and to provide a summary of several issues discussed in the course of the Planning and Preservation Commission's deliberations.

- 4. March 6, 2012, Planning and Preservation Commission Meeting.** On March 6, 2012, planning staff presented the proposed affordable housing Project to the Planning and Preservation Commission at their regularly scheduled meeting. The Commission considered the Project as well as expressed concern over several aspects of the project, including the lack of overflow parking for the Project, vehicular ingress and egress to the Phase 1 site, traffic on neighboring streets, and available on-site common recreational area. In addition, the Commission reviewed written comments that were provided during the public comment period for the environmental assessment and staff responded those comments verbally during the meeting.

Subsequent to staff's presentation of the project, the Commission made a motion to continue consideration of the item to a special meeting on March 14, 2012, to allow for the Commission to further review the Project and allow the applicant to address the concerns expressed by the public and commissioners. Subsequent to the meeting, staff continued to work with the applicant to further refine the proposal and provide methods of mitigating the concerns expressed by the Commission and through comments received during the environmental review period. The approved Commission minutes for this meeting are provided as Attachment "I" to this report.

- 5. March 14, 2012, Planning and Preservation Commission Meeting.** On March 14, 2012, planning staff presented a revised Project that addressed the Commission's concerns regarding the availability of overflow parking, vehicular access to the site, traffic, and on-site common recreational area. The applicant revised the site plan for Phase 1 of the Project to

Adoption of Initial Study and Mitigated Negative Declaration and Approval of General Plan Map Amendment, Zone Map Amendment, and Site Plan Review 2012-01 for the Fermore St./Harding Ave. Apartment Project.

Page 4

incorporated 10 additional on-site overflow parking spaces abutting Harding Avenue that would be accessible to guests. Additionally, the applicant noted that through the closure of one driveway apron along Fermore Street and two driveway aprons along Harding Avenue abutting Phases 1 and 2, that approximately seven additional on-street parking space may result that would be available to residents in the area. Furthermore, the primary vehicular access to each site was revised to occur only from Harding Avenue, instead of both Harding Avenue and Fermore Street, as originally proposed for Phase 1 of the Project. Instead, vehicular access on Fermore Street would be restricted to emergency response vehicles (e.g., Police, Fire, Et cetera).

Any potential traffic impacts would be addressed through a traffic report that would be prepared prior to issuance of a building permit for the Project. The traffic report would review impacts to roadways in the vicinity of the Project to determine any additional mitigation measures that would be necessary. Issues related to common recreational area would be addressed by providing the required amount on-site on each phase of the Project, no longer necessitating the applicants request of a third concession for a reduction in these requirements.

Subsequent to staff presentation of the revised project and Commission discussion, the Commission approved Planning and Preservation Commission Resolution 2012-03 (Attachment "J"), recommending City Council adoption of the Initial Study and Mitigated Negative Declaration and approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommending adoption of the Initial Study and Mitigated Negative Declaration. The Commission minutes for this meeting are provided as Attachment "K" to this report.

## **ANALYSIS:**

- 1. Lot Line Adjustment.** In order to facilitate the development of the proposed affordable housing project on Phase 1 of the Project site ("Fermore Apartments"), a lot line adjustment would be necessary for the properties located at 1501, 1529, and 1601 First Street (APN's: 2520-011-006, 041, and 043).

A lot line adjustment is an administrative process (approved at staff level) that allows land to be transferred from one parcel and added to an adjoining parcel or parcels, as long as no new parcels are created. Pursuant to the Subdivision Map Act requirements in California Government Code Section 66412(d) and City Code Section 78-37(3), a lot line adjustment can occur administratively among four or fewer parcels.

The table included on the following page summarizes the changes in lot size for the properties that are a part of the lot line adjustment. Additionally, the lot line adjustment exhibits are provided as Attachment "L" to this report.

Adoption of Initial Study and Mitigated Negative Declaration and Approval of General Plan Map Amendment, Zone Map Amendment, and Site Plan Review 2012-01 for the Fermore St./Harding Ave. Apartment Project.

Page 5

<u>Property</u>	<u>Parcel No.</u>	<u>Existing Lot Size</u>	<u>Proposed Lot Size</u>	<u>Change</u>
1501 First Street	2520-011-041	43,181 Sq. Ft.	31,266 Sq. Ft.	- 11,915 Sq. Ft.
1529 First Street	2520-011-043	34,253 Sq. Ft.	39,642 Sq. Ft.	+ 5,389 Sq. Ft.
1601 First Street	2520-011-006	6,797 Sq. Ft.	13,322 Sq. Ft.	+ 6,525 Sq. Ft.

As proposed, an 11,915-square-foot portion of 1501 First Street (“Lot 41”) would be transferred to 1529 First Street (“Lot 43”) to relocate its primary street frontage from First Street to Harding Avenue. Subsequently, a 6,661-square-foot portion of 1529 First Street that maintains a frontage to First Street will be transferred to 1601 First Street (“Lot 6”) to increase its lot width from 50 feet to 100 feet. In all, the proposed adjustments would result in a 31,266-square-foot lot for 1501 First Street, a 39,642-square-foot lot for 1529 First Street, and a 13,322-square-foot lot for 1601 First Street. The adjusted lot sizes that would result from the proposed lot line adjustment are approximate figures. The size of the lots and the revised legal descriptions would be further refined by staff to comply with all applicable development standards and requirements.

- 2. General Plan Map Amendment.** The proposed affordable housing project would necessitate changes to the city’s general plan land use map to facilitate the Project’s development.

With the completion of the proposed lot line adjustment, Phase 1 of the Project (Fermore St. Apartments) would be a 79,286-square-foot site that is comprised of three parcels of land located at 1501 and 1529 First Street (APN’s: 2520-011-038, 041, and 042). These parcels currently have an Industrial (IND) designation in the general plan land use map and allow for industrially-oriented uses within the M-1 (Limited Industrial) zone. The applicant’s request, through the submittal of a general plan amendment map and zone change application, is to amend the general plan land use map to change the land use designation of these parcels from Industrial (IND) to High Density Residential (HDR). Along with the land use change, the applicant is also requesting that the current zoning for the subject parcels to be changed from the M-1 (Limited Industrial) zone to the R-3 (Multiple-Family) zone.

Phase 2 of Project (Harding Ave. Apartments) is a 21,437-square-foot site comprised of three parcels of land located at 112, 116, and 124 Harding Avenue (APN’s: 2520-017-002, 003, and 004). Similar to Phase 1, this site would also require changes to the general plan land use map to facilitate the development of affordable housing. Currently, 116 and 124 Harding Avenue maintain a HDR designation in the general plan land use map and will not need to be amended. The southerly most parcel that comprises the site at 112 Harding Avenue currently has an Industrial (IND) designation in the general plan land use map and allows for industrially-oriented uses within the M-1 (Limited Industrial) zone. To facilitate the Phase 2 development of the Project, the applicant is requesting to amend the general plan land use map to change the land use designation of this single parcel from Industrial (IND) to High Density Residential (HDR). Along with the land use change, the applicant is also requesting

Adoption of Initial Study and Mitigated Negative Declaration and Approval of General Plan Map Amendment, Zone Map Amendment, and Site Plan Review 2012-01 for the Fermore St./Harding Ave. Apartment Project.

Page 6

that the current zoning for the property be changed from the M-1 (Limited Industrial) zone to the R-3 (Multiple-Family) zone, to match the existing land use and zoning on 116 and 124 Harding Avenue. For reference, the current and proposed General Plan Land Use Map is included for the Council's review as Attachment "M" to this report.

Several factors warrant the approval of the requested general plan amendment to facilitate development of vacant and underutilized land with affordable housing that would be accessible to a segment of the population that is considered to be underserved. As proposed, a total of 113 dwelling units would be developed on the aforementioned neighboring sites (Phase 1 and 2). It is staff's assessment that the proposed general plan amendment warrants approval based on the factors presented below:

- a. Compliance with Long Term Regional Planning Programs. In San Fernando, the Southern California Association of Governments (SCAG) is the metropolitan planning organization that represents the city in regional planning matters and is responsible for the development of regional plans for transportation, growth management, and other plans mandated by federal and state law.

In 2000, SCAG initiated a comprehensive process to develop a plan that the city actively participated in to focus on regional methods for responsible growth and development patterns. The Compass Blueprint Growth Vision was a result of regional planning efforts that were developed from input by more than 190 cities, including the City of San Fernando, to address land use and transportation challenges that currently face Southern California and will continue to do so in the future. The Compass Blueprint Growth Vision focuses on four key principles to encourage responsible land use policies and growth patterns. These principles include mobility, livability, prosperity, and sustainability. To implement these principles, the Growth Vision encourages: 1) focusing growth in existing and emerging centers and along major transportation corridors; 2) creating significant areas of mixed-use development and walkable communities; 3) targeting growth around existing and planned transit stations; and, 4) preserving existing open space and stable residential areas. Additionally, the Compass Blueprint's "2% Strategy" for implementing the growth vision creates a guideline that promotes improving measures of mobility, livability, prosperity and sustainability for local neighborhoods and their residents.

As part of the 2% Strategy, opportunity areas were identified throughout the Southern California region along transportation corridors where infill development was possible ("Attachment 5"). Based on SCAG's assessment, the City of San Fernando's First Street corridor has been identified as an opportunity area that can facilitate the development of infill, transit oriented development projects in close proximity to a transit center where rail and bus transit is available to service nearby residents and people that travel from outside of the area to work in the city. The San Fernando/Sylmar Metrolink Station, which provides public access to bus and rail lines is located on the southwesterly corner of Hubbard Avenue and First Street.

Adoption of Initial Study and Mitigated Negative Declaration and Approval of General Plan Map Amendment, Zone Map Amendment, and Site Plan Review 2012-01 for the Fermore St./Harding Ave. Apartment Project.

Page 7

The proposed affordable housing project would be developed on vacant, underutilized land that is located less than a half mile from a transit station. Additionally, the site is located approximately a quarter mile from a trolley stop located on First Street and North Maclay Avenue. The location of the Project and its close proximity to public transportation and the city's downtown make the site ideal for an affordable housing development. Also, the applicant has proposed that all of the 113 dwelling units of the Project would be made available for rent by eligible households whose income is 80 percent of the Los Angeles County's area median income ("AMI"). The proposed improvements to the site would integrate well with the surrounding residential neighborhood that is developed with a mix of single-family and multifamily residences.

The requested general plan map amendment for the proposed Project would meet the four principles outlined in the Compass Blueprint's Growth Vision by:

- Increasing the region's mobility by:
  - ✓ Encouraging transportation investments and land use decisions that are mutually supportive;
  - ✓ Locating new housing near existing jobs and new jobs near existing housing;
  - ✓ Encouraging transit-oriented development; and,
  - ✓ Promoting a variety of travel choices.
- Enhancing the livability of our communities by:
  - ✓ Promoting in-fill development and redevelopment of underutilized and vacant parcels in order to revitalize existing communities;
  - ✓ Promoting "people-scaled," walkable communities; and,
  - ✓ Supporting the preservation of stable neighborhoods.
- Enabling our prosperity by:
  - ✓ Providing a variety of housing types in each community to meet the housing needs of all income levels; and,
  - ✓ Supporting local and state planning and fiscal policies that encourage balanced growth.
- Promoting sustainability for future generations by:
  - ✓ Developing strategies to accommodate growth that use resources efficiently, and minimize pollution and greenhouse gas emissions;
  - ✓ Focusing development in urban centers and existing cities; and,
  - ✓ Using "green" development techniques.

*(Southern California Association of Governments: Compass Blueprint Growth Vision – 2% Strategy; [www.compassblueprint.org/about/strategy](http://www.compassblueprint.org/about/strategy))*

- b. Compliance with State Mandated Housing Programs. As mandated by state law, a city is required to make adequate provisions for the existing and projected housing needs of all economic segments of the community. These provisions are included within the City

Adoption of Initial Study and Mitigated Negative Declaration and Approval of General Plan Map Amendment, Zone Map Amendment, and Site Plan Review 2012-01 for the Fermore St./Harding Ave. Apartment Project.

Page 8

of San Fernando General Plan Housing Element's Housing Plan and specify programs that guide how the city will provide its fair share of affordable housing units. (City General Plan Housing Element, Program No. 9, Pg. V-13 to V-14.) The Southern California Association of Governments (SCAG) is the metropolitan planning organization that is responsible for determining the city's required housing allocation through the Regional Housing Needs Assessment (RHNA). As defined by RHNA, San Fernando's new construction need for the period of 2008 through 2014 is 251 new units. This allocation of required units are distributed among the following four income categories included in the table below:

<b>Regional Housing Needs Assessment (RHNA) Figures: 2008 – 2014</b>	
Very low-income units	62 Units
Low-income units	38 Units
Moderate-income units	42 Units
Above Moderate-income units	109 units

*(City of San Fernando 2008-2014 Housing Element, Table II-28, Pg. II-43.)*

The proposed Project would consist of the construction of a total of 113 units of affordable housing on neighboring sites along the 100 block of Harding Avenue. The unit mix of the development would consist of a total of 78 one-bedroom and 35 three-bedroom units for rent by eligible low-income households who are at 80 percent of the County's area median income (AMI). In addition, the applicant will be providing 100 percent of the proposed dwelling units for rent by low income individuals and families, exceeding the state's requirement of 30 percent pursuant to Government Code Section 65915(d)(2)(c). Approval of the requested amendment to city's general plan land use map to change the land use designation for the properties at 1501 and 1529 First Street and 112 Harding Avenue from Industrial (IND) to High Density Residential (HDR) would facilitate the development of much needed affordable housing for low-income households, an underserved segment of the city's population.

The availability of new affordable housing would help the city get closer to achieving its fair share allocation of the RHNA housing numbers. Additionally, a condition on the development of the Project (as required by state density bonus law) is for the units to be maintained affordable for a period of no less than 30 years. The state required condition ensures the long term availability of affordable housing for low-income residents within the city.

- c. Compliance with General Plan Goals and Objectives. As referred to in the previous subsections, the requested amendment to the city's general plan land use map would change the current land use designation for 1501 and 1529 First Street and 112 Harding Avenue (APN's: 2520-011-038, 041, 042 and 2520-017-002) from Industrial (IND) to High Density Residential (HDR). Currently, each of the Project sites (Phase 1 and 2) abut land

Adoption of Initial Study and Mitigated Negative Declaration and Approval of General Plan Map Amendment, Zone Map Amendment, and Site Plan Review 2012-01 for the Fermore St./Harding Ave. Apartment Project.

Page 9

designated for high density residential development to the north and east. The abutting properties are developed with a variety of single-family dwellings and multifamily apartment buildings.

The requested amendment would make use of vacant, underutilized industrial land that currently abuts residential land uses fronting Second Street, Harding Avenue, and Harps Street. The proposed affordable housing Project would result in significant physical improvements to the project site and adjacent public right-of-ways, eliminating any physical blight associated with the current condition of the subject properties. Approval of the proposed general plan amendment would ensure the Project's compliance with the goals and objectives of the City General Plan Land Use Element by:

- ✓ Retaining the small town character of San Fernando, which includes preservation of the low density single family residential neighborhoods by focusing higher density, infill, transit oriented development in the R-3 zone within walking distance of a major transit center and the city's downtown/civic center areas; and,
- ✓ Maintaining an identity that is distinct from surrounding communities by providing for infill development that seeks to provide the proper balance of job and housing growth while still mitigating any potential environmental impacts associated with the project's development.

*(San Fernando General Plan Land Use Element Goals I and III, Pg. IV-6)*

In addition, the Project would also comply with goals and policies of the City General Plan Housing Element by:

- ✓ Providing a range of housing types to meet community needs;
- ✓ Providing adequate housing sites to facilitate the development of a range of residential development types in San Fernando that fulfill regional housing needs;
- ✓ Providing affordable housing opportunities for San Fernando's lower income population;
- ✓ Utilizing zoning tools, including state density bonus law, to provide affordable unity within market rate developments;
- ✓ Supporting collaborative partnerships with non-profit organizations and for-profit developers to provide greater access to affordable housing funds; and,
- ✓ Encouraging the use of sustainable and green building features in new housing.

*(San Fernando General Plan Housing Element Goals 2.0, Policies 2.1, 2.3, 2.5, 2.7, 2.10, Pg. V-11)*

3. **Zone Change.** In addition to the requested amendment to the city's general plan land use map, the proposed Project would also require a zone change for Phases 1 and 2 of the Project. The applicant has submitted a general plan map amendment and zone change application to rezone the properties located at 1501 and 1529 First Street (APN's: 2520-011-038, 041, and 042) and 112 Harding Avenue (APN's: 2500-017-002). These lots are currently within the city's M-1 (Limited Industrial) zone and abut residential uses within the R-3 (Multiple Family) zone to the north and west, and industrial uses within the M-1

Adoption of Initial Study and Mitigated Negative Declaration and Approval of General Plan Map Amendment, Zone Map Amendment, and Site Plan Review 2012-01 for the Fermore St./Harding Ave. Apartment Project.

Page 10

(Limited Industrial) zone to the south and east. For reference, the current and proposed Zoning Maps are included for the Council's review as Attachment "M" to this report.

On March 14, 2012, the Planning and Preservation Commission reviewed the proposed Project and recommended approval of the zone change to the City Council as part of Planning and Preservation Commission Resolution 2012-03. If the City Council concurs with the Commission's and staff's assessment, it would be the determination of the City Council that the findings for approval of the requested zone map amendment could be made in this instance based on the aforementioned discussion, and as explained below.

- **The proposed amendment is consistent with the objectives, policies, general land uses and programs of the city's general plan.**

The requested amendment to the city's zoning map would change the current zoning of several parcels of land that comprise Phases 1 and 2 of the Fermore St./Harding Ave. Apartment Project. As part of the Project, the properties located at 1501 and 1529 First Street (APN's: 2520-011-038, 041, and 042) and 112 Harding Avenue (APN's: 2500-017-002) would be rezoned from their current zoning as M-1 (Limited Industrial) to R-3 (Multiple Family). The proposed rezoning would facilitate the proposed development of 113 affordable housing units restricted for rent to eligible low-income households within the city.

Properties that abut the Project to the north and west are R-3 (Multiple Family) zoned properties that have been developed with a variety of single-family dwellings and multifamily apartment buildings. The requested zone change would make use of vacant, underutilized industrially zoned land that currently abuts R-3 zoned and residentially developed lots fronting Second Street, Harding Avenue, and Harps Street. The Project would comply with the goals and objectives of the General Plan Land Use Element, with the requested general plan map amendment, by retaining the small town character of San Fernando and maintaining an identity that is distinct from surrounding communities. (San Fernando General Plan Land Use Element Goals I and III, Pg. IV-6). The affordable housing Project would result in significant physical improvements to the project site and adjacent public right-of-ways, eliminating any blight conditions associated with the existing physical condition of the subject properties.

Additionally, the Project would also comply with goals and policies of the General Plan Housing Element by: providing a range of housing types (including low income rental units) to meet community needs; providing adequate housing sites to facilitate the development of a range of residential development types in San Fernando that help the city fulfill its fair share of regional housing needs; providing affordable housing opportunities for San Fernando's lower income population; utilizing zoning tools, including density bonus, to provide affordable units within market rate developments; supporting collaborative partnerships with non-profit organizations and for-profit developers to provide greater access to affordable housing funds; and, encouraging the



Adoption of Initial Study and Mitigated Negative Declaration and Approval of General Plan Map Amendment, Zone Map Amendment, and Site Plan Review 2012-01 for the Fermore St./Harding Ave. Apartment Project.

Page 11

use of sustainable and green building features in new housing. (San Fernando General Plan Housing Element Goals 2.0, Policies 2.1, 2.3, 2.5, 2.7, 2.10, Pg. V-11).

- **The adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare.**

The requested amendment to the zoning map would allow for vacant, underutilized industrially zoned land to be adaptively reused for the development of affordable housing available to low-income households within the city. As part of the Project, the properties located at 1501 and 1529 First Street (APN's: 2520-011-038, 041, and 042) and 112 Harding Avenue (APN's: 2500-017-002) would be rezoned from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone. The Project would result in significant physical improvements to the site and adjacent public right-of-ways, eliminating any blight conditions associated with the existing physical condition of the subject properties.

The physical improvements that will be made as part of the Project include repair and replacement of the existing sidewalks that abut each site, the installation of wheelchair assessable ramps on the corners of Harding Avenue and Fermore Street, the construction of tree wells along the adjacent sidewalks, and the planting of street trees along the adjacent public right-of-ways. In addition, the proposed Project will also have the potential to promote the revitalization of the First Street corridor and the residential area along Second Street and Harding Avenue. The proposed Project would also be responsible for making the necessary upgrades to the existing water and sewer infrastructure required to accommodate the Project's potential demand. Therefore, the on-site and off-site physical improvement that would result as part of Project, coupled with the availability of new affordable housing, would not be detrimental to the public interest, health, safety, convenience or welfare.

## **CONCLUSION:**

It is the assessment of the Planning and Preservation Commission and staff that the approval of the general plan map amendment and zone change is warranted, as revised by the applicant on March 14, 2012 to address the commission's and community's concerns. Approval of the project would allow development of 113 affordable housing units that will be restricted for rent to eligible low-income households in a manner consistent with the goals and objectives of the General Plan Housing Element, long term regional planning and transportation programs, and state mandated housing programs. The project as proposed will expand the number of affordable housing units currently available within the community and also help the city get closer to attaining its RHNA housing numbers.

Thus, the Planning Commission and staff recommend that the City Council adopt the attached resolution approving the General Plan Amendment 2012-01 and Site Plan Review 2012-01 and

Adoption of Initial Study and Mitigated Negative Declaration and Approval of General Plan Map Amendment, Zone Map Amendment, and Site Plan Review 2012-01 for the Fermore St./Harding Ave. Apartment Project.

Page 12

adopting the Initial Study, Mitigation Negative Declaration, and Mitigation Monitoring Plan for the Project. In addition, the Planning Commission and staff recommend that the City Council adopt the attached ordinance, which approves Zone Change 2012-01 and allows the change in zoning, from M-1 to R-3, for the properties located at 1501 and 1529 First Street and 112 Harding Avenue.

### **BUDGET IMPACT:**

Adoption of the proposed General Plan Map Amendment, Zone Change, and the affordable housing project will have no budget impact. The project's compliance with the applicable mitigation measures and conditions of approval will ensure that all costs associated with the development of the project, including all required on-site and off-site infrastructure improvements, will be the responsibility of the applicant. The Project, over time, would add to property tax revenues to the City of San Fernando in the development of vacant land multifamily residential units and associated structured parking facilities.

### **ATTACHMENTS:**

- A. City Council Resolution (*Provided Under Separate Cover on Monday, March 19, 2012*)
- B. City Council Ordinance (*Provided Under Separate Cover on Monday, March 19, 2012*)
- C. Vicinity Map
- D. Phase 1: Revised Set of Plans for Fermore St. Apartments
- E. Phase 2: Revised Set of Plans for Harding Ave. Apartments
- F. Draft Initial Study and Mitigated Negative Declaration
- G. Public Comment Letters Received as of March 15, 2012
- H. March 14, 2012 Planning and Preservation Commission Staff Report (with March 6, 2012 Report Attached)
- I. Approved Planning and Preservation Commission Minutes for March 6, 2012
- J. Planning and Preservation Commission Resolution 2012-03
- K. Draft Planning and Preservation Commission Minutes for March 14, 2012
- L. Draft Lot Line Adjustment Plans
- M. Existing and Proposed General Plan Land Use and Zoning Maps
- N. Responses to Public Comments (*Provided Under Separate Cover on Monday, March 19, 2012*)

**ATTACHMENT A:**

**City Council Resolution**

*(Provided Under Separate Cover on  
Monday, March 19, 2012)*

**ATTACHMENT B:**

**City Council Ordinance**

*(Provided Under Separate Cover on  
Monday, March 19, 2012)*





1529 FIRST STREET  
APN: 2520-011-038

**PHASE 1**  
FERMOORE ST  
APARTMENTS

1529 FIRST STREET  
APN: 2520-011-041

1501 FIRST STREET  
APN: 2520-011-043

**PHASE 2**  
HARDING AVE  
APARTMENTS

124 HARDING AVE  
APN: 2520-017-004

116 HARDING AVE  
APN: 2520-017-003

112 HARDING AVE  
APN: 2520-017-002

1501 FIRST STREET  
APN: 2520-011-042

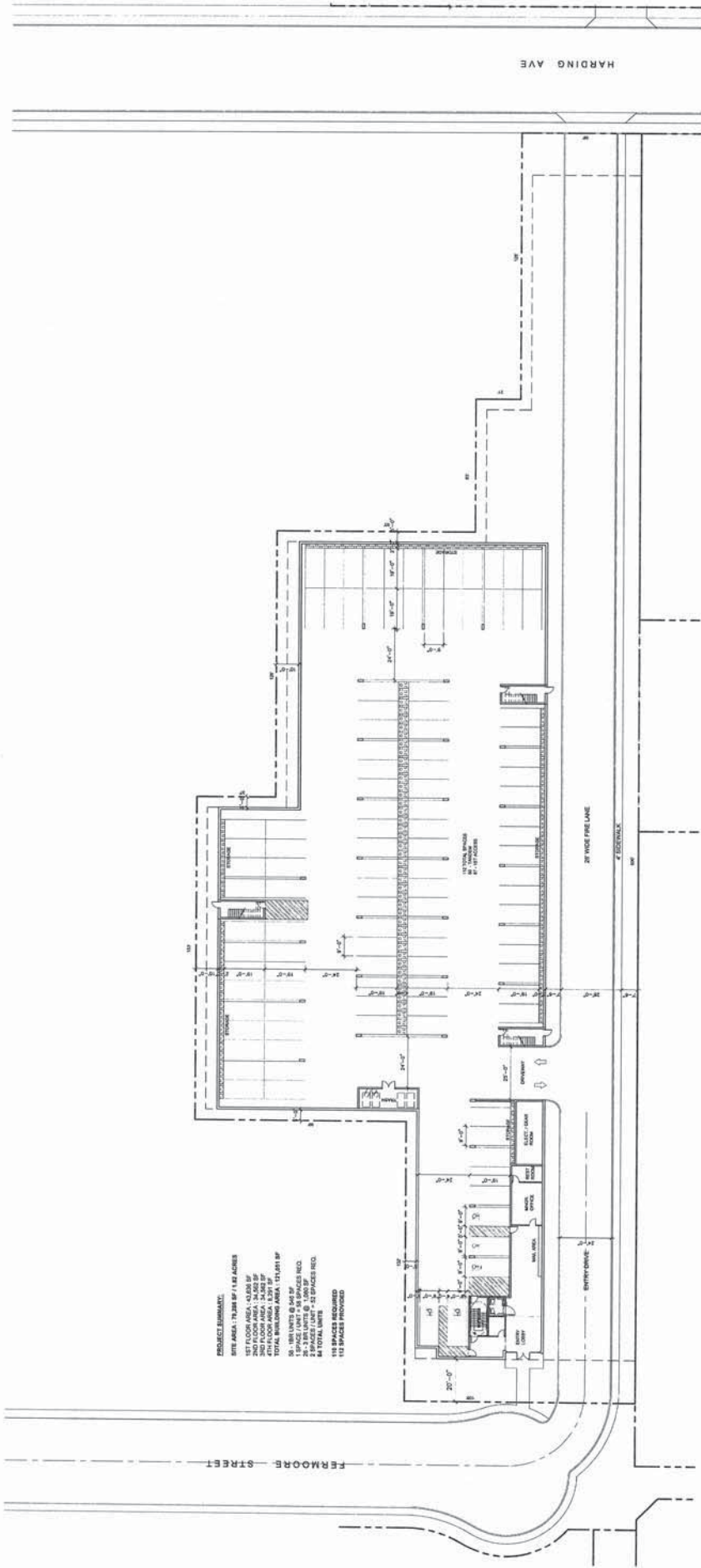
1601 FIRST STREET  
APN: 2520-011-006

**VICINITY MAP**  
**1501 AND 1529 FIRST STREET/112, 116, AND 124 HARDING AVENUE**

© 2012 Google



# ATTACHMENT "D"



**PROJECT SUMMARY:**  
 SITE AREA: 17,206 SF / 1.69 ACRES  
 1ST FLOOR AREA: 43,600 SF  
 2ND FLOOR AREA: 34,400 SF  
 TOTAL BUILDING AREA: 78,000 SF  
 58 - 1BR UNITS @ 400 SF  
 24 - 2 BR UNITS @ 600 SF  
 24 - 3 BR UNITS @ 1,000 SF  
 84 TOTAL UNITS  
 115 SPACES REQUIRED  
 115 SPACES PROVIDED

1  
 SITE PLAN / FIRST FLOOR  
 SCALE: 1" = 20'-0"

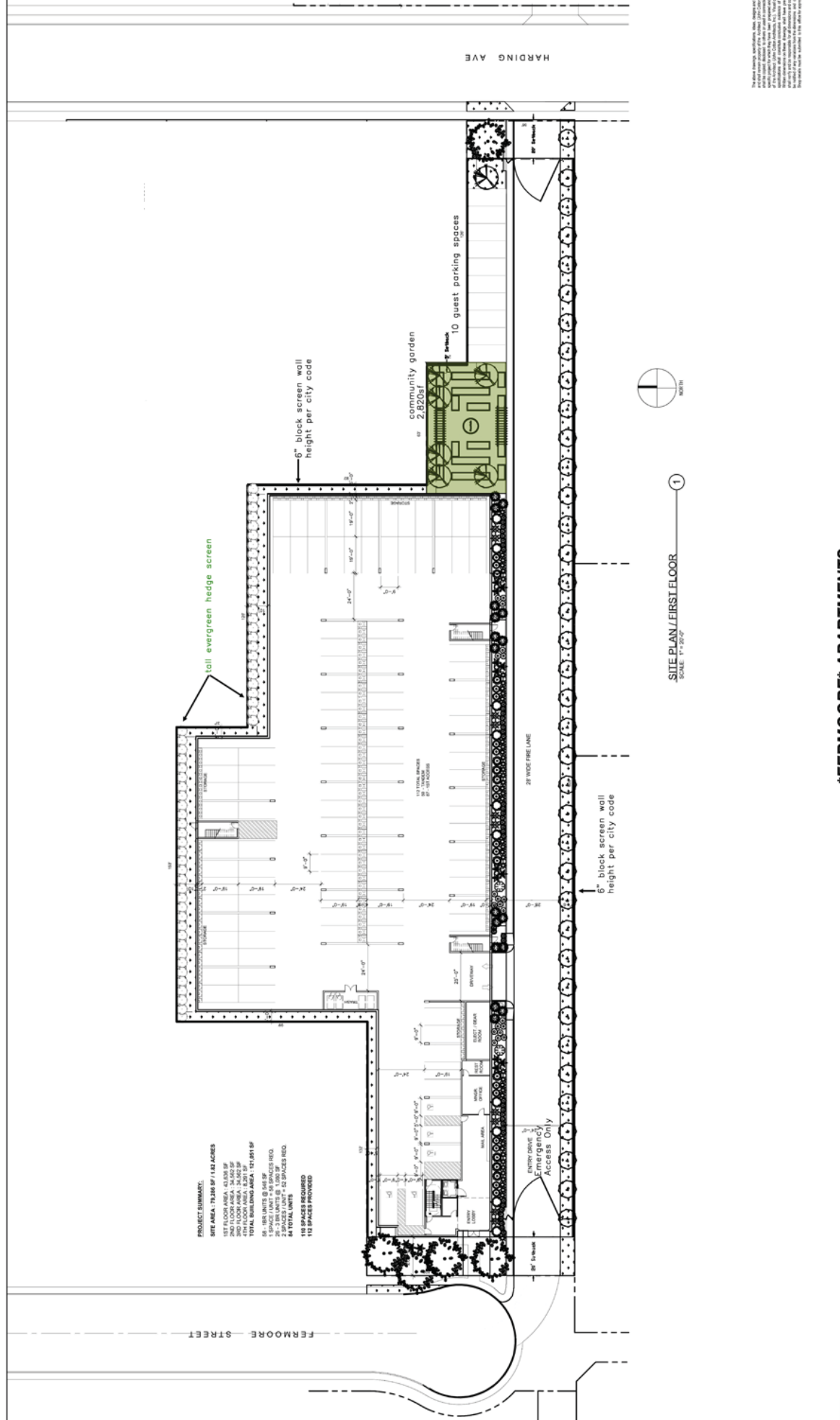
The above plan, specifications, notes, sheets and drawings have been prepared by the Architect under contract to the Client. It is the Client's responsibility to verify the accuracy of the information provided to the Architect. The Architect is not responsible for the accuracy of the information provided to the Client. The Architect is not responsible for the accuracy of the information provided to the Client. The Architect is not responsible for the accuracy of the information provided to the Client.

**DEVELOPED BY: Askenazy Development Inc.**  
 861 S. BROAD ST FLOOR, SAN FRANCISCO CA 94102

## \*FERMOORE APARTMENTS

**JOHN COTTON ARCHITECTS, INC.**  
 3018 MAIN STREET CULVER CITY CALIFORNIA 90232 (310)588-8676 PHONE (310)588-8676 FAX JCOTTON@JOHNCOTTONARCH.COM





**PRODUCT SUMMARY:**  
 SITE AREA: 7,246 SF / 1.62 ACRES  
 1ST FLOOR AREA: 45,000 SF  
 2ND FLOOR AREA: 45,000 SF  
 TOTAL BUILDING AREA: 137,851 SF  
 68 - RES. UNITS @ 546 SF  
 1 SPACES / UNIT = 68 SPACES REQ.  
 2 SPACES / UNIT = 136 SPACES REQ.  
 64 TOTAL UNITS  
 112 SPACES PROVIDED



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

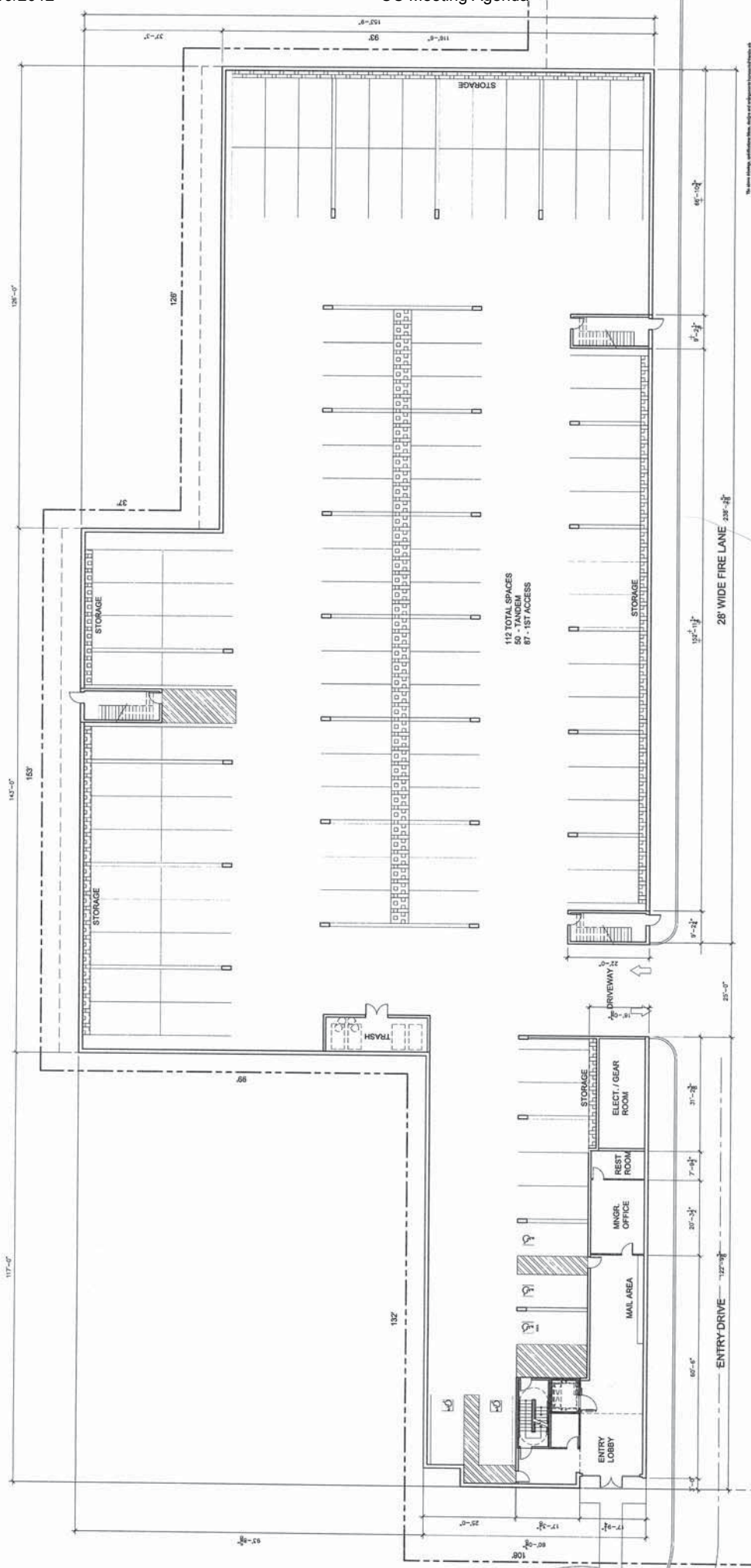
This plan was prepared by the Architect for the Applicant. It is not to be used for any other purpose without the written consent of the Architect. The Architect assumes no responsibility for the accuracy or completeness of the information provided by the Applicant. The Architect is not responsible for any errors or omissions in this plan. The Architect is not responsible for any conditions that may exist on the site. The Architect is not responsible for any conditions that may exist on the site.

DEVELOPED BY: **Aszkenazy Development Inc.**  
 801 S. Brand 3rd Floor, San Francisco Ca 94104

**\*FERMOORE\* APARTMENTS**

**JOHN COTTON ARCHITECTS, INC.**  
 3515 MAIN STREET CULVER CITY CALIFORNIA 90232 (310)558-8616 PHONE (310)558-8616 FAX JCOTTON@JOHNCOITTONARCH.COM





The owner hereby certifies that this set of architectural drawings was prepared by a duly licensed architect or engineer in the State of California, and that the drawings were prepared in accordance with the requirements of the California Building Code and the California Fire Code. The architect or engineer is not responsible for the accuracy of the information provided in this set of drawings, and the user of these drawings is advised to verify the accuracy of the information provided in this set of drawings before using them for any purpose.

1  
FIRST FLOOR PLAN  
SCALE: 3/8"=1'-0"

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 801 S. Broad 3rd Floor, San Francisco CA 94104

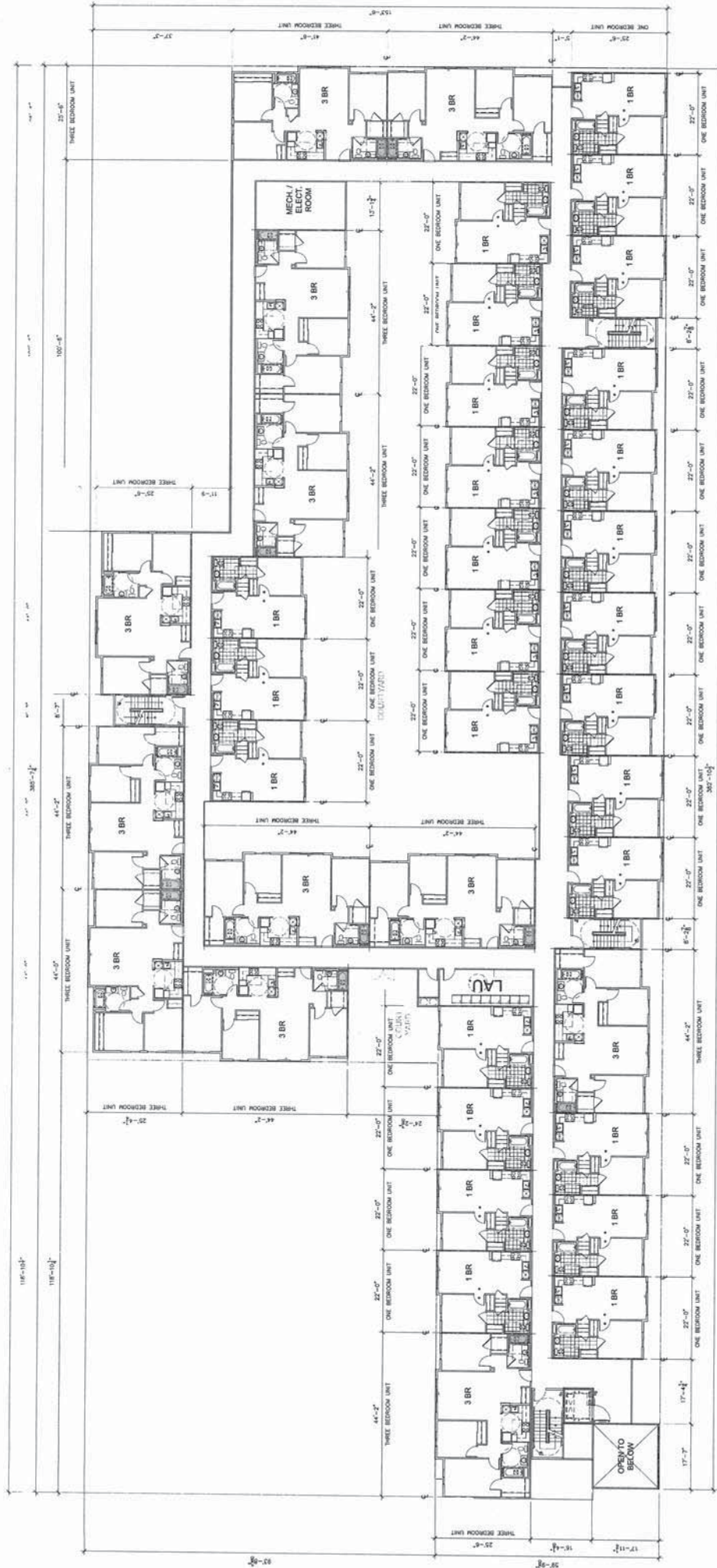
**JOHN COTTON ARCHITECTS, INC.**  
 3815 MAIN STREET OLYMPIA CITY CALIFORNIA 92522 (714) 938-4415 PHONE (714) 938-4415 FAX (714) 938-4415  
 j.cotton@johncottonarch.com

DATE: 03/20/12  
 SHEET: FP1  
 PROJECT: FERMORE APARTMENTS

FERMOORE INC. 03/20/12 03/20/12 03/20/12







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

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03/19/12  
FP3

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811 E. Grand 3rd Floor, San Francisco CA 94104

\*FERMOORE\* APARTMENTS

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J.COTTON@JOHNCOTTONARCHITECTS.COM









WEST ELEVATION  
SCALE 1/8"=1'-0"



EAST ELEVATION  
SCALE 1/8"=1'-0"



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



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

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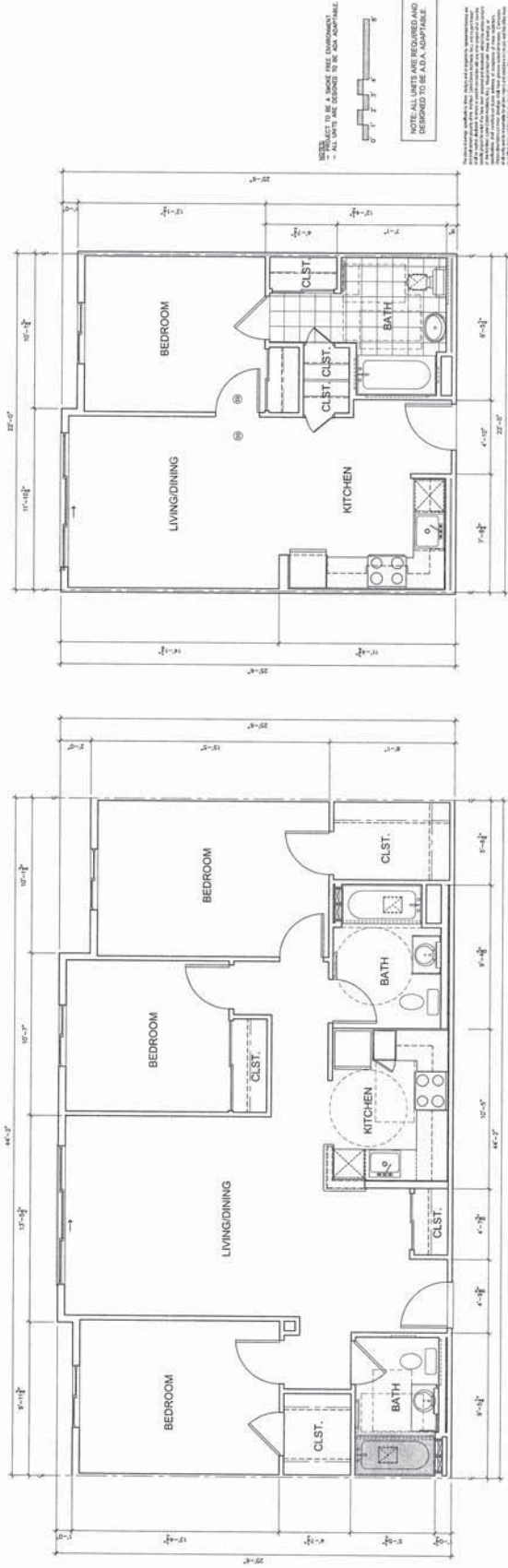
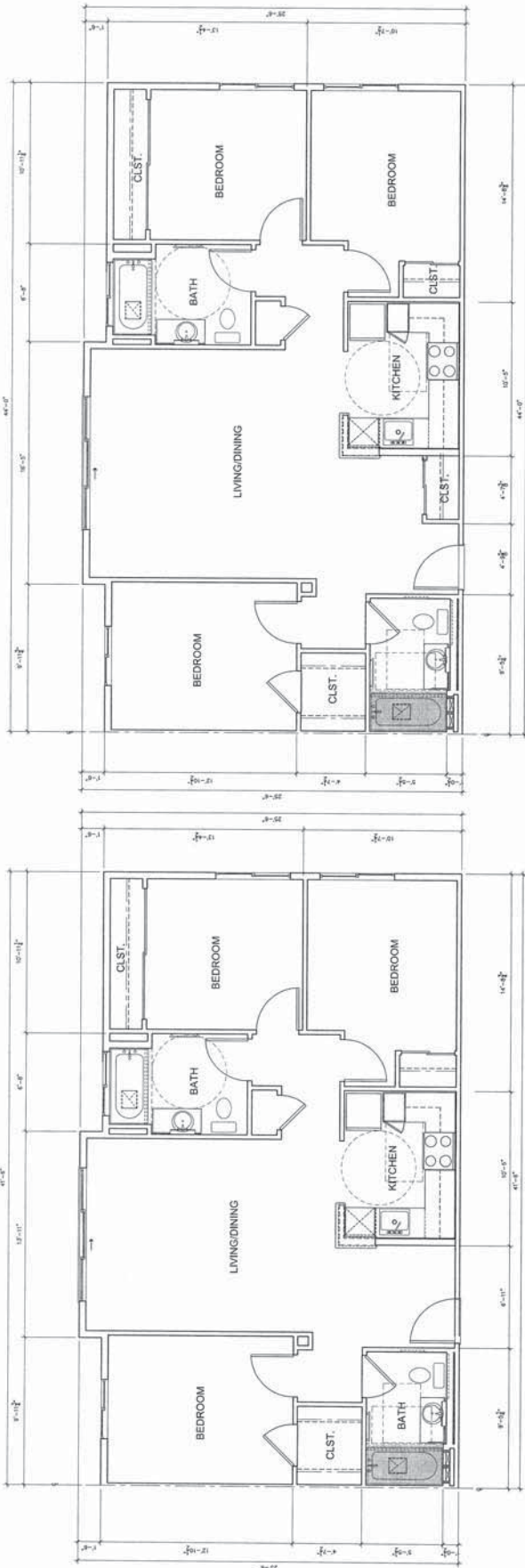
**\*FERMOORE\* APARTMENTS**

**JOHN COTTON ARCHITECTS, INC.**  
 3015 MAIN STREET SUITE 200 COTTONWOOD, CA 95923  
 TEL: 916.481.1000 FAX: 916.481.1001  
[www.johncottonarch.com](http://www.johncottonarch.com)

DEVELOPED BY: **Askenazy Development Inc.**

817 S. BROADWAY, SUITE 200, SAN FRANCISCO, CA 94107

EV1



DESIGNED TO BE A SMOKE FREE ENVIRONMENT  
 - ALL UNITS ARE DESIGNED TO BE ADA ADAPTABLE

NOTE: ALL UNITS ARE REQUIRED AND DESIGNED TO BE ADA ADAPTABLE.



DEVELOPED BY: **Askenazy Development Inc.**  
 881 S. Grand Ave. Suite 200, Pasadena CA 91104

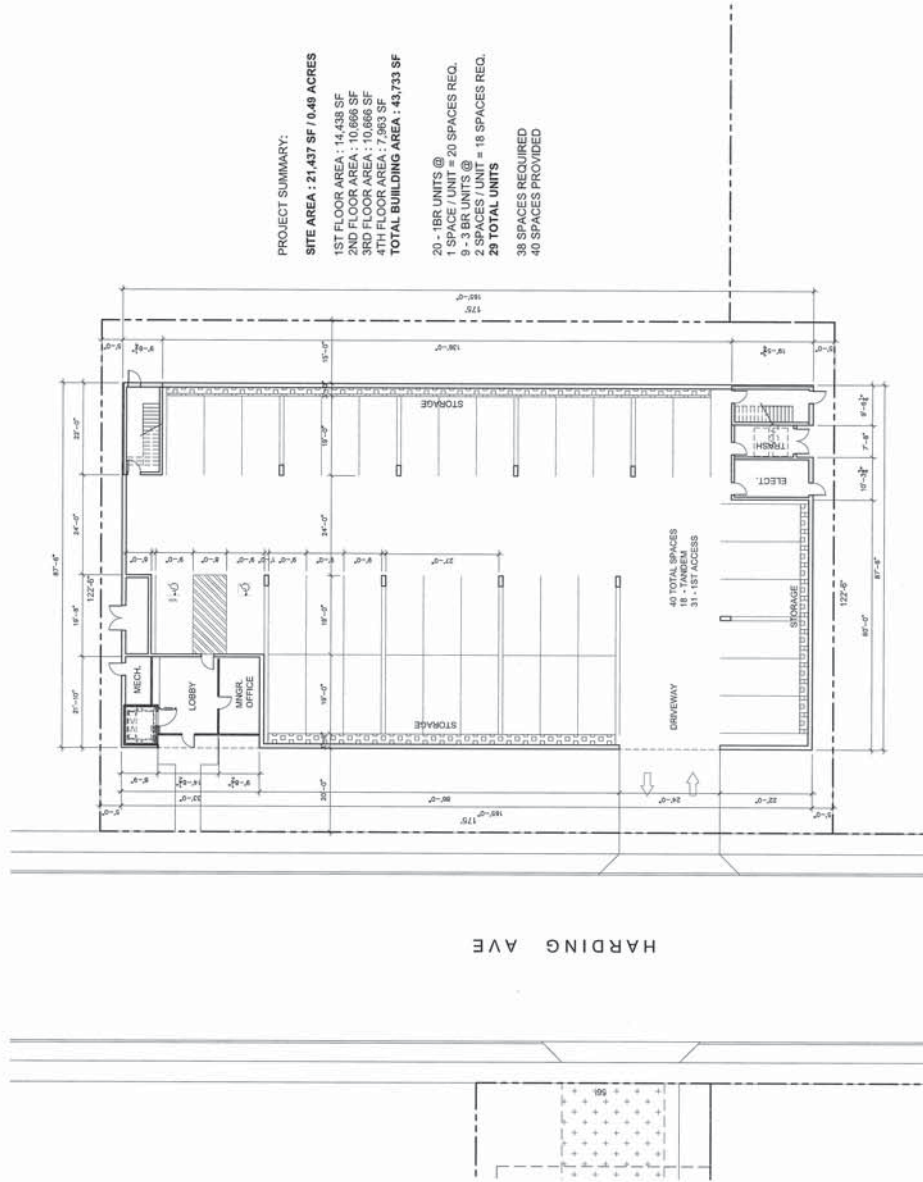
**\*FERMOORE\* APARTMENTS**

**JOHN COTTON ARCHITECTS, INC.**  
 374 MAIN STREET, EAGLE CITY, CALIFORNIA 95022 | (916) 886-8800 | (916) 886-8800 FAX | (916) 886-8800  
 COTTON@JOHNCOTTONARCH.COM



REGISTERED ARCHITECT  
 JOHN COTTON ARCHITECTS, INC.  
 12002314100

# ATTACHMENT "E"



PROJECT SUMMARY:  
 SITE AREA : 21,437 SF / 0.49 ACRES  
 1ST FLOOR AREA : 14,438 SF  
 2ND FLOOR AREA : 0,000 SF  
 3RD FLOOR AREA : 10,868 SF  
 4TH FLOOR AREA : 7,983 SF  
 TOTAL BUILDING AREA : 43,733 SF

20 - 1BR UNITS @  
 1 SPACE / UNIT = 20 SPACES REQ.  
 20 UNITS @  
 2 SPACES / UNIT = 18 SPACES REQ.  
**28 TOTAL UNITS**  
 38 SPACES REQUIRED  
 40 SPACES PROVIDED



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

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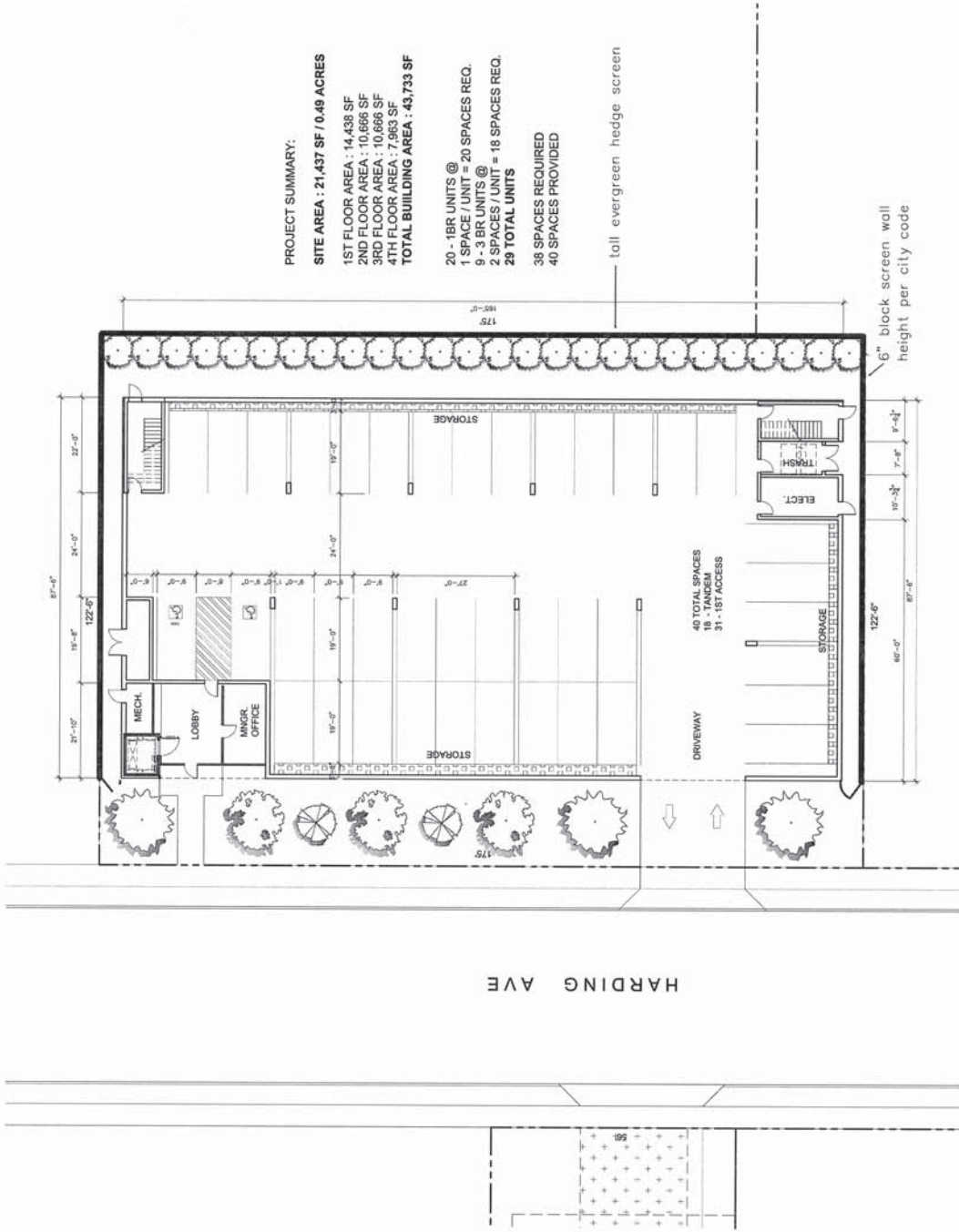


DEVELOPED BY: Aszkenszy Development Inc.  
 187 S. Reed St. Fresno, CA 93724

## \*HARDING\* APARTMENTS

JOHN COTTON ARCHITECTS, INC.  
 218 MAIN STREET SUITE 200 CALIFORNIA WOOD 91768-4496 PHONE (916) 848-8888 FAX (916) 848-8888  
 4501 YONGE/JOHN COTTON AVENUE





**PROJECT SUMMARY:**  
**SITE AREA : 21,437 SF / 0.49 ACRES**  
 1ST FLOOR AREA : 14,438 SF  
 2ND FLOOR AREA : 10,668 SF  
 3RD FLOOR AREA : 10,668 SF  
 4TH FLOOR AREA : 7,963 SF  
**TOTAL BUILDING AREA : 43,733 SF**  
 20 - 1BR UNITS @  
 1 SPACE / UNIT = 20 SPACES REQ.  
 9 - 3 BR UNITS @  
 2 SPACES / UNIT = 18 SPACES REQ.  
**28 TOTAL UNITS**  
 38 SPACES REQUIRED  
 40 SPACES PROVIDED



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

**\*HARDING\* APARTMENTS**

**JOHN COTTON ARCHITECTS, INC.**  
 3116 MAIN STREET CULVER CITY CALIFORNIA 90232 (310)558-8811 PHONE (310)558-8811 FAX JCOTTON@JOHNCOTTONARCH.COM

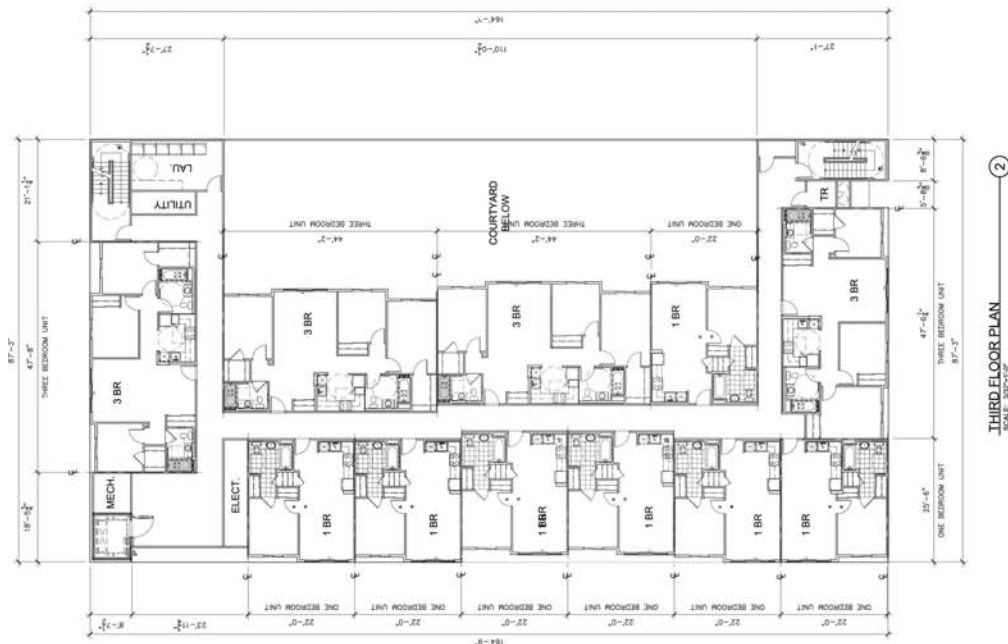
**DEVELOPED BY: Aszkenszky Development Inc.**  
 601 S. Brand St Floor, San Francisco Ca 94104

SP1

The City of San Francisco, California, hereby certifies that the information contained herein is true and correct to the best of its knowledge and belief. The information is provided for informational purposes only and does not constitute an offer of any securities. The information is provided for informational purposes only and does not constitute an offer of any securities. The information is provided for informational purposes only and does not constitute an offer of any securities. The information is provided for informational purposes only and does not constitute an offer of any securities.

PROJECT NUMBER: 1711, LOCATION: 1711 HARDING STREET, SAN FRANCISCO, CA 94104  
 DATE: 03/19/12





1,100sf Community Room  
3,477sf Courtyard  
4,577sf Common Area

**\*HARDING\* APARTMENTS**

DEVELOPED BY: **Aszkenazy Development Inc.**  
815 E. Street Unit Four, San Francisco CA 94108

**JOHN COTTON ARCHITECTS, INC.**  
318 S. MAIN STREET CULVER CITY CALIFORNIA 90232 (310)588-8818 PHONE (310)588-8818 FAX (310)588-8818  
JCOTTON@JOHNCOTTONARCH.COM



The above drawings, specifications, notes, schedule and programmatic information represent the design and construction of the project as shown. It is the responsibility of the client to verify the accuracy of the information and to provide any necessary updates. The architect is not responsible for the construction of the project or for any errors or omissions in the drawings. The architect is not responsible for the construction of the project or for any errors or omissions in the drawings. The architect is not responsible for the construction of the project or for any errors or omissions in the drawings.





WEST ELEVATION  
SCALE: 3/32"=1'-0"



EAST ELEVATION  
SCALE: 3/32"=1'-0"



SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



NORTH ELEVATION  
SCALE: 3/32"=1'-0"

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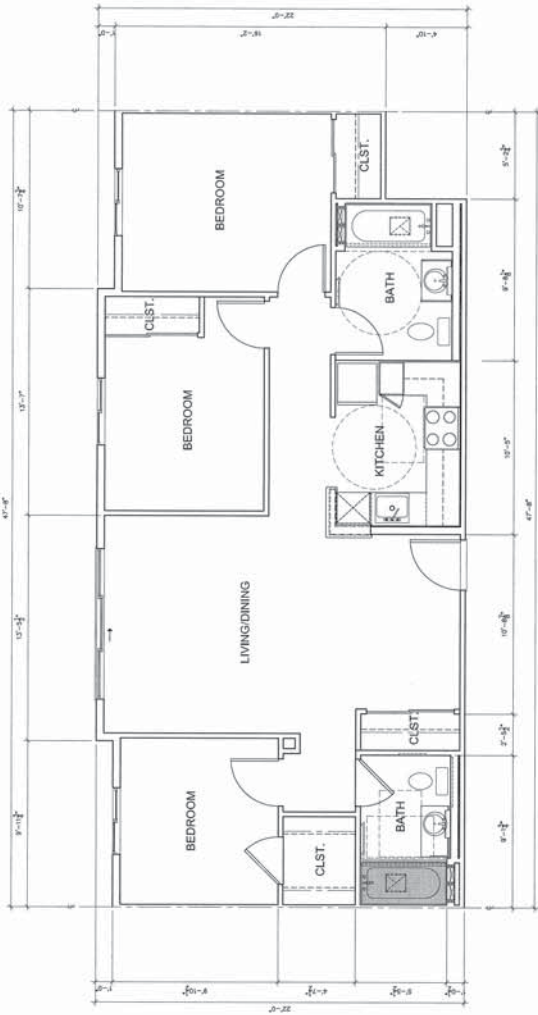
801 S. Grand 3rd Floor, San Francisco Ca 94104

**JOHN COTTON ARCHITECTS, INC.**  
 3518 MAIN STREET OULVER CITY CALIFORNIA 94527 (415)558-8616 PHONE (415)558-8616 FAX \*COTTON@JOHN.COTTONARCH.COM

DATE: 03/19/12  
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PROJECT: HARDING\* APARTMENTS

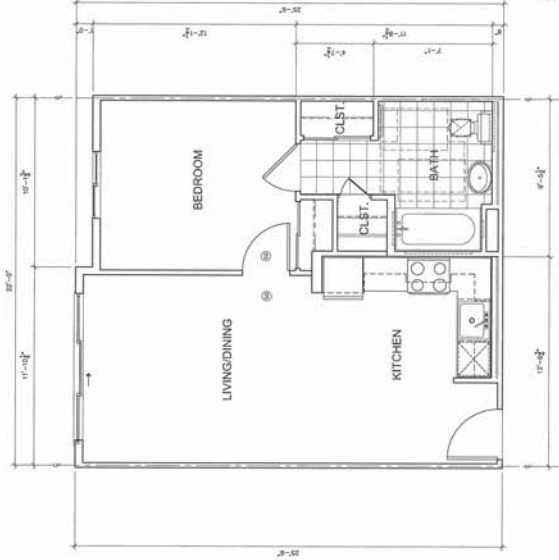
DATE: 03/19/12



TYP. C4 3-BEDROOM FLOOR PLAN  
1,001 S.F.  
SCALE: 1/8" = 1'-0"



TYP. C3 3-BEDROOM FLOOR PLAN  
924 S.F.  
SCALE: 1/8" = 1'-0"



TYP. A2 1-BEDROOM FLOOR PLAN  
566 S.F.  
SCALE: 1/8" = 1'-0"

NOTE: ALL UNITS ARE REQUIRED AND DESIGNED TO BE FULLY FURNISHED.  
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NOTE: ALL UNITS ARE REQUIRED AND DESIGNED TO BE FULLY FURNISHED.

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**\*HARDING\* APARTMENTS**

DEVELOPED BY: **Aszkenazy Development Inc.**  
 881 S. Brand St. Suite 200, Fremont, CA 94538



**JOHN COTTON ARCHITECTS, INC.**  
 3151 MAIN STREET, SUITE 200, CALIFORNIA, 94503 | (925) 835-4500 PHONE | (925) 835-4501 FAX | JCOTTON@JOHNCOTTONARCH.COM



PROJECT NUMBER: 1001\_03\_12\_001  
 DATE: 03/19/12



## Notice of Intent to Adopt a Mitigated Negative Declaration and Public Hearing Notice for the Harding Ave./Fermoore St. Apartment Project

**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 development of two neighboring affordable housing projects (the "Project") consisting of a total of 113 dwelling units. The proposed Project would require a general plan amendment and zone change to convert industrially zoned property along First Street and Harding Avenue to high density residentially zoned property. Each project site will be developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501 and 1529 First Street will be developed with an 84-unit multi-family housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112, 116, and 124 Harding Avenue will developed with a 29-unit multi-family housing project with parking on-site for 40 vehicles within a first-floor garage. The project sites are located along First Street, between Harding Avenue and Huntington Street, and along Harding Avenue, between First Street and Second Street.

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 with the implementation of specific mitigation measures 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, Mitigated Negative Declaration, and associated Mitigation Monitoring Plan is from Saturday, February 25, 2012 to Thursday, March 15, 2012. Subsequent to the public review period, the Planning and Preservation Commission and City Council will hold separate public hearings to consider the proposed Project that includes applications for a general plan amendment, zone change, and site plan review application, a draft initial study, a mitigated negative declaration, and an associated mitigation monitoring plan. The following section provides detailed information about the scheduled public hearing date(s) and the Project:

### **PUBLIC HEARINGS:**

Planning and Preservation Commission Public Hearing

Date: Tuesday, March 6, 2012

Time: 7:00 p.m.

Location: City of San Fernando City Hall - Council Chambers  
117 Macneil Street  
San Fernando, CA 91340

City Council Public Hearing

Date: Monday, March 19, 2012

Time: 6:00 p.m.

Location: City of San Fernando City Hall - Council Chambers  
117 Macneil Street  
San Fernando, CA 91340

### **PROJECT TITLE:**

Harding Ave./Fermoore St. Apartment Project: General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Plan

### **APPLICANT:**

Aszkenazy Development, Inc., 601 S. Brand Boulevard, 3<sup>rd</sup> Floor, San Fernando, CA 91340

**PROJECT LOCATION:** 1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue, San Fernando, CA 91340  
(Los Angeles County Assessors' Parcel Numbers: 2520-011-006, 038, 041, 042, and 043 and 2520-017-002, 003, and 004)

**PROJECT DESCRIPTION:** The proposed project is a request for a general plan amendment and zone change for the properties located at 1501 and 1529 First Street and 112 Harding Avenue to amend the current land use designation from Industrial (IND) to High-Density Residential (HDR) and rezone these properties from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone. The proposed general plan amendment and zoning change would facilitate the development of the neighboring multi-family affordable housing projects at 1501 and 1529 First Street (Phase 1) and 112, 116, and 124 Harding Avenue (Phase 2).

Phase 1 of the Project along First Street consists of the development of a 121,051-square-foot, four-story affordable housing project with 84 dwelling units and a first floor parking garage for 112 vehicles. The unit mix for this development would include 58 one-bedroom units and 26 three-bedroom units. A minimum of 30 percent of the units will be made available to individuals and families who are at 80 percent of the area's median income. Along with the requested general plan amendment and zone change, this site would require a lot line adjustment among parcels 2520-011-006, 043, and 043 to reconfigure the legal boundaries of these properties to facilitate residential development of the site. The adjusted project site would be an approximately 79,286 square feet site with frontages along Fermoore Street and Harding Avenue.

Phase 2 of the Project along Harding Avenue consists of the development of a 43,733-square-foot, four-story affordable housing project with 29 dwelling units and a first floor parking garage for 40 vehicles. The unit mix for this development would include 20 one-bedroom units and nine three-bedroom units. Similarly, a minimum of 30 percent of the units will be made available to individuals and families who are at 80 percent of the area's median income. The project site is a 21,437-square-foot site with a primary street frontage along Harding Avenue.

The Project would be developed under the requirements of California Government Code Section 65915, et. al (Density Bonus Law) by providing an increase in density above what is permitted in the R-3 zone to provide the proposed number of dwelling units. Additionally, by providing 30 percent of the dwelling units for rent by low-income individuals and families at 80 percent of the area's median income, the applicant is requesting three concessions relating to the city's development standards for multi-family housing. The concessions consist of increased lot coverage, reduced common area requirements, and reduced open space requirements. The project would also utilize the state mandated parking ratios that are applicable to affordable housing projects.

**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 residential development will have potential environmental impacts that can be mitigated to levels that are less than significant. Therefore, a Mitigated Negative Declaration and Mitigation Monitoring Plan have been prepared.

A copy of the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Plan, 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](http://www.sfcity.org/environmental).

**PUBLIC REVIEW PERIOD:**

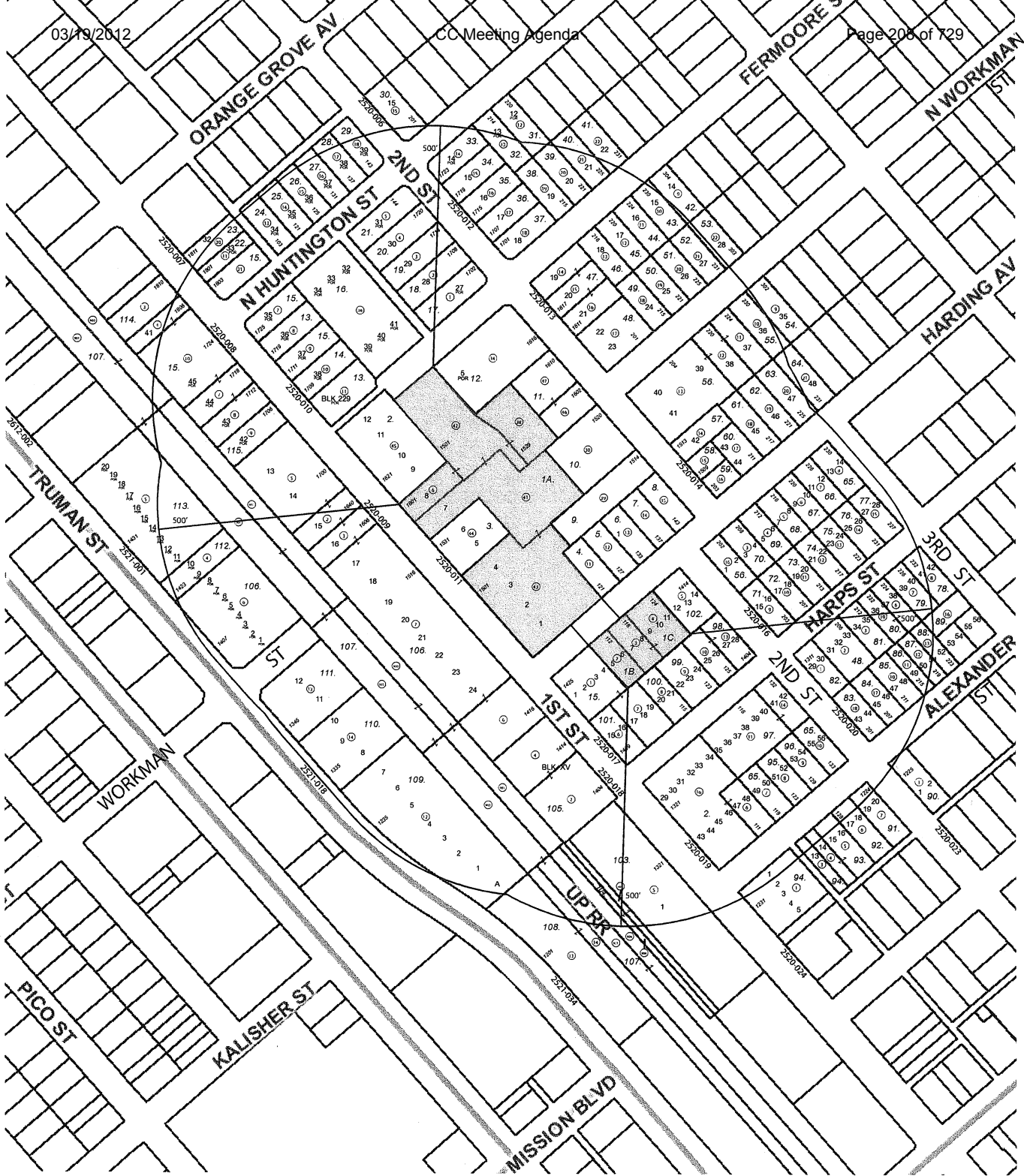
The 20-day public comment period for the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Plan is from **Saturday, February 25, 2012 to Thursday, March 15, 2012.** (Notice is pursuant to Section 21092.5 of the Public Resources Code.)



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.



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FRED RAMIREZ  
City Planner



<p><b>SITE ADDRESS:</b></p> <p>APN: 2520-011-006,038,041-043 &amp; 2520-017-002,003,004</p> <p><b>LEGEND:</b></p> <p>1. - 115. OWNERS 7 LOT NUMBER 2520-011 ASSESSOR BOOK &amp; PAGE ⑩ ASSESSOR PARCEL NUMBER 1520 ADDRESS</p>	<p><b>500' OWNERSHIP RADIUS MAP</b></p>  <p>JPL ZONING SERVICES 6257 VAN NUYS BLVD., #101 VAN NUYS, CA 91401 PHONE 818-781-0016</p>	<p><b>CASE NO:</b> DATE: 2/23/2012 SCALE: 1" = 200' <b>USES:</b> FIELD</p> <p><b>CONTACT PERSON</b> ASZKENAZY DEVELOPMENT INC. PHONE: (818)-270-9082 JPL #6924 AF</p> 
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**MITIGATED NEGATIVE DECLARATION  
AND  
INITIAL STUDY**

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**HARDING AVE./FERMOORE ST. APARTMENTS  
HARDING AVE. & FERMOORE ST.  
SAN FERNANDO, CALIFORNIA**



**LEAD AGENCY:**

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

**FEBRUARY 24, 2012**



CITY OF SAN FERNANDO  
 MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

## MITIGATED NEGATIVE DECLARATION

**PROJECT NAME:** Harding Avenue and Fermoore Street Apartments

**ADDRESS:** Harding Avenue and Fermoore Street, between First Street and Second Street

**CITY & COUNTY:** San Fernando, Los Angeles County

**PROJECT:** The City of San Fernando Community Development Department (referred to hereinafter as the Lead Agency) is reviewing a development proposal for an apartment complex that will be constructed in two phases. Phase 1 (the Fermoore Phase) will consist of 84 rental units that will be reserved for low income households. Phase 2 (the Harding Phase) will consist of 29 units reserved for low income households. A total of 113 units will be constructed. The proposed apartment buildings will consist of four levels with enclosed parking provided on the ground level. The applicant for the proposed project is Aszkenazy Development, Inc. located at 601 S. Brand Boulevard, Third Floor, San Fernando, California.

**FINDINGS:** The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse unmitigable impacts. For this reason, the City of San Fernando determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- 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 city.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study that was prepared for the proposed project. The project is described in greater detail in Section 2 of the attached Initial Study.

  
 Signature  
 City of San Fernando Department of Community Development

2/24/2012  
 Date



CITY OF SAN FERNANDO  
 MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

# TABLE OF CONTENTS

<b>Section</b>	<b>Page</b>
<b>1.0 Introduction .....</b>	<b>4</b>
1.1 Purpose of Initial Study .....	4
1.2 Initial Study’s Organization .....	5
1.3 Initial Study Checklist .....	6
<b>2.0 Project Description .....</b>	<b>14</b>
2.1 Project Location .....	14
2.2 Environmental Setting .....	18
2.3 Project Description .....	20
2.4 Objectives of the Project and Discretionary Actions .....	31
<b>3.0 Environmental Analysis .....</b>	<b>33</b>
3.1 Aesthetics .....	34
3.2 Agricultural and Forestry Resources .....	36
3.3 Air Quality .....	39
3.4 Biological Resources .....	46
3.5 Cultural Resources .....	50
3.6 Geology .....	52
3.7 Greenhouse Gas Emission .....	59
3.8 Hazards and Hazardous Materials .....	63
3.9 Hydrology and Water Quality .....	67
3.10 Land Use .....	73
3.11 Mineral Resources .....	76
3.12 Noise .....	77
3.13 Population and Housing .....	83
3.14 Public Services .....	86
3.15 Recreation .....	89
3.16 Transportation and Circulation .....	91
3.17 Utilities .....	96
3.18 Mandatory Findings of Significance .....	101
<b>4.0 Conclusions .....</b>	<b>102</b>
4.1 Findings .....	102
<b>5.0 References .....</b>	<b>103</b>
5.1 Prepares .....	103
5.2 References .....	103

## SECTION 1 INTRODUCTION

### 1.1 PURPOSE OF INITIAL STUDY

The City of San Fernando Community Development Department (referred to hereinafter as the Lead Agency) is reviewing a development proposal for an apartment complex that will be constructed in two phases. Phase 1 (the Fermoore Phase) will consist of 84 rental units that will be reserved for low income households. Phase 2 (the Harding Phase) will consist of 29 units, also reserved for low income households. A total of 113 units will be constructed. The proposed apartment buildings will consist of up to four levels with enclosed parking provided on the ground level. In addition to the rental units, both the Fermoore Phase and the Harding Phase will include a community room.<sup>1</sup> The applicant for the proposed project is Aszkenazy Development, Inc. located at 601 S. Brand Boulevard, Third Floor, San Fernando, California.

The proposed project is described in greater detail herein in Section 2. The proposed residential development is considered to be a project under the California Environmental Quality Act (CEQA) and therefore, is subject to the City's environmental review process.<sup>2</sup> The City of San Fernando (referred to herein as "the City") is the designated Lead Agency for the proposed project and the City will 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.<sup>3</sup>

As part of the proposed project's environmental review, the City authorized the preparation of this Initial Study.<sup>4</sup> The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to determine whether the proposed project will 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 proposed project;
- To eliminate unnecessary EIRs; and,

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<sup>1</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments. February 3, 2012.

<sup>2</sup> California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). § 15060 (b).

<sup>3</sup> California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.

<sup>4</sup> Ibid.(CEQA Guidelines) § 15050.

- To determine the nature and extent of any impacts associated the proposed project.

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, pursuant to Sections 15381 and 15386 of the state CEQA Guidelines.<sup>5</sup> Those public agencies and/or entities that may use this Initial Study in decision-making or for informational purposes include the Regional Water Quality Control Board, the California Department of Transportation, the South Coast Air Quality Management District, the Los Angeles Unified School District, the City of Los Angeles, and Los Angeles County. The City determined, as part of this Initial Study's preparation, that a mitigated negative declaration is the appropriate environmental document for the proposed project's CEQA review. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of the Initial Study.<sup>6</sup>

## 1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition. A checklist that summarizes the findings of the environmental analysis is summarized in this section.
- *Section 2 Project Description*, provides an overview of the existing environment as it relates to the project site and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis* includes an analysis of potential impacts associated with the construction and the subsequent occupancy of the proposed project. The analysis considers both the short-term (construction) impacts and the long-term (operational) impacts.
- *Section 4 Findings* summarizes the CEQA findings related to the proposed project's approval and subsequent implementation along with the mitigation measures that are identified in the environmental analysis which will be implemented as a means to address potential environmental impacts.
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.

The format and structure of this Initial Study generally reflects that of the Initial Study checklist, provided in Table 1-1.

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<sup>5</sup> California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069.* 2000.

<sup>6</sup> Ibid. *Chapter 2.6, Section 2109(b).* 2000.

### 1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed housing development will not result in any significant adverse unmitigable impacts on the environment. For this reason, the City has determined that a mitigated negative declaration is the appropriate CEQA document for the proposed project. The following findings may also be made, based on the analysis completed as part of this Initial Study's preparation:

- 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.

The findings of this Initial Study are summarized in Table 1-1 provided below and on the following pages.

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Section 3.1 Aesthetic Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Have a substantial adverse affect on a scenic vista?				<b>X</b>
<b>b)</b> Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				<b>X</b>
<b>c)</b> Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		<b>X</b>		
<b>Section 3.2 Agriculture and Forestry Resources Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Convert Prime Farmland, Unique Farmland or Farmland of state wide 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?				<b>X</b>
<b>b)</b> Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>X</b>

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>c)</b> 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))?				<b>X</b>
<b>d)</b> Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				<b>X</b>
<b>e)</b> Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				<b>X</b>
<b>Section 3.3 Air Quality Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Conflict with or obstruct implementation of the applicable air quality plan?				<b>X</b>
<b>b)</b> Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		<b>X</b>		
<b>c)</b> 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)?			<b>X</b>	
<b>d)</b> Expose sensitive receptors to substantial pollutant concentrations?			<b>X</b>	
<b>e)</b> Create objectionable odors affecting a substantial number of people?				<b>X</b>
<b>Section 3.4 Biological Resources Impacts.</b> <i>Would the project have a substantial adverse effect:</i>				
<b>a)</b> Either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				<b>X</b>
<b>b)</b> On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				<b>X</b>
<b>c)</b> 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?				<b>X</b>
<b>d)</b> 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?				<b>X</b>

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>e)</b> In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				<b>X</b>
<b>f)</b> 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?				<b>X</b>
<b>Section 3.5 Cultural Resources Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				<b>X</b>
<b>b)</b> Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				<b>X</b>
<b>c)</b> Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				<b>X</b>
<b>d)</b> Disturb any human remains, including those interred outside of formal cemeteries?				<b>X</b>
<b>Section 3.6 Geology Impacts.</b> <i>Would the project result in or expose people to potential impacts involving:</i>				
<b>a)</b> 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 (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground –shaking, liquefaction, or landslides?			<b>X</b>	
<b>b)</b> Substantial soil erosion or the loss of topsoil?			<b>X</b>	
<b>c)</b> 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?				<b>X</b>
<b>d)</b> Location on expansive soil, as defined in California Building Code (2001), creating substantial risks to life or property?				<b>X</b>
<b>e)</b> 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?				<b>X</b>
<b>Section 3.7 Greenhouse Gas Emissions Impacts.</b> <i>Would the project</i>				
<b>a)</b> Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			<b>X</b>	

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>b)</b> Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?			<b>X</b>	
<b>Section 3.8 Hazards and Hazardous Materials Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				<b>X</b>
<b>b)</b> Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		<b>X</b>		
<b>c)</b> Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				<b>X</b>
<b>d)</b> 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?				<b>X</b>
<b>e)</b> 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?				<b>X</b>
<b>f)</b> Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				<b>X</b>
<b>g)</b> Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?				<b>X</b>
<b>h)</b> 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?				<b>X</b>
<b>Section 3.9 Hydrology and Water Quality Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Violate any water quality standards or waste discharge requirements?		<b>X</b>		
<b>b)</b> Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			<b>X</b>	

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>c)</b> 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?				<b>X</b>
<b>d)</b> 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?				<b>X</b>
<b>e)</b> 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?		<b>X</b>		
<b>f)</b> Substantially degrade water quality?		<b>X</b>		
<b>g)</b> 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?				<b>X</b>
<b>h)</b> Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				<b>X</b>
<b>i)</b> Expose people or structures to a significant risk of flooding because of dam or levee failure?				<b>X</b>
<b>j)</b> Result in inundation by seiche, tsunami, or mudflow?				<b>X</b>
<b>Section 3.10 Land Use and Planning Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Physically divide an established community, or otherwise result in an incompatible land use?				<b>X</b>
<b>b)</b> Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			<b>X</b>	
<b>c)</b> Conflict with any applicable habitat conservation or natural community conservation plan?				<b>X</b>
<b>Section 3.11 Mineral Resources Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<b>X</b>
<b>b)</b> Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				<b>X</b>



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Section 3.12 Noise Impacts.</b> <i>Would the project result in:</i>				
<b>a)</b> 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?				<b>X</b>
<b>b)</b> Exposure of people to or generation of excessive ground-borne noise levels?			<b>X</b>	
<b>c)</b> Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			<b>X</b>	
<b>d)</b> Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?		<b>X</b>		
<b>e)</b> 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?				<b>X</b>
<b>f)</b> 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?				<b>X</b>
<b>Section 3.13 Population and Housing Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?			<b>X</b>	
<b>b)</b> Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				<b>X</b>
<b>c)</b> Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				<b>X</b>
<b>Section 3.14 Public Services Impacts.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas:</i>				
<b>a)</b> Fire protection services?		<b>X</b>		
<b>b)</b> Police protection services?		<b>X</b>		
<b>c)</b> School services?				<b>X</b>
<b>d)</b> Other governmental services?			<b>X</b>	

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Section 3.15 Recreation Impacts.</b> <i>Would the project:</i>				
<b>a)</b> 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?			<b>X</b>	
<b>b)</b> Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				<b>X</b>
<b>Section 3.16 Transportation Impacts.</b> <i>Would the project:</i>				
<b>a)</b> 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)?		<b>X</b>		
<b>b)</b> Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?		<b>X</b>		
<b>c)</b> 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?				<b>X</b>
<b>d)</b> Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)				<b>X</b>
<b>e)</b> Result in inadequate emergency access?				<b>X</b>
<b>f)</b> Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				<b>X</b>
<b>Section 3.17 Utilities Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				<b>X</b>
<b>b)</b> Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?		<b>X</b>		
<b>c)</b> 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?		<b>X</b>		

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>d)</b> Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			<b>X</b>	
<b>e)</b> 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?			<b>X</b>	
<b>f)</b> Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			<b>X</b>	
<b>g)</b> Comply with federal, state, and local statutes and regulations related to solid waste?				<b>X</b>
<b>h)</b> Result in a need for new systems, or substantial alterations in power or natural gas facilities?				<b>X</b>
<b>i)</b> Result in a need for new systems, or substantial alterations in communication systems?				<b>X</b>
<b>Section 3.18 Mandatory Findings of Significance.</b> <i>The approval and subsequent implementation of the proposed project:</i>				
<b>a)</b> Will not have the potential to degrade the quality of the environment, with the implementation of the recommended standard conditions and mitigation measures included herein.				<b>X</b>
<b>b)</b> Will not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the recommended standard conditions and mitigation measures referenced herein.				<b>X</b>
<b>c)</b> Will not have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the recommended standard conditions and mitigation measures contained herein.				<b>X</b>
<b>d)</b> Will not have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the recommended standard conditions and mitigation measures contained herein.				<b>X</b>



## SECTION 2 PROJECT DESCRIPTION

### 2.1 PROJECT LOCATION

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 3 miles to the north), the Pacoima Wash (located along the eastern side of the City), Hansen Lake (located 3 miles to the southeast of the City), and the Los Angeles Reservoir (located approximately 4 miles to the northwest).<sup>7</sup> 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.<sup>8</sup> These latter named communities are also part of the City of Los Angeles.

Regional access to the City of San Fernando (“the City”) 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 I-5 Freeway is located to the southwest of the City with ramp connections at South Brand Boulevard and San Fernando Mission Boulevard. State Route 118 (the Ronald Reagan Freeway) is located to the east of the City and has ramp connections at San Fernando Road and Glenoaks Boulevard. Finally, the I-210 Freeway is located to the north of the City and provides ramp connections at Maclay Street and Hubbard Street.<sup>9</sup> The location of the City in a regional context is shown in Exhibit 2-1. A City -wide map is provided in Exhibit 2-2.

The project sites are located in the southwest portion of the City between First Street and Second Street. Primary access to the Phase 1 (Fermoore Street) development will be provided by a driveway located at the end of the Fermoore Street cul-de-sac that will continue to the ground level parking area. A 28-foot fire lane will extend along the site’s southerly side continuing easterly to Harding Avenue.<sup>10</sup> Primary access to the Phase 2 (Harding Avenue) development will be provided by a driveway located on the west side of Harding Avenue. This driveway will connect to the ground level parking area of the proposed Phase 2 development.<sup>11</sup> The locations of these two development sites, in a local context, are shown in Exhibit 2-3.

The assessor’s parcel numbers (APNs) applicable to the Phase 1 site (Fermoore Street) include 2520-011-038, 2520-011-041 and 2520-011-042.<sup>12</sup> The combined land area of these lots will be 79,286 square feet. The Phase 2 (Harding Avenue) development is comprised of APNs 2520-017-002, 2520-017-003 and 2520-017-004. The combined land area the Phase 2 lots will be 21,438 square feet.<sup>13</sup>

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<sup>7</sup> United States Geological Survey. San Fernando 7 1/2 Minute Quadrangle.

<sup>8</sup> These communities are communities that are part of the City of Los Angeles.

<sup>9</sup> American Map Corporation. Street Atlas [for] Los Angeles and Orange Counties. 2001

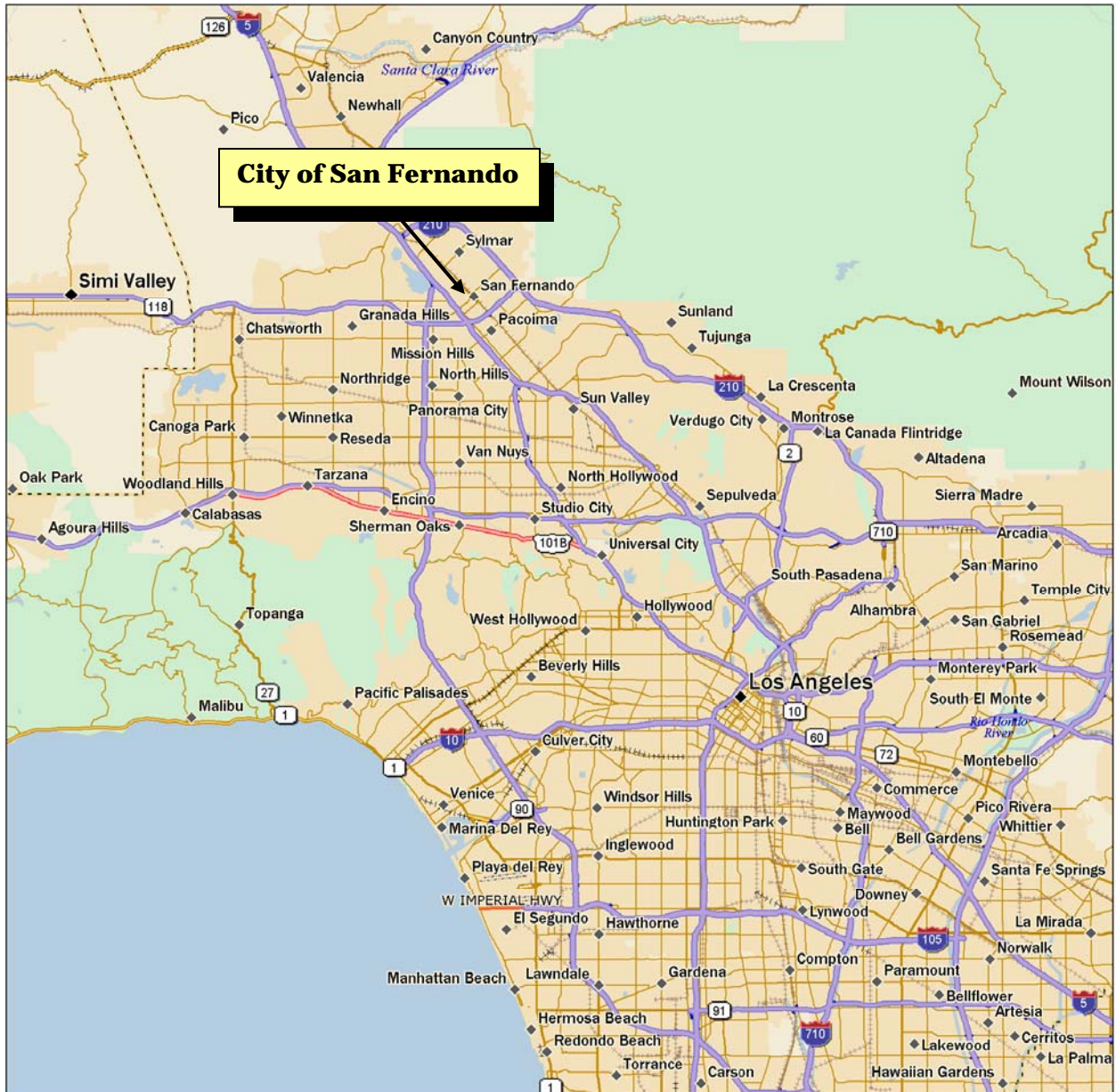
<sup>10</sup> Mitigation is included in Section 3.16 that calls for the use of the emergency access connection as the primary vehicular access.

<sup>11</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments. February 3, 2012.

<sup>12</sup> The phase will also necessitate lot line adjustments to three parcels APNs 2520-011-006, 2520-011-041, 2520-011-043.

<sup>13</sup> Aszkenazy Development, Inc. Letter dated February 6, 2011 to the city.

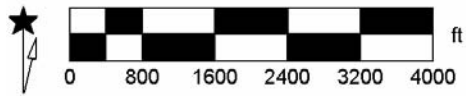
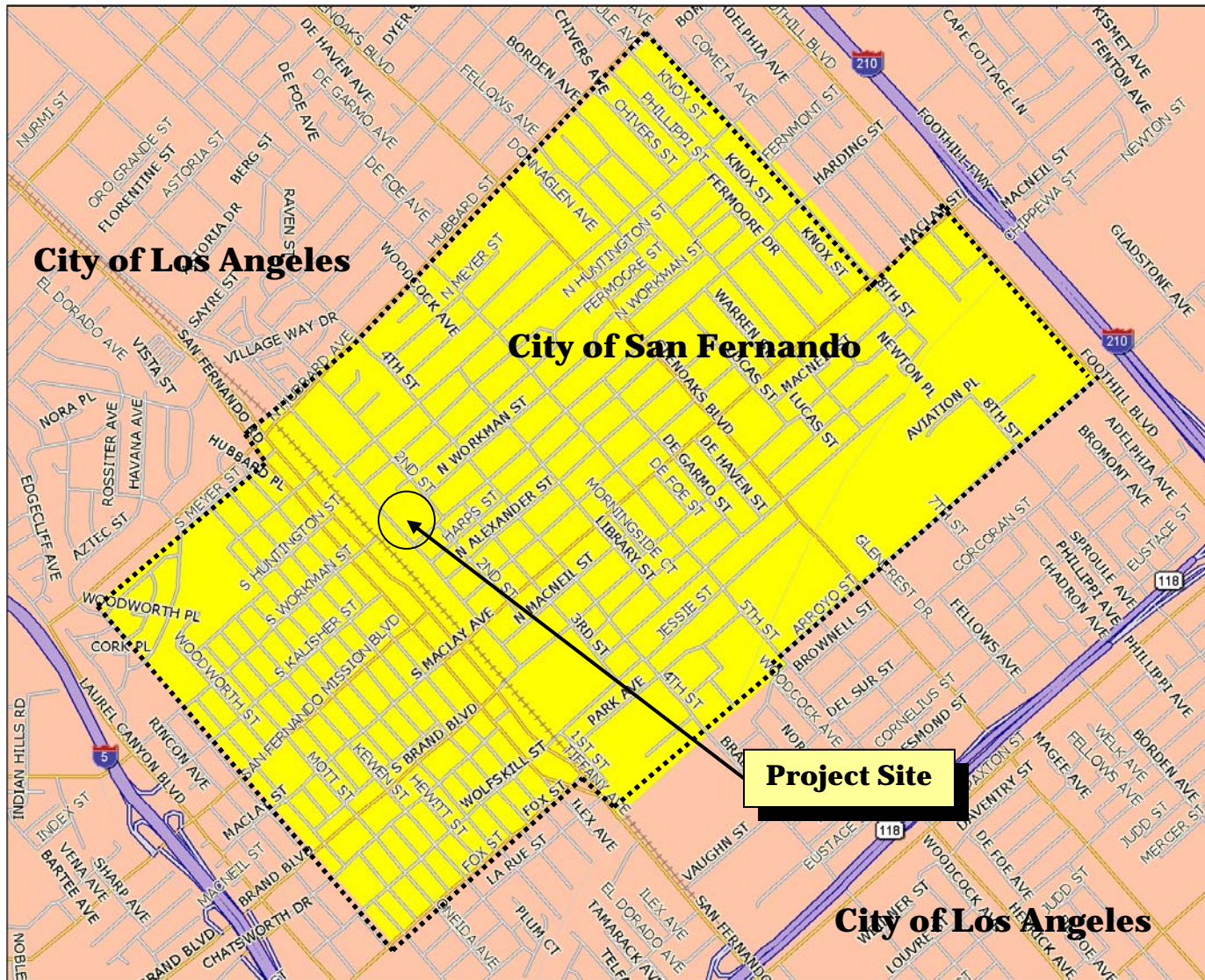
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MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 2-1**  
**REGIONAL LOCATION**  
SOURCE: DELORME MAPS, 2009

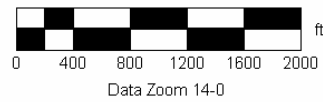
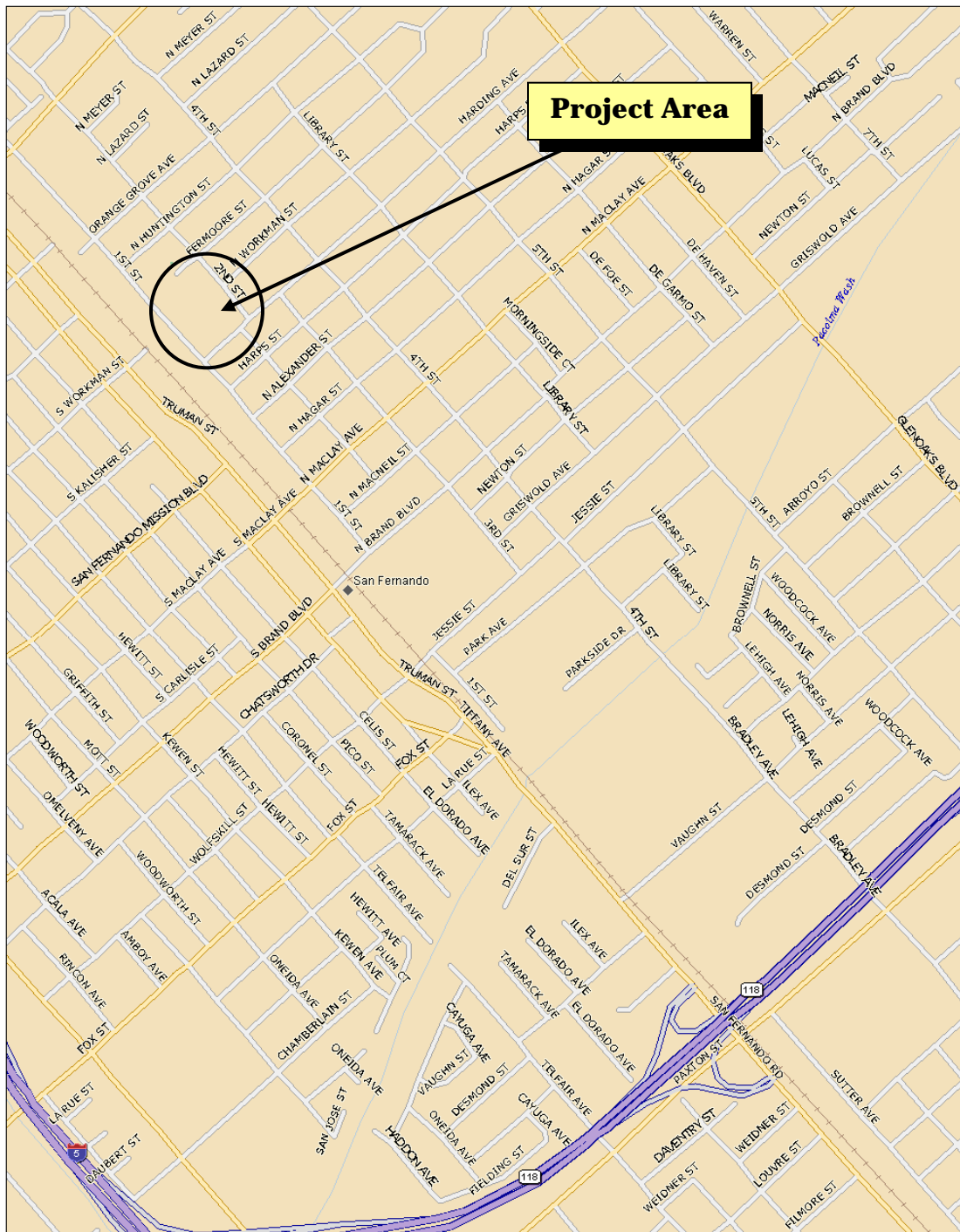


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MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 2-2**  
**PROJECT SITE'S LOCATION IN THE CITY OF SAN FERNANDO**  
 SOURCE: DELORME MAPS, 2009

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 2-3**  
**VICINITY MAP**  
SOURCE: DELORME MAPS, 2009



## 2.2 ENVIRONMENTAL SETTING

The City of San Fernando (“the City”) is a historic community (founded in 1874) that was incorporated as a municipality in 1911. The City is urbanized with little vacant land remaining though there are a number of underutilized or vacant parcels that present opportunities for more intensive infill development. The City was a mature community at the time many of the other communities in the San Fernando Valley were developing following the Second World War. The development patterns in San Fernando were largely influenced by the City’s location along major thoroughfares that served as regional transportation routes prior to the construction of the nearby freeways. Commercial development extends along the major arterial roadways, industrial uses are concentrated along railroad corridors, and residential neighborhoods are located behind the commercial development that have frontage along the major arterials.

The City’s development patterns have been relatively stable given the City’s age and maturity though there has been an increase in the amount of new infill development in recent years. The majority of the housing in the City consists of single-family residential units that account for over 75% of the City’s total housing stock. This is a relatively high percentage compared to the other communities in the region.<sup>14</sup> The nature and extent of the City’s housing stock has resulted in a demand for higher density housing that is more affordable, including condominium and apartment units. The rental housing market is strong, with a very low vacancy rate for rental housing.<sup>15</sup>

The City of San Fernando Community Development Department is reviewing a multiple-family residential development proposal that will be constructed in two phases. The Phase 1 development (the Fermoore Street phase) will be constructed within a 79,286 square foot site (1.82-acres) that is located between Harding Avenue (on the east) and Fermoore Street on the west). The Phase 2 development (the Harding Avenue phase) consisting of a 21,438 square foot site (0.49-acres), is located on the east side of Harding Avenue, opposite of the Phase 1 development site. Both sites are vacant at this time. The Phase 1 site was previously occupied by a manufacturing use that has been removed and the site’s environmental clean-up has been completed. The Phase 2 site is a surface parking lot that was used by the aforementioned discontinued manufacturing use. Most recently, the site was used for the storage of vehicles used in movie production.

The development sites are located within a transitional area that extends along the First Street corridor. Land uses found immediately north of the railroad right-of-way that parallels First Street include smaller industrial and manufacturing uses that are interspersed among residential development. Residential land uses are located further east and north (north of Second Street) of the development sites. Layne Park is located immediately west of the Phase 1 development site, on the west side of Fermoore Street. An aerial photograph of the project site and the surrounding area is provided in Exhibit 2-4.

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<sup>14</sup> By contrast, in Los Angeles County, single-family homes account for approximately half of all units. More of San Fernando’s housing is owner-occupied (54%) than in the County (48%), and prices are lower in San Fernando than in the county.

<sup>15</sup> City of San Fernando. Housing Element. 2008-2014.





**EXHIBIT 2-4**  
**AERIAL PHOTOGRAPH**  
SOURCE: GOOGLE MAPS, 2010

## 2.3 PROJECT DESCRIPTION

The City's Community Development Department is reviewing a multiple-family residential development proposal that will be constructed in two phases. Phase 1 (the Fermoore St. Phase) will consist of 84 rental units that will be reserved for low income households. Phase 2 (the Harding Ave. Phase) will consist of 29 units reserved for low income households. For both phases, a total of 113 units will be constructed. The proposed apartment buildings will consist of four levels with enclosed parking provided on the ground level. In addition to the rental units, both the Fermoore St. Phase and the Harding Ave. Phase will include a community room.<sup>16</sup> The building elements for each phase are summarized below in Table 2-1. The site plans and floor plans for both phases of the proposed project are provided in Exhibits 2-5 through 2-11.

**Table 2-1**  
**Overview of Proposed Phase 1 and Phase 2 Apartment Project**

Level	Floor Area	Description
<b>Phase 1 (Fermoore Street)</b>		
First Level	43,636 sq. ft.	112 Parking Spaces , Storage, and Manager's Office
Second Level	34,562 sq. ft.	36 Rental Units and a Community Room
Third Level	34,562 sq. ft.	39 Rental Units
Fourth Level	8,291 sq. ft.	9 Rental Units
Total	121,051 sq. ft.	84 Rental Units
<b>Phase 2 (Harding Avenue)</b>		
First Level	14,438 sq. ft.	40 Parking Spaces , Storage, Lobby, & Manager's Office
Second Level	10,666 sq. ft.	10 Rental Units & Community Room
Third Level	10,666 sq. ft.	11 Rental Units
Fourth Level	7,963 sq. ft.	8 Rental Units
Total	43,733 sq. ft.	29 Rental Units

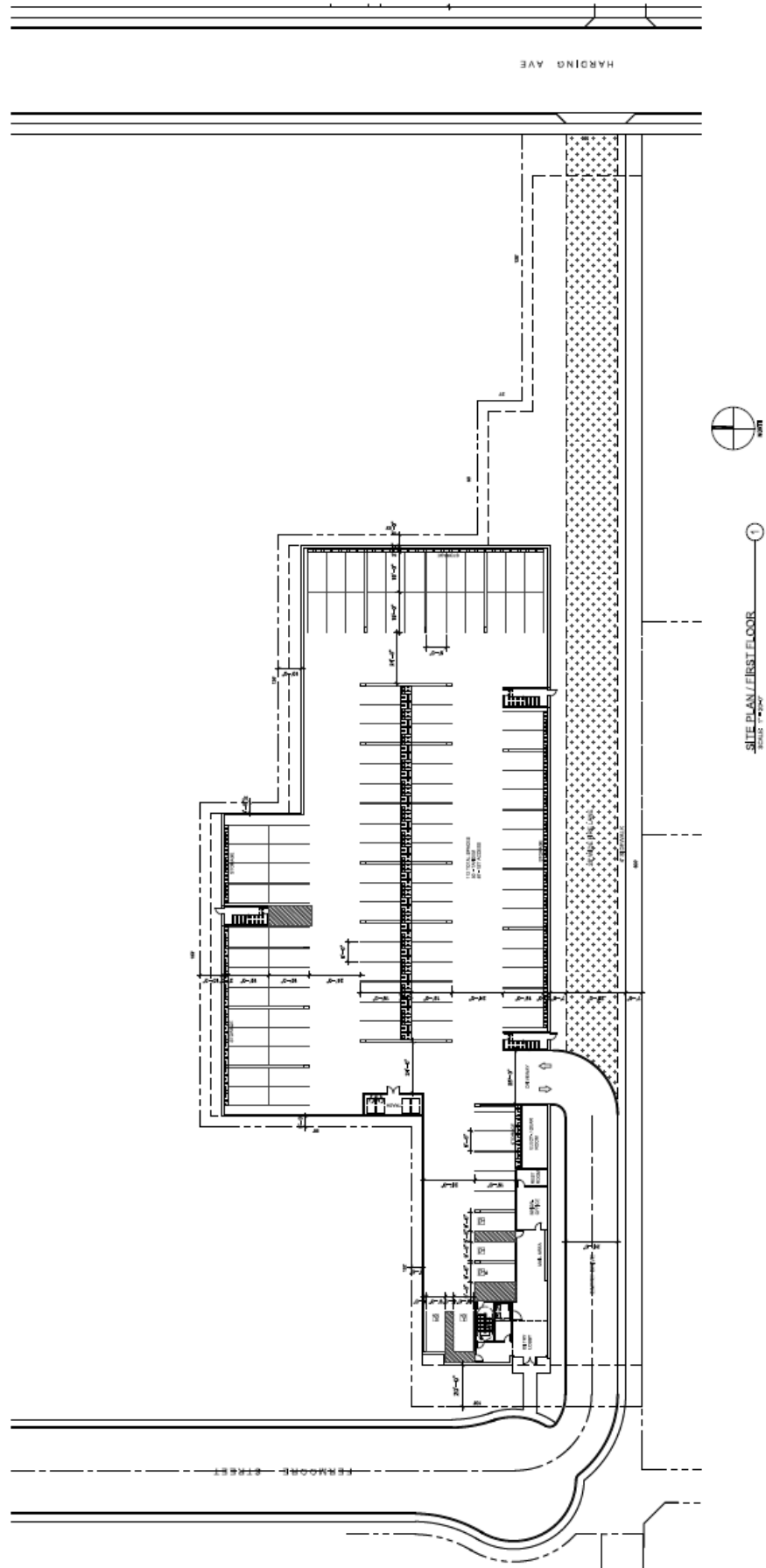
Source: John Cotton Architects, Inc.

The Fermoore St. Phase (Phase 1 of the development) will contain 84 low income residential units. Of the 84 units, 58 units will consist of one bedroom units (550 square feet) and 26 units will be three-bedroom units (1,050 square feet). The Harding Ave. Phase (Phase 2) will consist of 29 low income residential units. The 29 units, 20 units will be one-bedroom units (550 square feet) and 9 units will be three-bedroom units (1,050 square feet).<sup>17</sup>

<sup>16</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments. February 3, 2012.

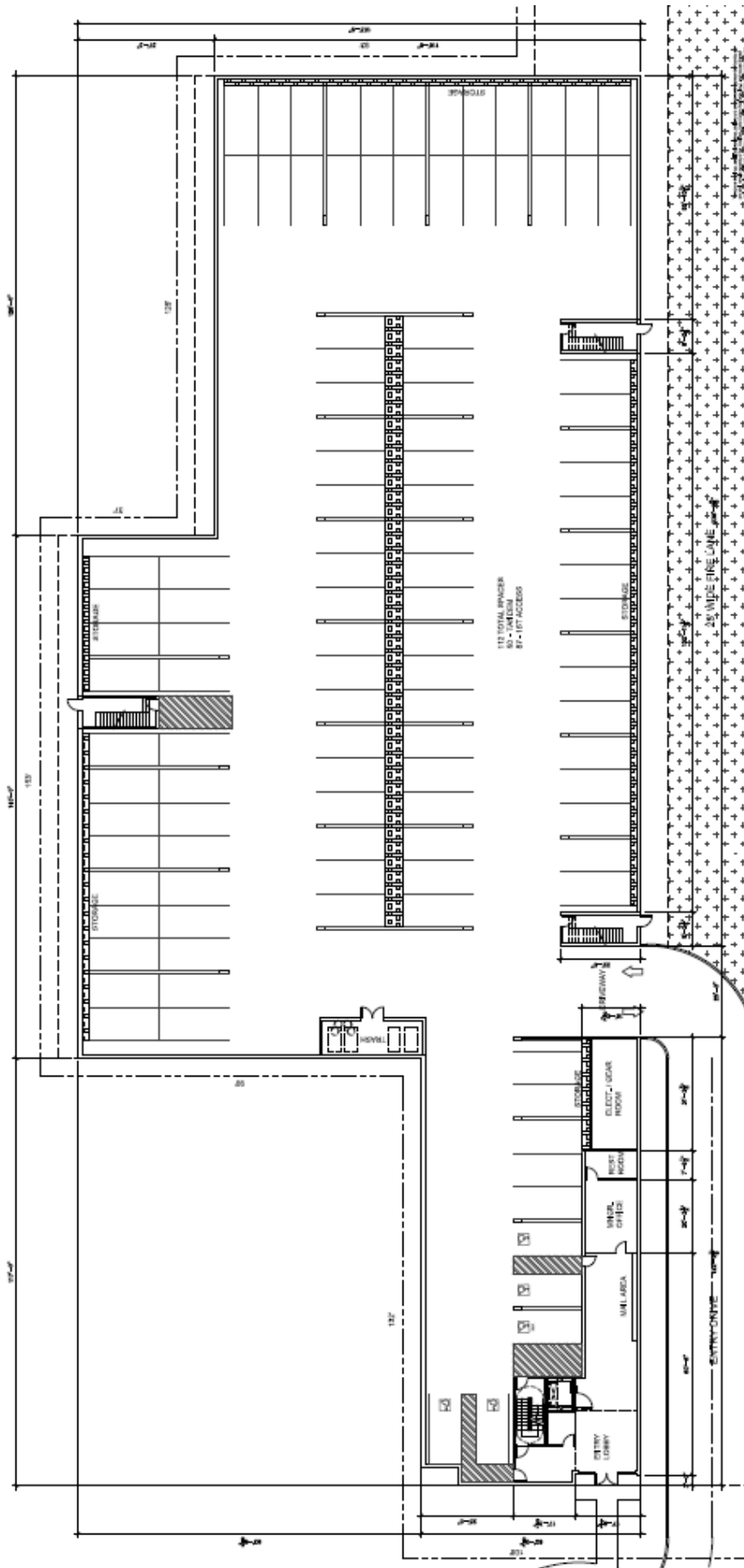
<sup>17</sup> Aszkenazy Development, Inc. Letter dated February 6, 2011 to the city.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



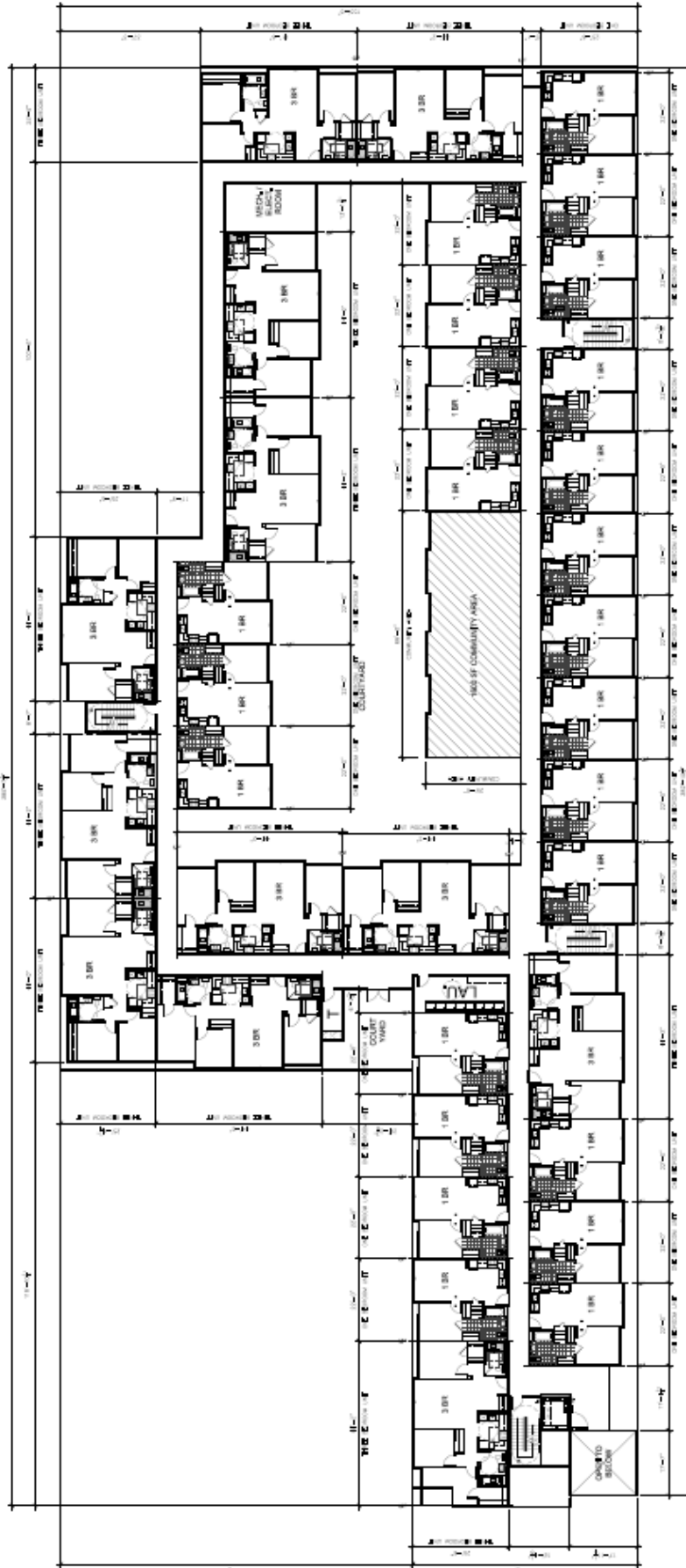
**EXHIBIT 2-5**  
**SITE PLAN FOR PHASE 1 (FERMOORES ST.)**  
SOURCE: John Cotton Architects, Inc.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



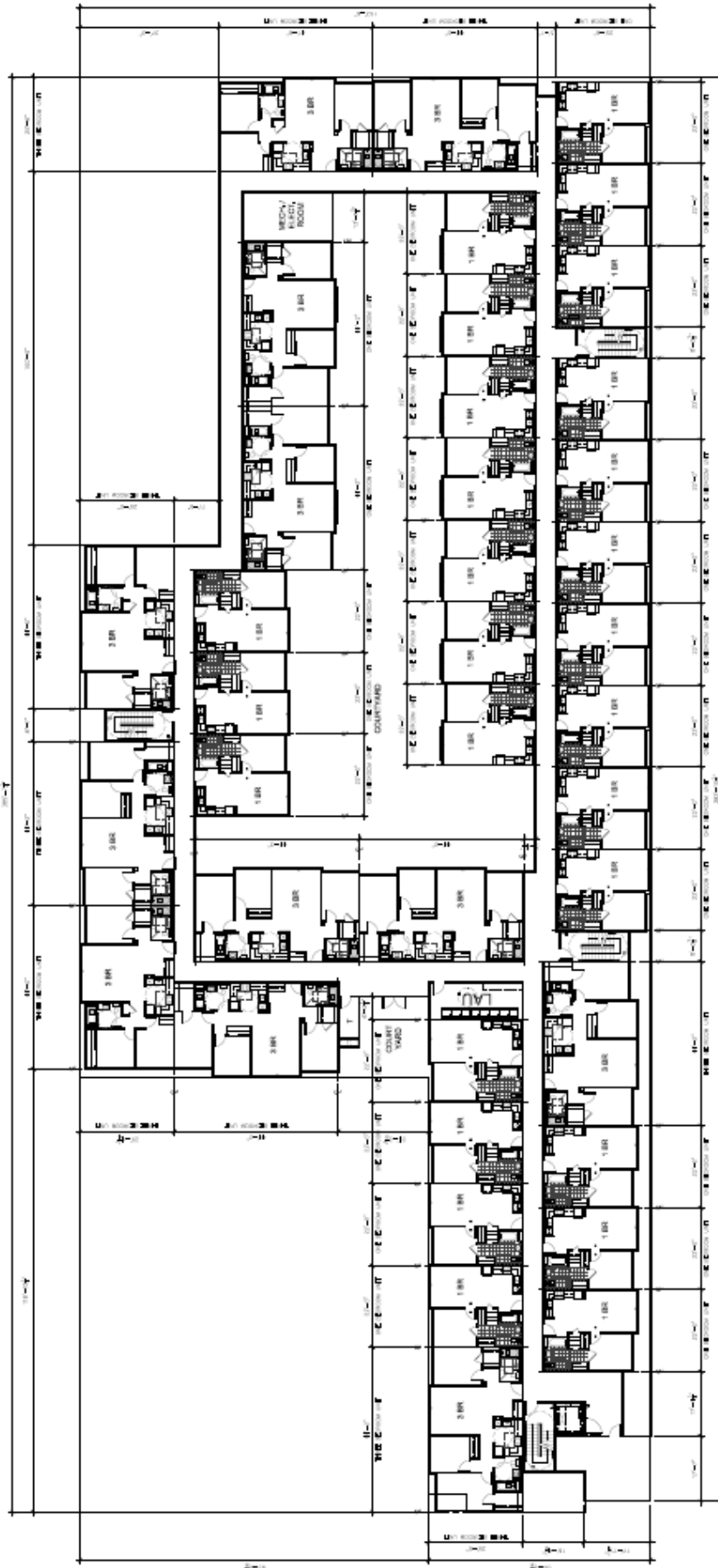
**EXHIBIT 2-6**  
**GROUND LEVEL PLAN FOR PHASE 1 (FERMOORE ST.)**  
SOURCE: John Cotton Architects, Inc.

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MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

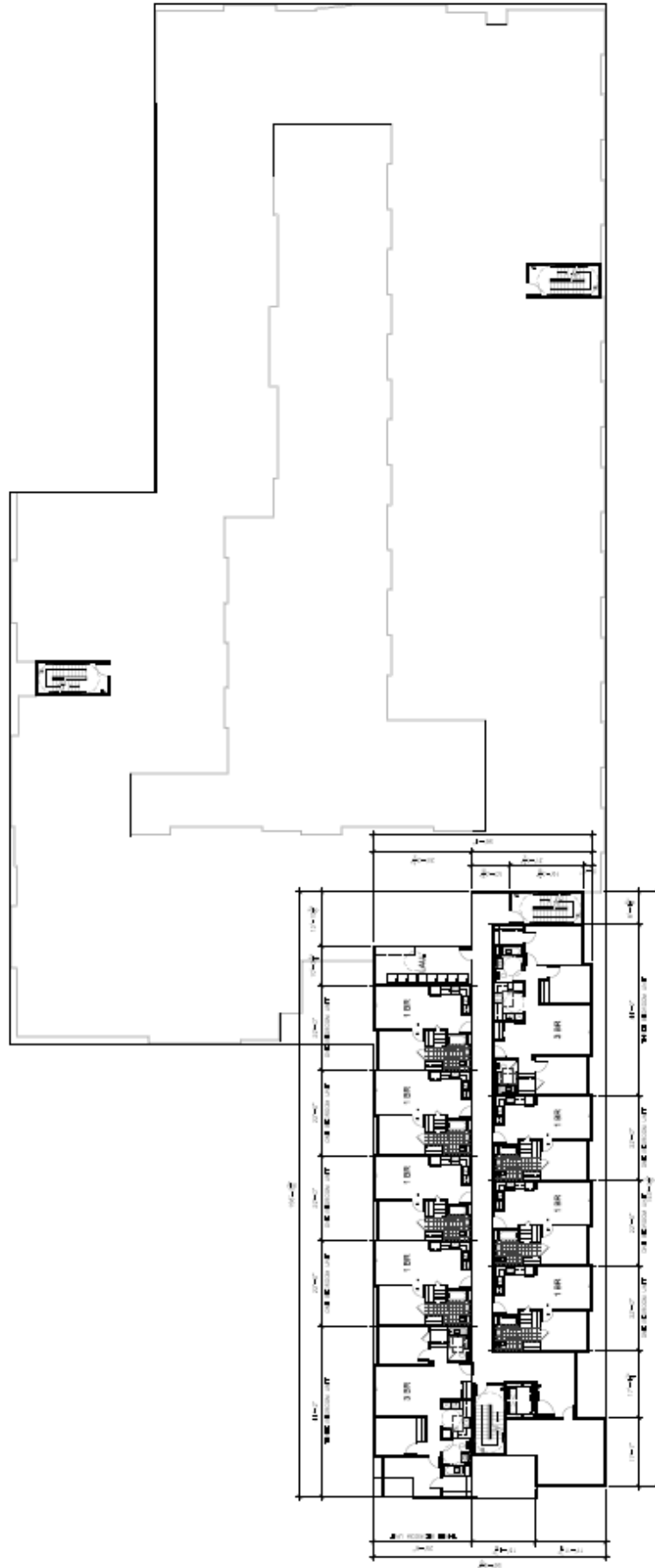


**EXHIBIT 2-7**  
**SECOND LEVEL PLAN FOR PHASE 1 (FERMOORE ST.)**  
SOURCE: John Cotton Architects, Inc.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

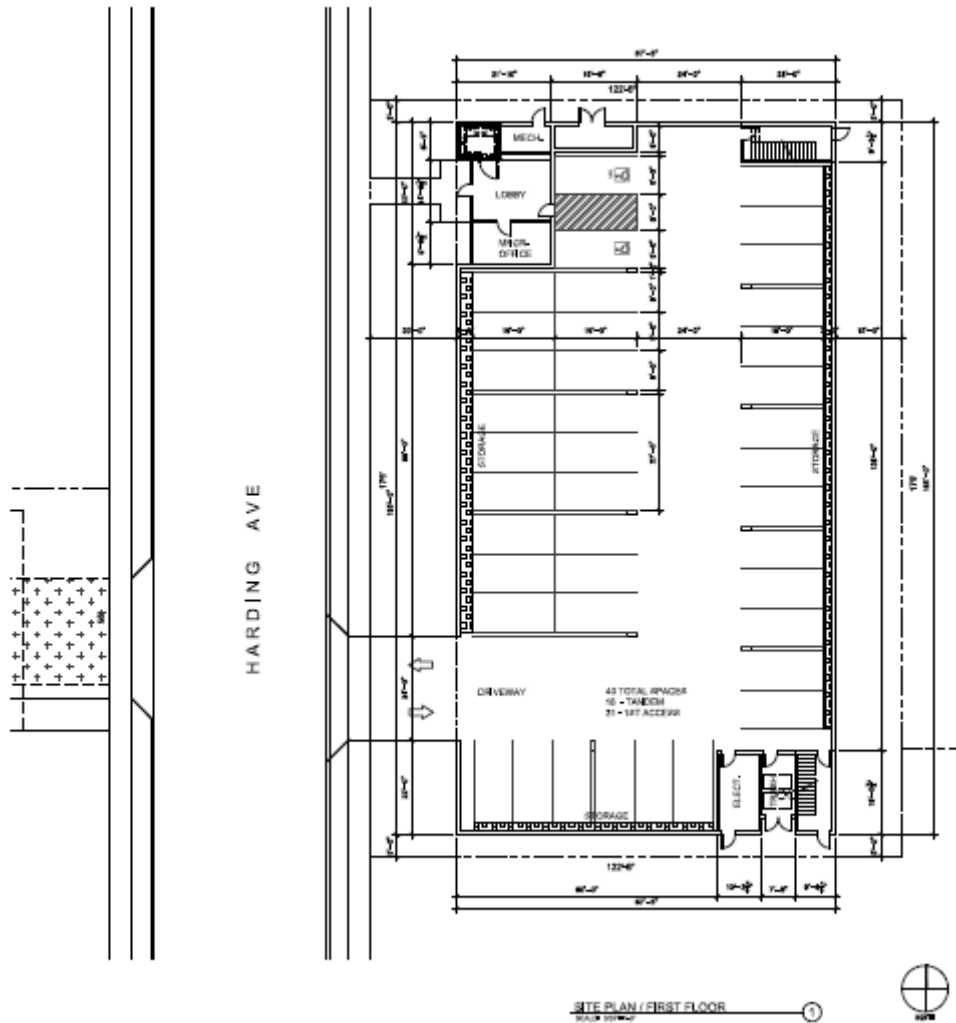


**EXHIBIT 2-8**  
**THIRD LEVEL PLAN FOR PHASE 1 (FERMOORE ST.)**  
SOURCE: John Cotton Architects, Inc.



**EXHIBIT 2-9**  
**FOURTH LEVEL PLAN FOR PHASE 1 (FERMOORE ST.)**  
SOURCE: John Cotton Architects, Inc.

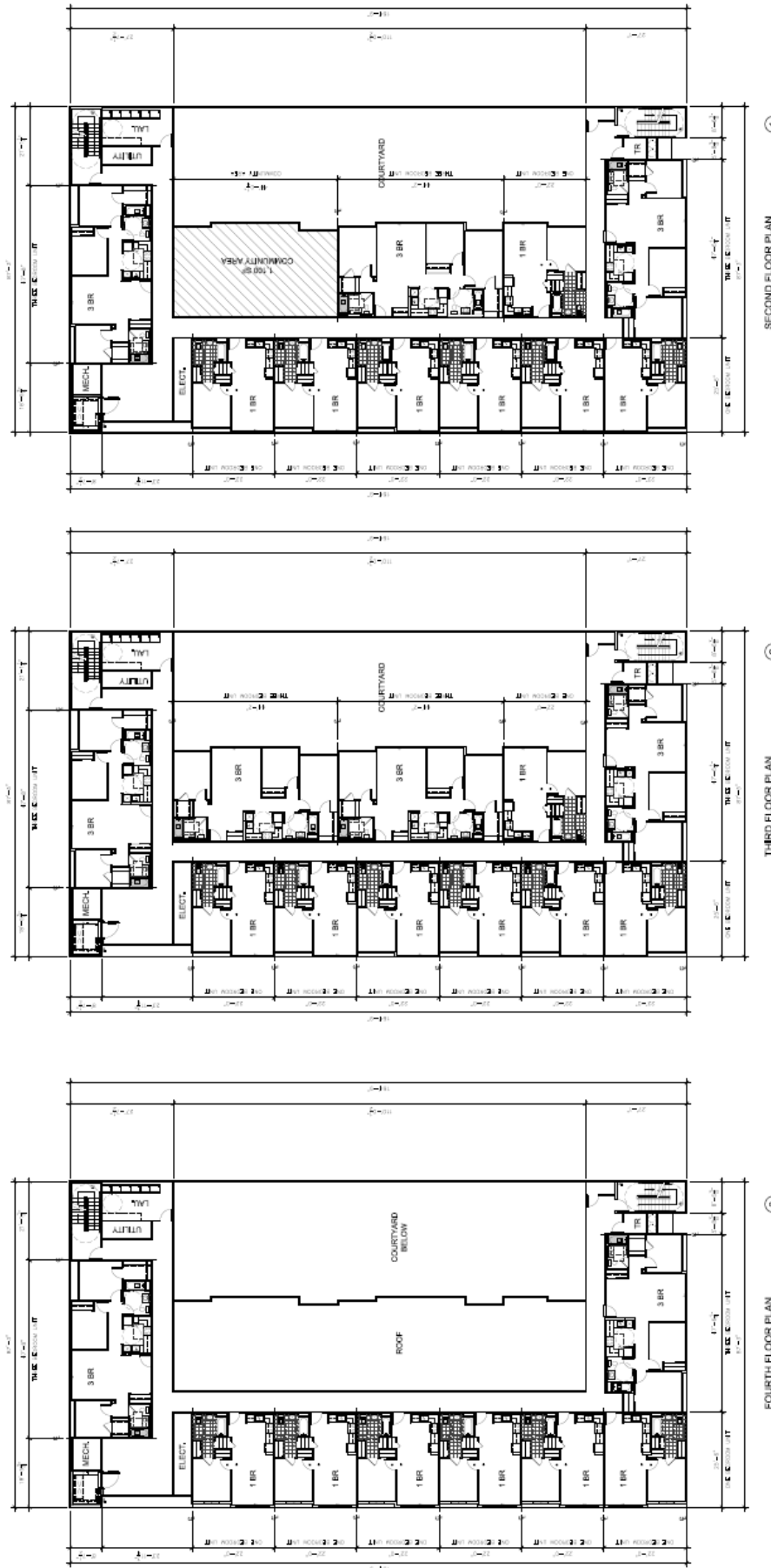
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**EXHIBIT 2-10**  
**SITE PLAN FOR PHASE 2 (HARDING AVE.)**  
SOURCE: John Cotton Architects, Inc.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 2-11**  
**FLOOR PLANS FOR PHASE 2 (HARDING AVE.)**  
SOURCE: John Cotton Architects, Inc.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

Table 2-2 provides a summary of the bedroom configurations for the proposed apartment buildings. As indicated in the table, a total of 78 units will consist of one-bedroom floor plans and 35 units will consist of three-bedroom floor plans.

**Table 2-2  
Summary of Room Count**

<b>Level</b>	<b>Floor Area</b>	<b>1 Bedroom</b>	<b>3 Bedroom</b>	<b>Total</b>
<b>Phase 1 (Fermoore Street)</b>				
First Level	43,636 sq. ft.	0 units	0 units	0 units
Second Level	34,562 sq. ft.	24 units	12 units	36 units
Third Level	34,562 sq. ft.	27 units	12 units	39 units
Fourth Level	8,291 sq. ft.	7 units	2 units	9 units
Total	121,051 sq. ft.	58 units	26 units	84 units
<b>Phase 2 (Harding Avenue)</b>				
First Level	14,438 sq. ft.	0 units	0 units	0 units
Second Level	10,666 sq. ft.	7 units	3 units	10 units
Third Level	10,666 sq. ft.	7 units	4 units	11 units
Fourth Level	7,963 sq. ft.	6 units	2 units	8 units
Total	43,733 sq. ft.	20 units	9 units	29 units
<b>Grand Total</b>				
	164,784 sq. ft.	78 units	35 units	113 units

Source: John Cotton Architects, Inc.

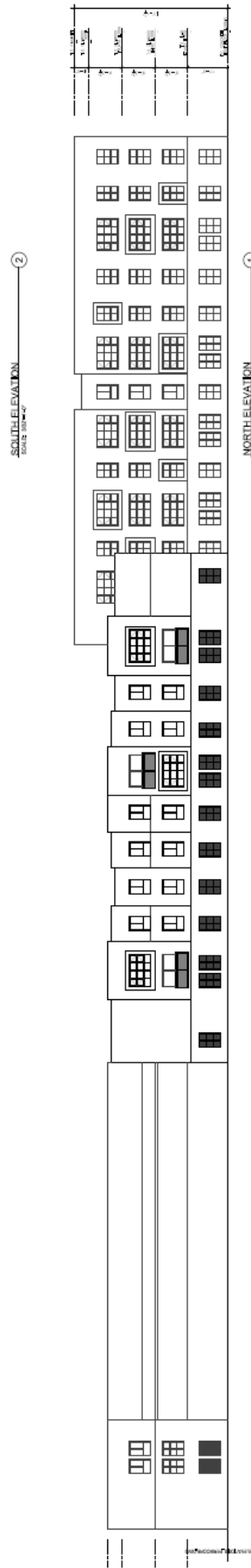
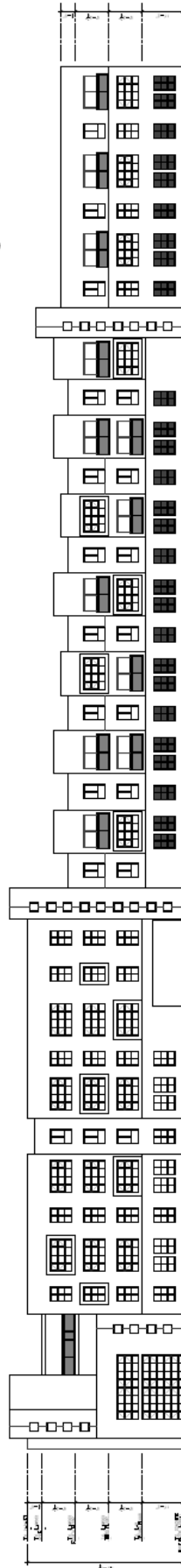
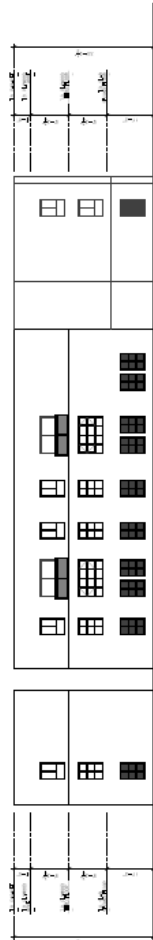
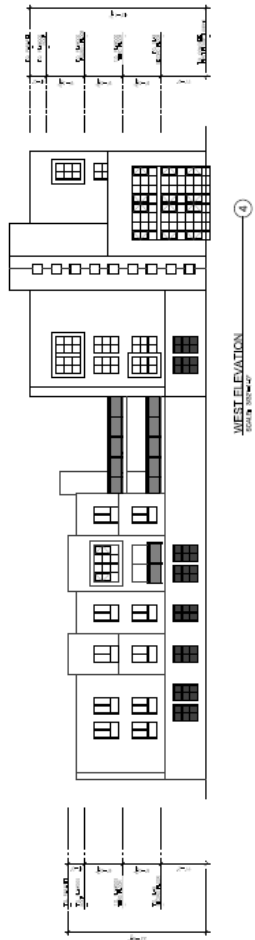
As indicated previously, the proposed apartment buildings will consist of four levels with parking provided on the ground level and the living areas provided in the upper levels. The maximum height of both buildings (Phase 1 and Phase 2) will be 45-feet. Building elevations for the Phase 1 and Phase 2 developments are provided in Exhibits 2-12 and 2-13, respectively.<sup>18</sup> A single access to the Phase 1 development (Fermoore Street) is shown on the site plan. This primary access will be from Fermoore Street though an emergency access fire lane connection is also shown.<sup>19</sup> Primary vehicular access to the Phase 2 building will be provided by a driveway connection along the east side of Harding Avenue. Both access ways will provide direct access to the ground level parking areas.<sup>20</sup>

<sup>18</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments). February 3, 2012.

<sup>19</sup> The analysis included in Section 3.16 includes a mitigation measure that calls for the emergency access lane that connects to Harding Avenue to be redesigned to provide primary vehicular access to the Phase 1 building.

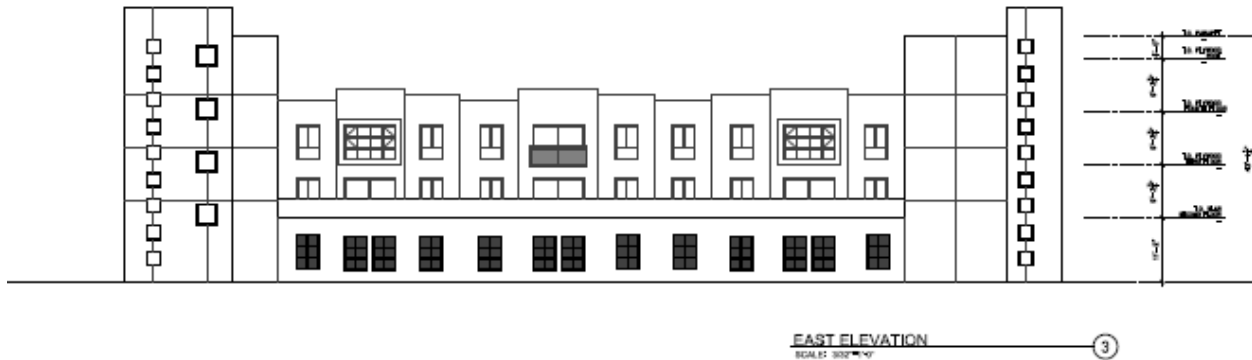
<sup>20</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments). February 3, 2012.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 2-12**  
**BUILDING ELEVATIONS FOR PHASE 1 (FERMOORE ST.)**  
 SOURCE: John Cotton Architects, Inc.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 2-13**  
**BUILDING ELEVATIONS FOR PHASE 2 (HARDING AVE.)**  
SOURCE: John Cotton Architects, Inc.

The development standards including landscaping requirements, setback requirements, open space requirements, and lot coverage requirements are analyzed herein in Section 3.10 (Land Use). The proposed project's parking characteristics are compared to the City's off-street parking requirements in Section 3.16.

The proposed construction phases will include grading and excavation, building erection, and finishing. The construction schedule will take approximately 12 months to complete once the necessary approvals and financing have been obtained by the applicant. Subsequent to obtaining development entitlements from the Planning and Preservation Commission and the City Council, a staging plan for the proposed construction will be submitted as part of building permit plan check review process for approval by the Public Works Department and the Community Development Department. The construction plan shall note the locations of all on-site utility facilities as well as trash containers, construction vehicle parking areas, and the staging area for debris removal, and the delivery of building materials. Construction hours will also be required to comply with the current San Fernando City Code Noise Standards. In addition, the contractors will be required to provide adequate security as a means to secure all building materials and equipment during the construction phases. Storm water mitigation will also be addressed during this phase of construction.

## **2.4 OBJECTIVES OF THE PROJECT & DISCRETIONARY ACTIONS**

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

- To further facilitate new residential infill development to provide new housing opportunities for various income groups;
- To ensure that new development conforms to the City's General Plan and Zoning Ordinance; and,
- To ensure that the proposed project's environmental impacts 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 R3 zoning currently being sought for the Fermoore Street (Phase 1) site allows for 78 residential units. To meet the proposed unit configuration, Aszkenazy Development, Inc. will seek an additional 6 units under Government Code Section 65915 (State Density Bonus Law). Also under G.C. §65915, Aszkenazy Development, Inc. will seek three concessions as well as apply State mandated parking ratios for affordable housing. The three concessions being sought are the ability to exceed lot coverage allowed in the R-3 zone, an elimination of balconies as defined as usable open space, and the reduction of common open space. In return, Aszkenazy Development, Inc. will provide a minimum of 24 low income units at or below 80% AMI (area median income). These three lots will also require a zone change from M-1 (Limited Industrial) to R-3 (Multiple Family). The phase will also necessitate lot line adjustments to three parcels consisting of APNs 2520-011-006, 2520-011-041, 2520-011-043.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

The R-3 zoning currently being sought for the Phase 2 (Harding Avenue site) permits 21 residential units. To meet the proposed unit configuration, Aszkenazy Development, Inc. is seeking approvals for an additional 9 units under G.C. §65915. Also under G.C. §65915, Aszkenazy Development, Inc. will also seek three additional concessions and use of the State's mandated parking ratios for affordable housing. The three concessions being sought include the ability to exceed lot coverage allowed in the R-3 zone, an elimination of balconies as defined as usable open space, and a reduction of common open space. In return, Aszkenazy Development, Inc. will provide a minimum of 7 low-income units at or below 80% AMI (area median income). One lot (APN 2520-017-002) will require a zone change from M-1 (Limited Industrial) to R-3 (Multiple Family).

Other permits required for the project will include, but may not be limited to a lot merger, and issuance of grading permits, building permits, and occupancy permits from the City of San Fernando and utility connection permits from the utility providers.



## SECTION 3 ENVIRONMENTAL ANALYSIS

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

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>➤ Aesthetics (Section 3.1);</li> <li>➤ Agricultural and Forestry Resources (Section 3.2);</li> <li>➤ Air Quality (Section 3.3);</li> <li>➤ Biological Resources (Section 3.4);</li> <li>➤ Cultural Resources (Section 3.5);</li> <li>➤ Geology and Soils (Section 3.6);</li> <li>➤ Greenhouse Gas Emissions; (Section 3.7);</li> <li>➤ Hazards and Hazardous Materials (Section 3.8);</li> </ul> | <ul style="list-style-type: none"> <li>➤ Hydrology and Water Quality (Section 3.9);</li> <li>➤ Land Use and Planning (Section 3.10);</li> <li>➤ Mineral Resources (Section 3.11);</li> <li>➤ Noise (Section 3.12);</li> <li>➤ Population and Housing (Section 3.13);</li> <li>➤ Public Services (Section 3.14);</li> <li>➤ Recreation (Section 3.15);</li> <li>➤ Transportation (Section 3.16);</li> <li>➤ Utilities (Section 3.17); and,</li> <li>➤ Mandatory Findings of Significance (Section 3.18)</li> </ul> |
|---|---|

The environmental analysis included in this section of the Initial Study reflects the Initial Study Checklist format used by the City of San Fernando ("the City") Community Development Department in its environmental review process. Under each issue area, an analysis of impacts is provided in the form of questions and answers. The analysis contained herein, provides a response to the individual questions. The Initial Study will assist the City in making a determination as to whether there is a potential for significant or adverse impacts on the environment associated with the implementation of the proposed project as described in Section 2, herein. 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 proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City or other responsible agencies consider to be significant.
- *Less Than Significant Impact With Mitigation.* 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.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant.

### 3.1 AESTHETIC IMPACTS

#### 3.1.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or,
- A new source of substantial light and glare that would adversely affect day or night-time views in the area.

#### 3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

*A. Would the project affect a scenic vista? No Impact.*

The City's local relief is generally level and ranges from 1,017 feet above mean sea level (AMSL) to 1,250 feet AMSL. This generally level topography is due to the City's location over an alluvial fan that is the result of the deposition of water-borne materials from the mountains and hillside areas located to the north of the City (the City is located in the northeastern portion of the San Fernando Valley near the south-facing base of the San Gabriel Mountains).<sup>21</sup> The dominant scenic vistas from the project area include the views of the Santa Susana Mountains, located to the west, and the San Gabriel Mountains located to the north. The two, four level buildings will have a maximum height of 45 feet. There are no designated scenic vistas or resources present within the vicinity of the project site. The new buildings will impact the southerly-facing views of those homes located along Second Street. These views are now dominated by the commercial and industrial uses located along the railroad right of way (ROW) north of Truman Street. No protected views are present in the immediate area that could be affected by the proposed project.<sup>22</sup> As a result, no significant adverse impacts are anticipated.

*B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? No Impact.*

Much of the City's architectural character was derived from the San Fernando Mission, founded in 1797. Notable historically significant buildings that are located within the City include the Casa de Lopez Adobe, the Morningside Elementary School Auditorium, and the historic Post Office. In addition to the Mission Revival style, other architectural styles found within the area include Spanish Colonial Revival, Mediterranean, and Monterey. Other architectural influences present in the area include Craftsman, Bungalow, Beaux-Arts, Art Deco, and Victorian styles. These architectural styles also flourished at the

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<sup>21</sup> City of San Fernando. *San Fernando Parking Lots Draft Environmental Impact Report*. February 20, 2008.

<sup>22</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999



turn of the century primarily in residential construction, with a few commercial and public buildings exhibiting these design characteristics as well.

As indicated in the floor plans and building elevations provided in Section 2, the building will include modern design elements and other features that will provide articulation along the exterior elevations of both buildings. The maximum building height will be 45-feet for both buildings.<sup>23</sup> The proposed elevations of the new Phase 1 and Phase 2 buildings are shown in Exhibits 2-12 and 2-13, respectively. Both development sites are vacant. The Phase 1 site was previously occupied by a manufacturing use that has been removed and the site's environmental cleanup has been completed. The Phase 2 site is a surface parking lot that was used by the aforementioned discontinued manufacturing use. The development sites are located within a transitional area that extends along the First Street corridor. Land uses found immediately north of the railroad right-of-way that parallels First Street include smaller industrial and manufacturing uses that are interspersed among residential development. Residential land uses are located further east and north (north of Second Street) of the development sites.

As indicated previously, there are no designated scenic highways in the vicinity of the project site. In addition, no trees are found within either development site. The project sites are currently vacant and their development will be beneficial in terms of eliminating a source of potential visual and physical blight. As a result, the proposed project's implementation will not result in any significant adverse impacts with respect to scenic highways, historic buildings, or other significant view elements. Furthermore, the project's final design must comply with the City's adopted multi-family residential design guidelines.

*C. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? Less Than Significant Impact with Mitigation.*

Residential development such as that being proposed, is considered to be a light sensitive receptor and, as a result, care must be taken as part of any future planning to avoid light trespass and spill over onto neighboring residential property. Homes are found along Second Street. Potential sources of light and glare that may result from the proposed project include decorative lighting, security lighting, interior lighting, and vehicle headlights. Unprotected lighting from the proposed project could, in the absence of mitigation, affect those residences located near the project sites. Other lighting sources may include vehicle headlights, though the cars entering and exiting the first floor parking garage will be directed towards the west and south, away from the existing residential uses. Mitigation measures have been identified in Section 3.1.4 that will be effective in reducing potential light and glare impacts to levels that are less than significant.

### **3.1.3 CUMULATIVE IMPACTS**

The potential aesthetic impacts related to views, aesthetics, and light and glare is site specific. Furthermore, the analysis determined that future residential development arising from the implementation of the proposed project would not result in any significant adverse view shed impacts. As

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<sup>23</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments. February 3, 2012.

a result, no cumulative aesthetic impacts are anticipated. Mitigation measures that will be effective in reducing potential light and glare impacts are required.

### **3.1.4 MITIGATION MEASURES**

The following mitigation measures will reduce the proposed project's light and glare impacts to levels that are less than significant:

*Mitigation Measure 1 (Aesthetic Impacts).* The applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) pursuant to the City's Lighting Ordinance (Chapter 106-834, Lighting) to the Community Development Department that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The outdoor lighting plan shall be subject to final review and approval by the Community Development Department. Landscape lighting shall be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas.

*Mitigation Measure 2 (Aesthetic Impacts).* The exterior window glazing of the proposed apartment structures shall be constructed of materials that consist of non-reflective tinted glass (no mirror-like tints or films).

## **3.2 AGRICULTURE AND FORESTRY RESOURCES**

### **3.2.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on agriculture resources if it results in any of the following:

- The conversion of prime farmland, unique farmland or farmland of statewide importance;
- A conflict with existing zoning for agricultural use or a Williamson Act contract;
- A 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));
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

### 3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? No Impact.*

No agricultural activities are located within either project site or on adjacent parcels, nor does the City of San Fernando General Plan or Zoning Ordinance provide for any agricultural land use designation.<sup>24</sup> The majority of the City is underlain by the Hanford Soils Association (2%-5% slopes). This soil classification is considered to be a *prime farmland soil* in the rural portions of the Antelope Valley only. In the urbanized areas of Los Angeles County, this soil is not designated as a “*prime farmland soil, unique farmland soil, or a soil of statewide importance.*” As a result, the proposed project’s implementation will not impact any protected farmland soils.<sup>25</sup>

B. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract? No Impact.*

No agricultural activities are presently located within either project site or in the immediate area.<sup>26</sup> In addition, the project sites are not subject to a Williamson Act contract. As a result, no impacts on existing or future Williamson Act contracts will result from the proposed project’s implementation.

C. *Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code Section 4526), or zoned timberland production (as defined by Government Code § 51104(g))? No Impact.*

San Fernando is located within a larger urban area and no forest lands are located within the City or in the surrounding area. A topographic map provided in Exhibit 3-1 illustrates the degree of urban development in the area surrounding the project sites. The City of San Fernando General Plan does not specifically provide for any forest land protection.<sup>27</sup> As a result, no impacts on forest land or timber resources will result from the proposed project’s implementation.

D. *Would the project result in the loss of forest land or the conversion of forest land to a non-forest use? No Impact.*

The project sites are located within an urban area. No forest land is located within the City nor does the general plan provide for any forest land protection. No loss or conversion of forest lands will result from the proposed development. As a result, no significant adverse impacts are anticipated with the proposed project’s implementation.

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<sup>24</sup> City of San Fernando. *San Fernando General Plan Land Use Element*. 1987.

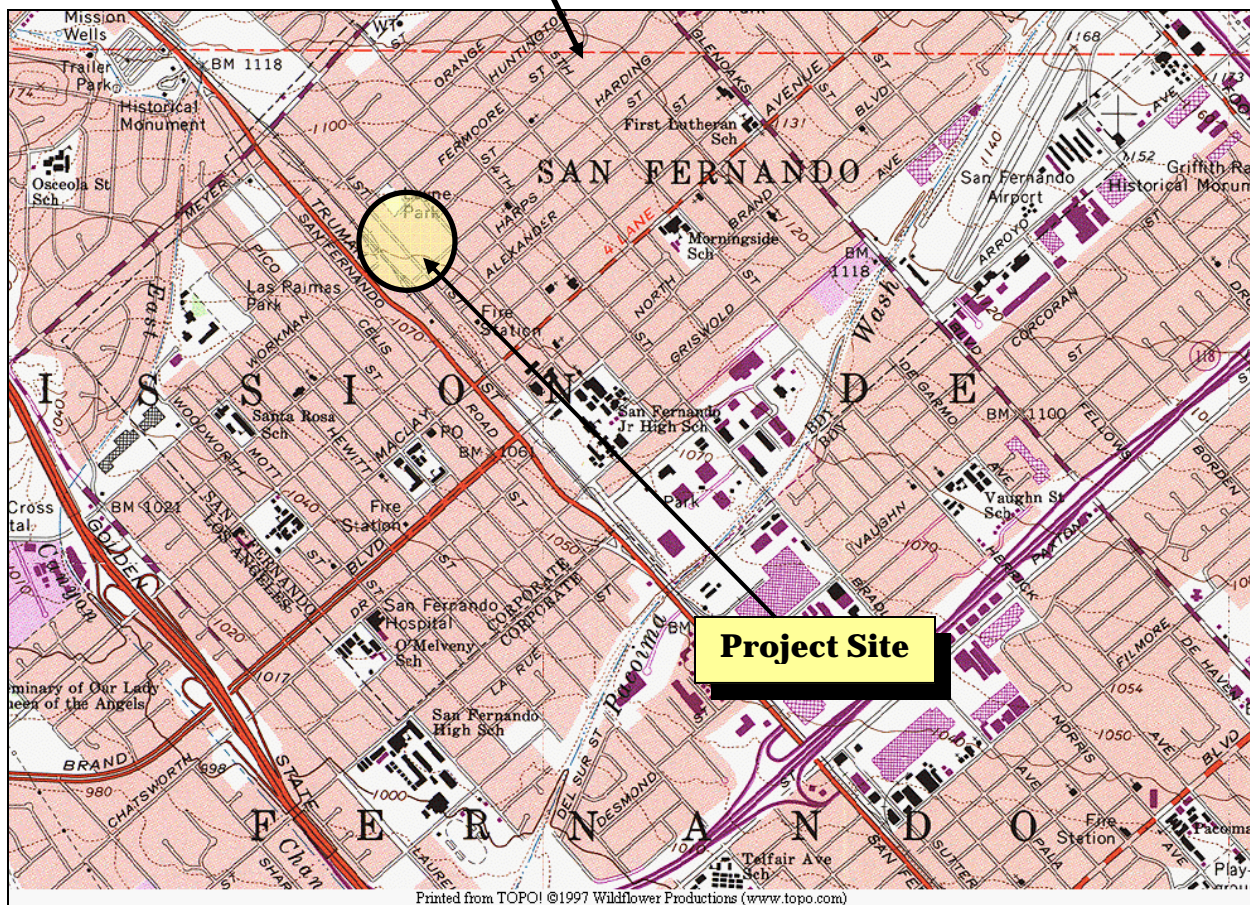
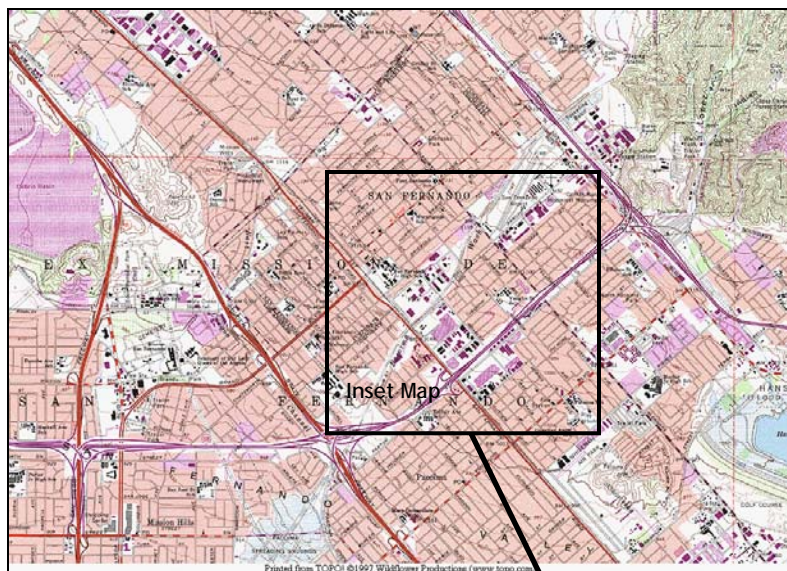
<sup>25</sup> California, State of. Department of Conservation. *Farmland Mapping and Monitoring Program*. July 13, 1995.

<sup>26</sup> Blodgett/Baylosis Associates. *Site Survey*. February 15, 2012.

<sup>27</sup> City of San Fernando. *San Fernando General Plan Conservation Element, Chapter 3*. January 1987. Page CON-12



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



### EXHIBIT 3-1 LAND COVER

SOURCE: UNITED STATES GEOLOGICAL SURVEY

*E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use? No Impact.*

No agricultural activities or farmland uses are located within the City or within either project site.<sup>28</sup> As indicated previously, the project sites and the surrounding properties are currently developed and no agricultural activities are located within the site or in the surrounding area. The proposed project will not involve the conversion of any existing farmland area to urban uses and no significant adverse impacts are anticipated.

### **3.2.3 CUMULATIVE IMPACTS**

The analysis determined that there is no remaining agricultural or forestry resources in the City. The analysis also determined that the implementation of the proposed project would not result in any significant adverse impacts of agriculture or forestry resources. As a result, no cumulative impacts on agricultural or farmland resources will occur.

### **3.2.4 MITIGATION MEASURES**

The analysis of agricultural and forestry resources indicated that no significant adverse impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation measures are required.

## **3.3 AIR QUALITY**

### **3.3.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or contribute substantially to an existing or projected air quality violation;
- 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;
- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The creation of objectionable odors affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for criteria pollutants. These criteria pollutants include the following:

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<sup>28</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.



- *Ozone (O<sub>2</sub>)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O<sub>2</sub> is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO<sub>2</sub>)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO<sub>2</sub> is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *PM<sub>10</sub> and PM<sub>2.5</sub>* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.<sup>29</sup>

### 3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? No Impact.*

The City of San Fernando is located within the South Coast Air Basin, which covers a 6,600-square-mile area within Orange County, non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the basin is monitored by the South Coast Air Quality Management District (SCAQMD) at various monitoring stations located throughout the region.<sup>30</sup> Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).<sup>31</sup> The 2007 AQMP replaced the 2003 AQMP and the latter AQMP is designed to meet both state and federal Clean Air Act planning requirements for all of the geographic areas under the jurisdiction of the SCAQMD.

The South Coast Air Basin (SCAB) has experienced poor air quality to the area's topography as well as metrological influences that have often lead to the creation of inversion layers that prevent the dispersal of pollutants. During the mid-20<sup>th</sup> century, SCAB experienced the worst air pollution in the nation, which gave rise to various strategies to improve air quality. However, the region's air quality has shown a steady and gradual improvement since the 1970's. This improvement in air quality has been largely due to the elimination of many stationary emission sources, more stringent vehicle emissions controls, and new regulations governing activities that contribute to air pollution (such as open-air fires). The primary criteria pollutants that remain non-attainment in the SCAB area include PM<sub>2.5</sub> and Ozone.

The most recent 2007 AQMP focused on the control of ozone and smaller particulates and their precursors. The AQMP also incorporated significant new scientific data, emission inventories, ambient measurements, control strategies, and air quality modeling. The Final 2007 AQMP was jointly prepared

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<sup>29</sup> *CEQA Air Quality Handbook*. April 1993 [as amended 2009].

<sup>30</sup> South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

<sup>31</sup> *Ibid.*

with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).<sup>32</sup> Two consistency criteria that may be referred to in determining a project's conformity with the AQMP is defined in Chapter 12 of the Air Quality Management Plan (AQMP) and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. Consistency Criteria 1 refers to a project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or a contribution to the continuation of an existing air quality violation. Criteria 2 refers to the project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.<sup>33</sup> The proposed project will involve the construction of 113 rental units in two phases.

The proposed project is not considered by the SCAQMD to be a regionally significant project since it is an infill development. The project will not significantly affect any regional population, housing, and employment projections prepared for the City by the SCAG due to its size (113 residential units).<sup>34</sup> Finally, the project is not subject to the requirements of the Air Quality Management Plan's PM<sub>10</sub> Program, which is limited to the desert portions of the South Coast Air Basin. As a result, the proposed project would not be in conflict with, or result in an obstruction of, the applicable 2007 AQMP. The proposed project will not result in any significant adverse impacts related to the implementation of the AQMP.

*B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? Less than Significant Impact With Mitigation.*

Pollutants regulated by the federal and state Clean Air Acts correspond to the following three categories: criteria air pollutants; toxic air contaminants, and global warming and ozone-depleting gases. Pollutants in each of these categories are monitored and regulated differently. Criteria air pollutants are measured by ambient air sampling and refer to those pollutants that are subject to both federal and state ambient air quality standards as a means to protect public health. The federal and state standards have been established at levels to ensure that human health is protected with an adequate margin of safety. For some criteria pollutants, such as carbon monoxide, there are also secondary standards designed to protect the environment, in addition to human health. Toxic air contaminants are typically measured at the source and their evaluation and control is generally site or project-specific. Finally, global warming and ozone-depleting gases are not monitored.

Specific National Ambient Air Quality Standards (NAAQS) have been promulgated by the Federal government. The California Air Resources Board (CARB) has also established ambient air quality standards for six of the pollutants regulated by the EPA (CARB has not established standards for PM<sup>2.5</sup>). Some of the California ambient air quality standards are more stringent than the national ambient air quality standards as well as additional standards for sulfates, vinyl chloride, and visibility.<sup>35</sup> Table 3-1 lists the current national and California ambient air quality standards for each criteria pollutant.

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<sup>32</sup> South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

<sup>33</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2009]. Table 11-4.

<sup>34</sup> These projections are critical in the development of policies for the Growth Management Plan, the Regional Transportation Plan, and ultimately, the Air Quality Management Plan.

<sup>35</sup> South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 3-1  
National and California Ambient Air Quality Standards**

<b>Pollutants</b>	<b>National Standards</b>	<b>State Standards</b>
Lead (Pb)	1.5 µg/m <sup>3</sup> (calendar quarter)	1.5 µg/m <sup>3</sup> (30-day average)
Sulfur Dioxide (SO <sub>2</sub> )	0.14 ppm (24-hour)	0.25 ppm (1-hour) 0.04 ppm (24-hour)
Carbon Monoxide (CO)	9.0 ppm(8-hour) 35 ppm(1-hour)	9.0 ppm (8-hour) 20 ppm (1-hour)
Nitrogen Dioxide (NO <sub>2</sub> )	0.053 ppm (annual average)	0.25 ppm (1-hour)
Ozone (O <sub>3</sub> )	0.12 ppm (1-hour)	0.09 ppm (1-hour)
Fine Particulate Matter (PM <sub>10</sub> )	150 µg/m <sup>3</sup> (24-hour)	50 µg/m <sup>3</sup> (24-hour)
Sulfate	None	25 µg/m <sup>3</sup> (24-hour)
Visual Range	None	10 miles (8-hour) w/humidity < 70 percent

Source: South Coast Air Quality Management District. 2010

The proposed project would also be considered to have a significant effect on air quality if it violates any AAQS, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. In addition to the federal and state AAQS thresholds, there are daily and quarterly emissions thresholds for construction and operation of a proposed project established by the SCAQMD. Projects in the SCAB generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA.

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day or 24.75 of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>; or,
- 150 pounds per day of sulfur oxides.

The proposed project would have a significant effect on air quality if any of the operational emissions “significance” thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>; or,
- 150 pounds per day of sulfur oxides.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

The proposed project's implementation will result in both short-term (construction-related) emissions and long-term (operational) emissions. Short-term airborne emissions will occur during the construction phases of the project and include the following:

- Activities related to land clearance, grading, and excavation will result in fugitive dust emissions;
- Equipment emissions associated with the use of construction equipment during site preparation and construction activities will be generated. This construction equipment is generally diesel-powered, resulting in high levels of nitrogen oxide [NO<sub>x</sub>] and particulate emissions; and,
- Delivery vehicles and workers commuting to and from the construction site will generate mobile emissions.

As shown in Table 3-2, the construction of each phase of the housing development will result in daily construction emissions that will be "less than significant" since they will be below the SCAQMD's daily thresholds. However, mitigation measures have been included in Section 3.3.4 as a means to further reduce construction-related emissions.

**Table 3-2**  
**Estimated Short-Term Emissions (lbs/day)**

Source	CO	ROG	PM <sub>10</sub>	PM <sub>2.5</sub>	NO <sub>x</sub>
Phase 1 Construction Emissions	13.81	26.67	0.76	0.70	12.60
Phase 1 Fugitive Particulates	--	--	11.01	2.30	--
Phase 2 Construction Emissions	8.00	9.07	0.68	0.62	10.76
Phase 2 Fugitive Particulates	--	--	3.81	1.30	--
Short-term Thresholds	550	75	150	150	100

Source: California Air Resources Board, URBEMIS 9.2.2

Table 3-3 summarizes the long-term operational emissions from each phase of the proposed multiple-family residential development once it is occupied. Long-term emissions refer to those air quality impacts that will occur once the development is operational and occupied and these impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project includes the following:

- Mobile emissions associated with vehicular traffic;
- On-site stationary emissions related to the operation of household equipment; and,
- Off-site stationary emissions associated with the generation of energy (natural gas and electrical).

The analysis of long-term operational impacts also used a computer model developed by the California Air Resources Board (CARB). The computer model requires the knowledge of a number of independent variables to ascertain project emissions, such as trip generation rates, size of the project, worker trip

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

characteristics, and others.<sup>36</sup> As indicated in Table 3-3, the long-term operational emissions will be below thresholds considered by the SCAQMD to be significant.

**Table 3-3  
Existing and Future Long-Term Emissions (lbs/day)**

Emissions Type	Criteria Pollutants (lbs./day)				
	CO	ROG	PM10	NOX	SOX
Phase 1 Future Mobile Emissions	40.74	3.48	8.44	4.36	0.05
Phase 1 Future Stationary Emissions	1.90	4.63	0.01	0.84	0.00
Total Phase 1 Emissions	42.64	8.11	8.45	5.20	0.05
Phase 2 Future Mobile Emissions	14.07	1.20	2.91	1.50	0.02
Phase 2 Future Stationary Emissions	1.67	1.68	0.01	0.30	0.00
Total Phase 2 Emissions	15.74	2.88	2.92	1.58	0.02
Long -Term Thresholds	550	55	150	100	150

Source: California Air Resources Board, URBEMIS 9.2.4

As indicated in Tables 3-2 and 3-3, the projected short-term and long-term emissions are below thresholds considered to represent a significant adverse impact. As a result, no significant adverse impacts are anticipated with the proposed project's implementation.

*C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Less than Significant Impact.*

As indicated previously, the SCAB is non-attainment for ozone. The long-term emissions from the proposed development will result in daily emissions that will not exceed the SCAQMD's thresholds. Reactive organic gasses (ROG) are precursors for the formation of ozone. As indicated in the preceding section, the projected ROG emissions are also below the SCAQMD's thresholds of significance (refer to Table 3-2 and Table 3-3). As a result, the cumulative air quality impacts are considered to be less than significant.

*D. Would the project expose sensitive receptors to substantial pollutant concentrations? Less than Significant Impact.*

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.<sup>37</sup> These population groups are generally more sensitive to poor air quality. The residential uses contemplated as part of the proposed project's implementation are

<sup>36</sup> California Air Resources Board. URBEMIS 9.2.4. 2012

<sup>37</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

considered to be sensitive receptors. The following are applicable local emission concentration standards for carbon monoxide.

- California one-hour carbon monoxide standard of 20.0 ppm; or,
- California eight-hour carbon monoxide standard of 9.0 ppm.

The proposed project's trip generation will not be significant enough to result in a carbon monoxide "hot spot" that could lead to an exceedance of the state's 1-hour or 8-hour carbon monoxide standards. As indicated in the traffic analysis (refer to Section 3.16), the proposed project's traffic generation will not lead to any significant impact on area intersections.<sup>38</sup> As a result, no impacts related to the creation of a carbon monoxide "hot spots" are anticipated. The SCAQMD also regulates levels of air toxics through a permitting process that covers both construction and operation. The SCAQMD has adopted Rule 1401 for both new and modified sources that use materials classified as air toxics. The SCAQMD CEQA Guidelines for permit processing consider the following types of projects significant:

- Any project involving the emission of a carcinogenic or toxic air contaminant identified in SCAQMD Rule 1401 that exceeds the maximum individual cancer risk of one in one million or 10 in one million if the project is constructed with best available control strategy for toxics (T-BACT) using the procedures in SCAQMD Rule 1401;
- Any project that could accidentally release an acutely hazardous material or routinely release a toxic air contaminant posing an acute health hazard; and,
- Any project that could emit an air contaminant that is not currently regulated by SCAQMD rule, but that is on the federal or state air toxics list.

The proposed project involves the construction of up to 113 residential units and the proposed development will not result in any toxic emissions. As a result, the potential impacts on sensitive receptors are considered to be less than significant.

*E. Would the project create objectionable odors affecting a substantial number of people? No Impact.*

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.<sup>39</sup> No significant odor emissions are anticipated given the nature and extent of the proposed residential development. As a result, no order-related impacts are anticipated.

### **3.3.3 CUMULATIVE IMPACTS**

The proposed project's would not result in any new exceedance of air pollution standards nor contribute significantly to an existing air quality violation. Furthermore, the analysis determined that the proposed

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<sup>38</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

<sup>39</sup> Ibid.

project would not result in any significant adverse impacts. As a result, no significant adverse cumulative air quality impacts will occur.

### **3.3.4 MITIGATION MEASURES**

The analysis of potential air quality impacts indicated that no significant adverse operational impacts would result from the proposed project's implementation. However, the following measures will be required to further mitigate potential short-term construction related emissions.

*Mitigation Measure 3 (Construction Emissions).* All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

*Mitigation Measure 4 (Construction Emissions).* The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

*Mitigation Measure 5 (Construction Emissions).* All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

*Mitigation Measure 6 (Construction Emissions).* All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

*Mitigation Measure 7 (Construction Emissions).* All dirt/soil materials transported off-site shall be either sufficiently watered and securely covered to prevent excessive amount of dust.

*Mitigation Measure 8 (Construction Emissions).* General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

*Mitigation Measure 9 (Construction Emissions).* Trucks and other construction equipment shall be shut off when not in use.

## **3.4 BIOLOGICAL RESOURCES**

### **3.4.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service;

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- A substantial adverse effect on any riparian habitat or other sensitive natural plant community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;
- A substantial interference 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;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

### **3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact.*

As indicated in the preceding sections, the City is located in an urbanized area. No native habitat remains in the vicinity of the project site due to the areas past development. The plants located with the Phase 1 site are limited to grasses and ruderal vegetation. The Phase 2 site is paved and was used for surface parking. There are no trees located within either site and the remaining landscaping is in poor condition. There are no sensitive or unique biological resources located within the adjacent properties.<sup>40</sup> As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project.

- 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 Game or U.S. Fish and Wildlife Service? No Impact.*

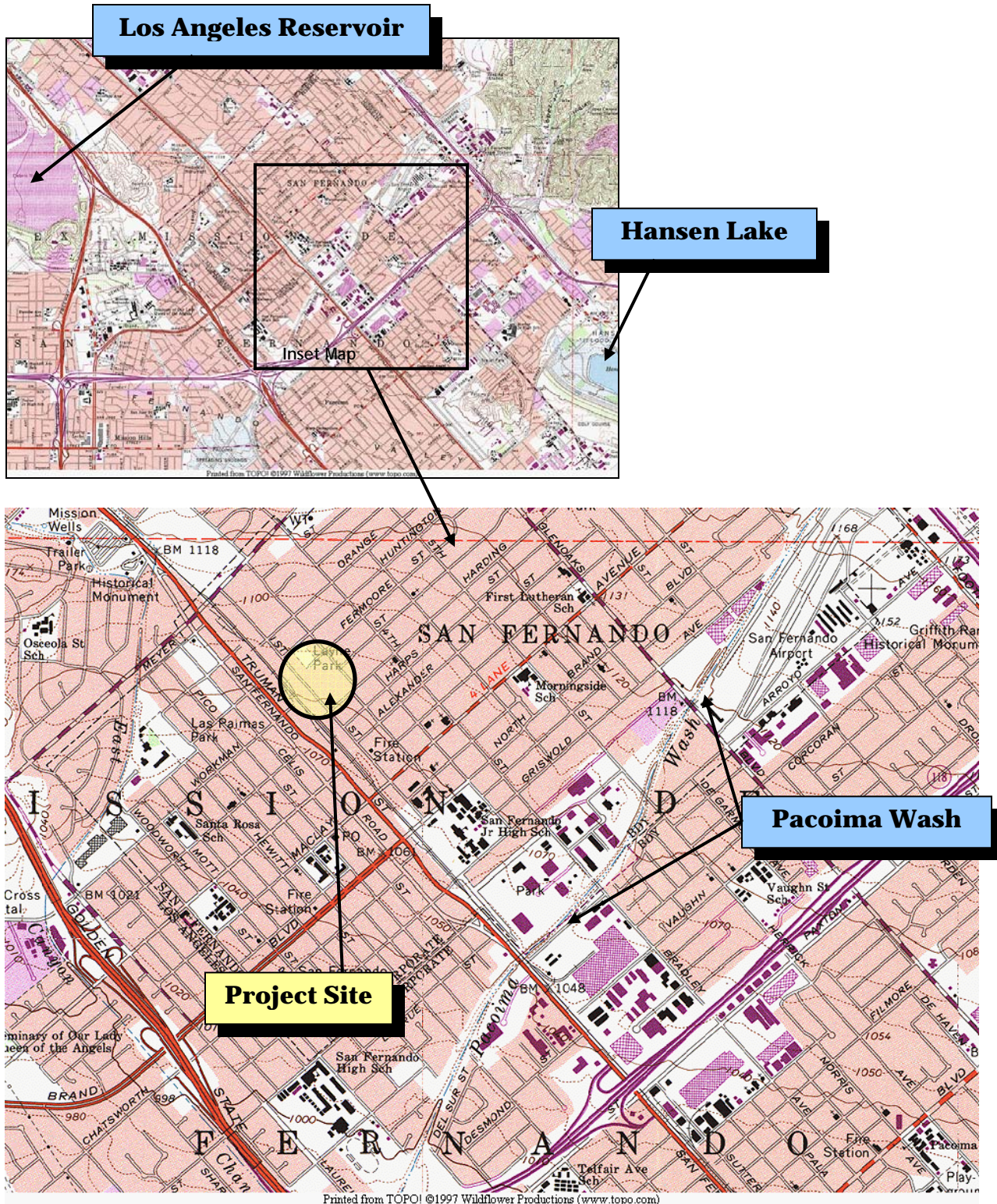
There are no native or natural riparian plant habitats found within the project sites or in the adjacent properties. The plants located with the Phase 1 site are limited to grasses and ruderal vegetation. The Phase 2 site is paved and was used for surface parking. No “blue line” streams are located within or adjacent to either project site. The nearest designated “blue-line” stream is the Pacoima Wash, located approximately 4,300 feet to the southeast (refer to Exhibit 3-2). The Pacoima Wash is concrete lined at this location and is used for flood control purposes. As a result, no significant adverse impacts on natural or riparian habitats will result from the proposed project’s implementation.

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<sup>40</sup> City of San Fernando. *San Fernando General Plan, Chapter 3, Conservation Element*. Page CON-12. January 6, 2004.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 3-2**  
**BIOLOGICAL RESOURCES**  
 SOURCE: UNITED STATES GEOLOGICAL SURVEY

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? No Impact.*

The project sites and the adjacent properties do not contain any natural wetland habitat. No “blue line” streams are located within or adjacent to the project site. The nearest designated “blue-line” stream is the Pacoima Wash, located approximately 4,300 feet to the southeast.<sup>41</sup> As a result, the proposed project will not impact any protected wetland area or designated blue-line stream.

D. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? No Impact.*

The project sites are currently undeveloped and the plants located onsite are limited to ruderal vegetation. As indicated in the preceding section, the adjacent properties are developed and do not contain any natural or native vegetation. No trees are located within either project sites’ boundaries that could provide resting areas for migratory birds.<sup>42</sup> No natural open space areas are located on-site or in the surrounding area that would potentially serve as an animal migration corridor. As a result, no significant adverse impacts are anticipated.

E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No Impact.*

The project sites and the adjacent properties do not contain any protected habitat. No trees are located within either of the project sites’ boundaries. The project sites are currently vacant and the plants located onsite are limited to ruderal vegetation. The existing landscaping within the Phase 1 site is also in poor condition and the Phase 2 site is covered over in asphalt. As a result, the proposed project is not in conflict with any local policies or ordinances protecting biological resources and no significant adverse impacts are anticipated.

F. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? No Impact.*

As indicated previously, the project sites are located within an urbanized setting, and no natural habitats are found within the adjacent areas. The project sites are not located within an area governed by a habitat conservation or community conservation plan.<sup>43</sup> As a result, no adverse impacts on local, regional or state habitat conservation plans will result from the proposed project’s implementation.

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<sup>41</sup> City of San Fernando. *San Fernando General Plan, Chapter 3, Conservation Element*. Page CON-12. 1987

<sup>42</sup> Blodgett/Baylosis Associates. *Site Survey*. February 15, 2012.

<sup>43</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.



### **3.4.3 CUMULATIVE IMPACTS**

The impacts on biological resources are typically site specific. The proposed project will not involve any loss of protected habitat. Furthermore, the analysis determined that the proposed project will not result in any significant adverse impacts. As result, the proposed project's implementation would not result in an incremental loss or degradation of those protected habitats found in the Southern California region. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.

### **3.4.4 MITIGATION MEASURES**

The analysis indicated that the proposed project would not result in any significant adverse impacts on biological resources. As a result, no mitigation measures are required.

## **3.5 CULTURAL RESOURCES**

### **3.5.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in §15064.5 of the state's CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the state's CEQA Guidelines;
- The destruction of a unique paleontological resource, site or unique geologic feature; or,
- The disturbance of any human remains, including those interred outside of formal cemeteries.

### **3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines? No Impact.*

Historic structures and sites are defined by local, state, and federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to state or federal criteria even if the locality does not recognize such significance. The state, through the Office of Historic Preservation, also maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U. S. Department of the Interior has established specific guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.



In 1874 San Fernando became "the first City of the valley" when Charles Maclay laid out the first township map for the "City of San Fernando." During this period, most of the settlements in the region were agriculturally based and centered around the citrus industry. During this early period, San Fernando served as a regional commercial center for the larger region. In 1876, the Southern Pacific Railroad linked San Fernando with Los Angeles and this increased access made the community a more viable place to live, subsequently driving up land values. The growth that followed effectively eliminated the citrus industry, and ultimately led to the City's incorporation in 1911. As the area around Los Angeles urbanized, most of the surrounding cities were eventually annexed into the City of Los Angeles as a means to obtain access to water and services. However, San Fernando was able to maintain its independence due to its own deep well water supply.

A single location is recorded on the National Register of Historic Places: the Casa de Lopez Adobe located at 1100 Pico Street. In addition to its designation as a national historical site, it is also a state and county historical site. The City also completed a comprehensive historic resources preservation program. An initial step of this process involved the completion of a city-wide inventory of potential historically significant properties. The survey was completed by Cultural Resources Management LLC in 2002. The survey identified over 230 potentially significant historic sites including two that may be eligible for the National Register. The survey also identified a single potential National Register Historic District. The project sites are not included on this list. As a result, the proposed project's implementation will not result in any significant adverse impacts on historic resources.

*B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? No Impact.*

The region in and around the City of San Fernando was home to the Gabrielino Indians. One of the largest Indian settlements was located near the existing San Fernando Mission. The village of Achooykomenga was reportedly one of the largest communities in the San Fernando Valley. The exact location of this village is unknown. The early baptismal register from the mission also identifies a settlement in what is now Pacoima.<sup>44</sup>

The great majority of the potential development sites in the City were previously disturbed and no archaeological resources were reported during previous grading and excavation activities in the area.<sup>45</sup> In addition, the project sites have undergone extensive disturbances as part of past construction activities. No significant archaeological sites are likely to be discovered during grading activities due to the degree of past disturbance.<sup>46</sup> As a result no impacts on archaeological resources are anticipated from the proposed project.

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<sup>44</sup> McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles*. 1996.

<sup>45</sup> United State Geological Survey. *San Fernando 7 ½ Minute Quadrangle*. Release Date March 25, 1999.

<sup>46</sup> City of San Fernando. [Final] General Plan Environmental Impact Report. Section 4.12, Page 4.12-1.

*C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No Impact.*

The potential for paleontological resources in the area is considered low due to the character of subsurface soils (recent alluvium) and the amount of disturbance associated with the previous development on the site.<sup>47</sup> As a result, no significant adverse impacts are anticipated.

*D. Would the project disturb any human remains, including those interred outside of formal cemeteries? No Impact.*

The only cemetery near the project sites is located adjacent to the San Fernando Mission. The cemetery is located at 1160 Stranwood Avenue next to the San Fernando Mission grounds. While there are approximately 2,400 individuals interred in the San Fernando Mission cemetery, its distance from the project site make any unintentional disturbance of burials unlikely. No other cemeteries are located within the City. As a result, the proposed construction activities are not anticipated impact any interred human remains.

### **3.5.3 CUMULATIVE IMPACTS**

The potential environmental impacts related to cultural resources are site specific. Furthermore, the analysis herein also determined that the proposed project would not result in any impacts on cultural resources. As a result, no cumulative impacts will occur as part of the proposed project's implementation.

### **3.5.4 MITIGATION MEASURES**

The analysis of potential cultural resources impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.6 GEOLOGY**

### **3.6.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- 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 (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the California Geological Survey for the area or based on other substantial evidence of a known fault), ground shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;

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<sup>47</sup> Ibid. Page 4.12-2.

- The exposure of people or structures to potential substantial adverse effects, including 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;
- Locating a project on an expansive soil, as defined in the California Building Code, creating substantial risks to life or property; or,
- Locating a project in, or exposing people to potential impacts, including 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.

### **3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides? Less than Significant Impact.*

The City of San Fernando is located in the Peninsular Range geologic province, which is characterized by northwest-trending topographic and structural features. The Peninsular Range province is bounded by the Transverse Range province to the north and the Colorado Desert province to the west. The inland portion of the Peninsular Range province consists of numerous mountain ranges that are composed of igneous and metamorphic rocks of Mesozoic and Paleozoic age. An irregular coastal plain is located on the western edge of the province (that includes the Los Angeles Coastal Plain) that is composed of marine and non-marine elastic deposits of Upper Cretaceous, Tertiary and Quaternary age. The City is located in the northwest corner of the Los Angeles Basin. This basin trends to the northwest with an axis that extends 50 miles and has a width of approximately 20 miles and is bounded on the east by the San Gabriel Mountains, on the north by the Santa Monica Mountains, on the east and southeast by the Santa Ana Mountains and San Joaquin Hills, and on the southwest by the Palos Verdes Hills and the Pacific Ocean.

The Los Angeles Basin was a large marine embayment during the Miocene Period that extended as far inland as Pasadena and Pomona ultimately merging with the Ventura Basin. By the Pliocene, the embayment was smaller and generally covered an area slightly larger than the present day lowlands. Subsequent regressions of the coastline as well as uplift have exposed the current basin. The sedimentary deposits in the basin since the Miocene are reportedly as thick as 40,000 feet.<sup>48</sup> The City is located within the San Fernando Quadrangle. San Fernando and the neighboring communities are located in the northern San Fernando Valley floor in the southerly portion of the quadrangle. The San Gabriel Mountains extend along the northern half of the San Fernando Quadrangle. The eastern end of the Santa Susana Mountains also extends into the westerly portion of the Quadrangle. Canyons within the

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<sup>48</sup> California Geological Survey. *Open File Report 98-06. Seismic Hazard Evaluation of the San Fernando 7.5 Minute Quadrangle, Los Angeles County, California.* 1998.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

mountains extend in a southerly direction towards the San Fernando Valley. The San Fernando Valley is an east-trending structural trough within the Transverse Ranges of Southern California.

The geomorphology of the Los Angeles Basin is a direct result of the tectonic forces common to the region. The area's topography is a direct result of the seismic influences that have contributed to the uplift that is evident from the nearby mountains. The region is bisected by numerous faults. Many of which are still considered to be active and many more unknown blind thrust faults are also likely to be present in the area.<sup>49</sup> The most probable major sources of a significant earthquake affecting the San Fernando area include the San Andreas fault zone, located approximately 5 miles to the northwest, and the Sierra Madre Fault zone, located approximately 2 miles to the north and southwest. Both the San Andreas and Sierra Madre zones have been recognized for some time as being active. The 1971 San Fernando earthquake occurred on a branch of the Sierra Madre fault zone, and has resulted in the entire length of the Sierra Madre fault zone being considered potentially active. Both the San Andreas and Sierra Madre zones have been associated with surface rupturing as well as significant ground shaking effects. However, no active faults are known to exist in the City.<sup>50</sup> Table 3-4 identifies major earthquake faults within the surrounding region as well as their characteristics. The locations of the major faults in the Los Angeles region are shown in Exhibit 3-3.

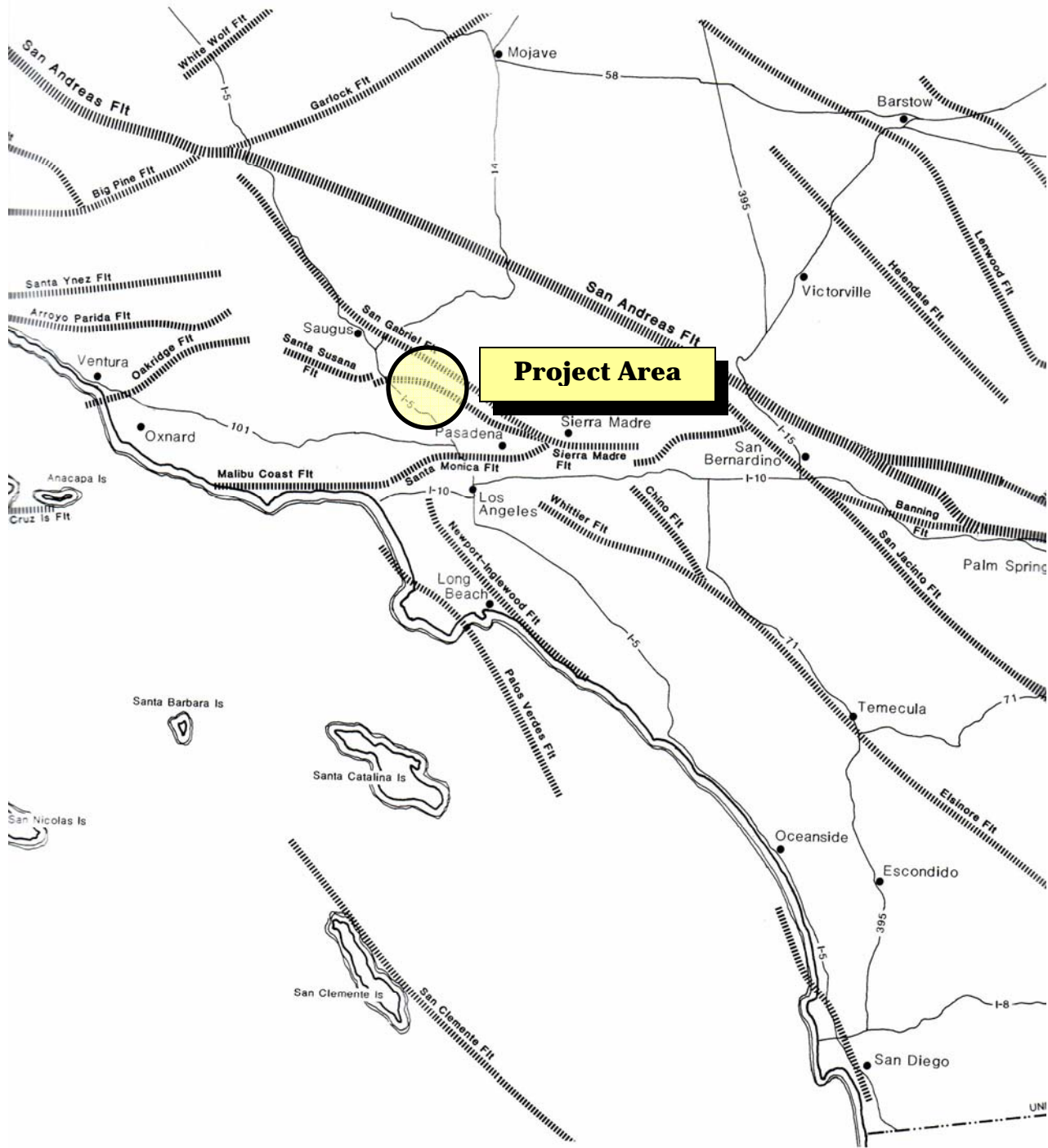
**Table 3-4**  
**Major Active Earthquake Faults Located in the Region**

Name	Type of Fault	Length	Most Recent Surface Rupture	Slip Rate/Year	Fault Rupture Interval
Chatsworth	Reverse	20 km	Late Quaternary	Unknown	Unknown
Mission Hills	Reverse	10 km	Possibly Holocene	0.5 mm	Unknown
Northridge Hills	Reverse	25 km	Late Quaternary	Unknown	Unknown
San Andreas	Right lateral/strike slip	1,200 km	1857	20 to 35 mm	140 years
San Fernando	Thrust	17 km	1971	5 mm	200 years
San Gabriel	Right lateral/strike slip	140 km	Holocene (recent) to Late Quaternary	1 to 5 mm	Unknown
Santa Susana	Thrust	38 km	1971	5 – 7mm	Unknown
Sierra Madre	Reverse	75 km	Holocene	0.36 to 0.44 mm	2,000 years
Raymond	Left Lateral	26 km	Holocene	0.1 to 0.22 mm	4,500 years
Verdugo	Reverse	21 km	Holocene	0.5 mm	Unknown

Source: United States Geological Survey. Southern California Earthquake Center. 2004.

<sup>49</sup> U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1360, 1985.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 3-3**  
**FAULTS IN THE SOUTHERN CALIFORNIA REGION**  
 SOURCE: UNITED STATES GEOLOGICAL SURVEY

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

All of the faults identified in Table 3-4 are located outside of the City's corporate boundaries. As a result, surface rupture is not anticipated to occur in the vicinity of the project site in the event of an earthquake from the known faults in the surrounding region. Furthermore, no areas of the City are included within an Aquist-Priolo Special Studies Zone. As a result, no surface rupture impacts will likely impact the proposed project site. As indicated in the previous section, there are a number of active faults that are located in the surrounding region. The project sites are located within a seismically active region and will be subject to ground-shaking and other seismically induced effects, including liquefaction. Two major Southern California earthquakes have occurred in the region during the past 35 years: the 1971 Sylmar earthquake and the 1994 Northridge earthquake. The magnitude 6.6 Sylmar Earthquake occurred on February 9, 1971 at 6:01 a.m. along the San Fernando Fault Zone. The magnitude 6.7 Northridge earthquake occurred at 4:30 am on January 17, 1994.

The California Geological Survey (formerly the State of California Division of Mines and Geology) is authorized to implement the Seismic Hazards Mapping Act of 1990 (the "Act"). The Act directs the Department of Conservation (of which the California Geological Survey is a part) to identify and map areas prone to earthquake hazards of liquefaction, earthquake-induced landslides and amplified ground shaking. The purpose of the Act is to reduce the threat to public safety and to minimize the loss of life and property by identifying and mitigating these seismic hazards.<sup>51</sup> The Act was passed by the legislature following the 1989 Loma Prieta Earthquake. The Seismic Hazard Zone Maps indicate where site-specific investigation is required and these investigations determine whether structural design or modification of the development is necessary.<sup>52</sup>

According to the Seismic Zones Hazard Map prepared for the San Fernando 7 1/2 Minute Quadrangle, the project site is located outside an area where there is an elevated risk for liquefaction. A copy of the Seismic Hazard Zone Map is provided in Exhibit 3-4 on the following page. As a result, the impacts are considered to be less than significant.

The project site will continue to be exposed to potential ground shaking in the event of an earthquake. The degree of ground shaking is dependent on the location of the earthquake epicenter, the earthquake's intensity, and a number of other variables. For the project area, the degree of impact will not be significantly different from that anticipated for the surrounding areas. As a result, the proposed impacts are considered to be less than significant.

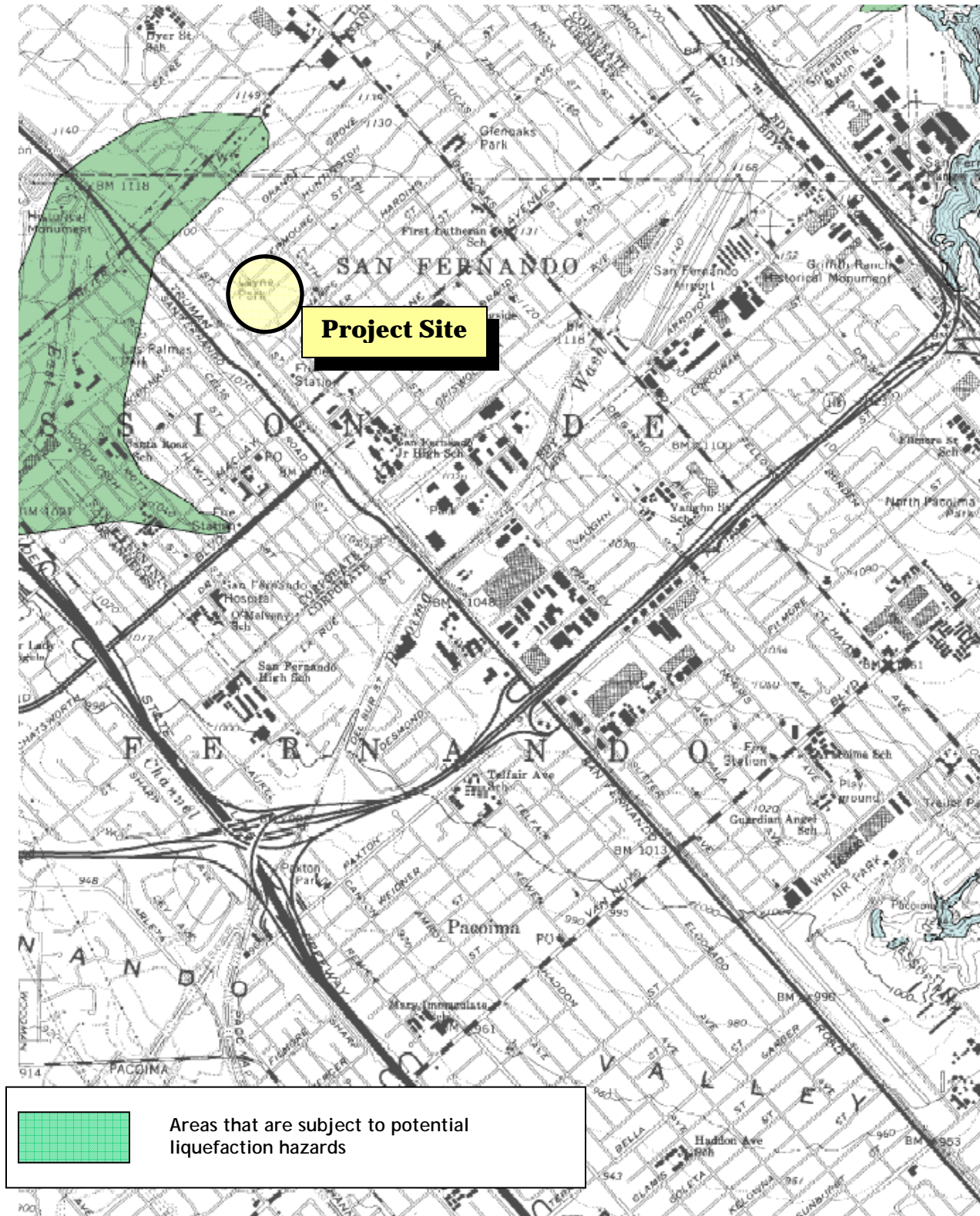
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<sup>51</sup> Seismic Hazards Mapping Act of 1990 (Public Resources Code, Chapter 7.8, Section 2690-2699.6)

<sup>52</sup> A copy of each approved geotechnical report including the mitigation measures is required to be submitted to the California Geological Survey within 30 days of approval of the report. A Certified Engineering Geologist or Registered Civil Engineer with competence in the field of seismic hazard evaluation is required to prepare, review and approve the geotechnical report. The Act requires peer review and this individual may be either local agency staff or a retained consultant. It must be noted that the Department of Conservation does not have authority to approve or disapprove the geotechnical reports; rather the data is utilized for future updates as well as monitor the effectiveness of the Program. In addition, cities and counties are to incorporate the Seismic Hazard Zone Maps into their Safety Elements. Both the Act and the Natural Hazard Disclosure Statement also require sellers of real property to disclose to buyers if property is in a Seismic Hazard Zone of Required Investigation.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 3-4**  
**LIQUEFACTION HAZARDS IN THE SAN FERNANDO AREA**  
 SOURCE: CALIFORNIA GEOLOGICAL SURVEY

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*B. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? Less than Significant Impact*

The project sites were previously covered over with impervious surfaces as part of the previous development. The Phase 1 site is covered over with grasses and ruderal vegetation. The future development arising as part of the proposed project's implementation will involve the continued covering of the site with impervious materials. As a result, the potential soil erosion impacts associated with future development are considered to be less than significant. Given the character of the site and that of the surrounding properties, no significant adverse impacts related to expansive soils are anticipated.

*C. Would the project expose people or structures to potential substantial adverse effects, including 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? No Impact.*

Recent studies completed by the CGS Seismic Hazard Zones Mapping Program indicate the project sites are not located within an area subject to potential slope failure.<sup>53</sup> The sites are also located on relatively level terrain that has previously undergone development. As a result, no impacts due to potential unstable soils are anticipated.

*D. Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in Uniform Building Code (2001), creating substantial risks to life or property? No Impact.*

The soils that underlie the project sites consist of silty sand, clayey sand, and clay. These soils do not represent a constraint to development, as evidenced by existing development found within the immediate area. Furthermore, the site's soils do not exhibit any unique shrink-swell characteristics. As a result, no expansive soil impacts are anticipated.

*E. Would the project result in or expose people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? No Impact.*

No septic tanks will be used as part of any future residential development. The proposed project will be required to connect with the nearby sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

### **3.6.3 CUMULATIVE IMPACTS**

The potential cumulative impact related to earth and geology is typically site specific. Furthermore, the analysis herein determined that the proposed project would not result in significant adverse impacts related to landform modification, grading, or the destruction of a geologically significant landform or

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<sup>53</sup> California Division of Mines and Geology. *Preliminary Map of Seismic Hazard Zones*. 1998.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

feature. As a result, no cumulative earth and geology impacts will occur as part of the proposed project's implementation.

### **3.6.4 MITIGATION MEASURES**

The analysis determined that the proposed project would not result in any significant adverse impacts related to earth and geology would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.7 GREENHOUSE GAS EMISSIONS**

### **3.7.1 THRESHOLDS OF SIGNIFICANCE**

A project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses.

### **3.7.2 ENVIRONMENTAL ANALYSIS**

*3.7.A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less than Significant Impact.*

The State of California requires CEQA documents include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. Scientific evidence indicates there is a correlation between increasing global temperatures/climate change over the past century and human induced levels of GHG.<sup>54</sup>

The California Natural Resources Agency is presently developing the State's Climate Adaptation Strategy. Currently, there are no federal standards for GHG emissions and federal regulations have not been promulgated. Recently, the U.S. Supreme Court ruled that the effects associated with climate change are serious and the EPA must regulate GHG as pollutants including the development of regulations for GHG emissions from new motor vehicles. The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, promulgated the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020.

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<sup>54</sup> California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

As indicated previously (refer to Table 3-3 which summarizes the daily operational emissions), the future emissions are less than SCAQMD thresholds.<sup>55</sup> As a result, the impacts related to additional greenhouse gas emissions will be less than significant.

*3.7.B. Would the project conflict an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses? • Less than Significant Impact.*

The proposed project would incorporate a number of several design features that are consistent with the California Office of the Attorney General's recommended policies and measures to reduce GHG emissions. A list of the Attorney General's recommended measures and the project's conformance with each are listed in Table 3-5. The new on-site improvements will incorporate sustainable practices that include water, energy, and solid waste efficiency measures.

**Table 3-5**  
**Project Consistency With the Attorney General's Recommendations**

<b>Attorney General's Recommended Measures</b>	<b>Project Compliance</b>	<b>% Reduction</b>
Smart growth, jobs/housing balance, transit-oriented development, and infill development through land use designations, incentives and fees, zoning, and public-private partnerships.	<b>Compliant.</b> The proposed project will facilitate new infill development in an urban area. In addition, the new development will support new infill development improving the region's jobs housing balance. Project is located within ½ mile of transit center.	10%-20%
Create transit, bicycle, and pedestrian connections through planning, funding, development requirements, incentives and regional cooperation; create disincentives for auto use.	<b>Compliant.</b> As part of the proposed improvements, a new sidewalk and landscaping will be installed. Use of City's TDMs to promote alternative modes of transportation	5%
Energy-and water-efficient buildings and landscaping through ordinances, development fees, incentives, project timing, prioritization, and other implementing tools.	<b>Compliant.</b> The new buildings will employ newer efficient utilities and plumbing fixtures. The project will also be required to install modern storm water runoff controls.	10%
Waste diversion, recycling, water efficiency, energy efficiency and energy recovery in cooperation with public services, districts and private entities.	<b>Compliant.</b> The project's contractors will be required to adhere to the use of sustainability practices involving solid waste generation and disposal.	0.5%
Urban and rural forestry through tree planting requirements and programs; preservation of agricultural land and resources that sequester carbon; heat island reduction programs.	<b>Compliant.</b> The project will involve the installation of landscaping. It should be noted that the City is a built-out urban community and contains no natural resource areas such as forests, wildlife habitat, or agricultural land.	0.5%
Regional cooperation to find cross-regional efficiencies in GHG reduction investments and to plan for regional transit, energy generation, and waste recovery facilities.	<b>Compliant.</b> Refer to responses above.	NA
<b>Total Reduction Percentage:</b>		<b>36.0%</b>

1. Emissions Reductions obtained from Appendix B of the CEQA and Climate Change white paper, prepared by CAPCOA (2008).  
Source: Office of the Attorney General, *Sustainability and General Plans: Examples of Policies to Address Climate Change, 2010*.

<sup>55</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9. 2004* (as amended).

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

Table 3-6 identifies which CARB Recommended Actions applies to the proposed project. Of the 39 measures identified, those that would be considered to be applicable to the proposed project would primarily be those actions related to electricity, natural gas use, water conservation, and waste management. A discussion of each applicable measure and the project's conformity with the measure is provided in Table 3-6. As indicated in the table, the proposed project would not impede the implementation of any of the CARB's recommended actions.

**Table 3-6**  
**Recommended Actions for Climate Change**

<b>ID #</b>	<b>Sector</b>	<b>Strategy Name</b>	<b>Applicable to Project?</b>	<b>Will Project Conflict With Implementation?</b>
T-1	Transportation	Light-Duty Vehicle GHG Standards	No	No
T-2	Transportation	Low Carbon Fuel Standard (Discrete Early Action)	No	No
T-3	Transportation	Regional Transportation-Related GHG Targets	No	No
T-4	Transportation	Vehicle Efficiency Measures	No	No
T-5	Transportation	Ship Electrification at Ports (Discrete Early Action)	No	No
T-6	Transportation	Goods-movement Efficiency Measures	No	No
T-7	Transportation	Heavy Duty Vehicle Greenhouse Gas Emission Reduction Measure – Aerodynamic Efficiency (Discrete Early Action)	No	No
T-8	Transportation	Medium and Heavy-Duty Vehicle Hybridization	No	No
T-9	Transportation	High Speed Rail	No	No
E-1	Electricity and Natural Gas	Increased Utility Energy efficiency programs More stringent Building and Appliance Standards	<b>Yes</b>	No
E-2	Electricity and Natural Gas	Increase Combined Heat and Power Use by 30,000GWh	No	No
E-3	Electricity and Natural Gas	Renewable Portfolio Standard	No	No
E-4	Electricity and Natural Gas	Million Solar Roofs	No	No
CR-1	Electricity and Natural Gas	Energy Efficiency	<b>Yes</b>	No
CR-2	Electricity and Natural Gas	Solar Water Heating	No	No
GB-1	Green Buildings	Green Buildings	<b>Yes</b>	No
W-1	Water	Water Use Efficiency	<b>Yes</b>	No
W-2	Water	Water Recycling	No	No
W-3	Water	Water System Energy Efficiency	<b>Yes</b>	No
W-4	Water	Reuse Urban Runoff	No	No

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 3-6  
Recommended Actions for Climate Change (continued)**

<b>ID #</b>	<b>Sector</b>	<b>Strategy Name</b>	<b>Applicable to Project?</b>	<b>Will Project Conflict With Implementation?</b>
W-5	Water	Increase Renewable Energy Production	No	No
W-6	Water	Public Goods Charge (Water)	No	No
I-1	Industry	Energy Efficiency and Co-benefits Audits for Large Industrial Sources	No	No
I-2	Industry	Oil and Gas Extraction GHG Emission Reduction	No	No
I-3	Industry	GHG Leak Reduction from Oil and Gas Transmission	No	No
I-4	Industry	Refinery Flare Recovery Process Improvements	No	No
I-5	Industry	Removal of Methane Exemption from Existing Refinery Regulations	No	No
RW-1	Recycling and Waste Management	Landfill Methane Control (Discrete Early Action)	No	No
RW-2	Recycling and Waste Management	Additional Reductions in Landfill Methane – Capture Improvements	No	No
RW-3	Recycling and Waste Management	High Recycling/Zero Waste	<b>Yes</b>	No
F-1	Forestry	Sustainable Forest Target	No	No
H-1	High Global Warming Potential Gases	Motor Vehicle Air Conditioning Systems (Discrete Early Action)	No	No
H-2	High Global Warming Potential Gases	SF6 Limits in Non-Utility and Non-Semiconductor Applications (Discrete Early Action)	No	No
H-3	High Global Warming Potential Gases	Reduction in Perfluorocarbons in Semiconductor Manufacturing (Discrete Early Action)	No	No
H-4	High Global Warming Potential Gases	Limit High GWP Use in Consumer Products (Discrete Early Action, Adopted June 2008)	No	No
H-5	High Global Warming Potential Gases	High GWP Reductions from Mobile Sources	No	No
H-6	High Global Warming Potential Gases	High GWP Reductions from Stationary Sources	No	No
H-7	High Global Warming Potential Gases	Mitigation Fee on High GWP Gases	No	No
A-1	Agriculture	Methane Capture at Large Dairies	No	No

Source: California Air Resources Board, *Assembly Bill 32 Scoping Plan*, 2008.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

AB 32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28 percent reduction in "business as usual" GHG emissions for the entire State. As the proposed project would reduce its GHG emissions by 36% (refer to Table 3-5), the potential GHG impacts are considered to be less than significant

### **3.7.3 CUMULATIVE IMPACTS**

The analysis herein also determined that the proposed project would not result in any significant adverse impacts related to the emissions of greenhouse gasses. As a result, no significant adverse cumulative impacts will result from the proposed project's implementation.

### **3.7.4 MITIGATION MEASURES**

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.8 HAZARDS & HAZARDOUS MATERIALS**

### **3.8.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;
- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by 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;
- Locating the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

### **3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? No Impact.*

The project sites were previously occupied by a manufacturing use which was discontinued. The buildings that occupied the Phase 1 site were demolished and the site's clean-up was completed.<sup>56</sup> The Phase 2 site is occupied by a surface parking lot that provided parking for the aforementioned manufacturing land use. The proposed project involves the development of both sites as multiple-family residential. Hazardous chemicals and materials used on-site once the units are occupied will be limited to common household chemicals that are generally used in maintenance and cleaning. Because of the nature of the proposed residential use, no hazardous or acutely hazardous materials will be emitted. As a result, no significant adverse impacts are anticipated.

- 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? Less than Significant Impact with Mitigation.*

Future development arising as part of the proposed project's implementation will include 113 residential units in two buildings. The use of hazardous materials for the residential development will consist of those commonly found in a household setting for routine maintenance and cleaning. Environmental investigations and cleanup has been completed and a closure notice was prepared indicating the cleanup has taken place.<sup>57</sup> In the event that future excavation and asphalt removal activities encounter potentially hazardous materials, mitigation measures have been incorporated into Section 3.8.4. Adherence to the mitigation measures will reduce the potential impacts to levels that are less than significant.

- 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? No impact.*

Hazardous chemicals and materials used on-site will be limited to common household maintenance and cleaning products. Because of the nature of the proposed use, no hazardous or acutely hazardous materials will be emitted. As a result, no significant adverse impacts concerning a release of hazardous materials are anticipated.

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<sup>56</sup> California Regional Water Quality Control Board. Closure Letter dated July 5, 2002.

<sup>57</sup> Ibid.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*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? No Impact.*

The proposed project site is not included on a hazardous sites list compiled pursuant to California Government Code Section 65962.5.<sup>58</sup> No Cortese sites are found in the City. As a result, no impacts will occur with respect to locating the project on a site included on a hazardous list pursuant to the government code.

*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? No Impact.*

The project sites are not located within 2 miles of an operational public airport. Whiteman Airport is located 2.3 miles to the southeast of the project site. Whiteman Airport is a Los Angeles County-owned general aviation airport. Other major airports in the surrounding region include Burbank-Glendale Airport (located approximately 9 miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately 7 miles to the south).<sup>59</sup> The proposed building height of 45-feet will not be tall enough to interfere with aircraft operations. In addition, the project site is located outside of the accident protection zone of Whiteman Airport. Future development arising as part of the proposed project's implementation will not present a safety hazard to aircraft and/or airport operations at a public use airport. As a result, no significant adverse impacts are anticipated.

*F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No Impact.*

The project sites are not located within 2 miles of an operational private airstrip. As indicated previously, Whiteman Airport is located 2.3 miles to the southeast of the project site. Other major airports in the surrounding region include Burbank-Glendale Airport (located approximately 9 miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately 7 miles to the south).<sup>60</sup> The project site is not located within 2 miles of a private airstrip. As a result, the proposed project will not present a safety hazard related to aircraft and/or airport operations at a private use airstrip.

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<sup>58</sup> California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, 2009.

<sup>59</sup> Google Earth (the distances were calculated using the measuring tool).

<sup>60</sup> Ibid.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*G. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact.*

At no time will any adjacent major through streets be closed to traffic during the construction phases. Fermoore Street is a cul-de-sac street located immediately west of the Phase 1 development site. This street segment provided the only existing access to the project site. Subsequent to obtaining development entitlements from the Planning and Preservation Commission, a staging plan for the proposed construction will be submitted as part of building permit plan check review process for approval by the Public Works Department. The construction plan will be required to identify the location of all on-site utility facilities as well as trash containers, construction vehicle parking areas and the staging area for debris removal and the delivery of building materials. Construction hours will also be required to comply with the current San Fernando City Code Standards. Finally, the construction plan must identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued through-access for pedestrian and vehicles visiting the adjacent park, the surrounding residential neighborhood, and the industrial uses along First Street. All of the construction activities and staging areas will be located on-site. As a result, no significant adverse impacts are associated with the proposed project's implementation.

*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? No Impact.*

The entire City is urbanized and the majority of the parcels are developed.<sup>61</sup> There are no areas of native vegetation found within the candidate residential development sites or in the surrounding properties that could provide a fuel source for a wildfire. As a result, there are no impacts associated with potential wildfires from off-site locations.

### **3.8.3 CUMULATIVE IMPACTS**

The potential impacts related to hazardous materials are site specific. Furthermore, the analysis herein also determined that the implementation of the proposed project would not result in any significant unmitigable impacts related to hazards and/or hazardous materials. As a result, no significant adverse cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

### **3.8.4 MITIGATION MEASURES**

The following measures are required to ensure that any hazardous materials that may be encountered during the interior improvements are properly handled:

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<sup>61</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999..



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*Mitigation Measure 10 (Hazardous Materials).* Should hazardous materials be encountered during the construction phases, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.

*Mitigation Measure 11 (Hazardous Materials).* The building contractors must adhere to all requirements governing the handling, removal, and disposal of hazardous substances and materials that may be encountered during construction activities.

### **3.9 HYDROLOGY & WATER QUALITY**

#### **3.9.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on or off-site;
- A substantial alteration of 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;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;
- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or,

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- The exposure of a project to inundation by seiche, tsunami or mudflow.

### 3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project violate any water quality standards or waste discharge requirements? Less than Significant Impact with Mitigation.*

The Phase 1 development site is currently vacant and covered over in grasses and ruderal vegetation. The Phase 2 site is currently paved and was used for surface parking. No industrial waste water discharges are anticipated as part of the occupancy of the proposed multiple-family residential development. As part of the development, certain improvements will be installed that will affect the amount of potential storm water runoff.<sup>62</sup> The major source of potential water pollution is related to sheet runoff capturing surface pollutants that are then conveyed into the local storm water system that is composed of gutters, drains, catch basins and pipes. This storm water infrastructure collects the rainwater runoff and ultimately deposits everything it gathers, including contaminants and debris, into the ocean. Trash, animal waste, chemicals, and other pollutants are transported untreated through the storm water system where it is ultimately conveyed to the regional storm drain system.

The National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit is a result of the Federal Clean Water Act (CWA) and is intended to reduce pollution and discharge of contaminants in the storm water system. The City is one of 84 municipalities in Los Angeles County that is required to abide by the conditions imposed by the Regional Water Quality Control Board through the NPDES permit process.<sup>63</sup> CWA serves as the regulatory foundation for controlling water quality and includes two strategies for managing water quality. The first strategy employs a technology-based approach that establishes specific requirements as a means to manage pollutant levels using the best available control technology (BACT). The second strategy establishes limits on the amount of pollution that surface waters may be exposed to without adversely affecting the beneficial uses of those waters.<sup>64</sup>

The first requirement involves the preparation, submittal, and implementation of a Standard Urban Storm Water Mitigation Plan (SUSMP) that includes design features and Best Management Practices (“BMPs”) that are appropriate for the given project. The purpose of the SUSMP is to reduce the potential for post-construction pollutants entering into the storm water system. The City is required to approve the SUSMP prior to the issuance of any grading or building permit. The second requirement involves the preparation of a Storm-Water Pollution Prevention Plan (SWPPP) for development that disturbs areas of between 2 to 5 acres. The applicant must ensure that a SWPPP is approved, or file a Notice of Intent to comply with the state permit prior to issuance of a grading permit.<sup>65</sup>

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<sup>62</sup> The first 3/4 inches of rainfall from any storm shall be treated and infiltrated through the use of vegetated swales.

<sup>63</sup> United States Environmental Protection Agency (EPA) <http://cfpub.epa.gov/npdes/>

<sup>64</sup> Once a surface water body is identified as being impaired, the individual states must then establish total maximum daily loads (MDL) for those pollutants creating the pollution through the development of a pollutant load allocation for both point and non-point sources that contribute to the degradation of the water quality.

<sup>65</sup> Los Angeles County Department of Public Works. A Manual for the Standard Urban Storm Water Mitigation Plan (SUSMP). September 2002.,

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

In California, the Water Resources Control Board (SWRCB) and the Regional Water Quality Control Board (RWQCB) are responsible for administering the NPDES Program on behalf of the U.S. Environmental Protection Agency. The SWRCB issues "general" NPDES permits for construction activities and for certain types of industrial and commercial operations. General Permits reduce amount of time and expense required for compliance with the NPDES provisions of the Clean Water Act. The SUSMP requires that new developments and redevelopment projects employ a variety of general and land use specification measures to reduce the post-project discharge of pollutants from storm water conveyance systems to the "maximum extent practicable". In May 2000, the County of Los Angeles finalized its manual that details the requirements of the SUSMP projects that fall into any of the seven SUSMP development categories (including home subdivisions of between 10 to 99 housing units) are required to incorporate appropriate SUSMP requirements into project plans as part of the development plan approval process for building and grading permits.

The proposed project's contractors will be required to implement storm water pollution control measures and to obtain storm water runoff permits pursuant to the NPDES requirements. Mitigation has been recommended as a means to control potential contaminants that may impact the storm water runoff in Section 3.9.4. Adherence to the recommended mitigation measures will reduce the potential impacts to levels that are less than significant.

*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 a pre-existing nearby well would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Less Than Significant Impact.*

The proposed development will require footing and other substructures though this excavation will not be deep enough to interfere with groundwater supplies. The proposed multiple-family residential development is projected to consume approximately 22,600 gallons per day on a daily basis. This consumption rate assumes 200 gallons per day per unit. In addition, the proposed project will utilize low-flush toilets and other water conservation devices as a means to reduce water consumption. As a result, the potential impacts are anticipated to be less than significant.

*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? No Impact.*

The Phase 1 development site is currently vacant and covered over in grasses and ruderal vegetation. The Phase 2 site is currently paved and was used for surface parking. No natural drainage or riparian areas remain within the project site due to the past development in the area. As a result, no significant adverse impacts are anticipated.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*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, which would result in flooding on-or off-site? No Impact.*

There are no natural lakes or streams within or adjacent to the project site. The project sites are located in the midst of an existing neighborhood and no natural drainage features are found within the project site or the adjacent parcels.<sup>66</sup> As a result, no impacts are anticipated.

*E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? Less than Significant Impact with Mitigation.*

The Phase 1 development (the Fermoore Street phase) will be constructed within a 79,286 square foot site (1.82-acres) that is located between Harding Avenue (on the east) and Fermoore Street on the west). The Phase 2 development (the Harding Avenue phase) consisting of a 21,438 square foot site (0.49-acres), is located on the east side of Harding Avenue, opposite of the Phase 1 development site. Both sites are vacant at this time. The total land area of the two sites is 2.31-acres. Following development, the amount of impervious area will increase by approximately 1.8 acres. All of this additional impervious area is located within the Phase 1 development site.

Following development, sheet flow from rain will flow offsite into the adjacent curbs and gutters in the absence of mitigation. As part of the site's development, certain improvements will be installed that will affect the amount of potential storm water runoff. The first  $\frac{3}{4}$  inches of rainfall from any storm shall be treated and infiltrated through the use of vegetated swales. Mitigation has been recommended as a means to control potential storm water runoff in Section 3.9.4. Adherence to the recommended mitigation measures will reduce the potential impacts to levels that are less than significant.

*F. Would the project otherwise substantially degrade water quality? Less than Significant Impact with Mitigation.*

The major source of potential water pollution in the vicinity of the project sites is related to sheet runoff capturing surface pollutants that are then conveyed into the local storm water system that is composed of gutters, drains, catch basins and pipes. This storm water infrastructure collects the rainwater runoff and ultimately deposits everything it gathers, including contaminants and debris, into the ocean. Trash, animal waste, chemicals, and other pollutants are transported untreated through the storm water system where it collects in the beach environment. The National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit is a result of the Federal Clean Water Act (CWA) and is intended to reduce pollution and discharge of contaminants in the storm water system. The City is one of 84 municipalities in Los Angeles County that is required to abide by the conditions imposed by the Regional Water Quality Control Board through the NPDES permit process.

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<sup>66</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

Water runoff is regulated through NPDES permits for individual dischargers. The first requirement involves the preparation, submittal, and implementation of a Standard Urban Storm Water Mitigation Plan (SUSMP) that includes design features and Best Management Practices (“BMPs”) that are appropriate for the given project. The purpose of the SUSMP is to reduce the potential for post-construction pollutants entering into the storm water system. The City is required to approve the SUSMP prior to the issuance of any grading or building permit. The second requirement involves the preparation of a Storm-Water Pollution Prevention Plan (SWPPP) for development that disturbs areas of between 2 to 5 acres. The applicant must ensure that a SWPPP is approved, or file a Notice of Intent to comply with the state permit prior to issuance of a grading permit.

In California, the Water Resources Control Board (SWRCB) and the Regional Water Quality Control Board (RWQCB) are responsible for administering the NPDES Program on behalf of the U.S. Environmental Protection Agency. The SWRCB issues "general" NPDES permits for construction activities and for certain types of industrial and commercial operations. General Permits reduce amount of time and expense required for compliance with the NPDES provisions of the Clean Water Act. The RWQCB recently adopted the Standard Urban Storm Water Mitigation Plan (SUSMP), which took effect in October 2000. The SUSMP requires that new developments and redevelopment projects employ a variety of general and land use specification measures to reduce the post-project discharge of pollutants from storm water conveyance systems to the "maximum extent practicable".<sup>67</sup>

The proposed project’s contractors will be required to implement storm water pollution control measures and to obtain storm water runoff permits pursuant to the NPDES requirements. Mitigation has been recommended as a means to control potential contaminants that may impact the storm water runoff in Section 3.9.4. Adherence to the recommended mitigation measures will reduce the potential impacts to levels that are less than significant.

*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? No Impact.*

The project site is not located within a designated flood hazard area as identified by Federal Emergency Management Agency (FEMA).<sup>68</sup> As a result, no housing will be placed within a designated flood zone since neither site is located within a flood hazard area, as defined by FEMA’s Flood Insurance Rate Maps (FIRM).<sup>69</sup> Therefore, no impacts related to flood flows are associated with the proposed project’s implementation.

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<sup>67</sup> In May 2000, the County of Los Angeles finalized its manual that details the requirements of the SUSMP projects that fall into any of the seven SUSMP development categories (including home subdivisions of between 10 to 99 housing units) are required to incorporate appropriate SUSMP requirements into project plans as part of the development plan approval process for building and grading permits.

<sup>68</sup> Federal Emergency Management Agency. *Interim Maps for AR Zone*. 2012

<sup>69</sup> Ibid.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? No Impact.*

As indicated previously, the City is not located within a designated 100-year flood hazard area as defined by FEMA.<sup>70</sup> As a result, the future development contemplated as part of the proposed project's implementation will not impede or redirect the flows of potential floodwater, since it is not located within a flood hazard area. Therefore, no flood-related impacts are anticipated with the proposed project's implementation.

*I. Would the project expose people or structures to a significant risk of flooding as a result of dam or levee failure? No Impact.*

There are three dams located in the vicinity of the City that include the Hansen Dam, the Lopez Dam, and the Los Angeles Reservoir Dam. The U. S. Army Corps of Engineers has prepared emergency plan maps indicating the potential inundation area for the Hansen and Lopez Dams. The potential inundation area for the Hansen Dam is located south of the dam, outside the City boundaries. The potential inundation area includes a small portion of the northeasterly corner of the City though the site is located outside the inundation area. 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. Since the project sites are located outside the potential inundation area of these reservoirs, no impacts are anticipated.

*J. Would the project result in inundation by seiche, tsunami, or mudflow? No Impact.*

The City is located inland from the Pacific Ocean and the project area would not be exposed to the effects of a tsunami. No reservoirs or volcanoes are located near the City that would present seiche or volcanic hazards. In addition, there are no surface water bodies in the immediate area of the project site that would result in a potential seiche hazards.<sup>71</sup> As a result, no impacts related to seiche, tsunami, or mudflows will result from the implementation of the proposed project.

### **3.9.3 CUMULATIVE IMPACTS**

The potential impacts related to hydrology and storm water runoff are typically site specific. Furthermore, the analysis determined that the implementation of the proposed project would not result in any significant adverse impacts. As a result, no cumulative impacts are anticipated.

### **3.9.4 MITIGATION MEASURES**

As indicated previously, the site's hydrological characteristics will not substantially change. Mitigation has been recommended as a means to comply with CWA and NPDES requirements.

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<sup>70</sup> Federal Emergency Management Agency. *Interim Maps for AR Zone*. 2012

<sup>71</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*Mitigation Measure 12 (Water Quality).* The applicant will be required to submit a grading and drainage plan for on-site as well as elevations along the adjacent lots. The applicant will also be required to submit a hydrology study that indicates how the area will drain down to the First Street storm drain.

*Mitigation Measure 13 (Water Quality).* Treatment of storm flows will be required to reduce or eliminate the particulate matter washed into the storm drain system in order to obtain a storm water discharge permit in accordance with NPDES requirements.

*Mitigation Measure 14 (Water Quality).* Prior to issuance of building permits, a Storm Water Management Plan utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable shall be prepared and approved by the Public Works Director.

*Mitigation Measure 15 (Water Quality).* Future development must demonstrate compliance to the pertinent NPDES requirements concerning industrial wastewater discharges prior to issuance of the building permits.

### **3.10 LAND USE**

#### **3.10.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community;
- A conflict with an applicable land use plan, policy or regulation of the agency with jurisdiction over the project; or,
- A conflict with any applicable conservation plan or natural community conservation plan.

#### **3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

A. *Would the project physically divide or disrupt an established community or otherwise result in an incompatible land use? No Impact.*

The development sites are located within a transitional area that extends along the First Street corridor. Land uses found immediately north of the railroad right-of-way that parallels First Street include smaller industrial and manufacturing uses that are interspersed among residential development. Residential land uses are located further east and north (north of Second Street) of the development sites. Layne Park is located immediately west of the Phase 1 development site, on the west side of Fermoore Street. An aerial photograph indicating land uses and development in the area is provided in Exhibit 2-4. No existing roadways will be vacated. The location and extent of existing residential neighborhoods in the immediate

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

vicinity will not be altered as part of the proposed project. The proposed multiple-family residential development, consisting of 113 residential dwelling units, will not result in the division of an existing residential neighborhood. As a result, no impacts will result from the proposed project's implementation with respect to the division of an established community.

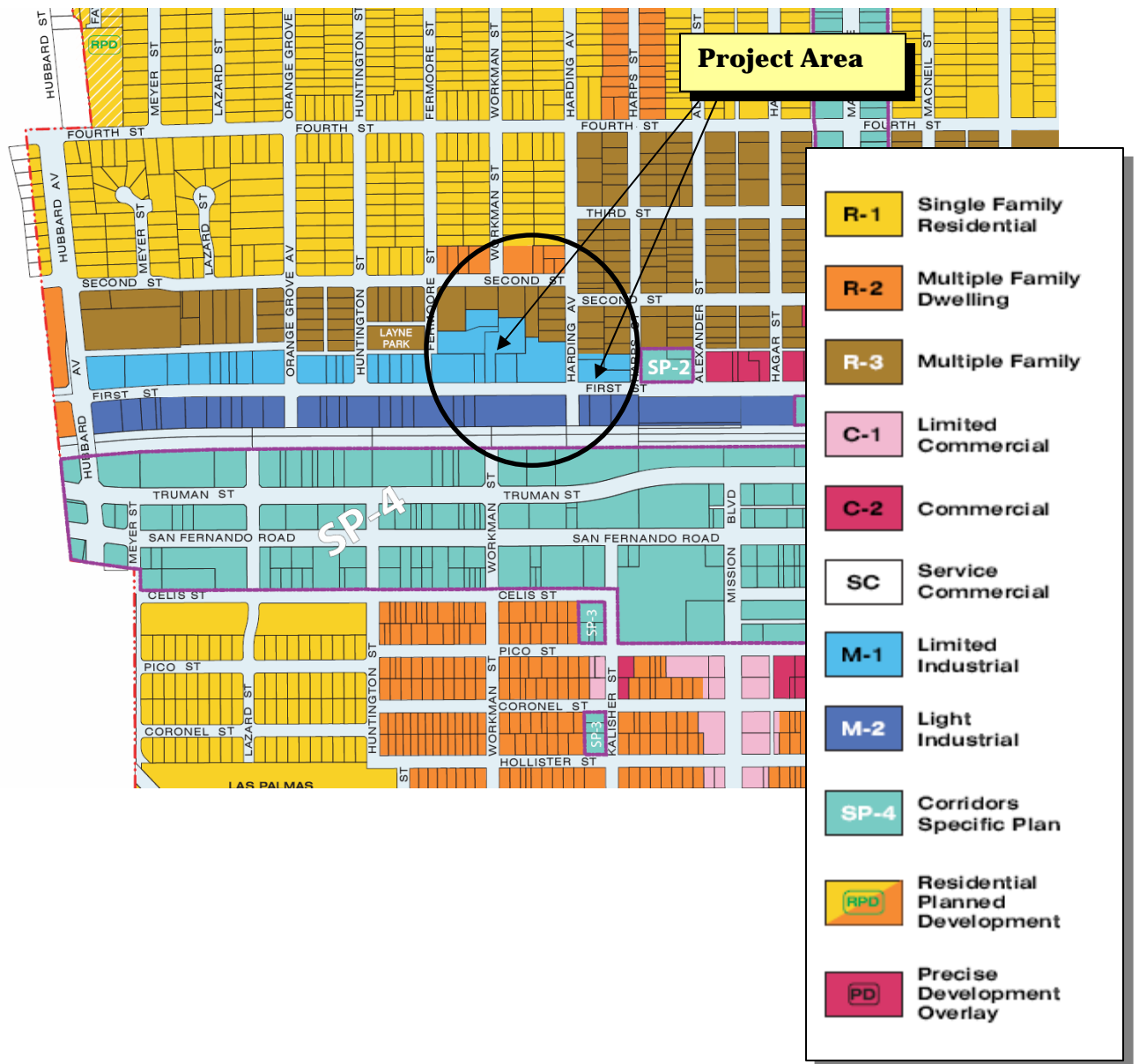
*B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Less than Significant Impact.*

A map indicating the zoning for the site and the surrounding area is provided in Exhibit 3-5. The proposed project, as it is currently proposed, will require the approval of a general plan map amendment, a zone change, and a number of variances from the zoning requirements. As part of the proposed project's implementation, the City will consider the following:

- *Phase 1 Fermoore St.* A rezoning and general plan map amendment for the Fermoore Street (Phase 1) site will be needed to accommodate the proposed residential development. These three lots will also require a zone change from M-1 (Limited Industrial) to R-3 (Multiple Family).
- *Phase 1 Fermoore St.* The R3 zoning currently being sought for the Fermoore Street (Phase 1) site allows for 78 residential units. To meet the proposed unit configuration, Aszkenazy Development, Inc. will seek an additional 6 units under Government Code Section 65915 (State Density Bonus Law).
- *Phase 1 Fermoore St.* The three concessions being sought are the ability to exceed lot coverage allowed in the R-3 zone, an elimination of balconies as defined as usable open space, and the reduction of common open space. In return, Aszkenazy Development, Inc. will provide a minimum of 24 low income units at or below 80% AMI (area median income).
- *Phase 1 Fermoore St.* The Phase 1 development will also require a lot line adjustment to three parcels consisting of APNs 2520-011-006, 2520-011-041, 2520-011-043.
- *Phase 2 Harding Ave.* A rezoning and general plan amendment will also be needed for the Harding Avenue (Phase 2) site to accommodate the proposed residential development. One lot (APN 2520-017-002) will require a zone change from M-1 (Limited Industrial) to R-3 (Multiple Family).
- *Phase 2 Harding Ave.* The R-3 zoning currently being sought for the Phase 2 (Harding Avenue site) permits 21 residential units. To meet the proposed unit configuration, Aszkenazy Development, Inc. is seeking approvals for an additional 9 units under G.C. §65915.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 3-5**  
**ZONING MAP**  
SOURCE: CITY OF SAN FERNANDO

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- *Phase 2 Harding Ave.* The three concessions being sought include the ability to exceed lot coverage allowed in the R-3 zone, an elimination of balconies as defined as usable open space, and a reduction of common open space. In return, Aszkenazy Development, Inc. will provide a minimum of 7 low-income units at or below 80% AMI (area median income).

The multiple family residential development will be consistent with both the City's general plan and zoning designations after the general plan map amendment and the rezoning. In addition, there are a number of newer multiple family residential developments with similar development densities recently constructed in this area of the City. Given the proposed project's consistency with the existing land uses in the area and the City's general plan in terms of use, the impacts related to the proposed project's implementation are less than significant.

*C. Will the project conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact*

No natural open space areas are located within the proposed project site or in the surrounding area. In addition, no adjacent properties are subject to habitat conservation plans. The project sites and the surrounding parcels are not subject to a habitat conservation plan or local coastal plan (LCP).<sup>72</sup> Finally, there are no designated Significant Ecological Areas (SEAs) located within one mile of the City. As a result, the proposed project will not result in any impact on a habitat conservation plan or natural community conservation plan.

### **3.10.3 CUMULATIVE IMPACTS**

The potential cumulative impacts with respect to land use are site specific. Furthermore, the analysis determines that the proposed project will not result in any significant adverse impacts. As a result, no significant adverse cumulative land use impacts will occur.

### **3.10.4 MITIGATION MEASURES**

The analysis determined that no significant adverse impacts on land use and planning would result from the implementation of the proposed project. As a result, no mitigation measures are required.

## **3.11 MINERAL RESOURCES**

### **3.11.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or

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<sup>72</sup> Blodgett/Baylosis Associates. *Site Survey*. February 15, 2012.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- The loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

### **3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents or the state? No Impact.*

There are no oil wells located within or near either project site. Furthermore, the project sites are not located within a Significant Mineral Aggregate Resource Area (SMARA) nor are they located in an area with active mineral extraction activities.<sup>73</sup> As a result, no impacts on existing mineral resources will result from the proposed project's implementation.

- B. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No Impact.*

There are no mineral, oil or energy extraction and/or generation activities located within either project site. Review of maps provided by the California Department of Conservation indicated that there are no oil wells located within the project site or in the vicinity. The resources and materials used in the new construction will not include any materials that are considered to be rare or unique. Thus, the proposed project will not result in any significant adverse effects on mineral resources in the region.

### **3.11.3 CUMULATIVE IMPACTS**

The potential impacts on mineral resources are site specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no cumulative impacts will occur.

### **3.11.4 MITIGATION MEASURES**

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.12 NOISE**

### **3.12.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan, noise ordinance or applicable standards of other agencies;

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<sup>73</sup> Blodgett/Baylosis Associates. *Site Survey*. February 15, 2012.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- The exposure of people to, or generation of, excessive ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Locating within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or private use airport, where the project would expose people to excessive noise levels; or,
- Locating within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

### 3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- 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?*  
*No Impact.*

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of 3 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities. Noise levels associated with common everyday activities are outlined in Exhibit 3-6.<sup>74</sup>

Noise may be generated from a point source, such as a piece of construction equipment, or from a line source, such as a road containing moving vehicles. Because the area of the sound wave increases as the sound gets further and further from the source, less energy strikes any given point over the surface area of the wave. This phenomenon is known as “spreading loss.” Due to spreading loss, noise attenuates (decreases) with distance. Objects that block the line-of-sight from the noise source, attenuate the noise source if the receptor is located within the “shadow” of the blockage (such as behind a sound wall). If a receptor is located behind the wall, but has a view of the source, the wall will do little to attenuate the noise.<sup>75</sup>

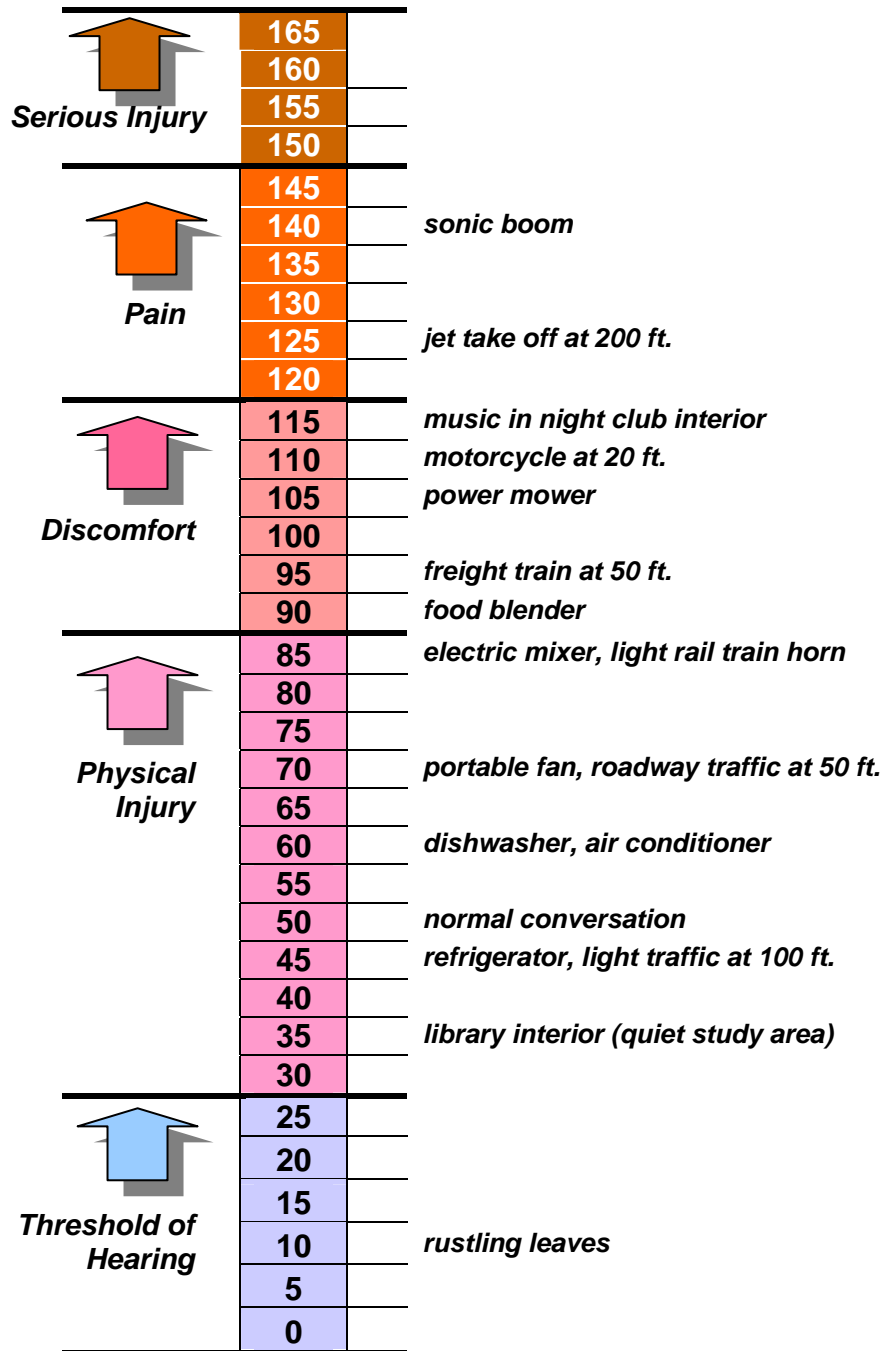
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<sup>74</sup> Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

<sup>75</sup> Ibid.

CITY OF SAN FERNANDO  
 MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Noise Levels – in dBA**



**EXHIBIT 3-6**  
**NOISE LEVELS ASSOCIATED WITH COMMON ACTIVITIES**

Source: Blodgett/Baylosis Associates

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

The current noise environment within the project area is dominated by traffic noise emanating from First Street and other local streets and rail traffic using the nearby railroad right-of-way.<sup>76</sup> As part of the future multiple-family residential development, insulation and other design measures will be required to reduce the interior ambient noise levels to 45 dB Community Noise Equivalent Level or (“CNEL”) or less. The cumulative traffic will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the proposed project’s implementation will not result in any significant adverse noise impacts.

*B. Would the project result in exposure of people to or generation of excessive ground-borne noise levels? Less than Significant Impact.*

As part of future multiple-family residential development, insulation and other design measures will be required to reduce the interior ambient noise levels to 45 CNEL or less. The additional vehicle trips that will be generated by the 113 units on a daily basis will be distributed throughout the City. The cumulative traffic will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the proposed project will not result in any significant adverse impacts.

*C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Less than Significant Impact.*

The proposed project will consist of residential uses and the activities typically associated with such uses will not generate significant increases in the ambient noise levels. Traffic noise generated by the proposed project will not result in a measurable or discernable increase in the ambient noise levels. The additional traffic on area roadways will result in noise level increases of less than 3.0 dBA, as indicated previously. As a result, the potential impact associated with the proposed project’s adoption and subsequent implementation is less than significant.

*D. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Less than Significant Impact with Mitigation.*

Noise due to project construction would be intermittent and the intensity of the construction noise would vary. The degree of construction noise will also vary for different areas of the project area and depending on the construction activities. In addition, highway construction is accomplished in several different phases. Exhibit 3-7 also characterized noise levels associated by various types of construction equipment. The noise levels depicted in Exhibit 3-7 indicate the average noise levels from a single piece of construction equipment at a distance of 50 feet.

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<sup>76</sup> Blodgett/Baylosis Associates. *Site Survey*. February 15, 2012.

CITY OF SAN FERNANDO  
 MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

			Noise Levels – in dBA				
			70	80	90	100	110
<b>Equipment Powered by Internal Combustion Engines</b>	<b>Earth Moving Equipment</b>	Compactors (Rollers)		80			
		Front Loaders		80	90		
		Backhoes		80	90	100	
		Tractors			90	100	
		Scrapers, Graders			90		
		Pavers			90		
		Trucks			90	100	
	<b>Materials Handling Equipment</b>	Concrete Mixers		80	90		
		Concrete Pumps			90		
		Cranes (Movable)		80	90		
		Cranes (Derrick)		80	90		
	<b>Stationary Equipment</b>	Pumps	70				
		Generators		80			
Compressors				90			
<b>Impact Equipment</b>	Pneumatic Wrenches			90			
	Jack Hammers			90	100		
	Pile Drivers				100	110	
<b>Other Equipment</b>	Vibrators	70	80				
	Saws		80				

**EXHIBIT 3-7**  
**TYPICAL CONSTRUCTION NOISE LEVELS 50-FEET FROM THE**  
**NOISE SOURCE**

Source: Blodgett/Baylosis Associates

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

Composite construction noise is best characterized by Bolt, Beranek, and Newman.<sup>77</sup> In this study, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. This value takes into account both the number of pieces and spacing of the heavy equipment typically used in a construction effort. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. However, as a worse-case scenario, the 89 dBA value was used as an average noise level for the construction activities. These impacts will be short-term and cease once construction has been completed. All construction activities must conform to the City's noise control regulations.

The construction noise levels will also decline as one moves away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Mitigation measures have been included in Section 3.12.4 as a means to reduce potentially significant short-term construction noise impacts. The impacts will be less than significant with adherence to the required mitigation.

*E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No Impact.*

The project sites are not located within two miles of an operational *public* airport. Whiteman Airport is located 2.3 miles to the southeast of the project site. This airport is a small general aviation airport that handles private aircraft. The nearest major airports in the surrounding region include Burbank-Glendale Airport (located approximately 9 miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately 7 miles to the south). As a result, no significant adverse impacts related to the exposure of persons to aircraft noise from a public use airport are anticipated.

*F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No Impact.*

The City is not located within two miles of an operational *private* airstrip. As indicated in the previous section, Whiteman Airport is located 2.3 miles to the southeast of the project site and is a general aviation facility owned by Los Angeles County. Other major airports in the surrounding region include Burbank-Glendale Airport (located approximately 9 miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately 7 miles to the south). As a result, no impacts related to the exposure of persons to aircraft noise from a private airstrip will result from the proposed project.

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<sup>77</sup> USEPA, Protective Noise Levels. 1971.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### **3.12.3 CUMULATIVE IMPACTS**

The analysis indicated the proposed project would not result in any significant adverse cumulative noise impacts. As a result, no significant adverse cumulative noise impacts will occur.

### **3.12.4 MITIGATION MEASURES**

Potential short term noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

*Mitigation Measure 16 (Construction Noise Control).* The project shall comply with the City of San Fernando Noise Control Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

*Mitigation Measure 17 (Construction Noise Control).* Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

*Mitigation Measure 18 (Construction Noise Control).* Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.

*Mitigation Measure 19 (Construction Noise Control).* The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

*Mitigation Measure 20 (Construction Noise Control).* The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

## **3.13 POPULATION & HOUSING**

### **3.13.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### 3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? Less Than Significant Impact.*

The proposed project involves the construction of two new, four level apartment buildings that will collectively contain 113 rental units. The Fermoore Street Phase (Phase 1 of the development) will contain 84 low income residential units. Of the 84 units, 58 units will consist of one bedroom units and 26 units will be three-bedroom units. The Harding Avenue Phase (Phase 2) will consist of 29 low income residential units. Of this total, 20 units will be one-bedroom units and 9 units will be three-bedroom units.<sup>78</sup> Of the total 113 units for both phases, 78 units will be one-bedroom units and 35-units will be three-bedroom units.

Assuming a maximum of two persons in the in the one-bedroom units and 4 persons occupying the 3-bedroom units, the potential resident population for the 113 new units will be 298 persons. The one bedroom unit floor plan will have a floor area of 550 square feet and the three-bedroom floor plan will have a floor area of 1,050 square feet.<sup>79</sup>

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities, improved roadways, and expanded public services. The variables that typically contribute to growth-inducing impacts, and the project's contribution to potential growth-inducing impacts, are identified in Table 3-7. The utility connections and other infrastructure will continue to serve the project site only though some upgrades will be required. As a result, no significant adverse impacts are anticipated.

**Table 3-7  
Potential Growth-Inducing Impacts**

Project's Potential Contribution	Basis for Determination
<i>Factor Contributing to Growth Inducement.</i> New development in an area presently underutilized and economic factors that may influence development.	
The proposed project will promote development of underutilized and blighted property.	The proposed project's implementation will provide additional affordable housing in the City.
<i>Factor Contributing to Growth Inducement.</i> Extension of roadways and other transportation facilities.	
The proposed project will not involve the extension of any existing roadways.	No new roadways will be constructed other than the onsite driveways required for the Phase 1 project's access to Harding Ave.

<sup>78</sup> Aszkenazy Development, Inc. Letter dated February 6, 2011 to the city.

<sup>79</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments. February 3, 2012.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 3-7  
Potential Growth-Inducing Impacts**

Project's Potential Contribution	Basis for Determination
<i>Factor Contributing to Growth Inducement.</i> Extension of infrastructure and other improvements and major off-site public projects (treatment plants, etc).	
No off-site water, sewer, and other critical infrastructure improvements are anticipated as part of the proposed project's implementation.	The only infrastructure improvements will be designed to serve the proposed project. Mitigation has been required to ensure adequate sewer and water service is provided.
<i>Factor Contributing to Growth Inducement.</i> Removal of housing requiring replacement housing elsewhere.	
The project involves the construction of 113 units with the majority consisting of affordable units.	No housing units will be displaced.
<i>Factor Contributing to Growth Inducement.</i> Additional population growth leading to increased demand for goods and services.	
The proposed project provides for limited population growth.	Any additional short term employment is considered to be a beneficial impact.
<i>Factor Contributing to Growth Inducement.</i> Short-term growth inducing impacts related to the project's construction.	
Potential development will result in the creation of new construction employment.	Short-term increases in construction employment

Source: Blodgett/Baylosis Associates. 2012.

*B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact.*

The proposed project involves the construction of two, multiple-family residential structures within the two sites that are currently vacant.<sup>80</sup> No housing units will be demolished to accommodate the proposed new residential units. As a result, no significant adverse impacts related to housing displacement will result from the proposed project's implementation.

*C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact.*

As indicated previously, the proposed project will provide a total of 113 units within two sites that are presently vacant. Since no existing housing units will be demolished, no displacement of persons will result from the proposed project's implementation.

<sup>80</sup> Blodgett/Baylosis Associates. *Site Survey*. February 15, 2012.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### **3.13.3 CUMULATIVE IMPACTS**

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no significant adverse cumulative impacts related to population and housing will occur. The proposed project's impact on water and sewer services are analyzed in Section 3.17.

### **3.13.4 MITIGATION MEASURES**

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. Future residential development will conform to the requirements of the City of San Fernando Zoning Ordinance and the San Fernando General Plan. As a result, no mitigation measures are required.

## **3.14 PUBLIC SERVICES**

### **3.14.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to fire protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to police protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to school services; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to other government services.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### 3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- 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 relative to fire protection services? Less than Significant Impact with Mitigation.*

The City of San Fernando is served by the City of Los Angeles Fire Department that operates from 3 nearby fire stations. The stations are located in the neighboring communities of the City of Los Angeles. The existing stations that serve the City are identified in Table 3-8.

**Table 3-8  
First Response Fire Stations Serving the City of San Fernando**

Station Number/Address	Distance from the City
Station # 75. 15345 San Fernando Mission Blvd., Mission Hills	0.5 miles sw
Station #91. 14430 Polk St., Sylmar	1.54 miles nw
Station #98. 13035 Van Nuys Blvd., Pacoima	1.65 miles se

Source: City of Los Angeles Fire Department

The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, fire hydrants, interior sprinklers, and et cetera. The proposed new apartment buildings containing 113 residential units will potentially result in an incremental increase in the demand for emergency services. For this reason, the mitigation has been included in Section 3.14.4. The implementation of the mitigation will reduce the level of impact to less than significant.

- 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 relative to police protection? Less than Significant Impact with Mitigation.*

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. As part of the Police Department's annual review, demand shall be evaluated and resources allocated as necessary. The proposed multiple-family residential development will potentially result in an incremental increase in the demand for law enforcement services. For this reason, mitigation has been included in Section 3.14.4. The implementation of the mitigation will reduce the level of impact to less than significant.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*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, or other performance objectives relative to school services? No Impact.*

Public educational services in or within close proximity of the City are provided by the Los Angeles Unified School District that operates a total of nine schools that serve City residents. Facilities that serve local residents include one high school, two middle schools six elementary schools and a continuation school. One middle school is located within the City's corporate limits. These existing schools have a combined enrollment of 12,061 students.

The Fermoore Street Phase (Phase 1 of the development) will contain 84 low income residential units. Of the 84 units, 58 units will consist of one bedroom units and 26 units will be three-bedroom units. The Harding Avenue Phase (Phase 2) will consist of 29 low income residential units. Of this total, 20 units will be one-bedroom units and 9 units will be three-bedroom units.<sup>81</sup> The total unit breakdown for both phases will be 78 one-bedroom units and 35-three-bedroom units. For purposes of the analysis, the 35 three bedroom units were assumed to potentially include students. Assuming a maximum of up to 2 school aged children occupying each of the 3-bedroom units, the potential student population would be 70 students. The school enrollment impacts will be off-set by school fees that will be paid by the developer. As a result, no significant adverse impacts on schools are anticipated.

*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 relative to other governmental services? Less Than Significant impact.*

The addition of 113 new housing units will translate into an incremental increase in the demand for other governmental services. However, the proposed project is consistent with the growth projections developed for the City by the Southern California Association Governments (SCAG). In addition, any impact may be partially offset by the increase in the taxes and an increase in the assessed valuation of the property. As a result, the potential impacts associated with the proposed project's adoption and subsequent implementation, are considered to be less than significant.

### **3.14.3 CUMULATIVE IMPACTS**

The future development contemplated as part of the proposed project's implementation will result in an incremental increase in the demand for police and fire service calls. As a result, no cumulative impacts are anticipated.

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<sup>81</sup> Aszkenazy Development, Inc. Letter dated February 6, 2011 to the city.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### **3.14.4 MITIGATION MEASURES**

The analysis of public service impacts indicated that potentially significant adverse impacts on fire and law enforcement services may result from the proposed project's approval and subsequent implementation. As a result, the following mitigation, with respect to public services, is required.

*Mitigation Measure 21 (Public Services).* The proposed project will be subject to review and approval by the City of Los Angeles Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. In addition, the Fire Department will be required to review and approve any evacuation plan as well as the on-site circulation to ensure that emergency vehicles can easily access the site.

*Mitigation Measure 22 (Public Services).* The projects' management must ensure that all fire lanes remain open at all times.

*Mitigation Measure 23 (Public Services).* The proposed project will be subject to review and approval by the San Fernando Police Department to ensure that public safety measures are incorporated into the project. In addition, the Police Department will be required to review and approve any security plan.

*Mitigation Measure 24 (Public Services).* The proposed fire lane/driveway along Fermoore Street must be realigned and located within the property line (and not within the neighboring lot). In the event that it is located in the neighboring lot, documentation from the neighbor that grants the developer permission to build fire lane/driveway over his lot must be submitted and recorded as a private easement. Any recorded easements as a result of this development must be submitted to the City.

### **3.15 RECREATION IMPACTS**

#### **3.15.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- 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; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### 3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Less than Significant Impact.*

The City of San Fernando Parks and Recreation Department operates 5 public parks. These include La Palmas Park (505 South Huntington Street), Layne Park (120 North Huntington Street), Recreation Park (208 Park Avenue), Pioneer Park (828 Harding Avenue), and Heritage Park (2025 Forth Street). The department is also responsible for the maintenance and operation of the Casa de Lopez Adobe located at 1100 Pico Street. These existing parks have a total useable land area of approximately 34.13 acres. The current recreational open space ratio in the City is 0.9-acres per 1,000 residents.

Layne Park is located opposite the proposed Phase 1 project site on the west side of Fermoore Street.<sup>82</sup> The proposed project involves the construction of two new, four level apartment buildings that will collectively contain 113 rental units. The Fermoore Street Phase (Phase 1 of the development) will contain 84 low income residential units. The Harding Avenue Phase (Phase 2) will consist of 29 low income residential units.<sup>83</sup> The total unit breakdown for both phases will be 78 one-bedroom units and 35-three-bedroom units. Assuming a maximum of two persons in the in the one-bedroom units and 4 persons occupying the 3-bedroom units, the potential resident population for the 113 new units will be 298 persons.

The potential resident population of 298 persons will lead to an incremental increase in the demand on existing recreation services. Using the existing open space population ratio of 0.9 acres of parkland for every 1,000 residents, approximately 0.27-acres of additional park or open space should be provided to accommodate the anticipated demand. However, the proposed project is located adjacent to the Layne Park, and as a result, these impacts will be less than significant.

- 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? No Impact.*

The proposed project's 113 units will potentially result in a resident population of up to 298 persons. The potential resident population will lead to an incremental increase in the demand on existing recreation services. However, the proposed project is consistent with the growth projections developed for the City by SCAG. This potential demand would not be significant enough to adversely affect existing facilities and services in the City. As a result, the proposed project's implementation will not result in any significant adverse impacts related to the need for new or expanded facilities.

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<sup>82</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.

<sup>83</sup> Aszkenazy Development, Inc. Letter dated February 6, 2011 to the city.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### **3.15.3 CUMULATIVE IMPACTS**

The analysis determined the proposed project would not result in any potential impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.

### **3.15.4 MITIGATION MEASURES**

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.16 TRANSPORTATION & CIRCULATION**

### **3.16.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- 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;
- A conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways;
- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that result in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate emergency access; or,
- A conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### 3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- 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)? Less than Significant Impact with Mitigation.*

The project sites are located in the southwest portion of the City between First Street and Second Street. Primary access to the Phase 1 (Fermoore Street) development will be provided by a driveway located at the end of the Fermoore Street cul-de-sac that will continue to the ground level parking area. A 28-foot fire lane will extend along the site's southerly side continuing easterly to Harding Avenue.<sup>84</sup> Primary access to the Phase 2 (Harding Avenue) development will be provided by a driveway located on the west side of Harding Avenue. This driveway will connect to the ground level parking area of the proposed Phase 2 development.<sup>85</sup>

The proposed project involves the construction of two new, four level apartment buildings that will collectively contain 113 rental units. The Fermoore Street Phase (Phase 1 of the development) will contain 84 low income residential units. The Harding Avenue Phase (Phase 2) will consist of 29 low income residential units.<sup>86</sup> The total unit breakdown for both phases will be 78 one-bedroom units and 35-three-bedroom units.

Studies by the Institute of Transportation Engineers (ITE), Caltrans, SANDAG, and others have identified generalized factors that relate traffic characteristics with quantity and type of development. These traffic generation factors are useful in estimating the total future characteristics of a project yet to be constructed and occupied. Judgment is required on the part of the analyst to select the appropriate factors that best match the type of developments contemplated. The quantity of floor area, number of employees, density of development, the availability of public transportation, and the location of a project all affect the traffic generation rate. While there are many different types of uses and many parameters upon which to estimate traffic (acreage, floor area square footage, employment, etc.) the most commonly used variable for residential development is the number of occupied dwelling units.

In order to evaluate the quantity of traffic generated by the proposed project, ITE traffic generation factors from the 8th Edition of the Traffic Generation Manual (2008) were applied to the proposed multiple-family residential development for the daily and the morning and evening peak periods. The trip rates assumed a given generation on a *per unit basis*. Table 3-9 indicates the trip generation for the proposed project. The proposed project, at full occupancy is projected to generate 752 trips during an

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<sup>84</sup> Mitigation is included in this section (Section 3.16) that calls for the use of the emergency access connection as the primary vehicular access.

<sup>85</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments. February 3, 2012.

<sup>86</sup> Aszkenazy Development, Inc. Letter dated February 6, 2011 to the city.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

average week day. Of this total, 58 trips will occur during the morning peak hour (AM peak hour) and 70 trips will occur during the evening (PM peak hour).

**Table 3-9  
Weekday Trip Generation (Trips/Day)**

Project Component	Daily Trip Ends/Unit	Peak Hour Traffic Volumes	
		AM Peak Hour	PM Peak Hour
Generation Rates (Residential Units)	6.65 trips/unit	0.51 trips/unit	0.62 trips/unit
Traffic Generation (Phase 1 - 84 units)	559 trips/day	43 trips/pk. hr	52 trips/pk. hr
Traffic Generation (Phase 2 - 29 units)	193 trips/day	15 trips/ pk. hr	18 trips/ pk. hr
<b>Total Future Traffic Generation</b>	<b>752 trips/day</b>	<b>58 trips/ pk. hr</b>	<b>70 trips/ pk. hr</b>

Source: Institute of Transportation Engineers. Trip Generation 8<sup>th</sup> Edition. 2008

As indicated in the previous sections, the City is obligated under state law, to fulfill the RHNA requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP.

The proposed multiple-family residential development will potentially result in an incremental increase in traffic. These trips will be distributed throughout the City and the level of service of individual intersections will not be significantly affected. However, the mitigation has been included in Section 3.16.4. The implementation of the mitigation will reduce the level of impact to less than significant.

*B. Would the project result in a conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways? Less than Significant Impact with Mitigation.*

The proposed project, at full occupancy is projected to generate 752 trips during an average week day. Of this total, 58 trips will occur during the morning peak hour (AM peak hour) and 70 trips will occur during the evening (PM peak hour). The proposed multiple-family residential development will not result in any significant adverse impacts at a regional CMP facility.<sup>87</sup>

The project sites are located in the southwest portion of the City between First Street and Second Street. Primary access to the Phase 1 (Fermoore Street) development will be provided by a driveway located at the end of the Fermoore Street cul-de-sac that will continue to the ground level parking area. A 28-foot fire lane will extend along the site's southerly side continuing easterly to Harding Avenue. Primary access to the Phase 2 (Harding Avenue) development will be provided by a driveway located on the west side of Harding Avenue. This driveway will connect to the ground level parking area of the proposed Phase 2 development.

<sup>87</sup> The threshold is 150 vehicles per peak hour.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

The Phase 1 (Fermoore St.) development will provide 112 parking spaces in the ground level parking area. The Phase 2 (Harding Ave.) development will provide 40 parking spaces in the ground level parking area. The applicant is requesting and will receive a State mandated parking ratio pursuant to the State's density bonus law. The State's parking ratio in these instances will be 1 space/one-bedroom unit and 2 spaces for the three-bedroom units. As indicated below, both the Phase 1 and Phase 2 developments will meet the parking requirements pursuant to the State's density bonus requirements.

**Phase 1 (Fermoore St.)**

58 one-bedroom units X 1 parking space/unit	=58 spaces
26 three-bedroom units X 2 parking space/unit	= <u>52 spaces</u>
Total spaces required under State Density Bonus	= <b>110 spaces</b>
Spaces provided	= <b>112 spaces</b>

**Phase 2 (Harding Ave.)**

20 one-bedroom units X 1 parking space/unit	=20 spaces
9 three-bedroom units X 2 parking space/unit	= <u>18 spaces</u>
Total spaces required under State Density Bonus	= <b>38 spaces</b>
Spaces provided	= <b>40 spaces</b>

No parking variance will be required with the application of the State's density bonus parking requirements. Furthermore, the new State Department of Conservation CEQA Checklist does not include parking demand as having a potential impact. This is largely due to the State's sustainable development initiatives that are designed to discourage excess parking. However, mitigation has been included in Section 3.16.4 as a means to ensure that spill over parking does not occur outside of the designated parking areas. The implementation of the mitigation will reduce the level of impact to less than significant.

*C. Would the project results 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? No Impact.*

The proposed 113 unit multiple-family residential development will not result in traffic air traffic patterns. As a result, no significant adverse impacts will result.

*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)? No Impact.*

The proposed project will not involve any significant alterations to the existing roadway configurations. As a result, no impacts on the design or operation of the existing right-of-way facilities will occur. A mitigation measure has been identified in Section 3.16.4 that requires the applicant to submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs and/or signal timing. A protected left turn arrow may be needed at the traffic signal on First Street and Harding Avenue in order to accommodate the increased traffic flow on to First Street.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*E. Would the project result in inadequate emergency access? No Impact.*

At no time will Harding Avenue or First Street Jessie Street or Park Avenue be closed to traffic during the construction phases. Subsequent to obtaining development entitlements from the Planning and Preservation Commission, a staging plan for the proposed construction will be submitted as part of building permit plan check review process for approval by the Public Works Department. The construction plan will be required to identify the location of all on-site utility facilities as well as trash containers, construction vehicle parking areas and the staging area for debris removal and the delivery of building materials.

Construction hours will also be required to comply with the current San Fernando City Code Standards. Finally, the construction plan must identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued through-access for pedestrian and vehicles visiting the adjacent park and the surrounding residential neighborhood. All of the construction activities and staging areas will be located on-site. As a result, the proposed project's implementation will not result in any significant adverse impacts.

*F. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? No Impact.*

There are bus stops located in the vicinity of the project site on North Maclay Avenue and Hubbard Street. These existing bus stops will not be removed as part of the proposed development. Future development contemplated as part of the proposed project's implementation will not impact existing crosswalks located in Harding Avenue or Fermore Street. The proposed project will be required to remove and replace broken, damaged, or deteriorated sidewalk per the discretion of Public Works department. In addition, the project will require wheel chair access ramps at designated intersections identified by the Public Works Department. As a result, the proposed project's implementation will not result in any significant adverse impacts.

### **3.16.3 CUMULATIVE IMPACTS**

The future development contemplated as part of the proposed project's implementation will result in an incremental increase in City wide traffic. However, the residential units address an existing need contemplated in the SCAG's RTP. As a result, no accumulative impacts are anticipated.

### **3.16.4 MITIGATION MEASURES**

The analysis of potential impacts related to traffic and circulation indicated that the following mitigation would be required as a means to mitigate potential adverse impacts that would result from the proposed project.

*Mitigation Measure 25 (Traffic Impacts).* The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

analysis must also consider stop signs or signal timing. A protected left turn arrow may be needed at the traffic signal on First Street and Harding Avenue in order to accommodate the increased traffic flow on to First Street.

*Mitigation Measure 26 (Traffic Impacts).* The applicant will be required to rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.

*Mitigation Measure 27 (Traffic Impacts).* The applicant shall ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed. In addition, the fire access road identified on the site plan for the Phase 1 development shall be upgraded to accommodate primary vehicular access.

*Mitigation Measure 28 (Traffic Impacts).* All driveways and fire lanes must be kept open at all times. No resident or guest parking will be permitted. Preferential rentals will be granted to those households that will rely on public transportation or those that have a single vehicle. No storage of inoperable vehicles in the designated parking stalls will be permitted. Tandem parking stalls will be assigned to the three-bedroom units.

## **3.17 UTILITIES**

### **3.17.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with federal, state, and local statutes and regulations relative to solid waste;

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- A need for new systems, or substantial alterations in power or natural gas facilities; or,
- A need for new systems, or substantial alterations in communications systems.

### 3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No Impact.*

The County Sanitation Districts of Los Angeles County (Districts) treat wastewater from the City of San Fernando. Local sewer lines are maintained by the City of San Fernando, while the District owns, operates, and maintains the large trunk sewers of the regional wastewater conveyance system. Districts Nos. 2, 3, 18 and 19 serve the City. Three Districts' wastewater treatment plants treat wastewater flow originating from San Fernando. The Los Coyotes Water Reclamation Plan (WRP) located within the City, has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 32.2 mgd. The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd. The Long Beach WRP has a design capacity of 25 mgd and currently processes an average flow of 20.2 mgd.

The future residential development contemplated under the proposed project (113 units) is anticipated to generate approximately 13,560 gallons of effluent daily. This effluent generation assumes a rate of 120 gallons per day, per unit. No new off-site *treatment facilities* will be required to meet the projected demand. Mitigation has been identified in Section 3.17.4 that calls for the upgrading of local infrastructure that is required to serve the project. As a result, no significant adverse impacts on regional treatment facilities are anticipated.

- 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? Less than Significant Impact with Mitigation.*

The City of San Fernando provides water service to a geographic area of 2.42 square miles and a population of approximately 24,600. The City's water distribution system provides approximately one billion gallons of water on an annual basis within its service area. Water may be derived from three sources that include local groundwater drawn from the Sylmar Groundwater Basis, imported water from the Metropolitan Water District (MWD), and emergency water from the City of Los Angeles.<sup>88</sup> The waste treatment facilities are described in the previous section.

The nearest sewers lines to the project site include an 8-inch line in First Street and a 15-inch line in Harding Avenue. The future residential development contemplated under the proposed project (113 units) is anticipated to generate approximately 13,560 gallons of effluent daily. This effluent generation assumes a rate of 120 gallons per day, per unit. The nearest water lines to the project site include a 6-inch line in First Street, an 8-inch line in Second Street, and a 12-inch line in Harding Avenue. The future

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<sup>88</sup> City of San Fernando. Annual Water Quality Report 2009. 2011

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

residential development (113 units) is anticipated to consume approximately 22,600 gallons of water on a daily basis. This water consumption rate assumes a rate of 200 gallons per day, per unit. The proposed multiple-family residential development will potentially require local water and sewer improvements to accommodate the projected increase in demand.

Currently the water delivery system surrounding the project site includes: 12-inch ductile iron pipe on First Street, an 8-inch cast iron pipe on First Street, a 12-inch ductile iron pipe on Harding Avenue, and an 8-inch steel pipe on Harding Avenue. The current sewer system includes: 8-inch sewer line on First Street and a 15-inch sewer line on Harding Avenue. The 15-inch sewer line on Harding meets the 8-inch sewer line on First Street and goes into a 15-inch sewer line on First Street. The sewer line at First Street is working at maximum capacity during peak hours. The developer may have to extend the sewer main on Maclay at the alley down to Maclay at Celis in order to divert some of the sewage flow and be able to connect to the sewer system. The project's engineer should consider existing sewer capacity and proposed sewage flow resulting from this development. Any proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan. Mitigation has been included in Section 3.17.4. The implementation of the mitigation will reduce the level of impact to less than significant.

*C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Less than Significant Impact with Mitigation.*

The City of San Fernando is served by the Los Angeles County Flood Control District (LACFCD), which operates and maintains regional and municipal storm drainage facilities. The City works with the (LACFCD) in making local drainage plans and improvements. As part of the site's development, certain improvements will be installed that will affect the amount of potential storm water runoff. The proposed project's contractors will be required to implement storm water pollution control measures and to obtain storm water runoff permits pursuant to the NPDES requirements. Mitigation has been recommended as a means to control potential contaminants that may impact the storm water runoff in Section 3.9.4. Adherence to the recommended mitigation measures will reduce the potential impacts to levels that are less than significant.

*D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Less than Significant Impact.*

Water in the project area is supplied by the City of San Fernando Water Department. The nearest water lines to the project site include a 6-inch line in First Street, an 8-inch line in Second Street, and a 12-inch line in Harding Avenue. The future residential development (113 units) is anticipated to consume approximately 22,600 gallons of water on a daily basis. This water consumption rate assumes a rate of 200 gallons per day, per unit. The City's local groundwater supply is provided by four water wells and imported supplies are available from a connection to an MWD line. The City's water distribution system consists of approximately 5,000 service connections and a 66.5 mile system of water lines. According to



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

the most recent water master plan prepared for the City, the reliability of the local water supply is anticipated to remain consistent or near the 3,405 acre feet/year (AFY) allocation. As a result, the potential impacts are considered to be less than significant.

*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? Less than Significant Impact.*

Water in the project area is supplied by the City of San Fernando Water Department. The City's water distribution system consists of approximately 5,000 service connections and a 66.5 mile system of water lines. The future residential development (113 units) is anticipated to consume approximately 22,600 gallons of water on a daily basis. This water consumption rate assumes a rate of 200 gallons per day, per unit. According to the most recent water master plan prepared for the City, the reliability of the local water supply is anticipated to remain consistent or near the 3,405 acre feet/year (AFY) allocation. As a result, the potential impacts are considered to be less than significant.

*F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Less than Significant Impact.*

Municipal solid waste collection services within San Fernando are provided by Crown Disposal Company Inc. under contract. Crown Disposal Co., Inc. currently has an exclusive contract with the City of San Fernando to provide waste and recycling services for all residential, commercial, and industrial customers, including construction and demolition hauling services. The proposed 113 residential units possible under the proposed project's implementation are projected to generate 452 pounds of solid waste on a daily basis assuming 4 pounds of solid waste per day, per unit. This represents less than 0.001% of the total daily authorized waste capacity of the Bradley Landfill. As a result, the potential solid waste impacts from future development are considered to be less than significant.

*F. Would the project comply with federal, state, and local statutes and regulations related to solid waste? No Impact.*

Future residential development, like all other development in the City, will be required to adhere to all pertinent ordinances related to waste reduction and recycling. As a result, no adverse waste impact on regulations pertaining to solid waste generation will result from the proposed project's implementation.

*G. Would the project result in a need for new systems, or substantial alterations in power or natural gas facilities? No Impact.*

The Southern California Edison Company ("SCE") and Sempra Energy provide service upon demand, and early coordination with these utility companies will ensure adequate and timely service to the project. Both utilities currently serve the planning area. Thus, no significant adverse impacts on power and natural gas services will result from the implementation of the proposed project.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*H. Would the project result in a need for new systems, or substantial alterations in communications systems? No Impact.*

Future residential development will require continued telephone service from various local and long-distance providers. The existing telephone lines on Harding Avenue will continue to be utilized to provide service to the proposed project. Thus, no impacts on communication systems are anticipated.

### **3.17.3 CUMULATIVE IMPACTS**

The potential impacts related to water line and sewer line capacities are site specific. Furthermore, the analysis herein also determined that the proposed project would not result in any significant adverse impact on local utilities. The ability of the existing sewer and water lines to accommodate the projected demand from future related projects will require evaluation on a case-by-case basis. As a result, no cumulative impacts on utilities will occur.

### **3.17.4 MITIGATION MEASURES**

The analysis of utilities impacts indicated that there would potentially significant impacts requiring mitigation. The following mitigation would be required as a means to mitigate potential adverse impacts that would result from the proposed project.

*Mitigation Measure 29 (Utility Impacts).* The applicant must submit a Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also the plan must identify any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with proposed development.

*Mitigation Measure 26 (Utility Impacts).* The applicant will be required to submit an Off-site Improvement Plan with quantities and cost estimate, including all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter), wheel chair ramps, parkway trees, street improvements, striping, et cetera. A cost estimate must also be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.

*Mitigation Measure 27 (Utility Impacts).* The applicant shall submit s Water and Sewer Study to ensure current systems meet proposed development's future demands. Any proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### 3.18 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the mitigation measures included herein.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the mitigation measures referenced herein.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the mitigation measures contained herein.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the mitigation measures contained herein.
- The Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

## SECTION 4 CONCLUSIONS

### 4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts, with the implementation of the mitigation measure. The following findings can be made regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines based on the results of this initial study:

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

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB 3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of San Fernando can make the following additional findings:

- A Mitigation Reporting and Monitoring Program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the Mitigation Measures adopted as part of the decision-maker's final determination.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

## SECTION 5 REFERENCES

### 5.1 PREPARES

BLODGETT/BAYLOSIS ASSOCIATES

P.O. Box 844

Whittier, CA 90608

(626) 336-0033

Marc Blodgett, Project Manager

### 5.2 REFERENCES

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CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

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Selective 1111 Harris, LLC,  
a California Limited Liability Company

**ATTACHMENT "G"**  
15840 Ventura Blvd., Suite 310  
Encino, CA 91436  
818-995-4900 • Fax 818-995-4911  
www.SelectiveRE.com

February 27, 2012

Mr. Fred Ramirez  
Senior Planner  
City of San Fernando  
117 Macneil St.  
San Fernando, CA 91340-2993

RE: Harding Ave./Fermore St. Apartment Project  
Proposed General Plan Amendment / Site Plan Review  
Project 2012-01

Dear Mr. Ramirez,

Per our conversation today, we are responding to the proposed project with the following comments:

We are most concerned about:

1. The Project, while meeting State parking requirements, is not in compliance with current City of San Fernando parking requirements or those practical parking needs of the immediate area.
2. Businesses along First Street need access to the street parking during business hours for vendors, customers and other parties visiting the businesses.
3. Overflow parking by Project residents and/or its visitors will impact First Street parking used by businesses between Harding Avenue and N. Huntington Streets.
4. The ability to retain businesses or attract new businesses to the First Street corridor may be impacted permanently and in an irreversible manner if there is inadequate parking. A lack of adequate parking will make the immediate area less attractive when businesses are deciding to stay or leave.

We believe the above concerns need to be addressed by Section 3.16 of the February 24, 2012 Mitigated Negative Declaration and Initial Study the "Environmental Impact Report."

While all projects are to be "self-parked" per City and or State code, the reality is that street parking along First Street is in short supply when all commercial parcels are occupied by operating businesses. This is evidenced below by photos along First St.

Below are recent photographs of First Street existing conditions as of February 27, 2012 at approximately 2pm.



View to the North from First Street showing nearly all street parking is occupied.



View of 1516 First Street with no spaces available.





View of 1621 First Street which is vacant and is the only area on First Street with open parking since the business is closed.



View of 1712 First Street which is occupied by operating businesses and illustrates limited extra parking available.

**A proposed solution to address the above concerns would be to require the Project's developer to install "No Overnight Parking Signs" and to limit the number of daytime parking hours to a maximum of between 3 hours and 4 hours.**

Again, while all projects are supposed to be "self-parked", the reality is that street parking along First Street is in short supply when all commercial parcels are occupied by operating businesses. We firmly believe that adding 84 residential units in the immediate area in Phase I and then 29 residential units in Phase II will add additional demand for on-street parking. This condition can be mitigated as outlined above or through another means as the City deems appropriate.

Please respond to me as to how the City envisions addressing the concerns mentioned above.

Sincerely,

Selective 1111 Harris, LLC  
a California Limited Liability Company

By: Selective Real Estate Investments, it's  
Manager



By: Brian A. Fagan  
President

Cc: Edgar Arroyo, City of San Fernando email: earroyo@sfcity.org

**Sent:** Friday, March 02, 2012 2:06 PM  
**To:** Federico Ramirez

**Subject:** Public Works

3/2/12

To Whom It May Concern:

Re: Development on Harps St and Harding St

I have received notification that the land on Harding St/First St and Harps/First St is in the planning stages for low income apartment housing.

As a homeowner I have the following concerns and would like them to be addressed before this begins.

- privacy issues-With a project as high as 4 stories this takes away the privacy from our home. We would like to make sure that mature landscaping is planted to prevent this from happening and that the new building is set back enough to prevent invasion of our privacy
- we are asking that balconies are NOT built facing our property as this is also an invasion of privacy
- dust nuisance-With the amount of construction that will be going on, we would like to make sure that the builder has a plan to prevent dust from affecting our daily lives
- traffic control-traffic speed and congestion is and has been a concern on First St and on Harps St. We are asking that the development owners be responsible for installing speed bumps on Harps St and First St.
- Traffic lights-we are asking that the timer be adjusted on 1st St and Harding to allow for more time to exit Harps St onto First St

Should you have any questions please feel free to contact us.

Regards,

Jesus and Yolanda Haro  
Homeowners 123 Harps St  
San Fernando CA 91340

**CITY OF SAN FERNANDO  
COUNCIL CHAMBERS**

**ATTACHMENT "H"**



**PLANNING AND PRESERVATION COMMISSION AGENDA**

**Special Meeting  
March 14, 2012**

**1. CALL TO ORDER**

7:00 P.M.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Chairperson Julie Cuellar, Vice-chair Mario Rodriguez, Commissioners, Alvin F. Durham and Jose Ruelas

**4. APPROVAL OF AGENDA**

March 14, 2012

**5. PUBLIC STATEMENTS**

There will be a three (3) minute limitation per each member of the audience who wishes to make comments in order to provide a full opportunity to every person who wishes to address the Commission on community planning matters not pertaining to items on this agenda.

**6. CONSENT CALENDAR**

Items on the consent calendar are considered routine and may be acted on by a single motion to adopt the staff recommendation or report. If the Commission wishes to discuss any item, it should first be removed from the consent calendar.

- Planning and Preservation Commission minutes of the March 6, 2012 meeting

**7. CONTINUED BUSINESS**

<b>A:</b>	<b>Subject:</b>	<b>General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, Initial Study and Mitigated Negative Declaration</b>
	<b>Location:</b>	<b>1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue, San Fernando, CA 91340</b>
	<b>Applicant:</b>	<b>Aszkenazy Development, Inc., 601 S. Brand Blvd., 3<sup>rd</sup> Floor, San Fernando, CA 91340</b>
	<b>Proposal:</b>	<b>The proposed development consists of two neighboring affordable housing projects (the "Project") consisting of a total of 113 dwelling units. The proposed Project would require a general plan map amendment and zone change to convert industrially zoned property along Harding Avenue to high density residentially zoned property. Each project site will be developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501</b>

*Planning and Preservation Commission Agenda**March 14, 2012**Page 2*

**and 1529 First Street will be developed with an 84-unit multi-family housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112, 116, and 124 Harding Avenue will developed with a 29-unit multi-family housing project with parking on-site for 40 vehicles within a first-floor garage. The project sites are located along Harding Avenue, between First Street and Second Street.**

**Recommendation:** Staff recommends that the Planning and Preservation Commission recommend approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommend adoption of Initial Study and Mitigated Negative Declaration for the project to the City Council, pursuant to Planning and Preservation Commission Resolution 2012-03 and conditions of approval attached as Exhibit “A” to the resolution (“Attachment 1”).

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 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.

8. **STAFF COMMUNICATIONS**

9. **COMMISSION COMMENTS**

10. **ADJOURNMENT**

April 3, 2012

*Any public writings distributed to the Planning and Preservation Commission regarding any item on this regular meeting agenda will also be made available at the Community Development Department public counter at City Hall 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](http://www.sfcity.org).*

*In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department office at (818) 898-1227 at least 48 hours prior to the meeting.*



**CITY OF SAN FERNANDO  
PLANNING COMMISSION**

**DRAFT MINUTES OF THE MARCH 6, 2012 , MEETING - 7:00 P.M.  
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

**CALL TO ORDER**

The meeting was called to order by Chairperson Julie Cuellar at 7:11 P.M.

**PLEDGE OF ALLEGIANCE**

Led by Vice-chair Mario Rodriguez

**ROLL CALL**

The following persons were recorded as present:

- PRESENT:** Chairperson Julie Cuellar, Vice-chair Mario Rodriguez, Commissioners Alvin F. Durham, and Jose Ruelas
- ABSENT:** None
- ALSO PRESENT:** City Planner Fred Ramirez, Assistant Planner Edgar Arroyo, Community Development Secretary Michelle De Santiago, and City Consultant Marc Blodgett

**APPROVAL OF AGENDA**

Vice-chair M. Rodriguez moved to approve the agenda of March 6, 2012. Seconded by J. Ruelas, the motion carried with the following vote:

- AYES:** M. Rodriguez, J. Ruelas, J. Cuellar, and A. Durham
- NOES:** None
- ABSENT:** None
- ABSTAIN:** None

**CONSENT CALENDAR**

Commissioner A. Durham moved to approve the minutes of the Special Meeting of January 18, 2012. Seconded by Commissioner J. Ruelas, the motion carried with the following vote:

- AYES:** A. Durham, J. Ruelas, J. Cuellar, and M. Rodriguez
- NOES:** None
- ABSENT:** None
- ABSTAIN:** None

**UNFINISHED BUSINESS**

None

**PUBLIC HEARING 7A:**

**General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, Initial Study and Mitigated Negative Declaration – 1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue, San Fernando, CA 91340 – Aszkenazy Development, Inc., 601 S. Brand Blvd., 3<sup>rd</sup> Floor, San Fernando, CA 91340 – The proposed development consists of two**

Planning Commission Minutes of March 6, 2012  
Page 2 of 4

**neighboring affordable housing projects (the “Project”) consisting of a total of 113 dwelling units. The proposed Project would require a general plan map amendment and zone change to convert industrially zoned property along Harding Avenue to high density residentially zoned property. Each project site will be developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501 and 1529 First Street will be developed with an 84-unit multi-family housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112 vehicles within a first floor garage. The Project sites are located along Harding Avenue, between First Street and Second Street.**

### **STAFF PRESENTATION**

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission recommend approval of the General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommend adoption of the Initial Study and Mitigated Negative Declaration.

City Consultant Marc Blodgett from Blodgett Baylosis Associates, Inc. gave a brief overview of the environmental analysis associated with the proposed project.

### **PUBLIC TESTIMONY**

Esmeralda Cariega – CSUN Student – Ms. Cariega asked if the proposed project would be provided visitor parking and if the local schools could accommodate the additional students associated with the proposed project.

F. Ramirez explained the Developer Fees paid to the Los Angeles Unified School District and how the fees collected are to accommodate capacity at current schools as well as used to build new school facilities.

### **COMMISSION DISCUSSION**

J. Cuellar asked about the current number of vehicular trips being generated as opposed to the additional 700 trips that the proposed project would generate.

M. Blodgett explained that he came out to the site and counted cars in the peak hours. He explained that there were only 3 times when there were more the five cars waiting at the signal light at the intersection of Harding Avenue and First Street.

J. Cuellar indicated that she drives that path everyday and that gets stuck behind the stop sign since there is a lot of traffic cued at the signal light on Maclay Avenue and First Street. Additionally she asked if the counts were done over a course of several days.

M. Blodgett indicated that he counted cars one day during peak hours and that it was not weekend.

J. Cuellar asked how many tenants would the proposed project accommodate.

F. Ramirez indicated that based on the size of the units and the number of bedrooms that the project would house approximately 300 tenants.

Planning Commission Minutes of March 6, 2012  
Page 3 of 4

M. Rodriguez stated that his parents live within the 500 feet but that he has no personal gain by making a decision on the proposal. He asked if there were any environmental remediation on the soils at that location. He expressed concern with the parking in that neighborhood. He asked about the concession being requested by the applicant with regards to the open space and he asked why the applicant hadn't thought of a lower number of proposed units in order to accommodate the open space. He was also concerned that there was a lot of information to go over and that he had not finished reading through the entire packet before the meeting.

E. Arroyo indicated that the proposal had common area such as that of the community room and community garden. He stated that the applicant can request up to three concessions and that the city must approve the concessions according to the State regulations if the zone change is approved.

M. Rodriguez asked if the city can require the applicant to make improvements to Layne Park to accommodate the increased usage.

F. Ramirez indicated that Public Works Department will conduct a study to ensure that the sewer isn't being impacted by the additional usage.

M. Blodgett indicated that because the project is in the conceptual phase it is hard to determine how much of an impact if any to the existing infrastructure.

J. Cuellar indicated that the Charter School at 1218 Fourth Street is at capacity and that they have resorted to a lottery for those on the waiting list. She asked that is the area is impacted by traffic or parking can it be reassessed in the future or become a parking district. She acknowledged the letter submitted by the Haro Family with regards to the privacy concerns.

J. Ruelas asked if there are plans for future traffic studies. He stated that he sees all of the benefits that the proposed project may bring to the community. He expressed some concerns that there is no designated visitor parking being proposed.

M. Blodgett said that he will work with staff on further traffic impact analysis.

A. Durham said that he is familiar with the area since he lives on N. Huntington Street, which is not too far from the proposed project. He stated he had some concerns with Fermoore Street becoming a vehicular egress and ingress. He noted that he is concerned with the proposed 45 feet building height within the surrounding residential area.

J. Cuellar stated that there was a lot of information to go over and she said she would be in favor of continuing the item to a special meeting.

Ian Fitzsimmons – applicant stated that the project needs entitlements prior to submittal to the state for funding and the soonest construction would start would be approximately January 2013.

J. Cuellar asked how long has the Park Avenue project taken to start construction.

I. Fitzsimmons stated it has been one year since it's approval.



Planning Commission Minutes of March 6, 2012  
Page 4 of 4

J. Cuellar noted that Layne Park needs some improvements and asked if those improvements consisting of bathrooms, shaded area, and eating area could be made part of the project's approval to offset their need for common open space.

I. Fitzsimmons stated he would have to present that request to the principals/owners of the proposed project.

Subsequent to discussion by the commission, Chairperson J. Cuellar moved to continue the item until a Special Meeting to be held on Wednesday, March 14, 2012. Seconded by Commissioner J. Ruelas, the motion carried with the following vote:

**AYES:** J. Cuellar, J. Ruelas, A. Durham, and M. Rodriguez  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

#### **STAFF COMMUNICATIONS**

City Planner Fred informed that commission of some of the projects that will be presented to them at the near future which include:

- Density Bonus Ordinance
- Smoking Ban Ordinance
- Building Code update by reference

#### **ADJOURNMENT**

Commissioner A. Durham moved to adjourn to March 14, 2012. Second by Commissioner J. Ruelas, the motion carried with the following vote:

**AYES:** A. Durham, J. Ruelas, J. Cuellar, and M. Rodriguez  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

9:52 P.M.  
 FRED RAMIREZ  
 Planning Commission Secretary

**MEETING DATE:** March 14, 2012

**PUBLIC HEARING:**

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

(a) **To Approve:**

**“I move to recommend that the Planning and Preservation Commission recommend approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommend adoption of the Initial Study and Mitigated Negative Declaration for the project to the City Council, pursuant to Planning and Preservation Commission Resolution 2012-03 and conditions of approval attached as Exhibit “A” to the resolution (“Attachment 1”).**

(b) **To Deny:**

**“I move to recommend denial that the Planning and Preservation Commission recommend denial of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommend denial of the Initial Study and Mitigated Negative Declaration for the project to the City Council, pursuant to Planning and Preservation Commission Resolution 2012-03 and conditions of approval attached as Exhibit “A” to the resolution (“Attachment 1”).**

(c) **To Continue:**

**“I move to continue consideration of Staff recommends that the Planning and Preservation Commission recommend continuation of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and continuation of the Initial Study and Mitigated Negative Declaration for the project to the City Council, pursuant to Planning and Preservation Commission Resolution 2012-03 and conditions of approval attached as Exhibit “A” to the resolution (“Attachment 1”).**

**PUBLIC HEARING:**

To Approve ( )

To Deny ( )

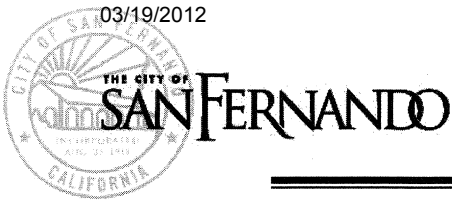
To Continue ( )

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Roll Call: \_\_\_\_\_

**7A: General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, Initial Study and Mitigated Negative Declaration**



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## PLANNING AND PRESERVATION COMMISSION STAFF REPORT

DATE: March 14, 2012

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

FROM: Fred Ramirez, City Planner *FR*  
Prepared by: Edgar Arroyo, Assistant Planner *EA*

SUBJECT: **Continuation of General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, and Initial Study and Mitigated Negative Declaration**

LOCATION(S): 1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue  
Assessors Parcel No(s): 2520-011-006, 038, 041, 042, and 043  
2520-017-002, 003, and 004

PROPOSAL: The proposed development consists of two neighboring affordable housing projects (the "Project") consisting of a total of 113 dwelling units. The proposed Project would require a general plan map amendment and zone change to convert industrially zoned property along First Street and Harding Avenue to high density residentially zoned property. Each project site will be developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501 and 1529 First Street will be developed with an 84-unit multifamily housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112, 116, and 124 Harding Avenue will developed with a 29-unit multi-family housing project with parking on-site for 40 vehicles within a first-floor garage. The project sites are located along Harding Avenue, between First Street and Second Street.

APPLICANT: Aszkenazy Development, Inc., 601 S. Brand Boulevard, 3rd Floor, San Fernando, CA 91340

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### RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission recommend approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommend adoption of Initial Study and Mitigated Negative Declaration for the project to the City Council, pursuant to Planning and Preservation Commission Resolution 2012-03 and conditions of approval attached as Exhibit "A" to the resolution ("Attachment 1").

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 2

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## **BACKGROUND AND ANALYSIS:**

1. On Tuesday, March 6, 2012, Community Development staff presented the proposed affordable housing project (the "Project") consisting of a total of 113 dwelling units at 1501 and 1529 First Street (Phase 1) and 112, 116, 124 Harding Avenue (Phase 2) to the Planning and Preservation Commission. The commission considered the Project as well as expressed concern over several aspects of the project, including the lack of overflow parking for the Project, vehicular ingress and egress to the Phase 1 site, traffic on neighboring streets, and available onsite common recreational area.

Subsequent to staff's presentation of the project, the commission made a motion to continue consideration of the item to a special meeting on Wednesday, March 14, 2012 to allow for the commission to further review the Project and allow the applicant to address the concerns expressed by the commissioners. A copy of the March 6, 2012 Planning and Preservation Commission Staff Report is provided as "Attachment 6" of this report.

2. On March 7, 2012, staff reviewed the city's open space requirements to further assess if the Project provided the required amount of common recreational area. Pursuant to City Code Section 106-967(2), each lot developed with more than four units shall provide a common area of 100 square feet per unit with a minimum dimension of 25 feet. Additionally, City Code Section 106-6 defines common area as "an entire project area excepting all lots or units granted to or reserved for individual owners or tenants."

Subsequent to staff's further review of the city's common area requirements, it was determined that the courtyard area for Phases 1 and 2 of the Project could be counted toward meeting these requirements. As such, the applicant was instructed to provide the total area for the courtyards in each apartment site.

3. On March 9, 2012, the applicant submitted a revised second floor plan for Phases 1 and 2 of the Project ("Attachments 2 and 3") that identified the common area on within the each sites' courtyard. Phase 1 of the Project would provide a common recreational area of 6,584 square feet within the second-floor courtyard, in addition to the 1,600-square-foot community room and the 2,820-square-foot community garden. In total, this site would provide 11,004 square feet of common recreational area, a surplus of 2,604 square feet above the 8,400 square feet required for Phase 1.

Similarly, Phase 2 of the Project would provide a common recreational area of 3,477 square feet within the second-floor courtyard, in addition to the 1,100-square-foot community room. In total, this site would provide 4,577 square feet of common recreational area, a surplus of 1,677 square feet above the 2,900 square feet required for Phase 2. As a result, the applicant would comply with common area requirement for Phases 1 and 2 of the Project and would no longer seek a concession from the city for this development standard.

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 3

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4. On March 12, 2012, the applicant submitted a revised site plan (“Attachment 2”) for Phase 1 of the Project (Fermore St. Apartments) to address the commission’s concern regarding the availability of overflow parking on-site and vehicular access to Phase 1 of the Project (Fermore St. Apartments). The revised site plans incorporates 10 additional parking spaces along the northerly portion of the fire lane abutting Harding Avenue. In addition, primary vehicular access to Phase 1 of the Project would be provided through Harding Avenue, with access from Fermore Street restricted to emergency vehicles (e.g., San Fernando Police and Los Angeles City Fire).

In addition to the 10 additional parking spaces, the applicant has noted on their letter dated March 12, 2012 (“Attachment 4”), that the closure of three existing driveway aprons along Fermore Street and Harding Avenue are expected to result in approximately seven additional on-street public parking spaces available to residents in the area.

5. Additionally, on March 12, 2012, Marc Blodgett (Blodgett Baylosis Associates), the environmental consultant for the project, finalized traffic and circulation analysis that took into account that primary vehicular access to Phases 1 and 2 of the Project would be through Harding Avenue. In addition, a pre-construction and post-construction trip distribution was generated to show the existing and anticipated traffic impact along Harding Avenue and First Street. The traffic and circulation analysis is included as “Attachment 5” to this report.

## **CONCLUSION:**

In light of the forgoing analysis, it is staff’s assessment that approval of the general plan amendment and zone change is warranted, as revised by the applicant to address the commission’s and community’s concerns. Approval of the project would allow development of 113 affordable housing units that will be restricted for rent to eligible low-income households in a manner consistent with the goals and objectives of the General Plan Housing Element, long term regional planning and transportation programs, and state mandated housing programs. The project as proposed will expand the number of affordable housing units currently available within the community and also help the city get closer to attaining its RHNA housing numbers.

Furthermore, the redevelopment of the project site would also enhance the quality of existing neighborhoods and health of residents through the elimination of property maintenance issues that arise from vacant and underutilized property and contribute to the physical blight within the project area.

Based on the above findings, staff recommends that the Planning and Preservation Commission recommend approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and adoption of the Initial Study and Mitigated Negative Declaration for the project to the City Council, pursuant to Planning and Preservation Commission Resolution 2012-03 and the conditions of approval attached as Exhibit “A” to the resolution (“Attachment 1”).

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March 14, 2012

GPA 2012-01, ZC 2012-01, LLA 2012-01, SPR 2012-01, Initial Study & Mitigated Negative Declaration  
1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue

Page 4

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**ATTACHMENTS (6):**

1. Resolution 2012-03 and Exhibit A: Conditions of Approval
  2. Phase 1: Revised Site Plan and Common Area Plan for Fermore St. Apartments
  3. Phase 2: Revised Common Area Plan for Harding Ave. Apartments
  4. Letter from Aszkenazy Development, Inc. Dated March 12, 2012
  5. Traffic and Circulation Analysis
  6. March 6, 2012 Planning and Preservation Commission Staff Report
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**ATTACHMENT 1:**

**Planning and Preservation Commission  
Resolution 2012-03 and  
Exhibit “A”: Conditions of Approval**

**RESOLUTION NO. 2012-03****A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 2012-01, ZONE CHANGE 2012-01, AND SITE PLAN REVIEW 2012-01 AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR THE FERMOORE STREET/HARDING APARTMENTS AT 1501 AND 1529 FIRST STREET AND 112, 116, AND 124 HARDING AVENUE**

WHEREAS, Aszkenazy Development, Inc. (c/o Ian Fitzsimmons), hereinafter referred to as “Applicant,” has submitted an application for approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 to develop 113 units of affordable housing on two non-contiguous sites in the City of San Fernando referred to as the Fermoore Street Apartments at 1501 and 1529 First Street (Phase 1) and the Harding Avenue Apartments at 112, 116, and 124 Harding Avenue (Phase 2) on neighboring, henceforth referred to as the “Project”;

WHEREAS, Phase 1 of the Project at 1501 and 1529 First Street would require an amendment of the general plan land use map and zoning map for parcels 2520-011-038, 2520-011-041, and 2520-011-042 to reclassify the existing land use designation of these parcels from Industrial (IND) to High Density Residential (HDR) and rezone these parcels from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone;

WHEREAS, Phase 2 of the Project at 112, 116, and 124 Harding Avenue would also require an amendment of the general plan land use map and zoning map for parcel 2520-017-002 to reclassify the existing land use designation of this parcel from Industrial (IND) to High Density Residential (HDR) and rezone this parcel from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone;

WHEREAS, General Plan Amendment 2012-01 and Zone Change 2012-01 would allow for the construction of Phases 1 and 2 of the Project as follows: a) Phase 1: The development of a four-story, 121,051-square-foot affordable housing project with 84 units on a 79,286-square-foot lot comprised of three contiguous parcels; b) Phase 2: The development of a four-story, 43,733-square-foot affordable housing project with 29 units on a 21,437-square-foot lot comprised of three contiguous parcels;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City of San Fernando’s CEQA Guidelines, the City of San Fernando as the Lead Agency overseeing the environmental review for the proposed affordable housing project has prepared a Draft Initial Study as part of the city’s environmental assessment in order to determine the nature and extent of the environmental review required for the proposed project and based on said environmental assessment has determined that any potential significant adverse environmental impacts associated with the project’s approval and implementation can be mitigated to less than significance levels through the implementation of project specific mitigation measures and has thus prepared a Negative Declaration with described mitigation measures otherwise herein referred to as the Mitigated Negative Declaration;



WHEREAS, the Planning and Preservation Commission conducted a public hearing held on the proposed general plan land use map and zoning map amendments on March 6, 2012 at 7:00 p.m., and proper public notice was duly given pursuant to Code Section 106-72, et al.;

WHEREAS, the Planning and Preservation Commission continued consideration of the proposed Project to March 14, 2012 at 7:00 p.m. to further review and evaluate the proposal;

WHEREAS, the Planning and Preservation Commission's findings and recommendations for approval to the City Council were memorialized in writing in the form of Planning and Preservation Commission Resolution 2012-03 on March 14, 2012;

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

SECTION 1: The Planning Commission finds that all of the facts set forth in this Resolution are true and correct.

SECTION 2: On March 6, 2012, the Planning and Preservation Commission held a duly noticed public hearing to consider the proposed application for the Project filed by the Applicant and the findings and recommendations made by the Planning and Preservation Commission. Evidence, both written and oral, was presented at said hearing.

A. The public hearing afforded opportunities for public testimony and comments on the Project.

B. Notice of the hearing was given pursuant to San Fernando Municipal Code Section 106-72 and in compliance with Government Code Sections 65090 and 65091, a notice of public hearing for the proposed general plan and zoning map amendments and the Project was advertised in the Los Angeles Daily News (a local paper of general circulation), ten (10) days prior to the scheduled public hearing before the Planning and Preservation Commission.

C. The Planning and Preservation Commission made a motion to continue consideration of the proposed Project to March 14, 2012.

SECTION 3: Based upon substantial evidence presented to the Planning and Preservation Commission on March 6, 2012 and on March 14, 2012, including public testimony, written materials and written and oral staff reports, with regard to the Project, the Planning and Preservation Commission concurred with the city planning staff's determination that the Project will not have a significant adverse impact on the environment with the identified mitigation measures incorporated as part of the Mitigated Negative Declaration and subsequently, recommended that the City Council adopt findings to that effect on March 14, 2012.

SECTION 4: Based upon the evidence and all other applicable information presented, the Planning and Preservation Commission finds that the proposed amendment of the general plan land use map is appropriate for the following reasons:

A. Changing the General Plan Land Use Designation from “Industrial” to “High Density Residential” as proposed as part of the Project will facilitate the development of affordable housing in accordance with the goals and policies set forth in the City of San Fernando General Plan Housing Element.

B. Changing the land use designation within will not adversely impact or be detrimental to the IND (Industrial) or HDR (High Density Residential) land uses adjacent to the Project area.

SECTION 5: The Planning and Preservation Commission determined that the proposed zoning map amendment is based the findings of fact as discussed below:

- **The proposed amendment is consistent with the objectives, policies, general land uses and programs of the City’s general plan.**

The requested amendment to the city’s zoning map would change the current zoning of several parcels of land that comprise Phases 1 and 2 of the Fermoore St./Harding Ave. Apartment Project. As part of the Project, the properties located at 1501 and 1529 First Street (APN’s: 2520-011-038, 041, and 042) and 112 Harding Avenue (APN’s: 2500-017-002) would be rezoned from their current zoning as M-1 (Limited Industrial) to R-3 (Multiple Family). The proposed rezoning would facilitate the development of 113 affordable housing units restricted for rent to eligible low income households within the city.

Properties that abut the Project to the north and west are R-3 (Multiple Family) zoned properties that have been developed with a variety of single-family dwellings and multifamily apartment buildings. The requested zone change would make use of vacant, underutilized industrially zoned land that currently abuts R-3 zoned and residentially developed lots fronting Second Street, Harding Avenue, and Harps Street. The Project would comply with the goals and objectives of the General Plan Land Use Element, with the requested general plan map amendment, by retaining the small town character of San Fernando and maintaining an identity that is distinct from surrounding communities. (San Fernando General Plan Land Use Element Goals I and III, Pg. IV-6). The affordable housing Project would result in significant physical improvements to the project site and adjacent public right-of-ways, eliminating any blight conditions associated with the existing physical condition of the subject properties.

Additionally, the Project would also comply with goals and policies of the General Plan Housing Element by: providing a range of housing types (including low income rental units) to meet community needs; providing adequate housing sites to facilitate the development of a range of residential development types in San Fernando that help the city fulfill its fare share of regional housing needs; providing affordable housing opportunities for San Fernando’s lower income population; utilizing zoning tools, including density bonus, to provide affordable units within market rate developments; supporting collaborative partnerships with non-profit organizations and for-profit developers to provide greater access to affordable housing funds; and, encouraging the use of sustainable and green building features in new housing. (San Fernando General Plan Housing Element Goals 2.0, Policies 2.1, 2.3, 2.5, 2.7, 2.10, Pg. V-11). Thus, it is the commission’s determination that this finding can be made.

- **The adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare.**

The requested amendment to the zoning map would allow for vacant, underutilized industrially zoned land to be adaptively reused for the development of affordable housing available to low income households within the city. As part of the Project, the properties located at 1501 and 1529 First Street (APN's: 2520-011-038, 041, and 042) and 112 Harding Avenue (APN's: 2500-017-002) would be rezoned from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone. The Project would result in significant physical improvements to the site and adjacent public right-of-ways, eliminating any blight conditions associated with the existing physical condition of the subject properties.

The physical improvements that will be made as part of the Project include repair and replacement of the existing sidewalks that abut each site, the installation of wheelchair assessable ramps on the corners of Harding Avenue and Fermoore Street, the construction of tree wells along the adjacent sidewalks, and the planting of street trees along the adjacent public right-of-ways. In addition, the proposed Project will also have the potential to promote the revitalization of the First Street corridor and the residential area along Second Street and Harding Avenue. The proposed Project would also be responsible for making the necessary upgrades to the existing water and sewer infrastructure required to accommodate the Project's potential demand. Therefore, the on-site and off-site physical improvement that would result as part of Project, coupled with the availability of new affordable housing, would not be detrimental to the public interest, health, safety, convenience or welfare. Thus, it is the commission's determination that this finding can be made.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby recommends approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommends adoption of the Initial Study and Mitigated Negative Declaration for the Project to the City Council, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 14th day of March 2012.

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JULIE CUELLAR, CHAIRPERSON

ATTEST:

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FRED RAMIREZ, SECRETARY TO THE PLANNING AND PRESERVATION COMMISSION

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

City of San Fernando Planning and Preservation Commission

Resolution No. 2012-03

Page 5

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 Planning and Preservation Commission at a meeting held on the 14th day of March 2012; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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FRED RAMIREZ, SECRETARY TO THE PLANNING AND  
PRESERVATION COMMISSION

**EXHIBIT “A”**  
**CONDITIONS OF APPROVAL**

- PROJECT NO.** : **General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, and Initial Study and Mitigated Negative Declaration**
- PROJECT ADDRESS** : 1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue  
Assessors Parcel No(s): 2520-011-006, 038, 041, 042, and 043  
2520-017-002, 003, and 004
- PROJECT DESCRIPTION** : The proposed development consists of two neighboring affordable housing projects (the “Project”) consisting of a total of 113 dwelling units. The proposed Project would require a general plan map amendment and zone change to convert industrially zoned property along First Street and Harding Avenue to high density residentially zoned property. Each project site will be developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501 and 1529 First Street will be developed with an 84-unit multifamily housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112, 116, and 124 Harding Avenue will developed with a 29-unit multi-family housing project with parking on-site for 40 vehicles within a first-floor garage. The project sites are located along Harding Avenue, between First Street and Second Street.

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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. Project Entitlements. General Plan Amendment 2012-01 and Zone Change 2012-01 are granted for the land described in this application and any attachments thereto, as reviewed by the City Council on March 19, 2012, except as herein modified to comply with these Conditions of Approval.
2. Occupancy per Approval. The subject property shall be improved and occupied in substantial conformance with the plans, as reviewed by the City Council on March 19, 2012, except as herein modified to comply with these Conditions of Approval.
3. Lot Line Adjustment. Prior to the issuance of a building permit, the applicant shall complete a lot line adjustment of Phase 1 of the Project to adjust the boundary lines in conformance with the set of plans reviewed by the City Council on March 19, 2012.
4. Parcel Merger. The developer shall merge all parcels that comprise Phases 1 and 2 of the Project, respectively. A new parcel map and legal description as part of an owner initiated parcel merger shall be reviewed and approved by the Community Development Department and subsequently filed with the Los Angeles County Registrar-Recorder/County Clerk Office and proof of said recordation shall be provided

to the Community Development Department.

5. Attached Checklist. The developer shall comply with the requirements as listed in the attached Public Works Department Development/Improvement Review Checklist (See “Attachment 1” of these Conditions of Approval), the Memorandum from the Building and Safety Supervisor (See “Attachment 2” of these Conditions of Approval), and the Mitigation Monitoring Plan (See “Attachment 3” of these Conditions of Approval).
6. Construction Plans. A copy of the Conditions of Approval (including all attachments) shall be printed on the final building plans submitted to the Community Development Department prior to the issuance of a building permit to construct the proposed multifamily apartment Project. Additionally, subsequent to obtaining development entitlements from the City Council, a staging plan for the proposed construction shall be submitted as part of building permit plan check review process to be reviewed and approved by the Public Works Department. The construction plan shall note the locations of all on-site utility facilities, as well as trash containers, construction vehicle parking, and the staging area for debris removal and drop off of materials. In addition, adequate security shall be provided to properly secure all building materials and tools during construction period. The construction plan shall provide specific provisions for the regulation of construction vehicle ingress and egress to the site during construction, while providing continued through-access for pedestrian and vehicles visiting the adjoining industrial and commercial business as well as the surrounding residential neighborhood.
7. Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the City of San Fernando’s building codes, as specified by the Community Development Department.
8. Public Safety Requirements. The following security measures and public safety requirements shall be incorporated into the design of the proposed project:
  - Adequate lighting in all pedestrian pathways and within the proposed parking levels. In addition, adjoining public parkways/sidewalks should be adequately lit. The approved light fixtures should be architecturally compatible with the overall design of the building and should be shielded to reduce potential spillover to adjoining properties;
  - Knox boxes or similar emergency access key boxes that are integrated in to the buildings security alarm system. Such boxes shall conform to the requirements of the Los Angeles Fire Department;
  - Proper signage identifying any restrictions (e.g., prohibited, subject to towing, etc.) for overnight parking;
  - Sufficient height clearance within parking area for emergency vehicles as required by the Los Angeles Fire Department; and,
  - All emergency access lighting and signage as required by the Community Development Department and the Los Angeles Fire Department.

9. Covenant of Affordability. The project shall provide for long term affordability of those units designated as affordable. The owner shall enter into one or more covenant agreement with the City that would ensure that the proposed 113 rental dwelling units that would be designated for low-income qualified renters would be retained as affordable units for a period of not less than 30 years. The agreement shall conform to state density bonus law regulations for the designation and retention of affordable dwelling units, pursuant to Government Code Section 65915, et al, and shall be recorded against the properties that comprise Phase 1 and Phase 2 of the Project.
10. Lot Coverage. As requested by the developer to facilitate the development of affordable housing within the city, an increase in lot coverage shall be provided for Phases 1 and 2 of the Project as a concession pursuant to Government Code Section 65915(d)(2)(C). Phase 1 of the Project shall not exceed a lot coverage of 55 percent of the site. Similarly, Phase 2 shall not exceed a lot coverage of 67 percent of the site. Additional coverage of the lot not in accordance with the approved site plan shall be reviewed by the Community Development Department for compliance with applicable state and local regulations.
11. Setbacks. All proposed residential development on Phases 1 and 2 of the project shall comply with all required building front, side, and rear yard setbacks pursuant to City Code Section 106-696, et al, as noted on the conceptual plans and as approved by the City Council on March 19, 2012. Phase 1 and Phase 2 of the Project shall maintain, at minimum, a 20-foot front yard setback, five feet side yard setbacks, and a 15-foot rear yard setback. In addition, a minimum of 50 percent of the front yard setback shall be improved with live landscaping, pursuant to City Code Section 106-967(4).
12. Architecture. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the preliminary building elevations, in a manner consistent with the design principles and guidelines as specified in the *City of San Fernando Multi-Family Residential Design Guidelines*. Such further architectural design details and refinements shall address, but not be limited to, the following:
  - a) The development shall be of the highest architectural quality, appearance, construction, and exterior materials in substantial compliance with the site plan, floor plans, and elevation drawings;
  - b) The character and design of the project including the proposed architectural details shall be retained and maintained over time. All features and amenities provided as specified on the approved plans and/or by these conditions of approval, including high grade dimensional roofing materials and high quality building exterior materials and fixtures, landscape, hardscape, etc., shall be retained and maintained in good condition for the life of the project;
  - c) All buildings and structures shall be painted with colors that are compatible with the final conceptual design submitted for approval to the City Council. The color palette for all existing and proposed buildings and structures shall be approved in advance by the Community Development Department prior to painting;
  - d) Architectural details compatible with a high level of design quality that are referenced in the conceptual plan shall be identified in the approved site plan and be reflected in the final construction drawings. Composite siding, stone, colored concrete and smooth stucco shall be used for major building surfaces and elements. Decorative elements such as railings, drain pipes, rain gutters, and

other features shall be emphasized and be of a high quality material consistent with the architectural style of the building. Windows and doors shall be consistent with the overall design of the building and noted on the approved conceptual plans;

- e) All proposed exterior finish materials, dimensions, and exterior decorative lighting to be used (i.e., multi-pane windows, recessed window and door openings, glazing, awnings, storm shutters, cornices, roofing, trim, stucco, veneer, etc.) shall be clearly identified and noted on the approved site plan. Colors, materials and textures that are suitable to the scale, character and design theme of the project shall be provided; and,
  - f) Any proposed minor variations or modifications to the site plan and/or elevations shall require prior review and approval by the Community Development Department.
13. Height. The proposed residential buildings for Phases 1 and 2 of the Project shall comply with the height standards for the R-3 (Multiple-Family) zone pursuant to City Code Section 106-967(5)(b). Exceeding the maximum height for the zone shall require review and approval of a variance and associated finding of fact by the Planning and Preservation Commission pursuant to City Code Section 106-295.
14. Landscaping. Pursuant to City Code Section 106-967(4), a minimum of 50 percent of the front yard setback shall be maintained with live landscaping. The landscape design shall be further refined as necessary to improve the level of design quality by focusing on important design principles.

Good horticultural practices shall be followed in all instances. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition and fertilization, cultivation, and tree pruning shall be a part of regular maintenance. The project shall incorporate the use of drought tolerant plant species, ground cover, and vertical landscape features as a way of addressing city regulations, addressing the deficiency in landscaped area, and reducing water consumption through landscape maintenance.

Furthermore, the applicant shall submit a landscape, hardscape, and irrigation plan to the Community Development Department for review and approval prior to installation and planting of any landscaping. The landscape and hardscape plan shall cover all landscaping (i.e., trees, shrubbery, ground cover, and urban furniture) proposed on-site and off-site. The city's Public Works Department shall have final review and approval authority regarding the required off-site improvements for the Project.

15. Street Trees. The developer shall provide all required off-site public improvements as listed on the attached Public Works Improvement Checklist. As noted on the checklist, the developer shall install one parkway tree on Fermore Street and eight parkway trees along Harding Avenue, adjacent to the Phases 1 and 2 of the Project. The species of trees shall be determined by the Public Works Department.
16. Walls and Fences. All chain-link and deteriorated fencing material throughout the site shall be removed in its entirety and replaced as needed with approved fencing materials. Additionally, all new fences and walls shall provide a finish material compatible with the architectural style and treatment of the residential structure and all existing and required walls shall be subject to building code standards. The final design of any proposed wall and/or fence shall be submitted to the Community Development Department for review and approval.



17. Parking. All on-site parking spaces shall comply with the parking regulations of the San Fernando City Code for design and minimum dimension, except wherein approved by the City Council or otherwise permitted pursuant to applicable state density bonus law regulations for qualifying affordable housing projects. In addition, pursuant to Government Code Section 65915 et. seq., both project sites shall comply with the applicable parking standards for affordable dwelling units as follows:

- One on-site parking space for every zero to one bedroom dwelling unit; and,
- Two on-site parking spaces for every two to three bedroom dwelling unit.

Furthermore, the Project sites shall each provide a bulletin board, display case or kiosk displaying transportation information located where the greatest numbers of residents are likely to see it. Information in the area shall include but is not limited to the following:

- Current maps, routes and schedules for public transit routes serving the site;
- Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
- Ridesharing promotional material supplied by commuter-oriented organizations;
- Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and,
- A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.

18. Bicycle Locking Facilities. Stationary bicycle locking facilities by means of a freestanding bicycle rack shall be installed along Fermoore Street and Harding Avenue, within the front yard setback areas of Phases 1 and 2 of the Project. The developer shall provide one off-street bicycle parking space for every 10 automobile parking spaces on each site. The placement of the bicycle parking facilities shall be incorporated in the set of plans for the project and shall be reviewed by the Community Development Department.

19. 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 architectural style of the buildings 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. Review and approval by the Community Development Department shall be required for all light fixtures prior to installation.

20. Trash Enclosure. Pursuant to City Code Section 106-896, the approved multifamily residential development sites shall provide the following as part of their trash enclosure areas:

- All trash areas shall be located and arranged both for convenience to residents and for convenient vehicular access and pickup.
  - No trash area shall be located within five feet of any window opening into a dwelling unit.
  - All trash and garbage collection facilities shall be either enclosed within a building or by a screening fence or wall and gate five to six feet in height.
  - The screening fence or wall shall be approved by the Community Development Department.
  - A common trash area shall be provided of at least 4 1/2 feet by 15 feet with an additional five square feet of trash area for each unit over 13.
21. Mechanical and Utility Equipment. All mechanical and utility equipment, including but not limited to transformers, terminal boxes, air conditioner condensers, risers, backflow devices, gas meters, electric meters and meter cabinets shall be screened from public view and treated to match the materials and colors of the buildings. Electrical service facilities and equipment on or adjacent to the Project sites 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.
22. Utilities. Pursuant to City Code Section 106-967(15), 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 that are adjacent to or extend through the subject properties, unless otherwise specified by the Community Development Department. Applicant shall provide any utility easements as necessary.
23. Automatic Fire-Extinguishing System. Prior to issuance of a building permit, the applicant shall obtain all the required fire safety clearances from the Los Angeles Fire Department and the City of San Fernando. All proposed apartment buildings shall be fully equipped with an automatic fire-extinguishing system reviewed and approved by the City of San Fernando and the Los Angeles Fire Department.
24. Property Maintenance. The subject sites and the immediate surrounding areas shall be maintained in a clean, neat, quiet and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
25. Graffiti Removal. The property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code. The property owner(s), operator and all successors shall provide for the immediate removal of any graffiti vandalism occurring on the properties and, where applicable, the restoration of the surface on which the graffiti exists. Such

restoration shall entail repainting or refinishing of the surface with a color or finish that matches the color or finish of the remaining portions of the structure being painted, and including treatment of the surface or site with measures to deter future graffiti vandalism as approved or required by the Community Development Department. Unless removed by the property owner or their designee within the specified time frame required by city code, property owner(s), operator and all successors shall grant the right of access to authorized agents of the City of San Fernando to remove graffiti from any surface on the properties that is open and accessible from city property or public right-of-way, at the expense of the owner(s) or operator and all successors.

26. Site Inspections. Prior to the issuance of a Certificate of Occupancy for each of the project sites, the Community Development Department shall inspect each 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 subject properties.
27. Modifications. Any and all modifications to the development plan, including these Conditions of Approval, shall require review and approval by the Community Development Department.
28. 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 and/or Public Works Director. An Encroachment Permit must be obtained from the Public Works Department for each project site prior to any demolition and/or new construction activity that would require staging and/or construction within the public right-of-ways.
29. General Compliance. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation.
30. Stormwater Mitigation. 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 each project site. During construction, the project sites shall comply with all applicable Best Management Practices (BMPs). In addition, the project shall provide for a storm water mitigation plan ("SWMP"), which includes those Best Management Practices (BMPs) necessary to control storm water pollution from construction activities and facility operations, as set forth in the Standard Urban Stormwater Mitigation Plan (SUSMP) applicable to the applicant's project. Structural or treatment control BMPs (including, as applicable, post-construction treatment control BMPs) set forth in project plans shall meet the design standards set forth in the SUSMP and the current municipal NPDES permit pursuant to City Code Section 34-103. The stormwater mitigation requirements noted above shall be applicable to both project sites.
31. Grading and Drainage Plan. A grading plan and drainage plan outlining all required cut and/or fill and on-site drainage improvements for each project site shall be reviewed and subsequently approved by the City Engineer and Public Works Department prior to the issuance of building permits. The amount of cubic feet of soil that will be excavated as part of the proposed development for each project site shall be provided.
32. Construction Hours. Construction activity on Mondays through Fridays shall comply with the current San

Fernando City Code standards for construction in residential zones. In addition, any construction on Saturday shall commence no earlier than 8:00 a.m.

33. Acceptance. Within thirty (30) days of approval of General Plan Amendment 2012-02, Zone Change 2012-01 and Site Plan Review 2012-01, the property owner(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval or modifications thereto by signing a statement using an acceptance affidavit form provided by the Community Development Department that acknowledges acceptance and shall be bound by all of the conditions.
34. Recordation. Prior to the issuance of a Certificate of Occupancy for each of the project sites, the applicant shall provide the Community Development Department with proof that the Conditions of Approval have been recorded on each of the merged Project sites with the Los Angeles Registrar Recorder/County Clerk's Office.
35. Expiration. The Site Plan Review 2012-01 shall become null and void unless exercised by submitting construction plans in application for a building permit for each Project site within six (6) months of final approval or until such additional time as may be granted by the Community Development Department, upon receipt of a written request for an extension received prior to such expiration date.

**CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT / IMPROVEMENT REVIEW CHECK LIST**  
**PROJECT: SPR 2012-01     First/Harding/Fer Moore Multiple Family Development     DATE:2/23/12**

**PROJECT ADDRESS:     Multiple Family Residential Development**


	ITEM	REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
1.	Site plan must show:				
	a. Existing building or structure	✓			
	b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
	c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2.	Submit offsite improvement plan.	✓			See #28.
3.	Prior to issuance of building permit:				
	a Pay sewer capital facility charge.	✓			See attached schedule.
	b Pay water capital facility charge.	✓			See attached schedule.
	c Pay water service installation charge.	✓			See attached schedule.
	d Pay fire service installation deposit.	✓			See attached schedule.
	e Pay fire hydrant installation deposit.		✓		Unless fire hydrant is required by City of Los Angeles Fire Department.
	f Pay plan check fee (Offsite).	✓			Based on the cost estimate from #28 and the attached schedule.
	g Pay inspection fee (Offsite).	✓			Based on the cost estimate from #28 and the attached schedule.
	h Provide labor and material bond.	✓			Shall be provided prior to issuance of grading permit.
	i Provide performance bond.	✓			Shall be provided prior to issuance of grading permit.
4.	Is there existing sewer house connection to property?	✓			
5.	Is there existing water service to the property?	✓			
6.	Provide separate water service for each building or separate ownership.	✓			
7.	Provide separate sewer connection for each building.	✓			
8.	Underground all utilities to each unit/building.	✓			Underground all lighting and utilities.
9.	Cap off existing sewer connection that will no longer be used.	✓			See #28.
10.	Abandon all existing water service and install new copper ones per plan.	✓			
11.	Upgrade existing substandard hydrant to 6-inch wet barrel hydrant (4"X 2.5" outlet).		✓		
12.	Install new hydrant per City standard.		✓		Unless required by City of Los Angeles Fire Department.
13.	Satisfy City of Los Angeles Fire Dept. fire flow requirements.	✓			Obtain clearance from City of Los Angeles Fire Department.

**PROJECT ADDRESS: Multiple Family Residential Development**

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
14.	Provide City approved backflow device for the domestic water service and/or landscape irrigation, provide proof that said equipment has been tested by a certified tester.	✓		<i>Provide one backflow device for every water service. Provide additional backflow device for irrigation/landscaping</i>
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.	✓		<i>Remove existing driveways that will no longer be use and replace with sidewalk and parkway.</i>
16.	Construct PCC driveway approach 6-inch thick per City Standard.	✓		
17.	Construct wheel chair ramp per City Standard.	✓		<i>Construct 4 wheel chair ramps at the corner of Harding Avenue and Second Street.</i>
18.	Remove and replace broken/damaged concrete sidewalk adjacent to property.	✓		<i>Remove and replace broken, damaged, or deteriorated sidewalk per the discretion of Public Works department</i>
19.	Remove and replace broken curb/gutter adjacent to property.	✓		<i>Remove and replace broken, damaged, or deteriorated curb/gutter per the discretion of Public Works department. Construct new curb and gutter on First Street approx. 350 l.f.</i>
20.	Plant parkway trees per City Standard and City Master Tree Plan.	✓		<i>Number and species of parkway trees shall be determined by staff.</i>
21.	Construct tree wells per City Standard with tree grates.	✓		<i>Plant visible ground cover in the parkways on Harding Avenue and Fer Moore Street. Plant <u>1</u> parkway tree on Fer Moore Street and <u>8</u> parkway trees on Harding Avenue. Species of trees shall be determined by Public Works department.</i>
22.	A permit from the Public Works Dept. (Engineering Division) is required for all offsite improvements.	✓		
23.	All on-site pavement shall be minimum of 3-inch AC on 4 inch CAB or 6-inch PCC pavement without soil recommendation.	✓		
24.	Construct trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.	✓		
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.	✓		<i>Must obtain L.A. County Industrial Waste Permit. See #28.</i>
26.	Federal NPDES Requirements			
	a. Provide a SWPPP that incorporates construction BMP's in compliance with Federal NPDES.	✓		<i>See attached BMP's suggested for use during construction.</i>
	b. Provide a SUSMP that incorporates design elements and facility BMP's in compliance with Federal NPDES.	✓		
27.	Comply with all applicable existing conditions of approval for the proposed development.	✓		

**PROJECT ADDRESS: Multiple Family Residential Development**

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
28.				<p><b>Additional requirements:</b></p> <ul style="list-style-type: none"> <li>• Submit <b>Utility Plan</b> showing all existing public utilities and any proposed relocations/realignments. Also show any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with development.</li> <li>• Submit <b>Off-site Improvement Plan</b> with <b>quantities</b> and <b>cost estimate</b>, include all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter, wheel chair ramps, parkway trees, street improvements, striping, etc). Cost Estimate to be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.</li> <li>• Submit on-site and off-site <b>Striping Plan</b>.</li> <li>• Submit <b>ALTA survey</b> and incorporate as part of the project drawings. Perform full property survey. Include any vacation and dedication description.</li> <li>• Submit <b>Grading and Drainage Plan</b> for on-site as well as elevations along the adjacent lots. Show how development will drain to First Street and how the differential flow will be mitigated.</li> <li>• Submit <b>Soils Report</b> for on-site.</li> <li>• Submit <b>Hydrology Study</b> and show how area will drain down to First St (storm drain). Provide on site drainage.</li> <li>• Submit <b>Water and Sewer Study</b> to ensure current systems met proposed developments future demands. Currently the system surrounding the project site includes: 12" Ductile Iron Pipe on First Street, 8" Cast Iron Pipe on First Street, 12" Ductile Iron Pipe on Harding Avenue, and 8" Steel Pipe on Harding Avenue. The current sewer system includes: 8" sewer line on First Street and a 15" sewer line on Harding Avenue. Please note the 15" sewer line on Harding meets the 8" sewer line on First Street and goes into a 15" sewer line on First Street. The sewer line at First Street is working at max capacity during peak hours. Developer may have to extend the sewer main on Maclay @ alley down to Maclay @ Celis in order to divert some of the sewage flow and be able to connect to the sewer system. Engineer should consider existing sewer capacity and proposed sewage flow resulting from this development. Proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.</li> <li>• Submit <b>Traffic study</b>, evaluating adequacy of the existing roadway configuration for the projected traffic, as well as signal timing. A protected left turn arrow may be needed at the traffic signal on First Street and Harding Avenue in order to accommodate the increased traffic flow on to first street.</li> <li>• Submit <b>Shoring Plan</b> to satisfy the required excavation depth.</li> <li>• Rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.</li> <li>• All driveways shall accommodate both ingress and egress vehicular traffic.</li> <li>• Ensure proposed fire lane/driveway along Fermoore Street is aligned and within property line and not within neighbor's lot. In the event that it is in neighbor's lot, please submit documentation from neighbor granting developer permission to build fire lane/driveway over his lot and record private easement. Submit any recorded easements as a result of this development to City.</li> <li>• Ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed.</li> <li>• All off-site improvements on Harding Avenue and Fermoore Street must be constructed with this development.</li> <li>• <b>Need Industrial Waste Clearance.</b> Comply with applicable federal NPDES requirements.</li> <li>• Satisfy NPDES.</li> </ul>

  
 \_\_\_\_\_  
 PUBLIC WORKS DEPARTMENT

3/5/12  
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 DATE



## Community Development Department

Building & Safety Division

### MEMORANDUM

DATE: February 23, 2012

TO: Edgar Arroyo, Assistant Planner

FROM: Francisco J. Villalva, Building & Safety Supervisor

SUBJECT: Site Plan Review 2012-01: 1501 First Street, First Street Affordable Housing Project

PROJECT DESCRIPTION: **Phase 1:** New four-story affordable housing apartment building with 84 units and first floor parking garage

The above reference proposed project as per plans submitted for site plan review is subject to the requirements as listed below. The requirements are preliminary and not final as additional requirements or corrections may follow during the building plan check process.

1. **REQUIREMENTS FOR GROUP R, DIVISION 2 OCCUPANCIES** - Per San Fernando Building Code Section 310.1 the proposed use of the building will be an apartment building.
2. **REQUIREMENTS FOR GROUP S DIVISION 2 OCCUPANCIES** - Per San Fernando Building Code Section 311.3 the proposed use of a portion of the building will be a parking garage.
3. **ACCESSIBILITY** - Per San Fernando Building Code Section 1103.1.3. Group R occupancies shall be accessible as provided in Chapter 11.
  - a. Section 1105A.2.2 [For HCD 1/AC] Multistory Dwellings Units in Buildings with one or more Elevators.
  - b. 1107A.5 [For HCD 1/AC] Ground Floor above Grade.
4. **L. A. CITY FIRE DEPARTMENT PLAN REVIEW** – Plan review is conducted at the Building & Safety Dept., Engineering Plan Check Division 5. Location: 14425 Erwin Street Mall, Van Nuys, California 91401 (818) 834-3370.
  - a. 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 Fire Department Plan Check (818) 374-4351



5. **AUTOMATIC FIRE-EXTINGUISHING SYSTEMS** - Per San Fernando Building Code Section 904.2.1 an automatic sprinkler system shall be installed in every story or basement of all buildings.
  - a. 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 Fire Sprinkler Mechanical Plan Check (818) 374-4364
  
6. **CALIFORNIA CODE OF REGULATIONS, TITLE 24** - Per California Energy Code Title 24 Section 100. A. New systems which use mechanical heating and cooling.
  
7. **STORM WATER SOIL-LOSS PREVENTION PLAN** - Per California Green Code Section 5.102. State Storm water NPDES Construction Permit 99-08-DWG. Must comply with local ordinance and no State permit is required. Adopt local agency approved BMP's.
  
8. **L. A. UNIFIED SCHOOL DISTRICT DEVELOPER FEE** – The fee is \$3.98 per square foot for new square footage of residential assessable area and \$0.07 for parking garage.
  
9. **PLAN CHECK REQUIRED** - Two (2) sets of plans and calculations with engineering stamp are required upon submitting for plan check as follows:
  - a. Site plan at standard size and an additional copy at 8 1/2" x 11".
  - b. Architectural Plans
  - c. Structural Plans
  - d. Mechanical Plan
  - e. Electrical Plan
  - f. Plumbing Plan

**Community Development Department****Building & Safety Division****MEMORANDUM**

DATE: February 23, 2012

TO: Edgar Arroyo, Assistant Planner

FROM: Francisco J. Villalva, Building & Safety Supervisor

SUBJECT: Site Plan Review 2012-01: 124 Harding Avenue, Affordable Housing Project

PROJECT DESCRIPTION: **Phase 2:** New four-story affordable housing apartment building with 29 units and first floor parking garage

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The above reference proposed project as per plans submitted for site plan review is subject to the requirements as listed below. The requirements are preliminary and not final as additional requirements or corrections may follow during the building plan check process.

1. **REQUIREMENTS FOR GROUP R, DIVISION 2 OCCUPANCIES** - Per San Fernando Building Code Section 310.1 the proposed use of the building will be an apartment building.
2. **REQUIREMENTS FOR GROUP S DIVISION 2 OCCUPANCIES** - Per San Fernando Building Code Section 311.3 the proposed use of a portion of the building will be a parking garage.
3. **ACCESSIBILITY** - Per San Fernando Building Code Section 1103.1.3. Group R occupancies shall be accessible as provided in Chapter 11.
  - a. Section 1105A.2.2 [For HCD 1/AC] Multistory Dwellings Units in Buildings with one or more Elevators.
  - b. 1107A.5 [For HCD 1/AC] Ground Floor above Grade.
4. **L. A. CITY FIRE DEPARTMENT PLAN REVIEW** – Plan review is conducted at the Building & Safety Dept., Engineering Plan Check Division 5. Location: 14425 Erwin Street Mall, Van Nuys, California 91401 (818) 834-3370.
  - a. 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 Fire Department Plan Check (818) 374-4351

5. **AUTOMATIC FIRE-EXTINGUISHING SYSTEMS** - Per San Fernando Building Code Section 904.2.1 an automatic sprinkler system shall be installed in every story or basement of all buildings.
  - a. 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 Fire Sprinkler Mechanical Plan Check (818) 374-4364
  
6. **CALIFORNIA CODE OF REGULATIONS, TITLE 24** - Per California Energy Code Title 24 Section 100. A. New systems which use mechanical heating and cooling.
  
7. **STORM WATER SOIL-LOSS PREVENTION PLAN** - Per California Green Code Section 5.102. State Storm water NPDES Construction Permit 99-08-DWG. Must comply with local ordinance and no State permit is required. Adopt local agency approved BMP's.
  
8. **L. A. UNIFIED SCHOOL DISTRICT DEVELOPER FEE** – The fee is \$3.98 per square foot for new square footage of residential assessable area and \$0.07 for parking garage.
  
9. **PLAN CHECK REQUIRED** - Three (3) sets of plans and calculations with engineering stamp are required upon submitting for plan check as follows:
  - a. Site plan at standard size and an additional copy at 8 1/2" x 11".
  - b. Architectural Plans
  - c. Structural Plans
  - d. Mechanical Plan
  - e. Electrical Plan
  - f. Plumbing Plan

# **MITIGATION MONITORING AND REPORTING PROGRAM**

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## **HARDING AVE./FERMOORE ST. APARTMENTS HARDING AVE. & FERMOORE ST. SAN FERNANDO, CALIFORNIA**



**LEAD AGENCY:**

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

**MARCH 6, 2012**

# TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Page</u></b>
<b>1. Overview of Project .....</b>	<b>1</b>
<b>2. Findings of Environmental Assessment .....</b>	<b>1</b>
<b>3. Findings Related to mitigation Monitoring .....</b>	<b>1</b>
<b>4. Mitigation Measures.....</b>	<b>2</b>
<b>5. Mitigation Monitoring.....</b>	<b>4</b>

## **1. OVERVIEW OF PROJECT**

The City of San Fernando Community Development Department (referred to hereinafter as the Lead Agency) is reviewing a development proposal for an apartment complex that will be constructed in two phases. Phase 1 (the Fermore Phase) will consist of 84 rental units that will be reserved for low income households. Phase 2 (the Harding Phase) will consist of 29 units reserved for low income households. A total of 113 units will be constructed. The proposed apartment buildings will consist of four levels with enclosed parking provided on the ground level. The applicant for the proposed project is Aszkenazy Development, Inc. located at 601 S. Brand Boulevard, Third Floor, San Fernando, California.

## **2. FINDINGS OF ENVIRONMENTAL ASSESSMENT**

The initial study prepared for the proposed project indicated that the proposed project is not expected to 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,
- 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 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of San Fernando may make the following additional findings:

- 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

### Mitigation of Aesthetic Impacts

The following mitigation measures will reduce the proposed project's light and glare impacts to levels that are less than significant:

*Mitigation Measure 1 (Aesthetic Impacts).* The applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) pursuant to the City's Lighting Ordinance (Chapter 106-834, Lighting) to the Community Development Department that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The outdoor lighting plan shall be subject to final review and approval by the Community Development Department. Landscape lighting shall be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas.

*Mitigation Measure 2 (Aesthetic Impacts).* The exterior window glazing of the proposed apartment structures shall be constructed of materials that consist of non-reflective tinted glass (no mirror-like tints or films).

### Mitigation of Air Quality Impacts

The analysis of potential air quality impacts indicated that no significant adverse operational impacts would result from the proposed project's implementation. However, the following measures will be required to further mitigate potential short-term construction related emissions.

*Mitigation Measure 3 (Construction Emissions).* All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

*Mitigation Measure 4 (Construction Emissions).* The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

*Mitigation Measure 5 (Construction Emissions).* All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

*Mitigation Measure 6 (Construction Emissions).* All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

*Mitigation Measure 7 (Construction Emissions).* All dirt/soil materials transported off-site shall be either sufficiently watered and securely covered to prevent excessive amount of dust.

*Mitigation Measure 8 (Construction Emissions).* General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

*Mitigation Measure 9 (Construction Emissions).* Trucks and other construction equipment shall be shut off when not in use.

### **Mitigation of Hazardous Materials Impacts**

The following measures are required to ensure that any hazardous materials that may be encountered during the interior improvements are properly handled:

*Mitigation Measure 10 (Hazardous Materials).* Should hazardous materials be encountered during the construction phases, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.

*Mitigation Measure 11 (Hazardous Materials).* The building contractors must adhere to all requirements governing the handling, removal, and disposal of hazardous substances and materials that may be encountered during construction activities.

### **Mitigation of Hydrological and Water Quality Impacts**

As indicated previously, the site's hydrological characteristics will not substantially change. Mitigation has been recommended as a means to comply with CWA and NPDES requirements.

*Mitigation Measure 12 (Hydrology and Water Quality).* The applicant will be required to submit a grading and drainage plan for on-site as well as elevations along the adjacent lots. The applicant will also be required to submit a hydrology study that indicates how the area will drain down to the First Street storm drain.

*Mitigation Measure 13 (Hydrology and Water Quality).* Treatment of storm flows will be required to reduce or eliminate the particulate matter washed into the storm drain system in order to obtain a storm water discharge permit in accordance with NPDES requirements.

*Mitigation Measure 14 (Hydrology and Water Quality).* Prior to issuance of building permits, a Storm Water Management Plan utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable shall be prepared and approved by the Public Works Director.

*Mitigation Measure 15 (Hydrology and Water Quality).* Future development must demonstrate compliance to the pertinent NPDES requirements concerning industrial wastewater discharges prior to issuance of the building permits.

### **Mitigation of Noise Impacts**

Potential short term noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

*Mitigation Measure 16 (Construction Noise Control).* The project shall comply with the City of San Fernando Noise Control Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

*Mitigation Measure 17 (Construction Noise Control).* Construction and demolition shall be



restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

*Mitigation Measure 18 (Construction Noise Control).* Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.

*Mitigation Measure 19 (Construction Noise Control).* The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

*Mitigation Measure 20 (Construction Noise Control).* The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

### **Mitigation of Public Service Impacts**

The analysis of public service impacts indicated that potentially significant adverse impacts on fire and law enforcement services may result from the proposed project's approval and subsequent implementation. As a result, the following mitigation, with respect to public services, is required:

Mitigation Measure 21 (Public Services). The proposed project will be subject to review and approval by the City of Los Angeles Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. In addition, the Fire Department will be required to review and approve any evacuation plan as well as the on-site circulation to ensure that emergency vehicles can easily access the site.

Mitigation Measure 22 (Public Services). The projects' management must ensure that all fire lanes remain open at all times.

Mitigation Measure 23 (Public Services). The proposed project will be subject to review and approval by the San Fernando Police Department to ensure that public safety measures are incorporated into the project. In addition, the Police Department will be required to review and approve any security plan.

Mitigation Measure 24 (Public Services). The proposed fire lane/driveway along Fermoore Street must be realigned and located within the property line (and not within the neighboring lot). In the event that it is located in the neighboring lot, documentation from the neighbor that grants the developer permission to build fire lane/driveway over his lot must be submitted and recorded as a private easement. Any recorded easements as a result of this development must be submitted to the City.

### **Mitigation of Transportation and Circulation Impacts**

The analysis of potential impacts related to traffic and circulation indicated that the following mitigation would be required as a means to mitigate potential adverse impacts that would result from the proposed project.

Mitigation Measure 25 (Traffic Impacts). The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing. A protected left turn arrow may be needed at

the traffic signal on First Street and Harding Avenue in order to accommodate the increased traffic flow on to First Street.

Mitigation Measure 26 (Traffic Impacts). The applicant will be required to rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.

Mitigation Measure 27 (Traffic Impacts). The applicant shall ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed. In addition, the fire access road identified on the site plan for the Phase 1 development shall be upgraded to accommodate primary vehicular access.

Mitigation Measure 28 (Traffic Impacts). All driveways and fire lanes must be kept open at all times. No resident or guest parking will be permitted. No storage of inoperable vehicles in the designated parking stalls will be permitted. Tandem parking stalls will be assigned to the three-bedroom units.

### **Mitigation of Utility Impacts**

Mitigation Measure 29 (Utility Impacts). The applicant must submit a Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also the plan must identify any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with proposed development.

Mitigation Measure 30 (Utility Impacts). The applicant will be required to submit an Off-site Improvement Plan with quantities and cost estimate, including all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter), wheel chair ramps, parkway trees, street improvements, striping, et cetera. A cost estimate must also be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.

Mitigation Measure 31 (Utility Impacts). The applicant shall submit a Water and Sewer Study to ensure current systems meet proposed development's future demands. Any proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.

## **5. MITIGATION MONITORING**

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 provided below.

<b>Table 1 Mitigation-Monitoring Program</b>		
<b>Measure</b>	<b>Enforcement Agency</b>	<b>Monitoring Phase</b>
<p><b>Mitigation Measure No. 1 (Light and Glare Impacts).</b> The applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) pursuant to the City's Lighting Ordinance (Chapter 106-834, Lighting) to the Community Development Department that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The outdoor lighting plan shall be subject to final review and approval by the Community Development Department. Landscape lighting shall be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Operational Phases</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Prior to the issuance of Building Permits</p>
<p><b>Mitigation Measure 2 (Light and Glare).</b> The exterior window glazing of the proposed apartment structures shall be constructed of materials that consist of non-reflective tinted glass (no mirror-like tints or films).</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Operational Phases</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Prior to the issuance of Building Permits</p>
<p><b>Mitigation Measure 3 (Construction Emissions).</b> All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>
<p><b>Mitigation Measure 4 (Construction Emissions).</b> The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>
<p><b>Mitigation Measure 5 (Construction Emissions).</b> All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>
<p><b>Mitigation Measure 6 (Construction Emissions).</b> All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>

<b>Table 1 Mitigation-Monitoring Program (continued)</b>		
<b>Measure</b>	<b>Enforcement Agency</b>	<b>Monitoring Phase</b>
<b>Mitigation Measure 7 (Construction Emissions).</b> All dirt/soil materials transported off-site shall be either sufficiently watered and securely covered to prevent excessive amount of dust.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases
<b>Mitigation Measure 8 (Construction Emissions).</b> General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases
<b>Mitigation Measure 9 (Construction Emissions).</b> Trucks and other construction equipment shall be shut off when not in use.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases
<b>Mitigation Measure 10 (Hazardous Materials).</b> Should hazardous materials be encountered during the construction phases, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 11 (Hazardous Materials).</b> The building contractors must adhere to all requirements governing the handling, removal, and disposal of hazardous substances and materials that may be encountered during construction activities.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 12 (Hydrology and Water Quality).</b> The applicant will be required to submit a grading and drainage plan for on-site as well as elevations along the adjacent lots. The applicant will also be required to submit a hydrology study that indicates how the area will drain down to the First Street storm drain.	Public Works Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation prior to the completion of design phase.
<b>Mitigation Measure 13 (Hydrology and Water Quality).</b> Treatment of storm flows will be required to reduce or eliminate the particulate matter washed into the storm drain system in order to obtain a storm water discharge permit in accordance with NPDES requirements.	Public Works Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.

<b>Table 1 Mitigation-Monitoring Program (continued)</b>		
<b>Measure</b>	<b>Enforcement Agency</b>	<b>Monitoring Phase</b>
<b>Mitigation Measure 14 (Hydrology and Water Quality).</b> Prior to issuance of building permits, a Storm Water Management Plan utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable shall be prepared and approved by the Public Works Director.	Public Works Department <i>(applicant is responsible for implementation)</i>	<i>Prior to Project Construction</i> • Prior to issuance of building permit.
<b>Mitigation Measure 15 (Hydrology and Water Quality).</b> Future development must demonstrate compliance to the pertinent NPDES requirements concerning industrial wastewater discharges prior to issuance of the building permits.	Public Works Department <i>(applicant is responsible for implementation)</i>	<i>Prior to Project Construction</i> • Prior to issuance of building permit.
<b>Mitigation Measure 16 (Construction Noise Control).</b> The project shall comply with the City of San Fernando Noise Control Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>Over Project Lifetime</i> • Mitigation will continue over the operational life of the project.
<b>Mitigation Measure 17 (Construction Noise Control).</b> Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 18 (Construction Noise Control).</b> Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 19 (Construction Noise Control).</b> The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 20 (Construction Noise Control).</b> The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.

<p><b>Mitigation Measure 21 (Public Services).</b> The proposed project will be subject to review and approval by the City of Los Angeles Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. In addition, the Fire Department will be required to review and approve any evacuation plan as well as the on-site circulation to ensure that emergency vehicles can easily access the site. <i>Mitigation Measure 25 (Traffic Impacts).</i> The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing. A protected left turn arrow may be needed at the traffic signal on First Street and Harding Avenue in order to accommodate the traffic flow on to First Street.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 22 (Public Services).</b> The projects' management must ensure that all fire lanes remain open at all times.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Over Project Lifetime</i></p> <ul style="list-style-type: none"> <li>• Mitigation will continue over the operational life of the project.</li> </ul>
<p><b>Mitigation Measure 23 (Public Services).</b> The proposed project will be subject to review and approval by the San Fernando Police Department to ensure that public safety measures are incorporated into the project. In addition, the Police Department will be required to review and approve any security plan.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 24 (Public Services).</b> The proposed fire lane/driveway along Fermoore Street must be realigned and located within the property line (and not within the neighboring lot). In the event that it is located in the neighboring lot, documentation from the neighbor that grants the developer permission to build fire lane/driveway over his lot must be submitted and recorded as a private easement. Any recorded easements as a result of this development must be submitted to the City.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 25 (Traffic Impacts).</b> The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 26 (Traffic Impacts).</b> The applicant will be required to rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 27 (Traffic Impacts).</b> The applicant shall ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed. In addition, the fire access road identified on the site plan for the Phase 1 development shall be upgraded to accommodate primary vehicular access.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>

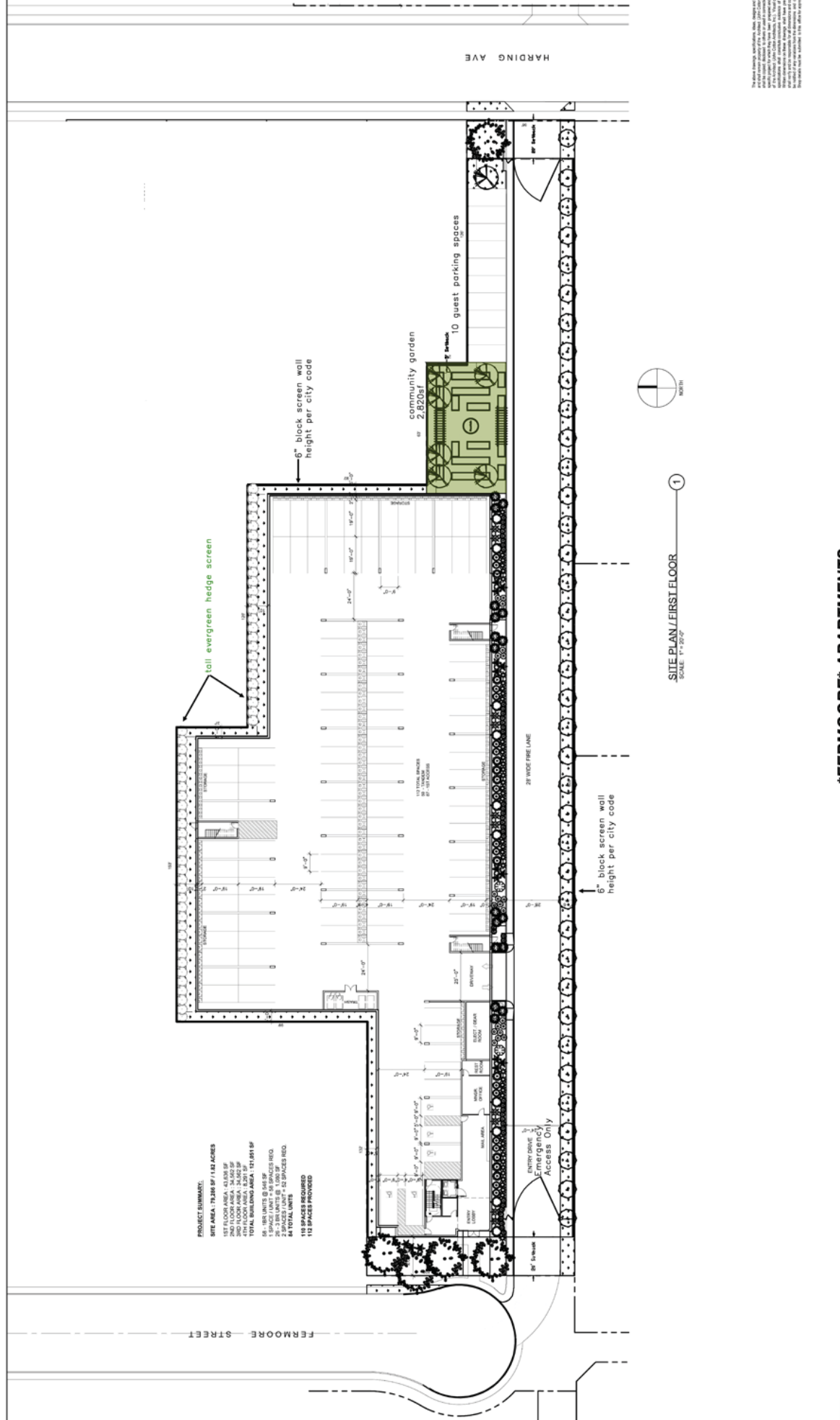
CITY OF SAN FERNANDO  
MITIGATION MONITORING & REPORTING PROGRAM • HARDING AVE./FERMOORE ST. APARTMENTS

<p><b>Mitigation Measure 28 (Traffic Impacts).</b> All driveways and fire lanes must be kept open at all times. No resident or guest parking will be permitted. No storage of inoperable vehicles in the designated parking stalls will be permitted. Tandem parking stalls will be assigned to the three-bedroom units.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Over Project Lifetime</i></p> <ul style="list-style-type: none"> <li>• Mitigation will continue over the operational life of the project.</li> </ul>
<p><b>Mitigation Measure 29 (Utility Impacts).</b> The applicant must submit a Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also the plan must identify any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with proposed development.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 30 (Utility Impacts).</b> The applicant will be required to submit an Off-site Improvement Plan with quantities and cost estimate, including all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter), wheel chair ramps, parkway trees, street improvements, striping, et cetera. A cost estimate must also be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 31 (Utility Impacts).</b> The applicant shall submit s Water and Sewer Study to ensure current systems meet proposed development's future demands. Any proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>

**ATTACHMENT 2:**

**Phase 1: Revised Site Plan and Common  
Area Plan for Fermoore St. Apartments**





**PRODUCT SUMMARY:**  
 SITE AREA: 7,246 SF / 1.62 ACRES  
 1ST FLOOR AREA: 45,000 SF  
 2ND FLOOR AREA: 35,000 SF  
 TOTAL BUILDING AREA: 121,851 SF  
 68 - RES. UNITS @ 545 SF  
 1 SPACES / UNIT = 545 SPACES REQ.  
 2 SPACES / UNIT = 62 SPACES REQ.  
 64 TOTAL UNITS  
 112 SPACES PROVIDED



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

This plan shows the proposed building footprint and site layout. It is not intended to be used for construction without the approval of the local planning authority. The information on this plan is for informational purposes only and does not constitute a contract. The information on this plan is subject to change without notice. The information on this plan is not to be used for any other purpose.

DEVELOPED BY: **Aszkenazy Development Inc.**  
 801 S. Brand 3rd Floor, San Francisco Ca 94134

**\*FERMOORE\* APARTMENTS**

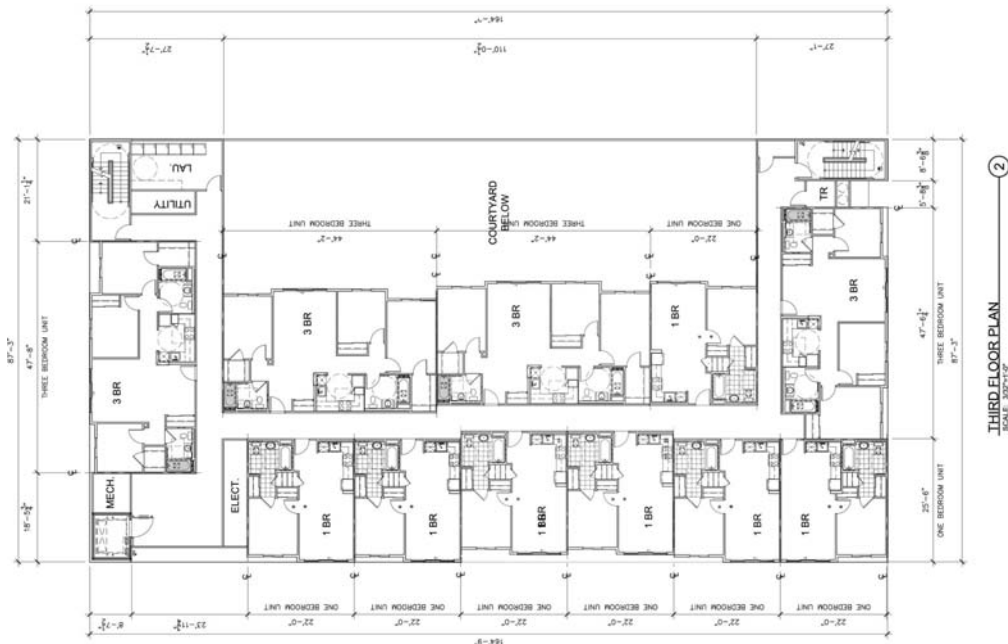
**JOHN COTTON ARCHITECTS, INC.**  
 3515 MAIN STREET CULVER CITY CALIFORNIA 90232 (310)558-8616 PHONE (310)558-8616 FAX JCOTTON@JOHNCOTTONARCH.COM





**ATTACHMENT 3:**

**Phase 2: Revised Common Area Plan  
for Harding St. Apartments**



DEVELOPED BY: **Aszkenazy Development Inc.**  
801 S. Breaux Blvd. Floor, San Francisco CA 94108

**\*HARDING\* APARTMENTS**

**JOHN COTTON ARCHITECTS, INC.**  
3181 MAIN STREET CULVER CITY CALIFORNIA 90232 (310)584-4111 PHONE (310)584-4111 FAX (310)584-4111



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**ATTACHMENT 4:**

**Letter from Aszkenazy Development, Inc  
Dated March 12, 2012**



# ASZKENAZY

DEVELOPMENT, INC

March 12, 2012

Ian Fitzsimmons  
601 S Brand Blvd.  
3<sup>rd</sup> Floor  
San Fernando, CA 91340  
March 12, 2012

Fred Ramirez  
Planner  
City of San Fernando  
117 Macneil Street  
San Fernando, CA 91340

Mr. Ramirez:

This letter is to formally respond to comments made during the March 6<sup>th</sup>, 2012 City of San Fernando Planning Commission hearing on the proposed General Map Amendment, Zone Change, Lot Line Adjustment and the associated Site Plan Review.

The primary issues as I understood it are:

## 1. Lack of sufficient Common Area

The original Common Area calculations were incorrect and have been revised with input from the architect and planning staff.

Based on the analysis, both sites exceed the minimum common area as set forth in city code Sec.106-967(2), which states residential buildings with 4 or more units need to provide common open space at the rate of 100 square feet per unit and the minimum dimension for such a space is 25 feet.

Fermore: The 1,600 sq. ft. community room combined with the adjacent 6,584 sq. ft. second floor courtyard and the 2,820 sq. ft. community garden will actually provide the residents with 11,004 sq. ft. of common area. Divided amongst 84 units, the common open area calculates to 131 sq. ft. per unit, above the city required minimum per unit.

Harding: The 1,100 sq. ft. community room combined with the adjacent 3,477 sq. ft. second floor courtyard will actually provide the residents with 4,577 sq. ft. of

Fred Ramirez  
March 12, 2012  
Page 2

common area. Divided amongst the 29 units, the common open area calculates to 158 sq. ft. per unit.

Attached drawings will illustrate the locations and square footage of the common open space areas.

**Traffic to and from the proposed apartment buildings.** This issue has been addressed as part of the proposed mitigating measures. A traffic study has been required as the mitigating measure in order to determine any traffic signalization or roadway improvements that may be required

Issues raised at the Commission meeting.

**The impacts to Fermore Street.** One of the simplest ways to prevent vehicular traffic from the project site from using the alleys along Layne Park as routes to Huntington Street is to limit the proposed Fermore driveway gate to Emergency Access only. Locking this gate would also prevent vehicles from exiting through Fermore Street. The proposed limit in vehicular access from Fermore Street would also be evaluated as part of the future traffic study.

**The total number of potential of vehicle trips.** I would like to point out that the total potential of vehicle trips does not take in account the proximity of mass transit nor the fact that the units are income restricted. Also not taken in account is the potential of the property as it is zoned. The traffic generation should be looked at as a comparison between potential traffic the property can produce under its current Limited Industrial zoning versus the potential of the zone change to Multifamily Residential.

2. **Parking.** The concern is residents having more automobiles than assigned spaces and guests are going to overwhelm the neighborhood parking.

**Resident Parking.** Parking within the property is highly regulated. Each apartment is assigned one or two spaces depending on the number of bedrooms. Each resident is required to show proof of registration and insurance for his or her automobile. The parking spaces cannot be used to store a non-operative automobile or a vehicle that is not registered to the lease holder. The City has similar regulations for vehicles parked in the public right-of-way where non compliant vehicles are subject to impounding.

The properties are inspected by the various funding agencies three to five times a year and among the items in which they are watch for is evidence of a people living in the unit who are not on the lease. Besides the funding agencies, the property management inspects the units twice a year to test smoke detectors and

fire alarms and inspect plumbing. These inspections have a preventative effect against overcrowding.

**Guest Parking.** It is in our management experience that this is a not a significant issue. There are number of controls in place. The first are the funding agencies' (the State of California being one) rules and regulations concerning who can live in the unit and how often overnight guests may stay.

Inhabiting the units is restricted to the lease holders. Every adult living within the unit must be on the lease and are subject to income verification. The lease holders may have overnight guests, however, they are restricted to having guests no more than 14 days per calendar year and no more than 7 consecutive nights, furthermore, the property manager must be notified of all overnight guests. Only residents of the building may have keys, swipe cards, and gate cards to the property and /or the units. Guest must also be accompanied be the lease holder while using property amenities. Lease holders are responsible for the actions of their guests. Lack of complying with these rule are considered material breaches of their contract and may subject the lease holders to eviction. These rules are imposed by the regulatory agencies in order to prevent overcrowding.

The units' sizes conform to TCAC (Tax Credit Allocation Committee) guidelines, are efficient, and are designed for the residents. In consideration of the unit size, the residents are allowed to reserve the community room for private parties. The lease holder must attend the party, provide a refundable cleaning deposit, and conform to the properties noise regulations.

All of these regulations help control overcrowding and large parties that would overwhelm the neighborhood parking. With the State and Federal regulations that govern such a project in mind, the landscape was redesigned to accommodate ten additional parking spaces which will be used as guest parking (please see latest site plan exhibit). These spaces combined with the already proposed four surplus parking spaces and the three spaces on street that will result from driveway closures (one on Fermoore and two Harding) will create seventeen parking spaces for guests.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Fitzsimmons', with a long horizontal line extending to the right.

Ian Fitzsimmons  
Aszkenazy Development, Inc.



**ATTACHMENT 5:**

**Traffic and Circulation  
Analysis**

# TRAFFIC AND CIRCULATION ANALYSIS

---

## **HARDING AVE./FERMOORE ST. APARTMENTS HARDING AVE. & FERMOORE ST. SAN FERNANDO, CALIFORNIA**



**LEAD AGENCY:**

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

**MARCH 12, 2012**

CITY OF SAN FERNANDO  
TRAFFIC ANALYSIS • HARDING AVE./FERMOORE ST. APARTMENTS

## TABLE OF CONTENTS

<b>Section</b>	<b>Page</b>
<b>1.0 Location and Setting .....</b>	<b>3</b>
<b>2.0 Project Description .....</b>	<b>3</b>
<b>3.0 Traffic Generation .....</b>	<b>3</b>
<b>4.0 Traffic Assignment.....</b>	<b>6</b>

CITY OF SAN FERNANDO  
TRAFFIC ANALYSIS • HARDING AVE./FERMOORE ST. APARTMENTS

## 1. LOCATION AND SETTING

Regional access to the City of San Fernando and the project site is possible from three freeways located in the area. These three freeways include the Interstate 5 Freeway (I-5), the State Route 118 (SR-118), and the Interstate 210 Freeway (I-210). The I-5 Freeway is located to the southwest of the City with ramp connections at South Brand Boulevard and San Fernando Mission Boulevard. State Route 118 (the Ronald Reagan Freeway) is located to the east of the City and has ramp connections at San Fernando Road and Glenoaks Boulevard. Finally, the I-210 Freeway is located to the north of the City and provides ramp connections at Maclay Street and Hubbard Street.<sup>1</sup> The location of the project area in the City is shown in Exhibit 1.

The project sites are located in the southwest portion of the City between First Street and Second Street. Primary access to the Phase 1 (Fermoore Street) development will be provided by a driveway connection with Harding Avenue (a gated emergency access will be provided at Fermoore Street). Primary access to the Phase 2 (Harding Avenue) development will also be provided by a driveway located on the west side of Harding Avenue. Both driveways will connect to the ground level parking area of the each building.<sup>2</sup> A vicinity map is provided in Exhibit 2.

## 2. PROJECT DESCRIPTION

The Phase 1 (the Fermoore St. Phase) development will consist of 84 rental units that will be reserved for low income households. The Phase 2 (the Harding Ave. Phase) development will consist of 29 units reserved for low income households. For both phases, a total of 113 units will be constructed. The proposed apartment buildings will consist of four levels with enclosed parking provided on the ground level. A single access to the Phase 1 development (Fermoore Street) will connect to Harding Street. Primary vehicular access to the Phase 2 building will be provided by a driveway connection along the east side of Harding Avenue. Both access ways will provide direct access to the ground level parking areas.<sup>3</sup>

## 3. TRAFFIC GENERATION

Studies by the Institute of Transportation Engineers (ITE), Caltrans, SANDAG, and others have identified generalized factors that relate traffic characteristics with quantity and type of development. These traffic generation factors are used to estimate the total future traffic impacts of a project yet to be constructed and occupied. Judgment is required on the part of the analyst to select the appropriate factors that best corresponds to the type of development being proposed. The quantity of floor area, number of employees, density of development, the availability of public transportation, and the location of a project all affect the traffic generation rate. While there are many different types of uses and many parameters upon which to estimate traffic (acreage, floor area square footage, employment, etc.), the most commonly used variable for residential development is the number of occupied dwelling units which was also used in this instance.

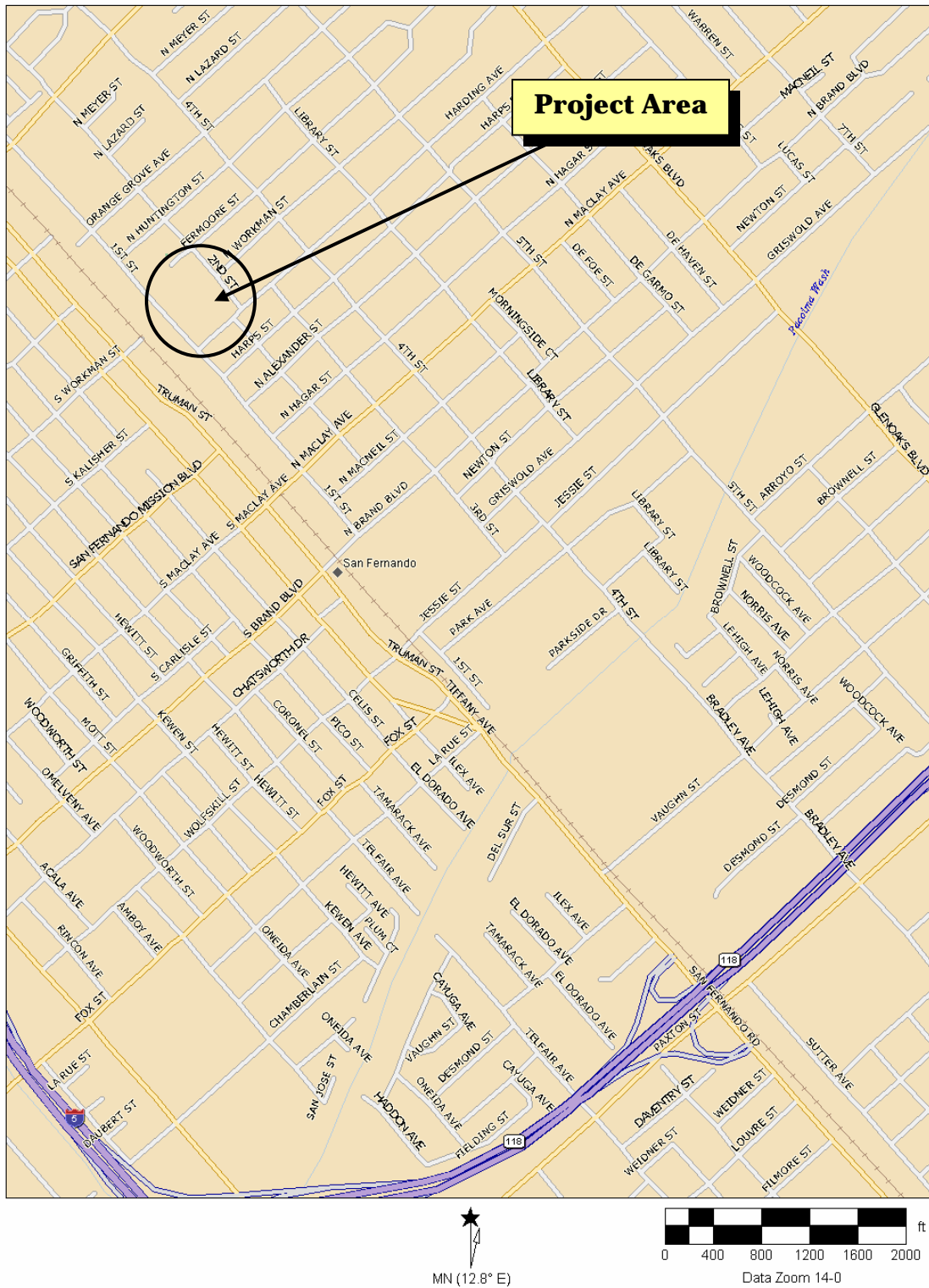
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<sup>1</sup> American Map Corporation. Street Atlas [for] Los Angeles and Orange Counties. 2001

<sup>2</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments. February 3, 2012.

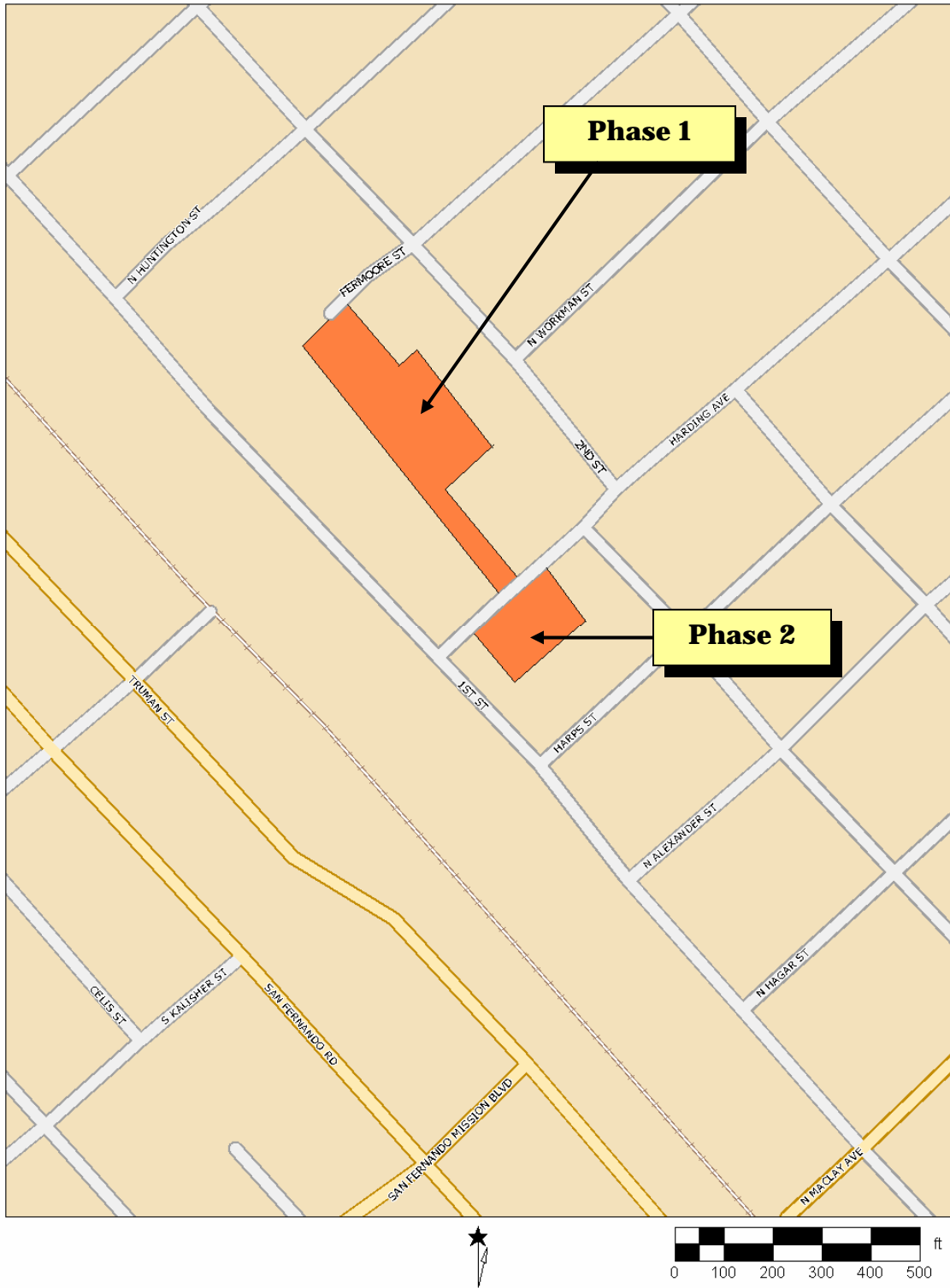
<sup>3</sup> Ibid.

CITY OF SAN FERNANDO  
TRAFFIC ANALYSIS • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 1**  
**VICINITY MAP**

CITY OF SAN FERNANDO  
TRAFFIC ANALYSIS • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 2**  
**VICINITY MAP**

CITY OF SAN FERNANDO  
TRAFFIC ANALYSIS • HARDING AVE./FERMOORE ST. APARTMENTS

In order to evaluate the quantity of traffic generated by the proposed project, ITE traffic generation factors from the 8th Edition of the Traffic Generation Manual (2008) were applied to the proposed multiple-family residential development to estimate the daily and the morning and evening peak periods. The trip rates assumed a given traffic generation rate (trip ends) on a *per unit basis*. Table 1 indicates the trip generation for the proposed project. The proposed project, at full occupancy is projected to generate 752 trip ends during an average week day. Of this total, 58 trip ends will occur during the morning peak hour (AM) peak hour and 70 trips will occur during the evening (PM) peak hour).

<b>Project Component</b>	<b>Daily Trip Ends/Unit</b>	<b>Peak Hour Traffic Volumes</b>	
		<b>AM Peak Hour</b>	<b>PM Peak Hour</b>
Generation Rates (Residential Units)	6.65 trips/unit	0.51 trips/unit	0.62 trips/unit
Traffic Generation (Phase 1 - 84 units)	559 trips/day	43 trips/pk. hr	52 trips/pk. hr
Traffic Generation (Phase 2 - 29 units)	193 trips/day	15 trips/ pk. hr	18 trips/ pk. hr
<b>Total Future Traffic Generation</b>	<b>752 trips/day</b>	<b>58 trips/ pk. hr</b>	<b>70 trips/ pk. hr</b>
Source: Institute of Transportation Engineers. Trip Generation 8 <sup>th</sup> Edition. 2008			

#### **4. TRAFFIC ASSIGNMENT**

The second step of this traffic analysis involves the use of a “gravity model” that assigns the project traffic to the local streets. The traffic assignment estimates the number of project related trips that will use the local street system. Since both projects will use Harding Street for ingress and egress, the same traffic assignment assumptions were employed for both Phases.

Exhibit 3 indicates the trip assignments for both Phases. The trip assignment shown in Exhibit 3 indicates the percentage of the total trips that will be generated by both phases. For example, 50% of the trips leaving or entering both developments (Phase 1 and Phase 2) will use that segment of Harding Street located to the north of the sites while the other 50% will travel southbound towards First Street. Exhibit 4 and Exhibit 5 indicate the number of Phase 1 and Phase 2 trips, respectively for the PM peak hour traffic period. Exhibit 6 indicates the total cumulative trips for both phases during the same PM peak hour. For example, Exhibit 6 indicates that 35 vehicle trip ends will travel northbound on Harding Street and an equal number will travel southbound on Harding Street during the PM peak hour.

The intersection of concern to the Public Works Department is First Street and Harding Street. The project team surveyed the “T” intersection of First Street and Harding Street during a weekday peak traffic period. Vehicle traffic was observed during the busiest 30-minute traffic period between the 7:30 AM and 8:00 AM peak hour period. The total number of vehicles that were waiting during each red light sequence was counted. The number of additional project trip ends was then added to each red light sequence to ascertain the number of vehicles that would likely be queuing at each red light cycle after the project was occupied. Table 2 indicates the number of vehicles that were actually observed with the anticipated increase associated with the proposed project (both Phase 1 and Phase 2).

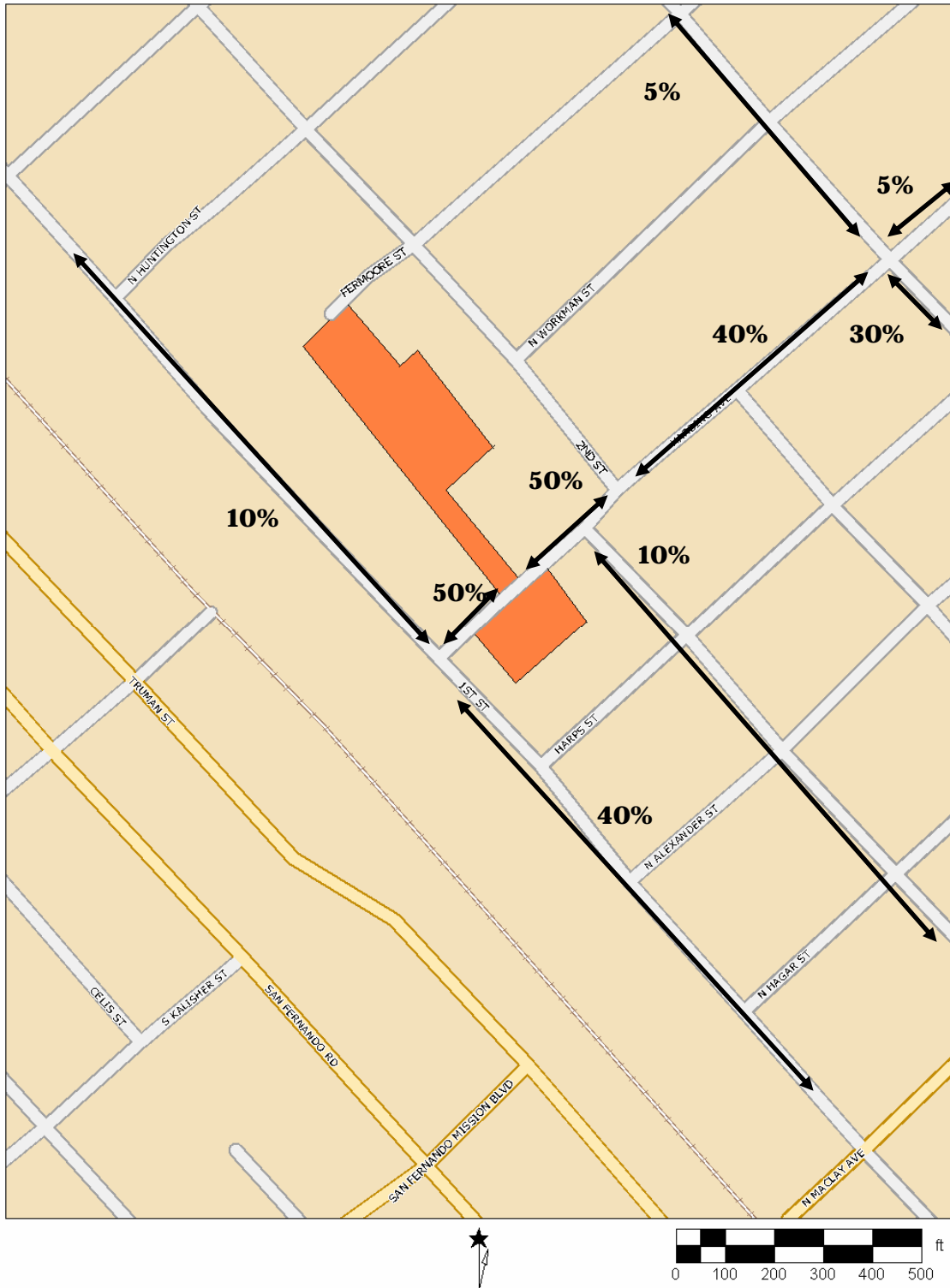
CITY OF SAN FERNANDO  
TRAFFIC ANALYSIS • HARDING AVE./FERMOORE ST. APARTMENTS

<b>Table 2</b> <b>Peak Hour Traffic at the Intersection of</b> <b>Harding/First</b>				
<b>Time</b>	<b>Pre- Project</b>	<b>Existing Plus Project</b>	<b>% Project Trip</b>	<b>Project Only</b>
7:30	1	2	1.4%	1
	1	2	1.4%	1
	1	2	1.4%	1
	3	5	4.3%	2
	1	2	1.4%	1
	1	2	1.4%	1
	4	6	5.8%	2
	5	8	7.2%	3
	2	3	2.9%	1
	3	5	4.3%	2
	1	2	1.4%	1
	2	3	2.9%	1
	2	3	2.9%	1
	3	5	4.3%	2
	4	6	5.8%	2
	6	9	8.7%	3
1	2	1.4%	1	
7:45	1	2	1.4%	1
	3	5	4.3%	2
	3	5	4.3%	2
	2	3	2.9%	1
	4	6	5.8%	2
	1	2	1.4%	1
	2	3	2.9%	1
	4	6	5.8%	2
	1	2	1.4%	1
	4	6	5.8%	2
	1	2	1.4%	1
	2	3	2.9%	1
<b>69</b>			<b>35</b>	

As indicated in Table 2, the additional project trips at the intersection of Harding and First will not lead to a significant incremental increase in the potential number of vehicles that would be queuing at the traffic signal. For the majority of the green/red cycles, the number of queuing vehicles would range from 3 to 4 vehicles. Only in two cycles, is the number of queuing vehicles projected to exceed the maximum number (6) that were observed during the survey (during the surveys, 6 vehicles were observed in several cycles though they had more than sufficient time to clear the intersection). As a result, no significant traffic impact at the Harding/First intersection is anticipated.

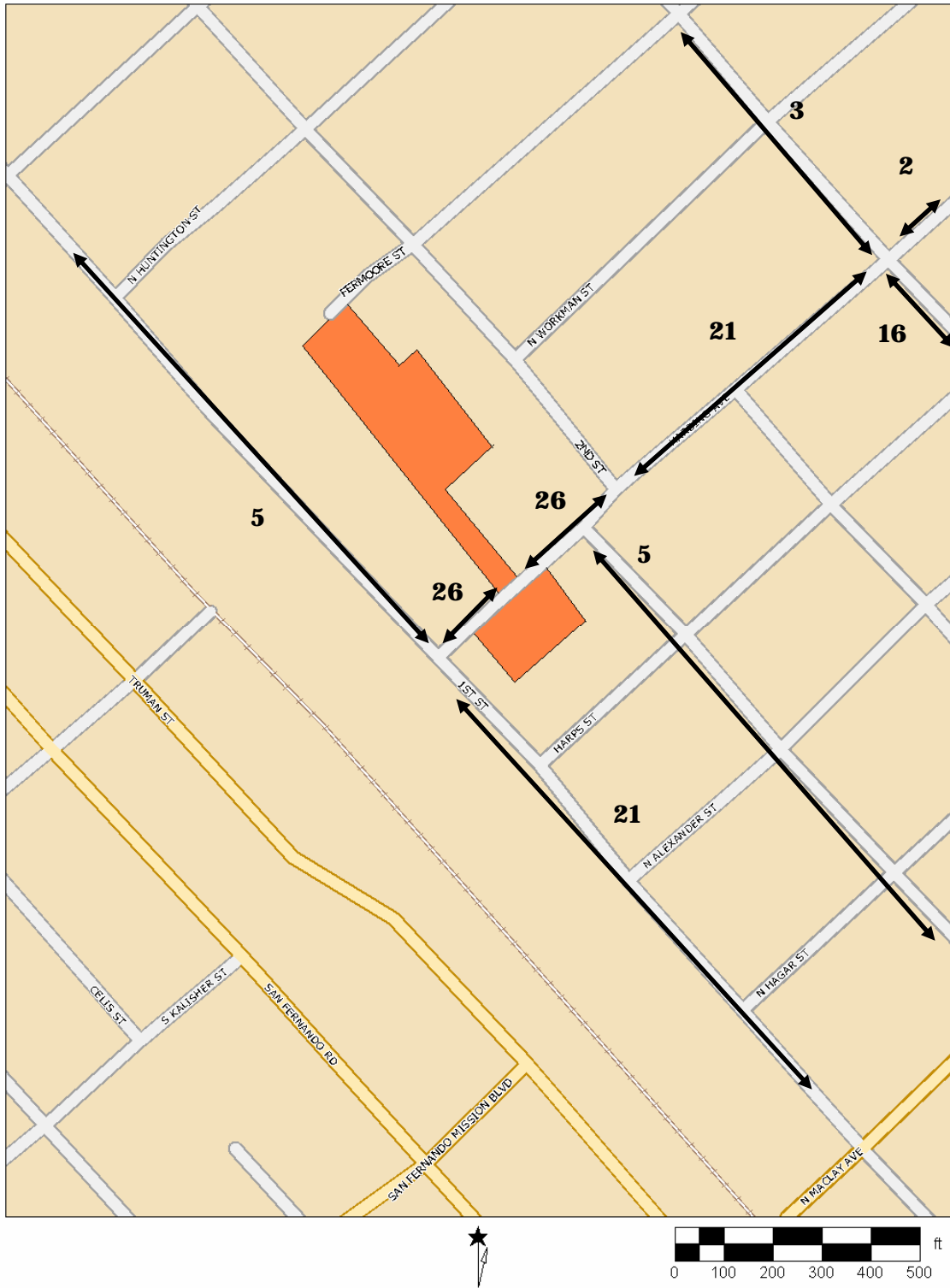


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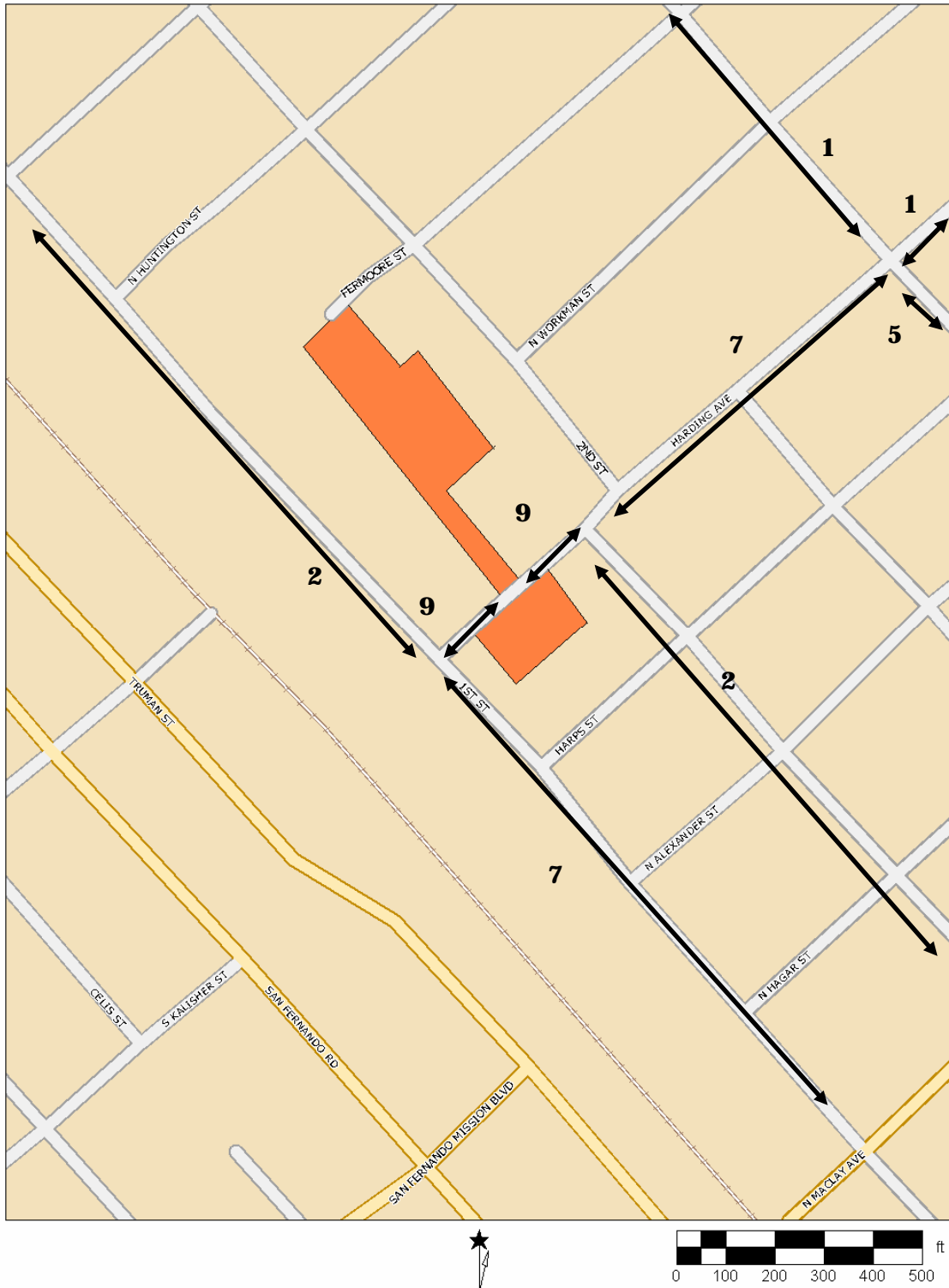
**EXHIBIT 3**  
**PHASE 1 AND PHASE 2 TRAFFIC ASSIGNMENT**

CITY OF SAN FERNANDO  
TRAFFIC ANALYSIS • HARDING AVE./FERMOORE ST. APARTMENTS



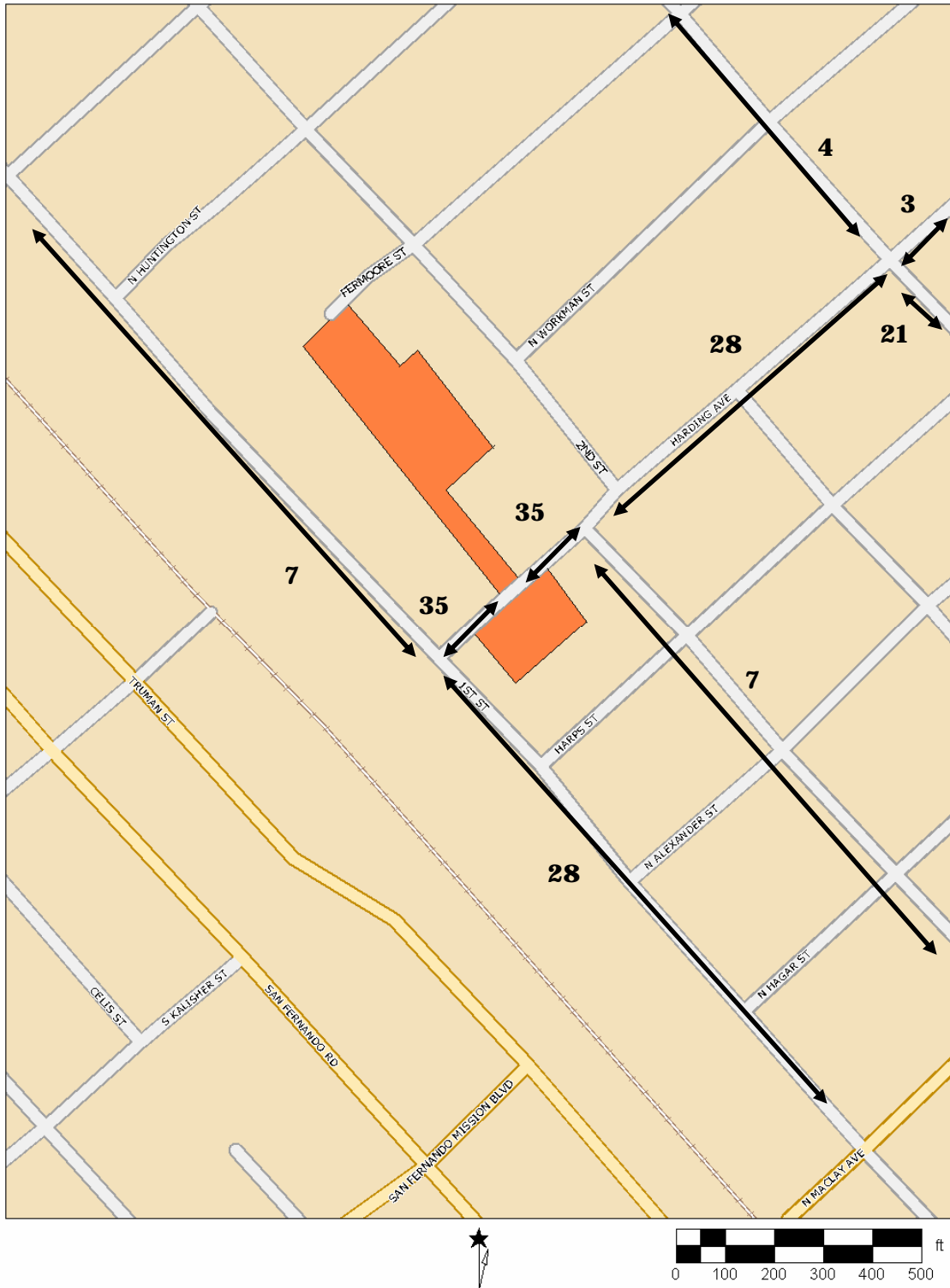
**EXHIBIT 4**  
**PHASE 1 PM PEAK HOUR PROJECT TRAFFIC**

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TRAFFIC ANALYSIS • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 5**  
**PHASE 2 PM PEAK HOUR PROJECT TRAFFIC**

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**EXHIBIT 6**  
**CUMULATIVE PM PEAK HOUR PROJECT TRAFFIC**

**ATTACHMENT 6:**

**March 6, 2012  
Planning and Preservation  
Commission Staff Report**



**CITY OF SAN FERNANDO  
COUNCIL CHAMBERS**

**PLANNING AND PRESERVATION COMMISSION AGENDA**

**Regular Meeting  
March 6, 2012**

**1. CALL TO ORDER**

7:00 P.M.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Chairperson Julie Cuellar, Vice-chair Mario Rodriguez, Commissioners, Alvin F. Durham and Jose Ruelas

**4. APPROVAL OF AGENDA**

March 6, 2012

**5. PUBLIC STATEMENTS**

There will be a three (3) minute limitation per each member of the audience who wishes to make comments in order to provide a full opportunity to every person who wishes to address the Commission on community planning matters not pertaining to items on this agenda.

**6. CONSENT CALENDAR**

Items on the consent calendar are considered routine and may be acted on by a single motion to adopt the staff recommendation or report. If the Commission wishes to discuss any item, it should first be removed from the consent calendar.

- Planning and Preservation Commission minutes of the Special Meeting of January 18, 2012

**7. NEW BUSINESS**

- A:**
- |                   |   |
|-------------------|---|
| <b>Subject:</b>   | <b>General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, Initial Study and Mitigated Negative Declaration</b>   |
| <b>Location:</b>  | <b>1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue, San Fernando, CA 91340</b>   |
| <b>Applicant:</b> | <b>Aszkenazy Development, Inc., 601 S. Brand Blvd., 3<sup>rd</sup> Floor, San Fernando, CA 91340</b>  |
| <b>Proposal:</b>  | <b>The proposed development consists of two neighboring affordable housing projects (the "Project") consisting of a total of 113 dwelling units. The proposed Project would require a general plan map amendment and zone change to convert industrially zoned property along Harding Avenue to high density residentially zoned property. Each project site will be developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501</b> |

*Planning and Preservation Commission Agenda**March 6, 2012**Page 2*

**and 1529 First Street will be developed with an 84-unit multi-family housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112, 116, and 124 Harding Avenue will developed with a 29-unit multi-family housing project with parking on-site for 40 vehicles within a first-floor garage. The project sites are located along Harding Avenue, between First Street and Second Street.**

**Recommendation: Staff recommends that the Planning and Preservation Commission recommend approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommend adoption of Initial Study and Mitigated Negative Declaration for the project to the City Council, pursuant to Planning and Preservation Commission Resolution 2012-03 and conditions of approval attached as Exhibit “A” to the resolution (“Attachment 1”).**

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 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.

8. **STAFF COMMUNICATIONS**

9. **COMMISSION COMMENTS**

10. **ADJOURNMENT**

April 3, 2012

*Any public writings distributed to the Planning and Preservation Commission regarding any item on this regular meeting agenda will also be made available at the Community Development Department public counter at City Hall 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](http://www.sfcity.org).*

*In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department office at (818) 898-1227 at least 48 hours prior to the meeting.*

**MEETING DATE:** March 6, 2012

**PUBLIC HEARING:**

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

(a) **To Approve:**

**“I move to recommend that the Planning and Preservation Commission recommend approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommend adoption of the Initial Study and Mitigated Negative Declaration for the project to the City Council, pursuant to Planning and Preservation Commission Resolution 2012-03 and conditions of approval attached as Exhibit “A” to the resolution (“Attachment 1”).**

(b) **To Deny:**

**“I move to recommend denial that the Planning and Preservation Commission recommend denial of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommend denial of the Initial Study and Mitigated Negative Declaration for the project to the City Council, pursuant to Planning and Preservation Commission Resolution 2012-03 and conditions of approval attached as Exhibit “A” to the resolution (“Attachment 1”).**

(c) **To Continue:**

**“I move to continue consideration of Staff recommends that the Planning and Preservation Commission recommend continuation of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and continuation of the Initial Study and Mitigated Negative Declaration for the project to the City Council, pursuant to Planning and Preservation Commission Resolution 2012-03 and conditions of approval attached as Exhibit “A” to the resolution (“Attachment 1”).**

PUBLIC HEARING:

To Approve ( )

To Deny ( )

To Continue ( )

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Roll Call: \_\_\_\_\_

**7A: General Plan Amendment 2012-01, Zone Change 201201, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, Initial Study and Mitigated Negative Declaration**





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## PLANNING AND PRESERVATION COMMISSION STAFF REPORT

DATE: March 6, 2012

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

FROM: Fred Ramirez, City Planner *FR*  
Prepared by: Edgar Arroyo, Assistant Planner *EA*

SUBJECT: **General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, and Initial Study and Mitigated Negative Declaration**

LOCATION(S): 1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue  
Assessors Parcel No(s): 2520-011-006, 038, 041, 042, and 043  
2520-017-002, 003, and 004

PROPOSAL: The proposed development consists of two neighboring affordable housing projects (the "Project") consisting of a total of 113 dwelling units. The proposed Project would require a general plan map amendment and zone change to convert industrially zoned property along First Street and Harding Avenue to high density residentially zoned property. Each project site will be developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501 and 1529 First Street will be developed with an 84-unit multifamily housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112, 116, and 124 Harding Avenue will developed with a 29-unit multi-family housing project with parking on-site for 40 vehicles within a first-floor garage. The project sites are located along Harding Avenue, between First Street and Second Street.

APPLICANT: Aszkenazy Development, Inc., 601 S. Brand Boulevard, 3rd Floor, San Fernando, CA 91340

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### RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission recommend approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommend adoption of Initial Study and Mitigated Negative Declaration for the project to the City Council, pursuant to Planning and Preservation Commission Resolution 2012-03 and conditions of approval attached as Exhibit "A" to the resolution ("Attachment 1").

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 2

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## **PROJECT OVERVIEW:**

1. On January 26, 2012, project applicant Ian Fitzsimmons, submitted a site plan review application to construct two neighboring affordable housing projects (the "Project") consisting of a total of 113 dwelling units at 1501 and 1529 First Street (Phase 1) and 112, 116, 124 Harding Avenue (Phase 2).

Phase 1 of the Project is located along the west side of Harding Avenue and consists of the development of a 121,051-square-foot, four-story affordable housing project with 84 dwelling units and a first floor parking garage for 112 vehicles. The unit mix for this development would include 58 one-bedroom units and 26 three-bedroom units. This Project site would require a lot line adjustment among parcels 2520-011-006, 043, and 043 (See "Attachment 10" for map of existing parcels) to reconfigure the legal boundaries of these properties to facilitate residential development of the site. The adjusted project site would be an approximately 79,286-square-foot site with street frontages along Fermoore Street and Harding Avenue.

Phase 2 of the Project is located along the east side of Harding Avenue and consists of the development of a 43,733-square-foot, four-story affordable housing project with 29 dwelling units and a first floor parking garage for 40 vehicles. The unit mix for this development would include 20 one-bedroom units and nine three-bedroom units. The project site is a 21,437-square-foot site with a primary street frontage along Harding Avenue.

The Project would be developed under the requirements of California Government Code Section 65915, et al (State Density Bonus Law) by providing an increase in density above the maximum permitted density in the R-3 zone to facilitate the proposed number of affordable dwelling units. In addition to providing 100 percent of the dwelling units for rent by low-income households at 80 percent of the Los Angeles County's area median income, state density bonus law allows the applicant to request up to three concessions relating to the city's development standards for multifamily housing. The applicant's request for three concessions include an increase in lot coverage, a reduction in required common area, and a reduction the required open space. The project would also utilize the state density bonus law's mandated parking ratios that are applicable to similarly developed affordable housing projects.

The Project would require a general plan map amendment and zone change for the properties located at 1501 and 1529 First Street and 112 Harding Avenue to amend the current land use designation from Industrial (IND) to High-Density Residential (HDR) and rezone these properties from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone. The proposed general plan map amendment and zoning change would facilitate the development of the neighboring multifamily affordable housing projects at 1501 and 1529 First Street and 112, 116, and 124 Harding Avenue.

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 3

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2. On February 1, 2012, staff met with the applicant and provided comments on the site plan review application and the set of submitted plans for the project. The staff comments pertained to items regarding vehicular access, architectural design the buildings, and clarifications on other development standards and submittal requirements.
3. On February 6, 2012, the applicant submitted a lot line adjustment application to adjust the legal property lines of 1501 and 1529 First Street (APN's: 2520-011-006, 041, and 043) to facilitate the proposed affordable housing project.
4. On February 9, 2012, the applicant submitted a general plan map amendment and zone change application to request that 1501 and 1529 First Street and 112 Harding Avenue be converted from an industrial land use to allow high density residential land uses. Additionally, the request includes rezoning of these properties from the M-1 (Limited Industrial) zone to the R-3 (Multiple-Family) zone.
5. On February 24, 2012, in accordance with the provisions of the California Environmental Quality Act (CEQA), a Draft Initial Study and Mitigated Negative Declaration (MND) were prepared for the project. Pursuant to CEQA, the intent of the Initial Study and MND are to provide a comprehensive assessment of any potential environmental impacts associated with the proposed affordable housing project. On the basis of the Initial Study prepared for the project, it was determined that potential significant adverse environmental impacts associated with the project's development could be reduced to levels that are less than significant with the proper implementation of project-specific mitigation measures. As a result, a Mitigation Monitoring Plan that summarizes and identifies each mitigation measure and the appropriate oversight and enforcement agency within the city will be included as part of the Initial Study and MND analysis. The Initial Study and draft MND are provided as "Attachment 7" to this report.
6. On February 24, 2012, a Notice of Intent to Adopt a Mitigated Negative Declaration (MND) and Notice of Public Hearing was filed with the Los Angeles County Clerk's office pursuant to the CEQA Guidelines. In addition, the notice was mailed out to all property owners within 500 feet of the each of the Project sites. Also, on February 25, 2012, the notice was published in the print and online editions of the Los Angeles Daily News.

Pursuant to CEQA, the 20-day public comment period for the draft Initial Study and MND began on Saturday, February 25, 2012 and will end on Thursday, March 15, 2012. All public comments received at the time that this report was completed regarding the Project are included herein as "Attachment 8". City staff responses to comments and the comments themselves that are received during the public review period will be submitted to the City Council for their review of the Project's requested general plan map amendment, zone change, and site plan review applications.

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 4

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## **BACKGROUND:**

1. **Zoning and General Plan Designation.** Phase 1 of the Project is comprised of three lots located 1501 and 1529 First Street (APN's: 2520-011-038, 041, and 042). These properties are currently located within the city's M-1 (Limited Industrial) zone and have an Industrial (IND) land use designation in the General Plan.

Phase 2 of the project is comprised of three lots located at 112, 116, and 124 Harding Avenue (APN's: 2520-017-002, 003, 004). The properties located at 116 and 124 Harding Avenue are located within the city's R-3 (Multiple-Family) zone and have a High Density Residential land use designation in the General Plan. The property located at 112 Harding Avenue is located within the M-1 (Limited Industrial) zone and has an Industrial (IND) land use designation in the General Plan.

2. **Location and Site Description.** With the completion of the proposed lot line adjustment, Phase 1 of the Project at 1501 and 1529 First Street (APN's: 2520-011-038, 041, and 042) would be an approximately 79,286-square-foot site located north of the existing industrial zoned properties on First Street. This site would be located between First Street and Second Street with street frontages on Harding Avenue and Fermoore Street. The site is surrounded by residential land uses within the R-3 (Multiple Family) zone to the north and east and by industrial land uses within the M-1 (Limited Industrial) and M-2 (Light Industrial) zone along First Street to the south and west.

Phase 2 of the Project at 112, 116, and 124 Harding Avenue (APN's: 2520-017-002, 003, 004) is an approximately 21,437-square-foot site. The site is located along the 100 block of Harding Avenue, across the street from Phase 1 of the Project, and is surrounded by residential land uses within the R-3 zone to the north and east, industrial land uses within the M-1 and M-2 zone to the west, and Specific Plan No. 2 to the south. Each of the project sites are currently vacant and will be improved with the construction of the project and through upgraded utilities.

3. **Environmental Review.** This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). In accordance with the provisions of the CEQA Guidelines, the City of San Fernando as the "Lead Agency" has determined that the proposed affordable housing project at 1501 and 1521 Harding Avenue and 112, 116, 124 Harding Avenue will not have a significant adverse impact on the environment with the implementation of specific mitigation measures and therefore intends to adopt a Negative Declaration with mitigation measures incorporated ("Mitigated Negative Declaration") for the project. If the City Council concurs with staff's determination and adopts the Mitigated Negative Declaration, no further environmental assessment is necessary. The Initial Study and Mitigated Negative Declaration are provided for the Planning and Preservation Commission's review as "Attachment 7" of this report. Any comments from the Commission and public comments received at the commission meeting will be included as part of the administrative record submitted to the City Council for their consideration of the Project.
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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 5

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4. **Legal Notification.** On February 25, 2012, a Notice of Public Hearing and Notice of Intent to Adopt a Mitigated Negative Declaration was mailed to all property owners within 500 feet of the project sites at 1501 and 1529 First Street and 112, 116, and 124 Harding Avenue. Additionally, the notice was posted at two City Hall bulletins, at the County Public Library bulletin, Las Palmas Park, Recreation Park, and at the project site. Copies of the Draft Initial Study and Mitigated Negative Declaration are also available for public review at each of these posting sites. Also, the notice was published in the Saturday, February 25, 2012, legal advertisement section of the online and print editions of the *Los Angeles Daily News*.

As required by CEQA, the 20-day public review and comment period for the Initial Study and Draft Mitigated Negative Declaration is from Saturday, February 25, 2012 to Thursday, March 15, 2012. As of the writing of this report, two public comments have been submitted to the Community Development Department regarding concerns over the proposed Project. Staff will respond to all comments received at the close of the required comment period on March 15, 2012, before the City Council consideration of the Project on March 19, 2012. All comments received at the time that this report was completed are included as “Attachment 8” of this report.

Subsequent to Planning and Preservation Commission consideration of the Project, a second Notice of Public Hearing will be mailed out to all property owners within 500 feet of the Project at least 10 days prior to the City Council’s consideration of the Project at their regularly scheduled meeting on Monday, March 19, 2012.

#### **ANALYSIS:**

1. **Lot Line Adjustment.** A lot line adjustment is an administrative process (approved at staff level) that allows land to be transferred from one parcel and added to an adjoining parcel or parcels, as long as no new parcels are created. Pursuant to the Subdivision Map Act requirements in California Government Code Section 66412(d) and City Code Section 78-37(3), a lot line adjustment can occur administratively among four or fewer parcels.

In order to facilitate the development of the proposed affordable housing project on Phase 1 of the Project site (“Fermoore Apartments”), a lot line adjustment would be necessary for the properties located at 1501, 1529, and 1601 First Street (APN’s: 2520-011-006, 041, and 043). The table included below summarizes the changes in lot size for the properties that are a part of the lot line adjustment. Additionally, the map showing the existing lot configurations and the lot line adjustment exhibits are provided as Attachments 9 and 10 of this report.

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue

Page 6

<u>Property</u>	<u>Parcel No.</u>	<u>Existing Lot Size</u>	<u>Proposed Lot Size</u>	<u>Change</u>
1501 First Street	2520-011-041	43,181 Sq. Ft.	31,266 Sq. Ft.	- 11,915 Sq. Ft.
1529 First Street	2520-011-043	34,253 Sq. Ft.	39,642 Sq. Ft.	+ 5,389 Sq. Ft.
1601 First Street	2520-011-006	6,797 Sq. Ft.	13,322 Sq. Ft.	+ 6,525 Sq. Ft.

As proposed, an 11,915-square-foot portion of 1501 First Street (“Lot 41”) would be transferred to 1529 First Street (“Lot 43”) to relocate its primary street frontage from First Street to Harding Avenue. Subsequently, a 6,661-square-foot portion of 1529 First Street that maintains a frontage to First Street will be transferred to 1601 First Street (“Lot 6”) to increase its lot width from 50 feet to 100 feet. In all, the proposed adjustments would result in a 31,266-square-foot lot for 1501 First Street, a 39,642-square-foot lot for 1529 First Street, and a 13,322-square-foot lot for 1601 First Street. The adjusted lot sizes that would result from the proposed lot line adjustment are approximate figures. The size of the lots and the revised legal descriptions would be further refined by staff to comply with all applicable development standards and requirements.

2. **General Plan Map Amendment.** The proposed affordable housing project would necessitate changes to the city’s general plan land use map to facilitate the Project’s development.

With the completion of the proposed lot line adjustment, Phase 1 of the Project (Fermoore St. Apartments) would be a 79,286-square-foot site that is comprised of three parcels of land located at 1501 and 1529 First Street (APN’s: 2520-011-038, 041, and 042). These parcels currently have an Industrial (IND) designation in the general plan land use map and allow for industrially-oriented uses within the M-1 (Limited Industrial) zone. The applicant’s request, through the submittal of a general plan amendment map and zone change application, is to amend the general plan land use map to change the land use designation of these parcels from Industrial (IND) to High Density Residential (HDR). Along with the land use change, the applicant is also requesting that the current zoning for the property be changed from the M-1 (Limited Industrial) zone to the R-3 (Multiple-Family) zone.

Phase 2 of Project (Harding Ave. Apartments) is a 21,437-square-foot site comprised of three parcels of land located at 112, 116, and 124 Harding Avenue (APN’s: 2520-017-002, 003, and 004). Similar to Phase 1, this site would also require changes to the general plan land use map to facilitate the development of affordable housing. Currently, 116 and 124 Harding Avenue maintain a HDR designation in the general plan land use map and will not need to be amended. The parcel that comprises the site at 112 Harding Avenue currently has an Industrial (IND) designation in the general plan land use map and allows for industrially-oriented uses within the M-1 (Limited Industrial) zone. To facilitate the Phase 2 development of the Project, the applicant is requesting to amend the general plan land use map to change the land use designation of this single parcel from Industrial (IND) to High Density Residential (HDR). Along with the land use change, the applicant is also requesting that the current zoning for the property be changed from the M-1 (Limited

1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 7

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Industrial) zone to the R-3 (Multiple-Family) zone, to match the existing land use and zoning on 116 and 124 Harding Avenue.

Several factors warrant the approval of the requested general plan amendment to facilitate development of vacant and underutilized land with affordable housing that would be accessible to a segment of the population that is considered to be underserved. As proposed, a total of 113 dwelling units would be developed on the aforementioned neighboring sites (Phase 1 and 2). It is staff's assessment that the proposed general plan amendment warrants approval based on the factors presented below:

- a. Compliance with Long Term Regional Planning Programs. In San Fernando, the Southern California Association of Governments (SCAG) is the metropolitan planning organization that represents the city in regional planning matters and is responsible for the development of regional plans for transportation, growth management, and other plans mandated by federal and state law.

In 2000, SCAG initiated a comprehensive process to develop a plan that the city actively participated in to focus on regional methods for responsible growth and development patterns. The Compass Blueprint Growth Vision was a result of regional planning efforts that were developed from input by more than 190 cities, including the City of San Fernando, to address land use and transportation challenges that currently face Southern California and will continue to do so in the future. The Compass Blueprint Growth Vision focuses on four key principles to encourage responsible land use policies and growth patterns. These principles include mobility, livability, prosperity, and sustainability. To implement these principles, the Growth Vision encourages: 1) focusing growth in existing and emerging centers and along major transportation corridors; 2) creating significant areas of mixed-use development and walkable communities, 3) targeting growth around existing and planned transit stations, and 4) preserving existing open space and stable residential areas. Additionally, the Compass Blueprint's "2% Strategy" for implementing the growth vision creates a guideline that promotes improving measures of mobility, livability, prosperity and sustainability for local neighborhoods and their residents.

As part of the 2% Strategy, opportunity areas were identified throughout the region along transportation corridors where infill development was possible ("Attachment 5"). Based on SCAG's assessment, the City of San Fernando's First Street corridor has been identified as an opportunity area that can facilitate the development of infill, transit oriented development projects in close proximity to a transit center where rail and bus transit is available to service nearby residents and people that travel from outside of the area to work in the city. The San Fernando/Sylmar Metrolink Station, which provides public access to bus and rail lines is located on the southwesterly corner of Hubbard Avenue and First Street.

The proposed affordable housing project would be developed on vacant, underutilized land that is located less than a half mile from a transit station. Additionally, the site is

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 8

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located approximately a quarter mile from a trolley stop located on First Street and North Maclay Avenue. The location of the Project and its close proximity to public transportation and the city's downtown make the site ideal for an affordable housing development. Also, the applicant has proposed that all of the 113 dwelling units of the Project would be made available for rent by eligible households whose income is 80 percent of the Los Angeles County's area median income ("AMI"). The proposed improvements to the site would integrate well with the surrounding residential neighborhood that is developed with a mix of single-family and multifamily residences.

The requested general plan map amendment for the proposed Project would meet the four principles outlined in the Compass Blueprint's Growth Vision by:

- Increasing the region's mobility by:
  - ✓ Encouraging transportation investments and land use decisions that are mutually supportive;
  - ✓ Locating new housing near existing jobs and new jobs near existing housing;
  - ✓ Encouraging transit-oriented development; and,
  - ✓ Promoting a variety of travel choices.
- Enhancing the livability of our communities by:
  - ✓ Promoting in-fill development and redevelopment of underutilized and vacant parcels in order to revitalize existing communities;
  - ✓ Promoting "people-scaled," walkable communities; and,
  - ✓ Supporting the preservation of stable neighborhoods.
- Enabling our prosperity by:
  - ✓ Providing a variety of housing types in each community to meet the housing needs of all income levels; and,
  - ✓ Supporting local and state planning and fiscal policies that encourage balanced growth.
- Promoting sustainability for future generations by:
  - ✓ Developing strategies to accommodate growth that use resources efficiently, and minimize pollution and greenhouse gas emissions;
  - ✓ Focusing development in urban centers and existing cities; and,
  - ✓ Using "green" development techniques.

*(Southern California Association of Governments: Compass Blueprint Growth Vision – 2% Strategy:  
[www.compassblueprint.org/about/strategy](http://www.compassblueprint.org/about/strategy))*

- b. Compliance with State Mandated Housing Programs. As mandated by state law, a city is required to make adequate provisions for the existing and projected housing needs of all economic segments of the community. These provisions are included within the City of San Fernando General Plan Housing Element's Housing Plan and specify
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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 9

programs that guide how the city will provide its fair share of affordable housing units. (City General Plan Housing Element, Program No. 9, Pg. V-13 to V-14.) The Southern California Association of Governments (SCAG) is the metropolitan planning organization that is responsible for determining the city's required housing allocation through the Regional Housing Needs Assessment (RHNA). As defined by RHNA, San Fernando's new construction need for the period of 2008 through 2014 is 251 new units. This allocation of required units are distributed among the following four income categories included in the table below:

<b>Regional Housing Needs Assessment (RHNA) Figures: 2008 – 2014</b>	
Very low-income units	62 Units
Low-income units	38 Units
Moderate-income units	42 Units
Above Moderate-income units	109 units

*(City of San Fernando 2008-2014 Housing Element, Table II-28, Pg. II-43.)*

The proposed Project would consist of the construction of a total of 113 units of affordable housing on neighboring sites along the 100 block of Harding Avenue. The unit mix of the development would consist of a total of 78 one-bedroom and 35 three-bedroom units for rent by eligible low-income households who are at 80 percent of the County's area median income (AMI). In addition, the applicant will be providing 100 percent of the proposed dwelling units for rent by low income individuals and families, exceeding the state's requirement of 30 percent pursuant to Government Code Section 65915(d)(2)(c). Approval of the requested amendment to city's general plan land use map to change the land use designation for the properties at 1501 and 1529 First Street and 112 Harding Avenue from Industrial (IND) to High Density Residential (HDR) would facilitate the development of much needed affordable housing for low income households, an underserved segment of the city's population.

The availability of new affordable housing would help the city get closer to achieving its fair share allocation of the RHNA housing numbers. Additionally, a condition on the development of the Project (as required by state density bonus law) is for the units to be maintained affordable for a period of no less than 30 years. The state required condition ensures the long term availability of affordable housing for low income residents within the city.

- c. Compliance with General Plan Goals and Objectives. As referred to in the previous sub-sections, the requested amendment to the city's general plan land use map would change the current land use designation for 1501 and 1529 First Street and 112 Harding Avenue (APN's: 2520-011-038, 041, 042 and 2520-017-002) from Industrial (IND) to High Density Residential (HDR). Currently, each of the Project sites (Phase 1 and 2) abut land designated for high density residential development to the north and

1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 10

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east. The abutting properties are developed with a variety of single-family dwellings and multifamily apartment buildings.

The requested amendment would make use of vacant, underutilized industrial land that currently abuts residential land uses fronting Second Street, Harding Avenue, and Harps Street. The proposed affordable housing Project would result in significant physical improvements to the project site and adjacent public right-of-ways, eliminating any physical blight associated with the current condition of the subject properties. Approval of the proposed general plan amendment would ensure the Project's compliance with the goals and objectives of the City General Plan Land Use Element by:

- ✓ Retaining the small town character of San Fernando, which includes preservation of the low density single family residential neighborhoods by focusing higher density, infill, transit oriented development in the R-3 zone within walking distance of a major transit center and the city's downtown/civic center areas; and,
- ✓ Maintaining an identity that is distinct from surrounding communities by providing for infill development that seeks to provide the proper balance of job and housing growth while still mitigating any potential environmental impacts associated with the project's development.

(San Fernando General Plan Land Use Element Goals I and III, Pg. IV-6)

In addition, the Project would also comply with goals and policies of the City General Plan Housing Element by:

- ✓ Providing a range of housing types to meet community needs;
- ✓ Providing adequate housing sites to facilitate the development of a range of residential development types in San Fernando that fulfill regional housing needs;
- ✓ Providing affordable housing opportunities for San Fernando's lower income population;
- ✓ Utilizing zoning tools, including state density bonus law, to provide affordable unity within market rate developments;
- ✓ Supporting collaborative partnerships with non-profit organizations and for-profit developers to provide greater access to affordable housing funds; and,
- ✓ Encouraging the use of sustainable and green building features in new housing.

(San Fernando General Plan Housing Element Goals 2.0, Policies 2.1, 2.3, 2.5, 2.7, 2.10, Pg. V-11)

It is staff's assessment that the proposed building design and site improvements are consistent with the *San Fernando Multi-Family Residential Design Guidelines*. These design guidelines seek to promote compatible building and site design that improves the visual quality of the surrounding area through aesthetically pleasing site planning, building design, and landscape architecture. The proposed project would be a significant improvement to the existing underutilized and vacant lots by providing for the construction of new buildings that employ a high quality of architectural design and various on-site and off-site improvements. In addition, the proposed Project will

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 11

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also have the potential to promote the revitalization of the First Street corridor and the residential area along Second Street and Harding Avenue.

3. **Zone Change.** As referenced in Section 2, in addition to the requested amendment to the city's general plan land use map, the proposed Project would also require a zone change for Phases 1 and 2 of the Project. The applicant has submitted a general plan map amendment and zone change application to rezone the properties located at 1501 and 1529 First Street (APN's: 2520-011-038, 041, and 042) and 112 Harding Avenue (APN's: 2500-017-002). These lots are currently within the city's M-1 (Limited Industrial) zone and abut residential uses within the R-3 (Multiple Family) zone to the north and west, and industrial uses within the M-1 (Limited Industrial) zone to the south and east.

Pursuant to City Code Section 106-20, a zone map amendment (i.e., zone change) is subject to discretionary review by the Planning and Preservation Commission and the City Council. The zone map amendment review process allows the opportunity for the Planning and Preservation Commission and City Council to assess the proposal's consistency with the city's general plan goals, objectives, policies, and programs as well as the applicable zoning regulations. In addition, the commission and council review ensures that the proposal would not be detrimental to the public interest, health, safety, convenience or welfare. The Planning and Preservation Commission shall review a proposed zone map amendment and determine whether to provide a recommendation for approval to the City Council. Subsequent to a recommendation for approval by the Commission, the City Council shall review and approve the requested amendment only if the required findings of fact can be made. A negative determination on any single finding will uphold a denial.

If the Planning and Preservation Commission concurs with staff's assessment, it would be the commission's recommendation to the City Council that the findings for approval of the requested zone map amendment could be made in this instance based on the aforementioned discussion, and as explained below.

- **The proposed amendment is consistent with the objectives, policies, general land uses and programs of the city's general plan.**

The requested amendment to the city's zoning map would change the current zoning of several parcels of land that comprise Phases 1 and 2 of the Fermoore St./Harding Ave. Apartment Project. As part of the Project, the properties located at 1501 and 1529 First Street (APN's: 2520-011-038, 041, and 042) and 112 Harding Avenue (APN's: 2500-017-002) would be rezoned from their current zoning as M-1 (Limited Industrial) to R-3 (Multiple Family). The proposed rezoning would facilitate the development of 113 affordable housing units restricted for rent to eligible low income households within the city.

Properties that abut the Project to the north and west are R-3 (Multiple Family) zoned properties that have been developed with a variety of single-family dwellings and multifamily apartment buildings. The requested zone change would make use of

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 12

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vacant, underutilized industrially zoned land that currently abuts R-3 zoned and residentially developed lots fronting Second Street, Harding Avenue, and Harps Street. The Project would comply with the goals and objectives of the General Plan Land Use Element, with the requested general plan map amendment, by retaining the small town character of San Fernando and maintaining an identity that is distinct from surrounding communities. (San Fernando General Plan Land Use Element Goals I and III, Pg. IV-6). The affordable housing Project would result in significant physical improvements to the project site and adjacent public right-of-ways, eliminating any blight conditions associated with the existing physical condition of the subject properties.

Additionally, the Project would also comply with goals and policies of the General Plan Housing Element by: providing a range of housing types (including low income rental units) to meet community needs; providing adequate housing sites to facilitate the development of a range of residential development types in San Fernando that help the city fulfill its fair share of regional housing needs; providing affordable housing opportunities for San Fernando's lower income population; utilizing zoning tools, including density bonus, to provide affordable units within market rate developments; supporting collaborative partnerships with non-profit organizations and for-profit developers to provide greater access to affordable housing funds; and, encouraging the use of sustainable and green building features in new housing. (San Fernando General Plan Housing Element Goals 2.0, Policies 2.1, 2.3, 2.5, 2.7, 2.10, Pg. V-11). Thus, it is staff's assessment that this finding can be made.

- **The adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare.**

The requested amendment to the zoning map would allow for vacant, underutilized industrially zoned land to be adaptively reused for the development of affordable housing available to low income households within the city. As part of the Project, the properties located at 1501 and 1529 First Street (APN's: 2520-011-038, 041, and 042) and 112 Harding Avenue (APN's: 2500-017-002) would be rezoned from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone. The Project would result in significant physical improvements to the site and adjacent public right-of-ways, eliminating any blight conditions associated with the existing physical condition of the subject properties.

The physical improvements that will be made as part of the Project include repair and replacement of the existing sidewalks that abut each site, the installation of wheelchair assessable ramps on the corners of Harding Avenue and Fermoore Street, the construction of tree wells along the adjacent sidewalks, and the planting of street trees along the adjacent public right-of-ways. In addition, the proposed Project will also have the potential to promote the revitalization of the First Street corridor and the residential area along Second Street and Harding Avenue. The proposed Project would also be responsible for making the necessary upgrades to the existing water and sewer

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 13

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infrastructure required to accommodate the Project's potential demand. Therefore, the on-site and off-site physical improvement that would result as part of Project, coupled with the availability of new affordable housing, would not be detrimental to the public interest, health, safety, convenience or welfare. Thus, it is staff's assessment that this finding can be made.

4. **Proposed Affordable Housing Project.** Sections 2 and 3 above provided discussion on the requested general plan land use map amendment and zone change for several of the parcels that comprise Phase 1 and Phase 2 of the Project site. If the requested amendments to the general plan land use map and zoning map are approved and adopted the applicant would proceed with the lot line adjustment as described in Section 1 to facilitate the development of the proposed affordable housing project.

The Project would consist of the development of two neighboring multifamily residential apartments (Phases 1 and 2) consisting of a total of 113 units. The Project would be built using the development standards that are applicable to the residentially zoned property within the R-3 (Multiple-Family) zone, as well as all applicable requirements of the state's density bonus law pursuant to Government Code Section 65915, et al.

Phase 1 of the Project, the "Fermoore Apartments," at 1501 and 1529 First Street (APN's: 2520-011-038, 041, and 042), consists of the development of a 121,051-square-foot, four-story affordable housing project with 84 dwelling units and a first floor parking garage for 112 vehicles. The unit mix for this development would include 58 one-bedroom units and 26 three-bedroom units. The site would be developed with dual frontages along Fermoore Street and Harding Avenue, maintaining a required 20-foot front setback on each side. The primary pedestrian entry into the building would be from Fermoore Street. A first floor lobby along this street would lead up to the apartment units on the upper floors. Additionally, the first-floor parking garage would be accessed by a 28-foot driveway/fire lane would be provided along the southerly portion of the lot for two-way vehicular access to the site from driveways on Fermoore Street and Harding Avenue. The building would be constructed at a maximum height of 45 feet, as permitted in the R-3 zone. The site would also be improved with approximately 18,342 square feet of landscaping on the ground floor and 6,989 square feet of landscaping the on second floor of the building.

Phase 2 of the Project, the "Harding Apartments," at 112, 116, and 124 Harding Avenue (APN's: 2520-017-002, 003, and 004), consists of the development of a 43,733-square-foot, four-story affordable housing project with 29 dwelling units and a first floor parking garage for 40 vehicles. The unit mix for this development would include 20 one-bedroom units and nine three-bedroom units. The site would have pedestrian and vehicular access along Harding Avenue. Pedestrian access would be made from a first-floor lobby leading up to the apartment units on the upper floors. Vehicular access would be made from a 24-foot wide driveway facing Harding Avenue that leads into the first-floor parking garage. The building would maintain all required building setbacks by providing a 20-foot front setback, five-foot side setbacks, and a 15-foot rear setback. Similar to Phase 1, this building would be constructed at a maximum height of 45 feet, as permitted in the R-3 zone. The

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 14

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site would also be improved with approximately 6,463 square feet of landscaping on the ground floor and 3,468 square feet of landscaping the on second floor of the building.

Subsequent to approval of the proposed general plan map amendment and zone change to R-3 zoning, the proposed affordable housing Project to be built on each site would be a development that is permitted by right using the required development standards provided by Government Code Section 65915, et al (State Density Bonus Law). The state's density bonus law allows developers of affordable housing projects to apply state mandated parking ratios. Additionally, by providing a minimum of 30 percent of the units for rental by eligible low income households who earn 80 percent of the Los Angeles County's area median income (low income) or less, state density bonus law allows a developer to request three concessions or development standard modifications to assist in facilitating and removing barriers for providing much needed high-quality affordable housing in California. The following subsections detail key points of the Project, including density, affordability, parking, requested concessions, infrastructure impacts, and traffic impacts.

- a) Density Bonus. Pursuant to Government Code Section 65915(f)(1), an applicant may request a density bonus of up to 35 percent over the maximum density permitted by city code if a minimum of 20 percent of the units are designated for rental to low income individuals and families whose household income is 80 percent of the County's area median income or less. As part of the Project, the applicant is requesting a density bonus for each of the sites (Phases 1 and 2).

Phase 1 of the Project would be developed with 84 units, consisting of 58 one-bedroom units and 26 three-bedroom units. Once the lot line adjustment is completed, the development would result in an approximately 79,286-square-foot site with street frontages on Fermoore Street and Harding Avenue. Pursuant to City Code Section 106-425, one dwelling unit is permitted for every 1,013 square feet of lot area (1 unit/1,013 square feet) in the R-3 zone. If the requested zone change is approved, the city's development standards would allow a total of 78 units on the Phase 1 site of the Project. In addition, the developer is seeking to apply the state's density bonus law requirements in order to increase the density of this site by six (6) units, or by 7.69 percent over the maximum allowed density.

Phase 2 of the Project would be developed with 29 units, consisting of 20 one-bedroom units and nine three-bedroom units. The development includes an approximately 21,437-square-foot site with its street frontage on Harding Avenue. On this site, the city's R-3 zone development standards would allow a total of 21 units. By applying the state density bonus requirements, the applicant is seeking to increase the density of this site by eight (8) units, or by 38.09 percent over the maximum allowed density. In this instance, the number of units that would be permitted using a 35 percent increase density resulted in an increase of 7.35 units. Pursuant to Government Code Section 65915(f)(5), all density calculations resulting in fractional units shall be rounded up to the next whole number, resulting in the eight proposed additional units.

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 15

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- b) Affordability. Pursuant to Government Code Section 65915(f)(1), an applicant requesting a density bonus of up to 35 percent is required to provide a minimum of 20 percent of the units for rental to low income individuals and families whose household income is less than or equal to 80 percent of the County's area median income. As required, Phase 1 of the Project would be mandated to designate a minimum of 16 units for low income renters. Similarly, Phase 2 of the Project would be required to designate five of the units for low income renters. However, the applicant has submitted a letter noting that each of the proposed 113 units on Phases 1 and 2 of the project site will provide for 100 percent affordability to low income individuals and families whose household income is 80 percent of the County's area median income or less. Therefore, the applicant will be exceeding state affordability requirements for the minimum number of designated low income housing units. As result, the project would provide much needed affordable housing units in the city that help increase housing opportunities for an underserved economic segment of the community.

Also, pursuant to Government Code Section 65915(c)(1), an applicant requesting a density bonus is required to maintain the continued affordability of all low income units for a period of 30 years. By maintaining long term affordability of these units, the city would also be able to apply these units to the city's fair share of affordable housing. These new units of affordable housing would help the city get closer to achieving its fair share allocation of the Regional Housing Needs Assessment (RHNA) numbers, as required by state law.

- c) Parking. Pursuant to Government Code Section 65915(p)(1)(A and B), an applicant may request to build an affordable housing project using the parking ratios mandated by the state, in lieu of the city's parking standards. The state parking ratios allow for an affordable project to provide one (1) parking space for every zero to one bedroom unit and two (2) parking spaces for every two to three bedroom unit. These parking ratios are inclusive of handicap and guest parking.

Phase 1 of the Project would provide a total of 112 parking spaces within a first-floor garage that is accessible from Fermoore Street and Harding Avenue. This development would include a total of 58 one-bedroom units and 26 three-bedroom units. Using the state's mandated parking ratio, the Fermoore Apartments would be required to provide 110 parking spaces, resulting in a surplus of two additional parking spaces. Within the parking garage, a total of 50 parking spaces will be provided in tandem configuration and will be specifically assigned to residents of the three-bedroom units. As part of the state's parking standards, tandem parking is permitted.

Phase 2 of the Project would provide a total of 40 parking spaces within a first-floor garage that is accessible from Harding Avenue. This development would include a total of 20 one-bedroom units and nine three-bedroom units. Using the state's mandated parking ratio, the Harding Apartments would be required to provide 38 parking spaces, resulting in a surplus of two additional parking spaces. Within the

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 16

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parking garage, a total of 18 parking spaces will be provided in tandem configuration and will be specifically assigned to residents of the three-bedroom units.

The city's parking standards, pursuant to City Code Section 106-822(a)(3)(a and c) require a multi-family development to provide 1.5 parking spaces for every zero to one bedroom unit and 2.5 parking spaces for every two to three bedroom unit. Additionally, two-tenths (0.2) of a parking space shall be provided as guest parking for each dwelling unit of a multifamily development. As applied to Phase 1 of the Project, the development would require a total of 169 parking spaces, an increase of 59 parking spaces over what is mandated by state law for an affordable housing project. Phase 2 of the Project would require a total of 59 parking spaces, an increase of 21 parking spaces over what is mandated by state law.

It is staff's assessment that the proposed project can be developed with the proposed number of on-site parking spaces as mandated by state law, which allow for one parking space for every zero to one bedroom unit and two parking spaces for every two to three bedroom unit. On-street public parking facilities in the immediate vicinity of the project along Harding Avenue and Fermore Street can accommodate the parking associated with future guests. In addition, the Urban Land Institute, a nonprofit education and research institute that focuses on the responsible use of land, notes that "although residents of low-density single-family communities tend to have two or more cars per household, residents of high-density apartments and condominiums tend to have only one car per household." (National Multi Housing Council, "Tabulations of 1999 American Housing Survey" as cited in the Urban Land Institute's Higher-Density Development: Myth and Fact; website: <http://www.uli.org>.) Furthermore, upfront acknowledgement by the property owner/landlord to prospective renters of the availability of designated parking per residential unit will deter residents that are seeking multiple on-site parking spaces per unit.

- d) Concessions. Pursuant to Government Code Section 65915(d)(2)(C), an applicant may request, and a city must grant, up to three concessions for a project that includes at least 30 percent of the total units for lower income households. The applicant has submitted a letter noting that each of the proposed 113 units on Phases 1 and 2 of the project site will designate for rent to low income households whose household income is less than or equal to 80 percent of the County area median income. Therefore, the applicant will be exceeding state affordability requirements in order to provide much needed affordable housing in the community to a segment of the population that is considered to be underserved in the city's housing market.

In order to facilitate the development of the affordable housing project, the applicant will be requesting three concessions to deviate from three development standards that applicable to multifamily building in the R-3 for Phases 1 and 2 of the Project. The requested concessions include an increase in lot coverage, a reduction in the required common area, and a reduction of usable open space for each unit. Each concession is summarized below.

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 17

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- I. Lot Coverage. The first concession for the Project is an increase in lot coverage above what is permitted by the city zoning code. Pursuant to City Code Section 106-967(6)(b), the maximum lot coverage permitted in the R-3 zone is 40 percent.

Phase 1 of the Project consists of the development of a four-story, 121,051-square-foot building on a 79,286-square-foot site. The first-floor of the proposed building is the floor that would provide the greatest lot coverage, covering an area of 43,636 square feet. As such, this concession would allow for the Phase 1 site to be developed with lot coverage of 55 percent, an increase of 15 percent above the city's R-3 development standard.

Similarly, Phase 2 of the Project consists of the development of a four-story, 43,733-square-foot building on a 21,437-square-foot site. The first-floor of the proposed building is the floor that would provide the greatest lot coverage, covering an area of 14,438 square feet. As such, concession would allow for the Phase 2 site to be developed with lot coverage of 67 percent, an increase of 27 percent above the city's R-3 development standard.

- II. Common Area. The second concession for the Project is reduction in the required common area for Phases 1 and 2. Pursuant to City Code Section 106-967(2), each lot developed with more than four units shall provide a common area of 100 square feet per unit.

Phase 1 of the Project will provide a 1,600-square-foot community room on the second-floor of the building and an approximate 2,800 square foot community garden for use by the apartment's tenants. The city's development standards would require this site to provide a total of 8,400 square feet of common area. As such, the applicant is requesting a concession to reduce the common area requirement by 2,400 square feet.

Similarly, Phase 2 of the Project will provide a 1,100-square-foot community room on the second-floor of the building. The city's development standards would require this site to provide a total of 2,900 square feet of common area. As such, the applicant is requesting a concession to reduce the common area requirement by 1,800 square feet.

- III. Usable Open Space. The third concession for the Project is reduction in the required usable open space requirement for Phases 1 and 2. Pursuant to City Code Section 106-967(14), the each lot developed with more than four units shall provide 150 square feet of open space per unit.

The city's development standards would require that Phase 1 of the Project provide 12,600 square feet of open space on-site. Similarly, Phase 2 of the Project would be required to provide 4,350 square feet of open space. The

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 18

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applicant's final request is that the project be developed without providing any on-site open space. In lieu of on-site open space, the neighboring park on Fermoore Avenue, Layne Park, would be used for outdoor recreational activities and recreational open space.

- e) Traffic. The proposed affordable housing development on Phases 1 and 2 of the Project site are not expected to adversely impact existing traffic patterns along Harding Avenue, Fermoore Street, First Street, or Second Street and the surrounding neighborhood. Based on the transportation and circulation analysis that was prepared as part of the Initial Study and Mitigated Negative Declaration for the Project, it is anticipated that the proposed project would generate 752 trips during an average weekday. A "trip" represents a single trip to or from the destination and a single round trip represents two trip ends. Of this total, 58 trips are anticipated to occur during the morning (AM) peak hour and 70 trips are expected to occur during evening (PM) peak hour.

The proposed development of the affordable housing Project is consistent with the local and regional growth projections anticipated as part of the City of San Fernando's General Plan and the Southern California Association of Government's (SCAG) Regional Transportation Plan (RTP). As proposed, the project will not conflict with any applicable congestion management program, including level of service standards and travel demand measures, or other measures established by the Los Angeles County Metropolitan Transit Authority's Congestion Management Program (CMP) for designated roads or highways. However, as a mitigation measure for the project, the applicant will be required to prepare a traffic report that evaluates the traffic patterns on existing roadways. The analysis would help determine if any additional stop signs at nearby intersections will be needed or if the timing on the existing traffic signal at the intersection of First Street and Harding Avenue will need to be modified. Additionally, the report will also determine if a left turn arrow may be needed on the existing signal for vehicle turning eastbound onto First Street from Harding Avenue.

- f) Design. The *San Fernando Multi-Family Residential Design Guidelines* seek to improve the level of design quality by focusing on important design principles. At the project level, these design standards and guidelines are meant to encourage projects (e.g., additions, remodels, and new multi-family residential structures) that accommodate their users' needs while contributing to an attractive environment and project that fits harmoniously within its surroundings.

The proposed construction of the Fermoore St. Apartments (Phase 1) and the Harding Ave. Apartments (Phase 2) would significantly improve the current condition of the Project sites. Development of the vacant Project sites would abate any public nuisances and eliminate blight related to vacant lots on the subject site and therefore, improve the physical appearance of the property and the surrounding neighborhood.

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1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue  
Page 19

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The design of the each of the multifamily residential structures proposed for Phase 1 and Phase 2 could be described as a modern building with a mix of design elements that effectively incorporates stucco, concrete, and metal materials in order to create a cohesive, yet modern design style that is both distinctive to the proposed structures and complimentary to the surrounding residential structures. Key architectural elements include: raised parapet walls of various elevation heights that assist in breaking up the façade, multi-panel windows of varying sizes, multi-story tower structures at varying heights, faux balconies with metal railings, functional interior courtyards and patios, well-defined pedestrian and vehicular entryways, and on-site and off-site landscape amenities. Furthermore, all design elements are repeated throughout each building's interior and exterior facades, creating an overall design that is visually appealing.

The set of plans ("Attachments 12 and 13") submitted for review for Phases 1 and 2 of the Project will be further refined by staff in order to incorporate additional architectural detail into the building and further improve the overall design to ensure neighborhood compatibility.

5. **Lot Merger.** As part of the proposal, Phase 1 of the Project at 1501 and 1529 First Street (APN's: 2520-011-038, and 041, and 042) would be consolidated to form one legal lot of record. Similarly, Phase 2 of the project at 112, 116, and 124 Harding Avenue (APN: 2520-017-002, 003, and 004) would also be consolidated to form one legal lot of record. Prior to the issuance of a building permit to construct the affordable housing project, the developer shall submit an application to merge the aforementioned parcels. Per the city's adopted regulations, the owner initiated lot merger will be required to be completed prior to the issuance of any building permit to construct the affordable housing project.

## **CONCLUSION:**

In light of the forgoing analysis, it is staff's assessment that approval of the general plan amendment and zone change is warranted. Approval of the project would allow development of 113 affordable housing units that will be restricted for rent to eligible low-income households in a manner consistent with the goals and objectives of the General Plan Housing Element, long term regional planning and transportation programs, and state mandated housing programs. The project as proposed will expand the number of affordable housing units currently available within the community and also help the city get closer to attaining its RHNA housing numbers.

Furthermore, the redevelopment of the project site would also enhance the quality of existing neighborhoods and health of residents through the elimination of property maintenance issues that arise from vacant and underutilized property and contribute to the physical blight within the project area.

Based on the above findings, staff recommends that the Planning and Preservation Commission recommend approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan

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March 6, 2012

GPA 2012-01, ZC 2012-01, LLA 2012-01, SPR 2012-01, Initial Study & Mitigated Negative Declaration  
1501, 1529, 1601 First Street and 112, 116, and 124 Harding Avenue

Page 20

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Review 2012-01 and adoption of the Initial Study and Mitigated Negative Declaration for the project to the City Council, pursuant to Planning and Preservation Commission Resolution 2012-03 and the conditions of approval attached as Exhibit "A" to the resolution ("Attachment 1").

**ATTACHMENTS (12):**

1. Resolution 2012-03 and Exhibit A: Conditions of Approval
  2. Vicinity Map
  3. Existing Zoning and General Plan Land Use Map
  4. Draft Amended Zoning and General Plan Land Use Map
  5. Compass Blueprint Opportunity Areas
  6. Letter from Aszkenazy Development, Inc.
  7. Draft Initial Study and Mitigated Negative Declaration
  8. Public Comment Letters Received as of March 2, 2012
  9. Project Site Photos
  10. Assessor's Parcel Map
  11. Draft Lot Line Adjustment Plans
  12. Phase 1 Site Plan and Elevations for Fermoore St. Apartments
  13. Phase 2 Site Plan and Elevations for Harding Ave. Apartments
- 
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**ATTACHMENT 1:**

**Planning and Preservation Commission  
Resolution 2012-03 and  
Exhibit “A”: Conditions of Approval**

**RESOLUTION NO. 2012-03****A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 2012-01, ZONE CHANGE 2012-01, AND SITE PLAN REVIEW 2012-01 AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR THE FERMOORE STREET/HARDING APARTMENTS AT 1501 AND 1529 FIRST STREET AND 112, 116, AND 124 HARDING AVENUE**

WHEREAS, Aszkenazy Development, Inc. (c/o Ian Fitzsimmons), hereinafter referred to as “Applicant,” has submitted an application for approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 to develop 113 units of affordable housing on two non-contiguous sites in the City of San Fernando referred to as the Fermoore Street Apartments at 1501 and 1529 First Street (Phase 1) and the Harding Avenue Apartments at 112, 116, and 124 Harding Avenue (Phase 2) on neighboring, henceforth referred to as the “Project”;

WHEREAS, Phase 1 of the Project at 1501 and 1529 First Street would require an amendment of the general plan land use map and zoning map for parcels 2520-011-038, 2520-011-041, and 2520-011-042 to reclassify the existing land use designation of these parcels from Industrial (IND) to High Density Residential (HDR) and rezone these parcels from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone;

WHEREAS, Phase 2 of the Project at 112, 116, and 124 Harding Avenue would also require an amendment of the general plan land use map and zoning map for parcel 2520-017-002 to reclassify the existing land use designation of this parcel from Industrial (IND) to High Density Residential (HDR) and rezone this parcel from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone;

WHEREAS, General Plan Amendment 2012-01 and Zone Change 2012-01 would allow for the construction of Phases 1 and 2 of the Project as follows: a) Phase 1: The development of a four-story, 121,051-square-foot affordable housing project with 84 units on a 79,286-square-foot lot comprised of three contiguous parcels; b) Phase 2: The development of a four-story, 43,733-square-foot affordable housing project with 29 units on a 21,437-square-foot lot comprised of three contiguous parcels;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City of San Fernando’s CEQA Guidelines, the City of San Fernando as the Lead Agency overseeing the environmental review for the proposed affordable housing project has prepared a Draft Initial Study as part of the city’s environmental assessment in order to determine the nature and extent of the environmental review required for the proposed project and based on said environmental assessment has determined that any potential significant adverse environmental impacts associated with the project’s approval and implementation can be mitigated to less than significance levels through the implementation of project specific mitigation measures and has thus prepared a Negative Declaration with described mitigation measures otherwise herein referred to as the Mitigated Negative Declaration;

WHEREAS, the Planning and Preservation Commission conducted a public hearing held on the proposed general plan land use map and zoning map amendments on March 6, 2012 at 7:00 p.m., and proper public notice was duly given pursuant to Code Section 106-72, et al.;

WHEREAS, the Planning and Preservation Commission's findings and recommendations for approval to the City Council were memorialized in writing in the form of Planning and Preservation Commission Resolution 2012-03 on March 6, 2012;

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

SECTION 1: The Planning Commission finds that all of the facts set forth in this Resolution are true and correct.

SECTION 2: On March 6, 2012, the Planning and Preservation Commission held a duly noticed public hearing to consider the proposed application for the Project filed by the Applicant and the findings and recommendations made by the Planning and Preservation Commission. Evidence, both written and oral, was presented at said hearing.

A. The public hearing afforded opportunities for public testimony and comments on the Project.

B. Notice of the hearing was given pursuant to San Fernando Municipal Code Section 106-72 and in compliance with Government Code Sections 65090 and 65091, a notice of public hearing for the proposed general plan and zoning map amendments and the Project was advertised in the Los Angeles Daily News (a local paper of general circulation), ten (10) days prior to the scheduled public hearing before the Planning and Preservation Commission.

SECTION 3: Based upon substantial evidence presented to the Planning and Preservation Commission during on March 6, 2012, including public testimony, written materials and written and oral staff reports, with regard to the Project, the Planning and Preservation Commission concurred with the city planning staff's determination that the Project will not have a significant adverse impact on the environment with the identified mitigation measures incorporated as part of the Mitigated Negative Declaration and subsequently, recommended that the City Council adopt findings to that effect on March 6, 2012.

SECTION 4: Based upon the evidence and all other applicable information presented, the Planning and Preservation Commission finds that the proposed amendment of the general plan land use map is appropriate for the following reasons:

A. Changing the General Plan Land Use Designation from "Industrial" to "High Density Residential" as proposed as part of the Project will facilitate the development of affordable housing in accordance with the goals and policies set forth in the City of San Fernando General Plan Housing Element.

B. Changing the land use designation within will not adversely impact or be detrimental to the IND (Industrial) or HDR (High Density Residential) land uses adjacent to the Project area.

SECTION 5: The Planning and Preservation Commission determined that the proposed zoning map amendment is based the findings of fact as discussed below:

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

The requested amendment to the city's zoning map would change the current zoning of several parcels of land that comprise Phases 1 and 2 of the Fermoore St./Harding Ave. Apartment Project. As part of the Project, the properties located at 1501 and 1529 First Street (APN's: 2520-011-038, 041, and 042) and 112 Harding Avenue (APN's: 2500-017-002) would be rezoned from their current zoning as M-1 (Limited Industrial) to R-3 (Multiple Family). The proposed rezoning would facilitate the development of 113 affordable housing units restricted for rent to eligible low income households within the city.

Properties that abut the Project to the north and west are R-3 (Multiple Family) zoned properties that have been developed with a variety of single-family dwellings and multifamily apartment buildings. The requested zone change would make use of vacant, underutilized industrially zoned land that currently abuts R-3 zoned and residentially developed lots fronting Second Street, Harding Avenue, and Harps Street. The Project would comply with the goals and objectives of the General Plan Land Use Element, with the requested general plan map amendment, by retaining the small town character of San Fernando and maintaining an identity that is distinct from surrounding communities. (San Fernando General Plan Land Use Element Goals I and III, Pg. IV-6). The affordable housing Project would result in significant physical improvements to the project site and adjacent public right-of-ways, eliminating any blight conditions associated with the existing physical condition of the subject properties.

Additionally, the Project would also comply with goals and policies of the General Plan Housing Element by: providing a range of housing types (including low income rental units) to meet community needs; providing adequate housing sites to facilitate the development of a range of residential development types in San Fernando that help the city fulfill its fare share of regional housing needs; providing affordable housing opportunities for San Fernando's lower income population; utilizing zoning tools, including density bonus, to provide affordable units within market rate developments; supporting collaborative partnerships with non-profit organizations and for-profit developers to provide greater access to affordable housing funds; and, encouraging the use of sustainable and green building features in new housing. (San Fernando General Plan Housing Element Goals 2.0, Policies 2.1, 2.3, 2.5, 2.7, 2.10, Pg. V-11). Thus, it is the commission's determination that this finding can be made.

- **The adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare.**

The requested amendment to the zoning map would allow for vacant, underutilized industrially zoned land to be adaptively reused for the development of affordable housing available to low income households within the city. As part of the Project, the properties located at 1501 and 1529 First Street (APN's: 2520-011-038, 041, and 042) and 112 Harding Avenue (APN's: 2500-017-002) would be



rezoned from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone. The Project would result in significant physical improvements to the site and adjacent public right-of-ways, eliminating any blight conditions associated with the existing physical condition of the subject properties.

The physical improvements that will be made as part of the Project include repair and replacement of the existing sidewalks that abut each site, the installation of wheelchair assessable ramps on the corners of Harding Avenue and Fermoore Street, the construction of tree wells along the adjacent sidewalks, and the planting of street trees along the adjacent public right-of-ways. In addition, the proposed Project will also have the potential to promote the revitalization of the First Street corridor and the residential area along Second Street and Harding Avenue. The proposed Project would also be responsible for making the necessary upgrades to the existing water and sewer infrastructure required to accommodate the Project’s potential demand. Therefore, the on-site and off-site physical improvement that would result as part of Project, coupled with the availability of new affordable housing, would not be detrimental to the public interest, health, safety, convenience or welfare. Thus, it is staff’s assessment that this finding can be made.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby recommends approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommends adoption of the Initial Study and Mitigated Negative Declaration for the Project to the City Council, subject to the conditions of approval attached as Exhibit “A”.

PASSED, APPROVED AND ADOPTED this 6th day of March 2012.

\_\_\_\_\_  
JULIE CUELLAR, CHAIRPERSON

ATTEST:

\_\_\_\_\_  
FRED RAMIREZ, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION

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

City of San Fernando Planning and Preservation Commission

Resolution No. 2012-03

Page 5

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 Planning and Preservation Commission at a meeting held on the 6th day of March 2012; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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FRED RAMIREZ, SECRETARY TO THE PLANNING AND  
PRESERVATION COMMISSION

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**

**(NOTE: THE PROJECT'S CONDITIONS OF APPROVAL WILL BE PROVIDED BY CITY PLANNING STAFF UNDER SEPARATE COVER ON MONDAY, MARCH 5, 2012)**

**ATTACHMENT 2:**

**Vicinity Map**

Google Earth



116 HARDING AVE  
APN: 2520-011-038

**PHASE 1**  
FERMOORE ST  
APARTMENTS

112 HARDING AVE  
APN: 2520-011-041

112 HARDING AVE  
APN: 2520-011-043

**PHASE 2**  
HARDING AVE  
APARTMENTS

124 HARDING AVE  
APN: 2520-017-004

116 HARDING AVE  
APN: 2520-017-003

112 HARDING AVE  
APN: 2520-017-002

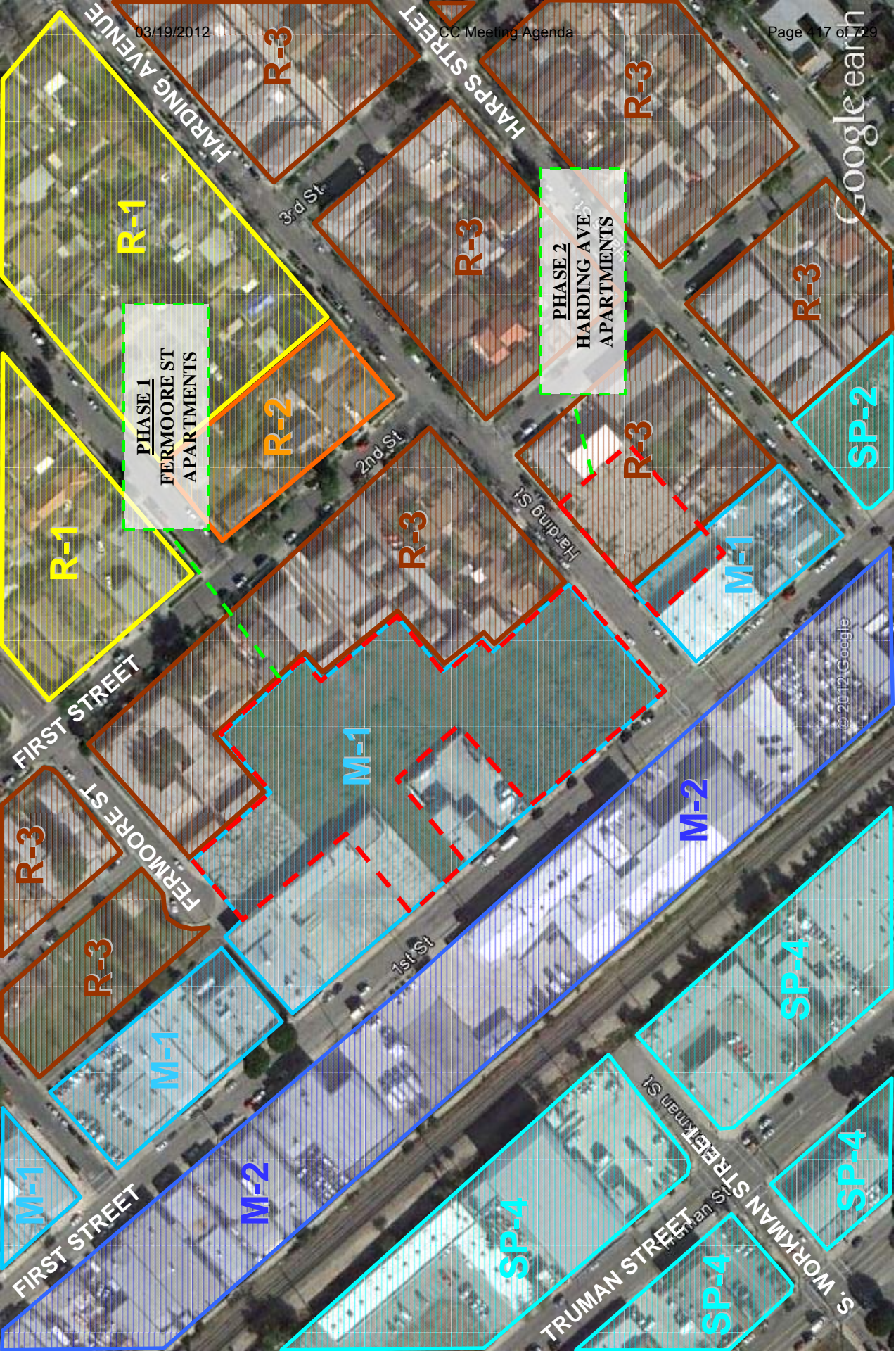
124 HARDING AVE  
APN: 2520-011-042

112 HARDING AVE  
APN: 2520-011-042

**VICINITY MAP**  
**1501 AND 1529 FIRST STREET/112, 116, AND 124 HARDING AVENUE**

**ATTACHMENT 3:**  
**Existing Zoning and  
General Plan Land Use Map**





**EXISTING ZONING MAP**  
**1501 AND 1529 FIRST STREET/112, 116, AND 124 HARDING AVENUE**







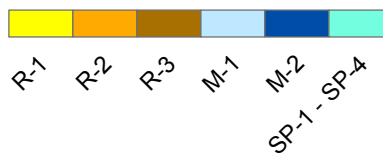
**ATTACHMENT 4:**

**Draft Amended Zoning and  
General Plan Land Use Map**

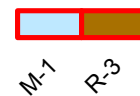


### Existing Zoning

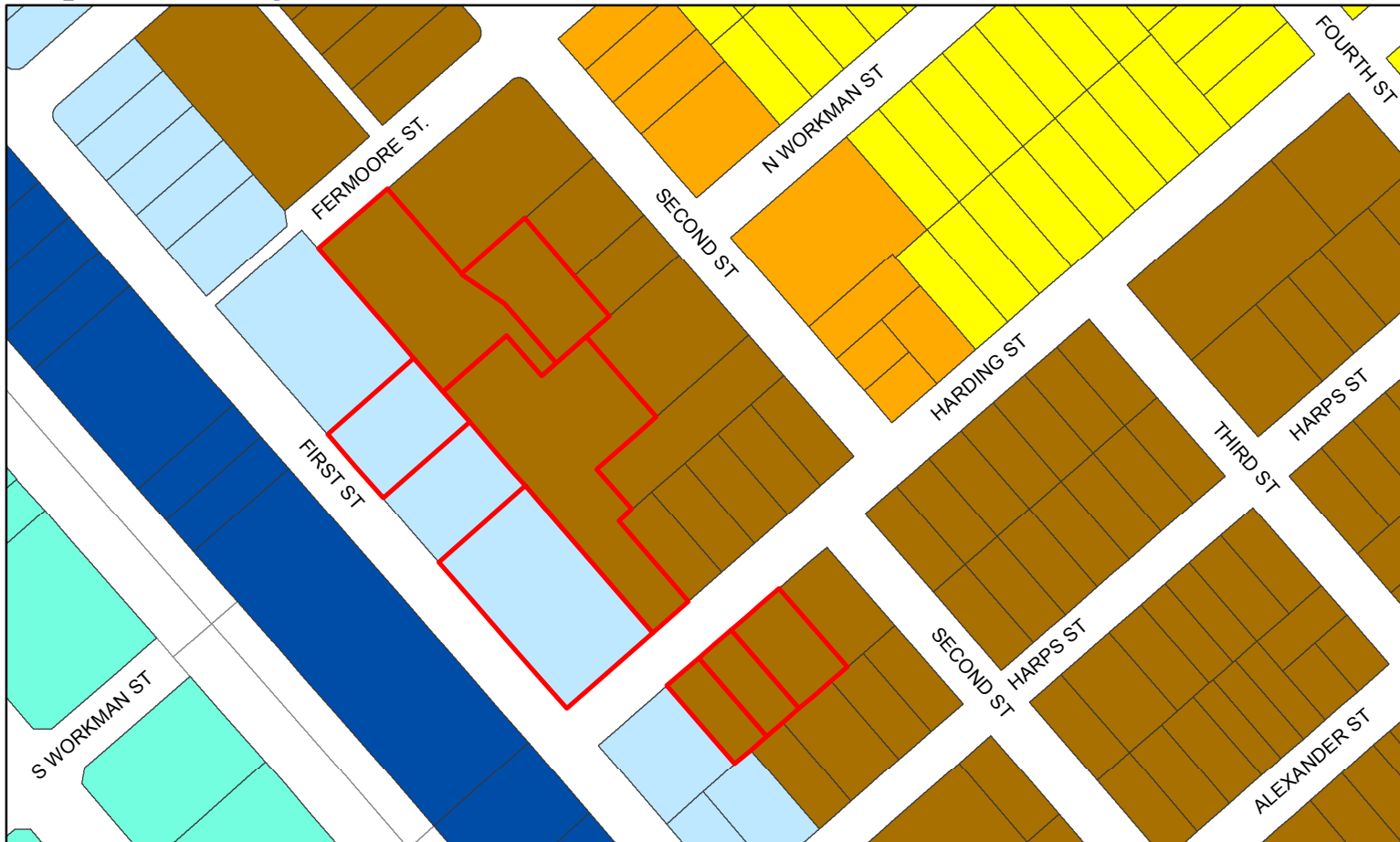
#### Current Zoning

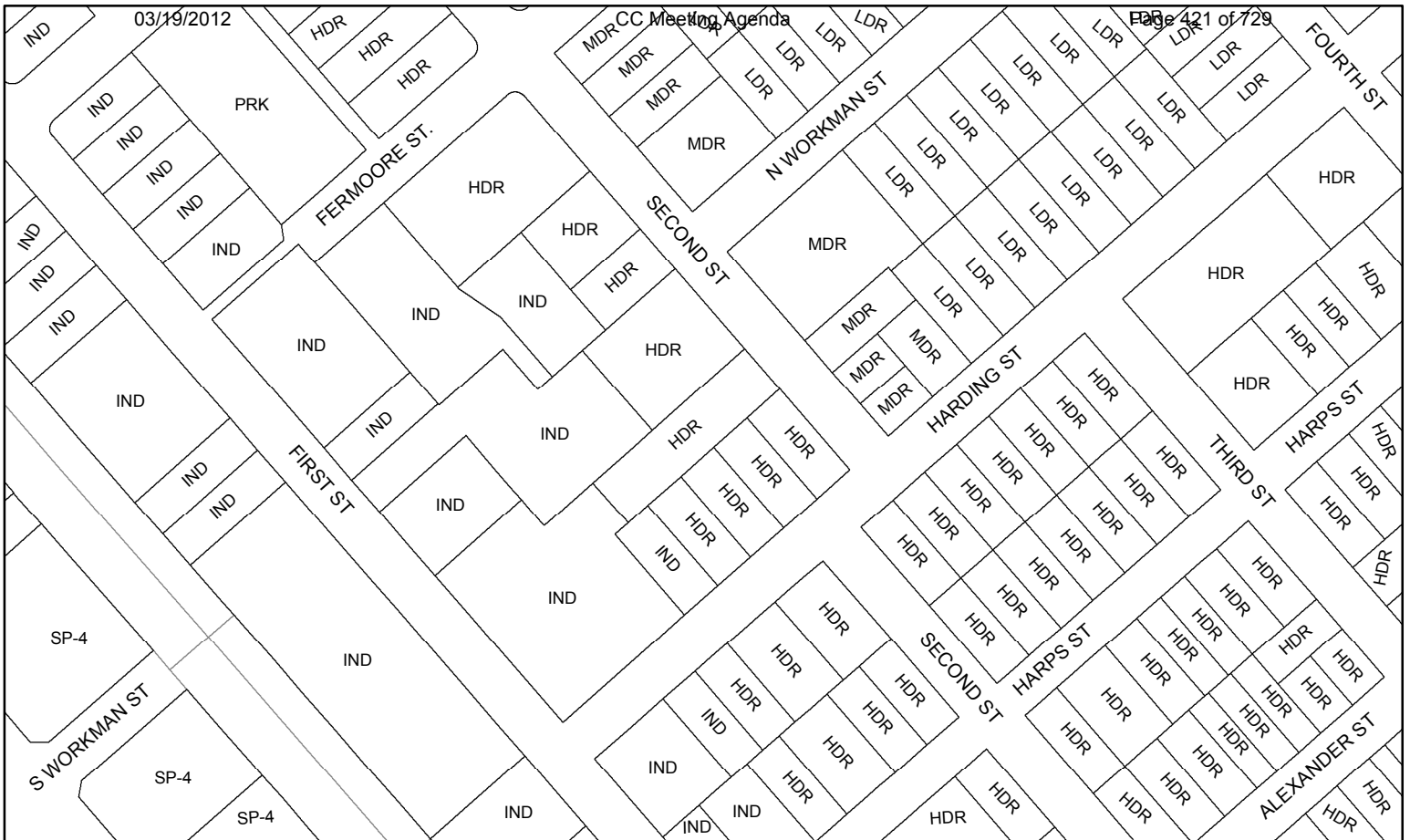


#### Proposed Zoning



### Proposed Zoning





### Existing Land Use

- Low Density Residential - LDR
- Medium Density Residential - MDR
- High Density Residential - HDR
- Industrial - IND
- Specific Plan No. 4 - SP-4
- Park - PRK

### Amended Area



### Proposed Land Use



**ATTACHMENT 5:**

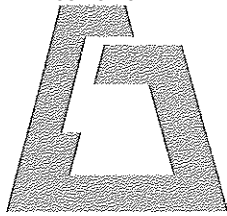
**Compass Blueprint  
Opportunity Areas**



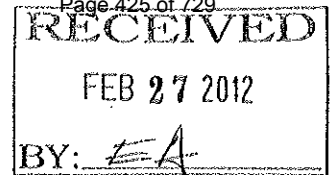


**ATTACHMENT 6:**

**Letter from Aszkenazy  
Development, Inc.**



**ASZKENAZY**  
DEVELOPMENT, INC



Ian Fitzsimmons  
601 S Brand Blvd.  
3<sup>rd</sup> Floor  
San Fernando, CA 91340  
February 6, 2012

Edgar Arroyo  
Assistant Planner  
City of San Fernando  
117 Macneil Street  
San Fernando, CA 91340

Mr. Arroyo:

This letter is to formally provide a description of the Fermoore, Harding, Alexander apartment development. More specifically, the two phases of the project which is being reviewed under Site Plan Review 2012-01.

The **Fermoore Phase** will be phase 1 of the development. This phase is made up of APNs 2520-011-038, 2520-011-041 and 2520-011-042. The combined lots will be 79,286.22 square feet. Eighty-four (84) low income residential units are being proposed. Of the 84 units, fifty-eight (58) will be one 550sf bedroom units and twenty-six (26) will be 1,050sf three bedroom units. The R3 zoning currently being sought for the property allows for seventy-eight (78) residential units. To meet the proposed unit configuration, Aszkenazy Development, Inc. will seek an additional six (6) units under state statute as set forth under SB1818. Also under SB1818, Aszkenazy Development, Inc. will also seek three concessions per GC 65915(d)(2)(a-c) as well as the ability to apply State mandated parking ratios for affordable housing. The three concessions being sought are the ability to exceed lot coverage allowed in R3, an elimination of balconies as defined as usable open space, and the reduction of common open space. In return, the State of California requires the developer to provide a minimum of 30% of the by-right units at or below 80% AMI (area median income) which is twenty-four (24) units. Aszkenazy Development, Inc. will provide a 100% of the built units at or below 80% AMI.

These three lots will require a zone change from M1-Light Manufacturing to R3-Multiple Family. The phase will also necessitate lot line adjustments to three parcels APNs 2520-011-006, 2520-011-041, 2520-011-043.

The **Harding Phase** will be phase 2 of the development. This phase is made up of APNs 2520-017-002, 2520-017-003 and 2520-017-004. The combined lots will be 21,437.50 square feet. Twenty-nine (29) low income residential units are being proposed. Of the 29 units, twenty (20) will be one 550sf bedroom units and nine (9) will be 1,050sf three bedroom units. The R3 zoning currently being sought for the property allows for twenty-one (21) residential units. To meet the proposed unit configuration, Aszkenazy Development, Inc. will seek an additional eight (8) units under state statute as set forth under SB1818. Also under SB1818, Aszkenazy Development, Inc. will also seek three concessions per GC 65915(d)(2)(a-c) as well as the ability to apply State mandated parking ratios for affordable housing. The three concessions being sought are the ability to exceed lot coverage allowed in R3, an elimination of balconies as defined as usable open space, and the reduction of common open space. In return, the State of California requires the developer to provide a minimum of 30% of the by-right units at or below 80% AMI (area median income) which is six (6) units. Aszkenazy Development, Inc. will provide a 100% of the built units at or below 80% AMI.

One lot (APN 2520-017-002) will require a zone change from M1-Light Manufacturing to R3- Multiple Family.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Fitzsimmons', with a long horizontal line extending to the right.

Ian Fitzsimmons  
Aszkenazy Development, Inc.



**ATTACHMENT 7:**

**Draft Initial Study and  
Mitigated Negative Declaration**



## Notice of Intent to Adopt a Mitigated Negative Declaration and Public Hearing Notice for the Harding Ave./Fermoore St. Apartment Project

**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 development of two neighboring affordable housing projects (the "Project") consisting of a total of 113 dwelling units. The proposed Project would require a general plan amendment and zone change to convert industrially zoned property along First Street and Harding Avenue to high density residentially zoned property. Each project site will be developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501 and 1529 First Street will be developed with an 84-unit multi-family housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112, 116, and 124 Harding Avenue will developed with a 29-unit multi-family housing project with parking on-site for 40 vehicles within a first-floor garage. The project sites are located along First Street, between Harding Avenue and Huntington Street, and along Harding Avenue, between First Street and Second Street.

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 with the implementation of specific mitigation measures 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, Mitigated Negative Declaration, and associated Mitigation Monitoring Plan is from Saturday, February 25, 2012 to Thursday, March 15, 2012. Subsequent to the public review period, the Planning and Preservation Commission and City Council will hold separate public hearings to consider the proposed Project that includes applications for a general plan amendment, zone change, and site plan review application, a draft initial study, a mitigated negative declaration, and an associated mitigation monitoring plan. The following section provides detailed information about the scheduled public hearing date(s) and the Project:

### **PUBLIC HEARINGS:**

Planning and Preservation Commission Public Hearing

Date: Tuesday, March 6, 2012

Time: 7:00 p.m.

Location: City of San Fernando City Hall - Council Chambers  
117 Macneil Street  
San Fernando, CA 91340

City Council Public Hearing

Date: Monday, March 19, 2012

Time: 6:00 p.m.

Location: City of San Fernando City Hall - Council Chambers  
117 Macneil Street  
San Fernando, CA 91340

### **PROJECT TITLE:**

Harding Ave./Fermoore St. Apartment Project: General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Plan

### **APPLICANT:**

Aszkenazy Development, Inc., 601 S. Brand Boulevard, 3<sup>rd</sup> Floor, San Fernando, CA 91340

**PROJECT LOCATION:** 1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue, San Fernando, CA 91340  
(Los Angeles County Assessors' Parcel Numbers: 2520-011-006, 038, 041, 042, and 043 and 2520-017-002, 003, and 004)

**PROJECT DESCRIPTION:** The proposed project is a request for a general plan amendment and zone change for the properties located at 1501 and 1529 First Street and 112 Harding Avenue to amend the current land use designation from Industrial (IND) to High-Density Residential (HDR) and rezone these properties from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone. The proposed general plan amendment and zoning change would facilitate the development of the neighboring multi-family affordable housing projects at 1501 and 1529 First Street (Phase 1) and 112, 116, and 124 Harding Avenue (Phase 2).

Phase 1 of the Project along First Street consists of the development of a 121,051-square-foot, four-story affordable housing project with 84 dwelling units and a first floor parking garage for 112 vehicles. The unit mix for this development would include 58 one-bedroom units and 26 three-bedroom units. A minimum of 30 percent of the units will be made available to individuals and families who are at 80 percent of the area's median income. Along with the requested general plan amendment and zone change, this site would require a lot line adjustment among parcels 2520-011-006, 043, and 043 to reconfigure the legal boundaries of these properties to facilitate residential development of the site. The adjusted project site would be an approximately 79,286 square feet site with frontages along Fermore Street and Harding Avenue.

Phase 2 of the Project along Harding Avenue consists of the development of a 43,733-square-foot, four-story affordable housing project with 29 dwelling units and a first floor parking garage for 40 vehicles. The unit mix for this development would include 20 one-bedroom units and nine three-bedroom units. Similarly, a minimum of 30 percent of the units will be made available to individuals and families who are at 80 percent of the area's median income. The project site is a 21,437-square-foot site with a primary street frontage along Harding Avenue.

The Project would be developed under the requirements of California Government Code Section 65915, et. al (Density Bonus Law) by providing an increase in density above what is permitted in the R-3 zone to provide the proposed number of dwelling units. Additionally, by providing 30 percent of the dwelling units for rent by low-income individuals and families at 80 percent of the area's median income, the applicant is requesting three concessions relating to the city's development standards for multi-family housing. The concessions consist of increased lot coverage, reduced common area requirements, and reduced open space requirements. The project would also utilize the state mandated parking ratios that are applicable to affordable housing projects.

**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 residential development will have potential environmental impacts that can be mitigated to levels that are less than significant. Therefore, a Mitigated Negative Declaration and Mitigation Monitoring Plan have been prepared.

A copy of the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Plan, 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](http://www.sfcity.org/environmental).

**PUBLIC REVIEW PERIOD:**

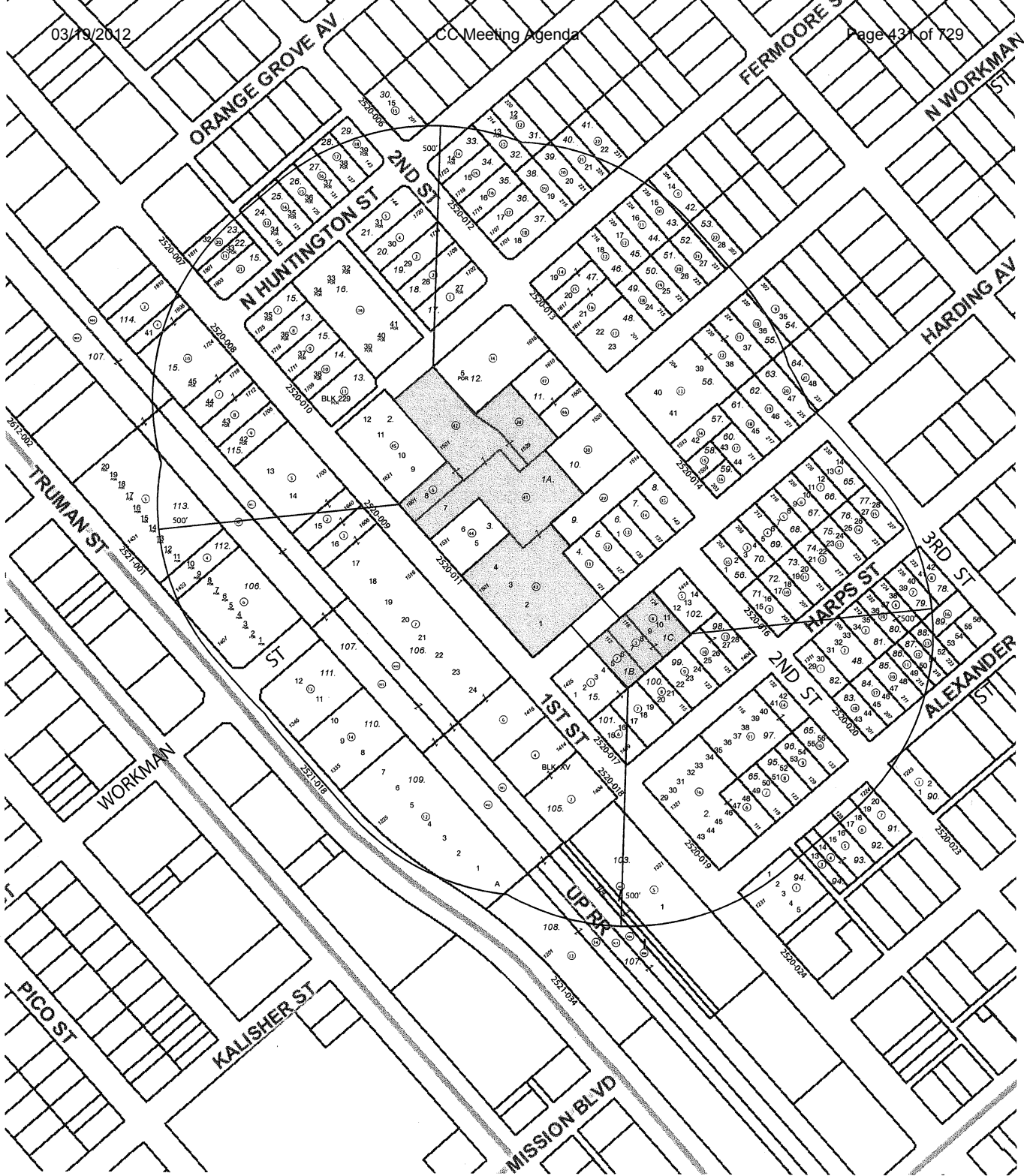
The 20-day public comment period for the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Plan is from **Saturday, February 25, 2012 to Thursday, March 15, 2012.** (Notice is pursuant to Section 21092.5 of the Public Resources Code.)



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.



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FRED RAMIREZ  
City Planner



<p><b>SITE ADDRESS:</b></p> <p>APN: 2520-011-006,038,041-043 &amp; 2520-017-002,003,004</p> <p><b>LEGEND:</b></p> <p>1. - 115. OWNERS 7 LOT NUMBER 2520-011 ASSESSOR BOOK &amp; PAGE ⑩ ASSESSOR PARCEL NUMBER 1520 ADDRESS</p>	<p><b>500' OWNERSHIP RADIUS MAP</b></p>  <p><b>JPL ZONING SERVICES</b> 6257 VAN NUYS BLVD., #101 VAN NUYS, CA 91401 PHONE 818-781-0016</p>	<p><b>CASE NO:</b> DATE: 2/23/2012 SCALE: 1" = 200' <b>USES: FIELD</b></p> <p><b>CONTACT PERSON</b> ASZKENAZY DEVELOPMENT INC. PHONE: (818)-270-9082 JPL #6924 AF</p> 
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CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**MITIGATED NEGATIVE DECLARATION  
AND  
INITIAL STUDY**

---

**HARDING AVE./FERMOORE ST. APARTMENTS  
HARDING AVE. & FERMOORE ST.  
SAN FERNANDO, CALIFORNIA**



**LEAD AGENCY:**

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

**FEBRUARY 24, 2012**

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS**MITIGATED NEGATIVE DECLARATION****PROJECT NAME:** Harding Avenue and Fermoore Street Apartments**ADDRESS:** Harding Avenue and Fermoore Street, between First Street and Second Street**CITY & COUNTY:** San Fernando, Los Angeles County

**PROJECT:** The City of San Fernando Community Development Department (referred to hereinafter as the Lead Agency) is reviewing a development proposal for an apartment complex that will be constructed in two phases. Phase 1 (the Fermoore Phase) will consist of 84 rental units that will be reserved for low income households. Phase 2 (the Harding Phase) will consist of 29 units reserved for low income households. A total of 113 units will be constructed. The proposed apartment buildings will consist of four levels with enclosed parking provided on the ground level. The applicant for the proposed project is Aszkenazy Development, Inc. located at 601 S. Brand Boulevard, Third Floor, San Fernando, California.

**FINDINGS:** The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse unmitigable impacts. For this reason, the City of San Fernando determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- 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 city.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study that was prepared for the proposed project. The project is described in greater detail in Section 2 of the attached Initial Study.

  
Signature  
City of San Fernando Department of Community Development

2/24/2012  
Date

CITY OF SAN FERNANDO  
 MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

# TABLE OF CONTENTS

Section	Page
<b>1.0 Introduction .....</b>	<b>4</b>
1.1 Purpose of Initial Study .....	4
1.2 Initial Study’s Organization .....	5
1.3 Initial Study Checklist .....	6
<b>2.0 Project Description .....</b>	<b>14</b>
2.1 Project Location .....	14
2.2 Environmental Setting .....	18
2.3 Project Description .....	20
2.4 Objectives of the Project and Discretionary Actions .....	31
<b>3.0 Environmental Analysis .....</b>	<b>33</b>
3.1 Aesthetics .....	34
3.2 Agricultural and Forestry Resources .....	36
3.3 Air Quality .....	39
3.4 Biological Resources .....	46
3.5 Cultural Resources .....	50
3.6 Geology .....	52
3.7 Greenhouse Gas Emission .....	59
3.8 Hazards and Hazardous Materials .....	63
3.9 Hydrology and Water Quality .....	67
3.10 Land Use .....	73
3.11 Mineral Resources .....	76
3.12 Noise .....	77
3.13 Population and Housing .....	83
3.14 Public Services .....	86
3.15 Recreation .....	89
3.16 Transportation and Circulation .....	91
3.17 Utilities .....	96
3.18 Mandatory Findings of Significance .....	101
<b>4.0 Conclusions .....</b>	<b>102</b>
4.1 Findings .....	102
<b>5.0 References .....</b>	<b>103</b>
5.1 Prepares .....	103
5.2 References .....	103



## SECTION 1 INTRODUCTION

### 1.1 PURPOSE OF INITIAL STUDY

The City of San Fernando Community Development Department (referred to hereinafter as the Lead Agency) is reviewing a development proposal for an apartment complex that will be constructed in two phases. Phase 1 (the Fermoore Phase) will consist of 84 rental units that will be reserved for low income households. Phase 2 (the Harding Phase) will consist of 29 units, also reserved for low income households. A total of 113 units will be constructed. The proposed apartment buildings will consist of up to four levels with enclosed parking provided on the ground level. In addition to the rental units, both the Fermoore Phase and the Harding Phase will include a community room.<sup>1</sup> The applicant for the proposed project is Aszkenazy Development, Inc. located at 601 S. Brand Boulevard, Third Floor, San Fernando, California.

The proposed project is described in greater detail herein in Section 2. The proposed residential development is considered to be a project under the California Environmental Quality Act (CEQA) and therefore, is subject to the City's environmental review process.<sup>2</sup> The City of San Fernando (referred to herein as "the City") is the designated Lead Agency for the proposed project and the City will 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.<sup>3</sup>

As part of the proposed project's environmental review, the City authorized the preparation of this Initial Study.<sup>4</sup> The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to determine whether the proposed project will 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 proposed project;
- To eliminate unnecessary EIRs; and,

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<sup>1</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments. February 3, 2012.

<sup>2</sup> California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). § 15060 (b).

<sup>3</sup> California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.

<sup>4</sup> Ibid.(CEQA Guidelines) § 15050.

- To determine the nature and extent of any impacts associated the proposed project.

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, pursuant to Sections 15381 and 15386 of the state CEQA Guidelines.<sup>5</sup> Those public agencies and/or entities that may use this Initial Study in decision-making or for informational purposes include the Regional Water Quality Control Board, the California Department of Transportation, the South Coast Air Quality Management District, the Los Angeles Unified School District, the City of Los Angeles, and Los Angeles County. The City determined, as part of this Initial Study's preparation, that a mitigated negative declaration is the appropriate environmental document for the proposed project's CEQA review. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of the Initial Study.<sup>6</sup>

## 1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition. A checklist that summarizes the findings of the environmental analysis is summarized in this section.
- *Section 2 Project Description*, provides an overview of the existing environment as it relates to the project site and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis* includes an analysis of potential impacts associated with the construction and the subsequent occupancy of the proposed project. The analysis considers both the short-term (construction) impacts and the long-term (operational) impacts.
- *Section 4 Findings* summarizes the CEQA findings related to the proposed project's approval and subsequent implementation along with the mitigation measures that are identified in the environmental analysis which will be implemented as a means to address potential environmental impacts.
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.

The format and structure of this Initial Study generally reflects that of the Initial Study checklist, provided in Table 1-1.

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<sup>5</sup> California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069.* 2000.

<sup>6</sup> Ibid. *Chapter 2.6, Section 2109(b).* 2000.

### 1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed housing development will not result in any significant adverse unmitigable impacts on the environment. For this reason, the City has determined that a mitigated negative declaration is the appropriate CEQA document for the proposed project. The following findings may also be made, based on the analysis completed as part of this Initial Study's preparation:

- 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.

The findings of this Initial Study are summarized in Table 1-1 provided below and on the following pages.

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Section 3.1 Aesthetic Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Have a substantial adverse affect on a scenic vista?				<b>X</b>
<b>b)</b> Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				<b>X</b>
<b>c)</b> Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		<b>X</b>		
<b>Section 3.2 Agriculture and Forestry Resources Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Convert Prime Farmland, Unique Farmland or Farmland of state wide 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?				<b>X</b>
<b>b)</b> Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>X</b>

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>c)</b> 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))?				<b>X</b>
<b>d)</b> Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				<b>X</b>
<b>e)</b> Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				<b>X</b>
<b>Section 3.3 Air Quality Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Conflict with or obstruct implementation of the applicable air quality plan?				<b>X</b>
<b>b)</b> Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		<b>X</b>		
<b>c)</b> 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)?			<b>X</b>	
<b>d)</b> Expose sensitive receptors to substantial pollutant concentrations?			<b>X</b>	
<b>e)</b> Create objectionable odors affecting a substantial number of people?				<b>X</b>
<b>Section 3.4 Biological Resources Impacts.</b> <i>Would the project have a substantial adverse effect:</i>				
<b>a)</b> Either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				<b>X</b>
<b>b)</b> On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				<b>X</b>
<b>c)</b> 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?				<b>X</b>
<b>d)</b> 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?				<b>X</b>

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>e)</b> In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				<b>X</b>
<b>f)</b> 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?				<b>X</b>
<b>Section 3.5 Cultural Resources Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				<b>X</b>
<b>b)</b> Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				<b>X</b>
<b>c)</b> Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				<b>X</b>
<b>d)</b> Disturb any human remains, including those interred outside of formal cemeteries?				<b>X</b>
<b>Section 3.6 Geology Impacts.</b> <i>Would the project result in or expose people to potential impacts involving:</i>				
<b>a)</b> 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 (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground –shaking, liquefaction, or landslides?			<b>X</b>	
<b>b)</b> Substantial soil erosion or the loss of topsoil?			<b>X</b>	
<b>c)</b> 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?				<b>X</b>
<b>d)</b> Location on expansive soil, as defined in California Building Code (2001), creating substantial risks to life or property?				<b>X</b>
<b>e)</b> 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?				<b>X</b>
<b>Section 3.7 Greenhouse Gas Emissions Impacts.</b> <i>Would the project</i>				
<b>a)</b> Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			<b>X</b>	

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>b)</b> Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?			<b>X</b>	
<b>Section 3.8 Hazards and Hazardous Materials Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				<b>X</b>
<b>b)</b> Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		<b>X</b>		
<b>c)</b> Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				<b>X</b>
<b>d)</b> 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?				<b>X</b>
<b>e)</b> 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?				<b>X</b>
<b>f)</b> Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				<b>X</b>
<b>g)</b> Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?				<b>X</b>
<b>h)</b> 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?				<b>X</b>
<b>Section 3.9 Hydrology and Water Quality Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Violate any water quality standards or waste discharge requirements?		<b>X</b>		
<b>b)</b> Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			<b>X</b>	

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>c)</b> 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?				<b>X</b>
<b>d)</b> 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?				<b>X</b>
<b>e)</b> 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?		<b>X</b>		
<b>f)</b> Substantially degrade water quality?		<b>X</b>		
<b>g)</b> 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?				<b>X</b>
<b>h)</b> Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				<b>X</b>
<b>i)</b> Expose people or structures to a significant risk of flooding because of dam or levee failure?				<b>X</b>
<b>j)</b> Result in inundation by seiche, tsunami, or mudflow?				<b>X</b>
<b>Section 3.10 Land Use and Planning Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Physically divide an established community, or otherwise result in an incompatible land use?				<b>X</b>
<b>b)</b> Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			<b>X</b>	
<b>c)</b> Conflict with any applicable habitat conservation or natural community conservation plan?				<b>X</b>
<b>Section 3.11 Mineral Resources Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<b>X</b>
<b>b)</b> Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				<b>X</b>

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1**  
**Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Section 3.12 Noise Impacts.</b> <i>Would the project result in:</i>				
<b>a)</b> 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?				<b>X</b>
<b>b)</b> Exposure of people to or generation of excessive ground-borne noise levels?			<b>X</b>	
<b>c)</b> Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			<b>X</b>	
<b>d)</b> Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?		<b>X</b>		
<b>e)</b> 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?				<b>X</b>
<b>f)</b> 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?				<b>X</b>
<b>Section 3.13 Population and Housing Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?			<b>X</b>	
<b>b)</b> Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				<b>X</b>
<b>c)</b> Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				<b>X</b>
<b>Section 3.14 Public Services Impacts.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas:</i>				
<b>a)</b> Fire protection services?		<b>X</b>		
<b>b)</b> Police protection services?		<b>X</b>		
<b>c)</b> School services?				<b>X</b>
<b>d)</b> Other governmental services?			<b>X</b>	



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Section 3.15 Recreation Impacts.</b> <i>Would the project:</i>				
<b>a)</b> 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?			<b>X</b>	
<b>b)</b> Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				<b>X</b>
<b>Section 3.16 Transportation Impacts.</b> <i>Would the project:</i>				
<b>a)</b> 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)?		<b>X</b>		
<b>b)</b> Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?		<b>X</b>		
<b>c)</b> 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?				<b>X</b>
<b>d)</b> Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)				<b>X</b>
<b>e)</b> Result in inadequate emergency access?				<b>X</b>
<b>f)</b> Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				<b>X</b>
<b>Section 3.17 Utilities Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				<b>X</b>
<b>b)</b> Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?		<b>X</b>		
<b>c)</b> 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?		<b>X</b>		

CITY OF SAN FERNANDO  
 MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 1-1  
 Summary (Initial Study Checklist)**

<b>Environmental Issues Area Examined</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>d)</b> Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			<b>X</b>	
<b>e)</b> 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?			<b>X</b>	
<b>f)</b> Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			<b>X</b>	
<b>g)</b> Comply with federal, state, and local statutes and regulations related to solid waste?				<b>X</b>
<b>h)</b> Result in a need for new systems, or substantial alterations in power or natural gas facilities?				<b>X</b>
<b>i)</b> Result in a need for new systems, or substantial alterations in communication systems?				<b>X</b>
<b>Section 3.18 Mandatory Findings of Significance.</b> <i>The approval and subsequent implementation of the proposed project:</i>				
<b>a)</b> Will not have the potential to degrade the quality of the environment, with the implementation of the recommended standard conditions and mitigation measures included herein.				<b>X</b>
<b>b)</b> Will not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the recommended standard conditions and mitigation measures referenced herein.				<b>X</b>
<b>c)</b> Will not have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the recommended standard conditions and mitigation measures contained herein.				<b>X</b>
<b>d)</b> Will not have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the recommended standard conditions and mitigation measures contained herein.				<b>X</b>



## SECTION 2 PROJECT DESCRIPTION

### 2.1 PROJECT LOCATION

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 3 miles to the north), the Pacoima Wash (located along the eastern side of the City), Hansen Lake (located 3 miles to the southeast of the City), and the Los Angeles Reservoir (located approximately 4 miles to the northwest).<sup>7</sup> 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.<sup>8</sup> These latter named communities are also part of the City of Los Angeles.

Regional access to the City of San Fernando (“the City”) 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 I-5 Freeway is located to the southwest of the City with ramp connections at South Brand Boulevard and San Fernando Mission Boulevard. State Route 118 (the Ronald Reagan Freeway) is located to the east of the City and has ramp connections at San Fernando Road and Glenoaks Boulevard. Finally, the I-210 Freeway is located to the north of the City and provides ramp connections at Maclay Street and Hubbard Street.<sup>9</sup> The location of the City in a regional context is shown in Exhibit 2-1. A City -wide map is provided in Exhibit 2-2.

The project sites are located in the southwest portion of the City between First Street and Second Street. Primary access to the Phase 1 (Fermoore Street) development will be provided by a driveway located at the end of the Fermoore Street cul-de-sac that will continue to the ground level parking area. A 28-foot fire lane will extend along the site’s southerly side continuing easterly to Harding Avenue.<sup>10</sup> Primary access to the Phase 2 (Harding Avenue) development will be provided by a driveway located on the west side of Harding Avenue. This driveway will connect to the ground level parking area of the proposed Phase 2 development.<sup>11</sup> The locations of these two development sites, in a local context, are shown in Exhibit 2-3.

The assessor’s parcel numbers (APNs) applicable to the Phase 1 site (Fermoore Street) include 2520-011-038, 2520-011-041 and 2520-011-042.<sup>12</sup> The combined land area of these lots will be 79,286 square feet. The Phase 2 (Harding Avenue) development is comprised of APNs 2520-017-002, 2520-017-003 and 2520-017-004. The combined land area the Phase 2 lots will be 21,438 square feet.<sup>13</sup>

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<sup>7</sup> United States Geological Survey. San Fernando 7 1/2 Minute Quadrangle.

<sup>8</sup> These communities are communities that are part of the City of Los Angeles.

<sup>9</sup> American Map Corporation. Street Atlas [for] Los Angeles and Orange Counties. 2001

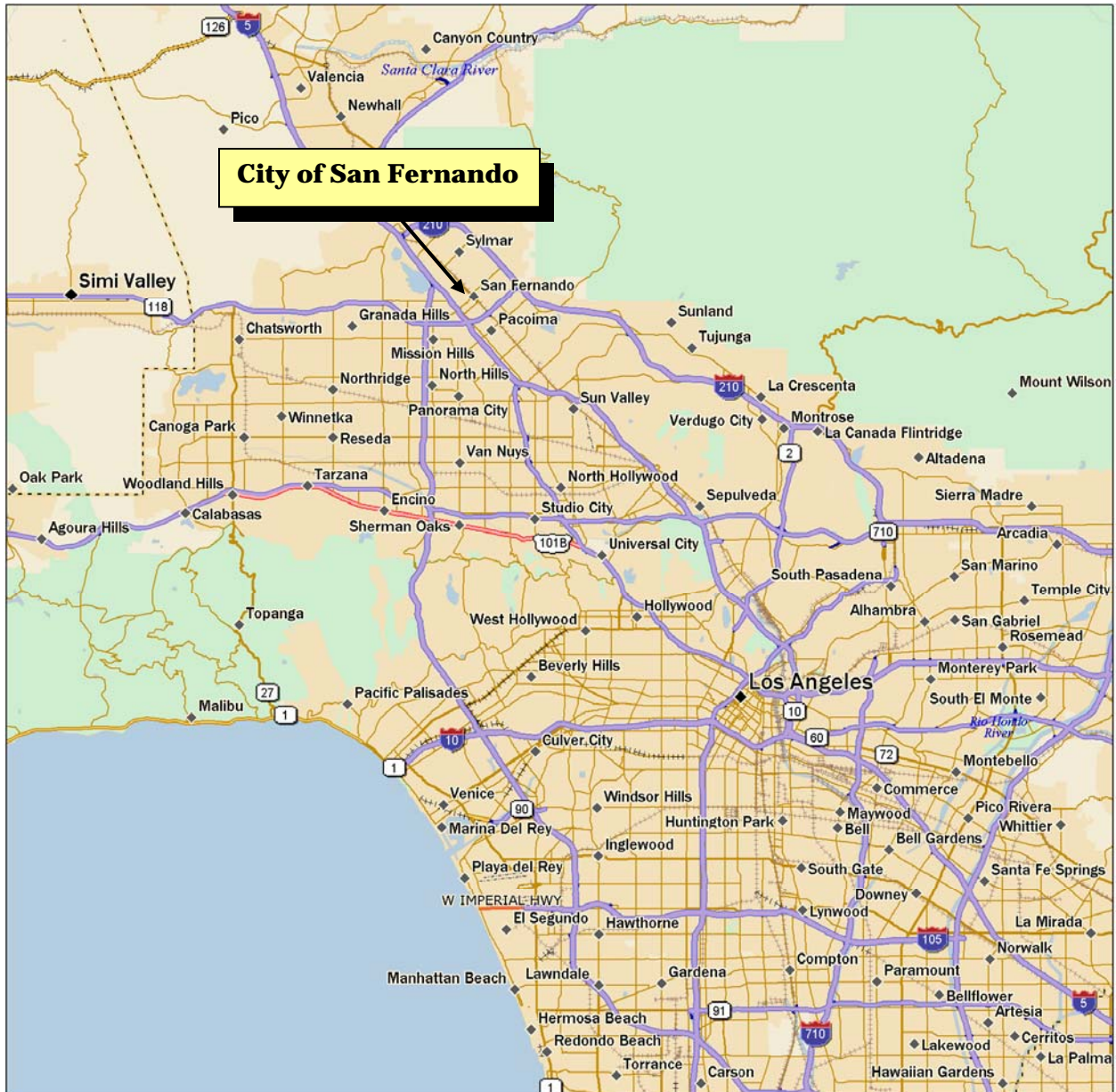
<sup>10</sup> Mitigation is included in Section 3.16 that calls for the use of the emergency access connection as the primary vehicular access.

<sup>11</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments. February 3, 2012.

<sup>12</sup> The phase will also necessitate lot line adjustments to three parcels APNs 2520-011-006, 2520-011-041, 2520-011-043.

<sup>13</sup> Aszkenazy Development, Inc. Letter dated February 6, 2011 to the city.

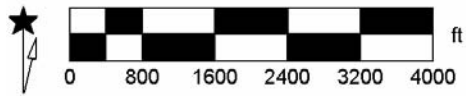
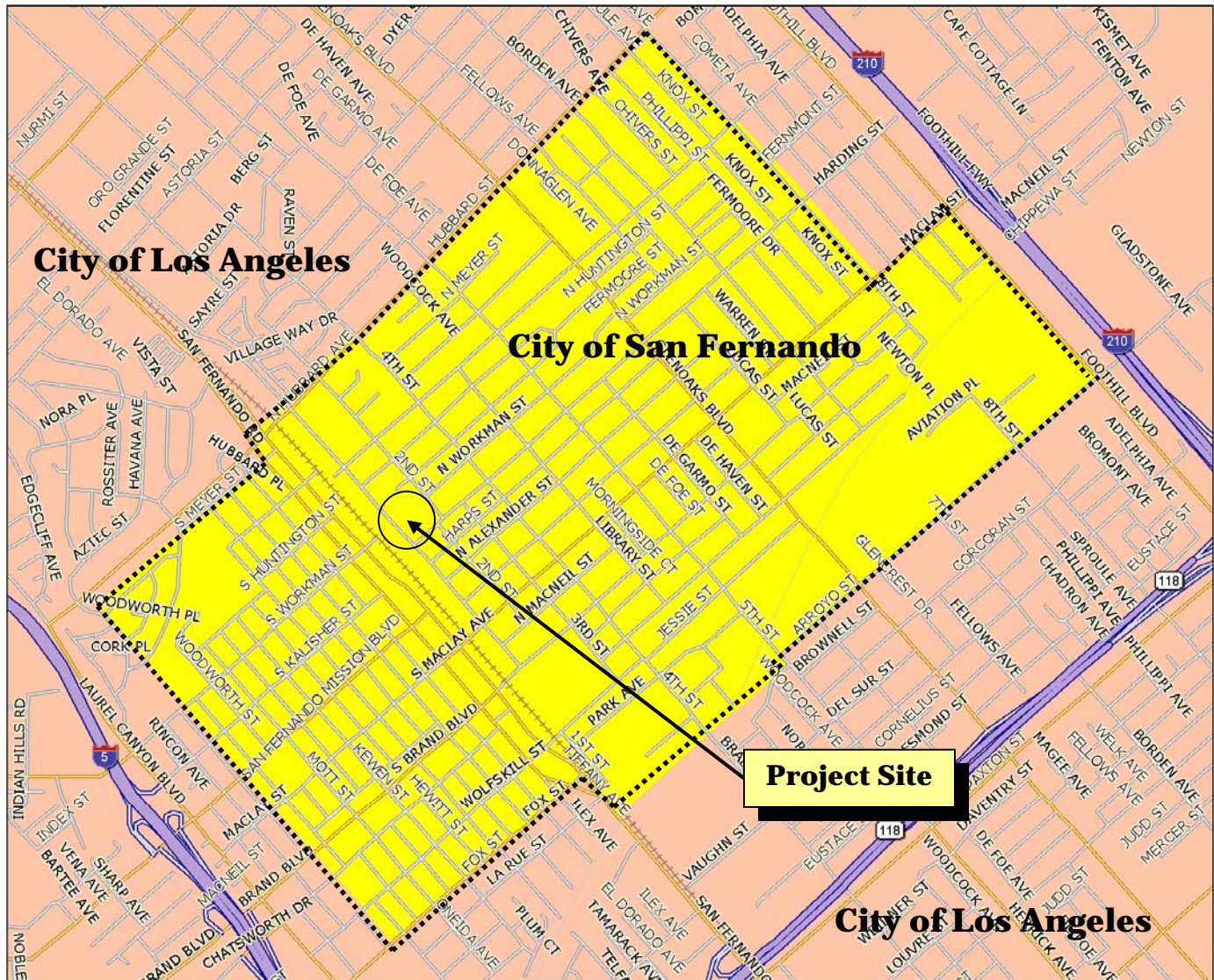
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**EXHIBIT 2-1**  
**REGIONAL LOCATION**  
SOURCE: DELORME MAPS, 2009

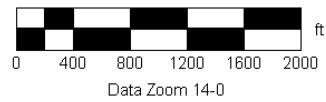
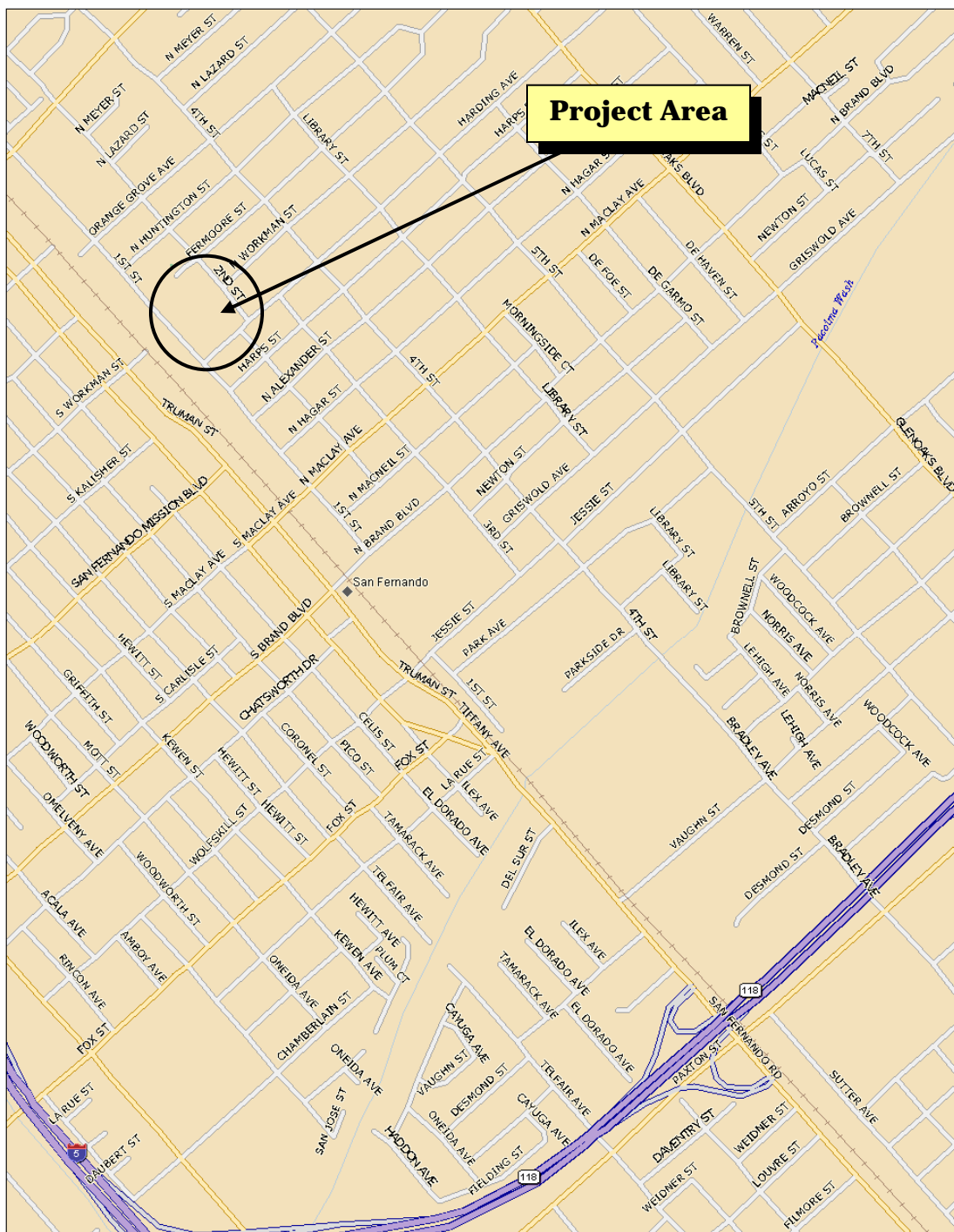


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**EXHIBIT 2-2**  
**PROJECT SITE'S LOCATION IN THE CITY OF SAN FERNANDO**  
 SOURCE: DELORME MAPS, 2009

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**EXHIBIT 2-3**  
**VICINITY MAP**  
SOURCE: DELORME MAPS, 2009



## 2.2 ENVIRONMENTAL SETTING

The City of San Fernando (“the City”) is a historic community (founded in 1874) that was incorporated as a municipality in 1911. The City is urbanized with little vacant land remaining though there are a number of underutilized or vacant parcels that present opportunities for more intensive infill development. The City was a mature community at the time many of the other communities in the San Fernando Valley were developing following the Second World War. The development patterns in San Fernando were largely influenced by the City’s location along major thoroughfares that served as regional transportation routes prior to the construction of the nearby freeways. Commercial development extends along the major arterial roadways, industrial uses are concentrated along railroad corridors, and residential neighborhoods are located behind the commercial development that have frontage along the major arterials.

The City’s development patterns have been relatively stable given the City’s age and maturity though there has been an increase in the amount of new infill development in recent years. The majority of the housing in the City consists of single-family residential units that account for over 75% of the City’s total housing stock. This is a relatively high percentage compared to the other communities in the region.<sup>14</sup> The nature and extent of the City’s housing stock has resulted in a demand for higher density housing that is more affordable, including condominium and apartment units. The rental housing market is strong, with a very low vacancy rate for rental housing.<sup>15</sup>

The City of San Fernando Community Development Department is reviewing a multiple-family residential development proposal that will be constructed in two phases. The Phase 1 development (the Fermoore Street phase) will be constructed within a 79,286 square foot site (1.82-acres) that is located between Harding Avenue (on the east) and Fermoore Street on the west). The Phase 2 development (the Harding Avenue phase) consisting of a 21,438 square foot site (0.49-acres), is located on the east side of Harding Avenue, opposite of the Phase 1 development site. Both sites are vacant at this time. The Phase 1 site was previously occupied by a manufacturing use that has been removed and the site’s environmental clean-up has been completed. The Phase 2 site is a surface parking lot that was used by the aforementioned discontinued manufacturing use. Most recently, the site was used for the storage of vehicles used in movie production.

The development sites are located within a transitional area that extends along the First Street corridor. Land uses found immediately north of the railroad right-of-way that parallels First Street include smaller industrial and manufacturing uses that are interspersed among residential development. Residential land uses are located further east and north (north of Second Street) of the development sites. Layne Park is located immediately west of the Phase 1 development site, on the west side of Fermoore Street. An aerial photograph of the project site and the surrounding area is provided in Exhibit 2-4.

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<sup>14</sup> By contrast, in Los Angeles County, single-family homes account for approximately half of all units. More of San Fernando’s housing is owner-occupied (54%) than in the County (48%), and prices are lower in San Fernando than in the county.

<sup>15</sup> City of San Fernando. Housing Element. 2008-2014.



**EXHIBIT 2-4**  
**AERIAL PHOTOGRAPH**  
SOURCE: GOOGLE MAPS, 2010



## 2.3 PROJECT DESCRIPTION

The City's Community Development Department is reviewing a multiple-family residential development proposal that will be constructed in two phases. Phase 1 (the Fermoore St. Phase) will consist of 84 rental units that will be reserved for low income households. Phase 2 (the Harding Ave. Phase) will consist of 29 units reserved for low income households. For both phases, a total of 113 units will be constructed. The proposed apartment buildings will consist of four levels with enclosed parking provided on the ground level. In addition to the rental units, both the Fermoore St. Phase and the Harding Ave. Phase will include a community room.<sup>16</sup> The building elements for each phase are summarized below in Table 2-1. The site plans and floor plans for both phases of the proposed project are provided in Exhibits 2-5 through 2-11.

**Table 2-1**  
**Overview of Proposed Phase 1 and Phase 2 Apartment Project**

Level	Floor Area	Description
<b>Phase 1 (Fermoore Street)</b>		
First Level	43,636 sq. ft.	112 Parking Spaces , Storage, and Manager's Office
Second Level	34,562 sq. ft.	36 Rental Units and a Community Room
Third Level	34,562 sq. ft.	39 Rental Units
Fourth Level	8,291 sq. ft.	9 Rental Units
Total	121,051 sq. ft.	84 Rental Units
<b>Phase 2 (Harding Avenue)</b>		
First Level	14,438 sq. ft.	40 Parking Spaces , Storage, Lobby, & Manager's Office
Second Level	10,666 sq. ft.	10 Rental Units & Community Room
Third Level	10,666 sq. ft.	11 Rental Units
Fourth Level	7,963 sq. ft.	8 Rental Units
Total	43,733 sq. ft.	29 Rental Units

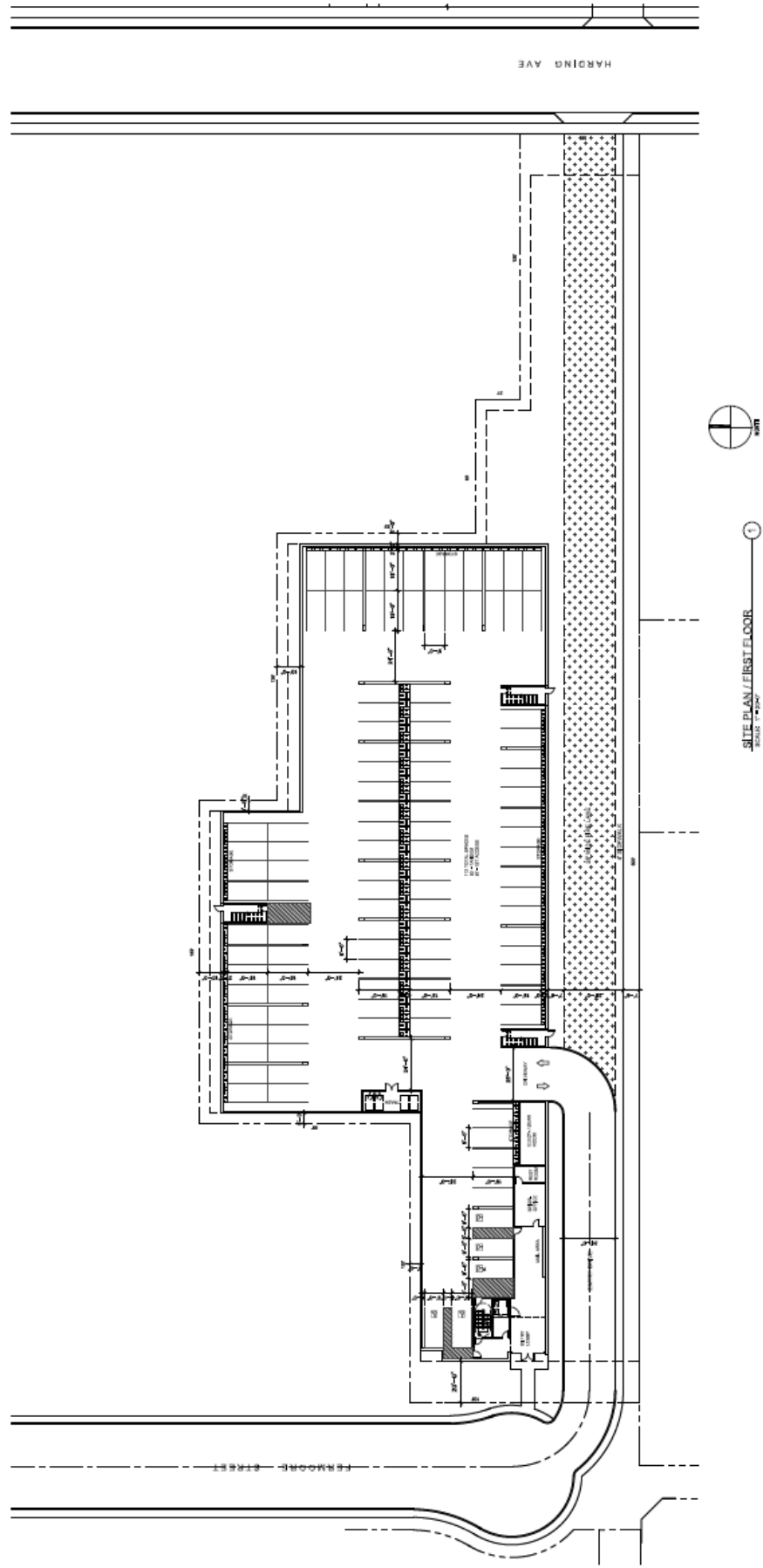
Source: John Cotton Architects, Inc.

The Fermoore St. Phase (Phase 1 of the development) will contain 84 low income residential units. Of the 84 units, 58 units will consist of one bedroom units (550 square feet) and 26 units will be three-bedroom units (1,050 square feet). The Harding Ave. Phase (Phase 2) will consist of 29 low income residential units. The 29 units, 20 units will be one-bedroom units (550 square feet) and 9 units will be three-bedroom units (1,050 square feet).<sup>17</sup>

<sup>16</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments. February 3, 2012.

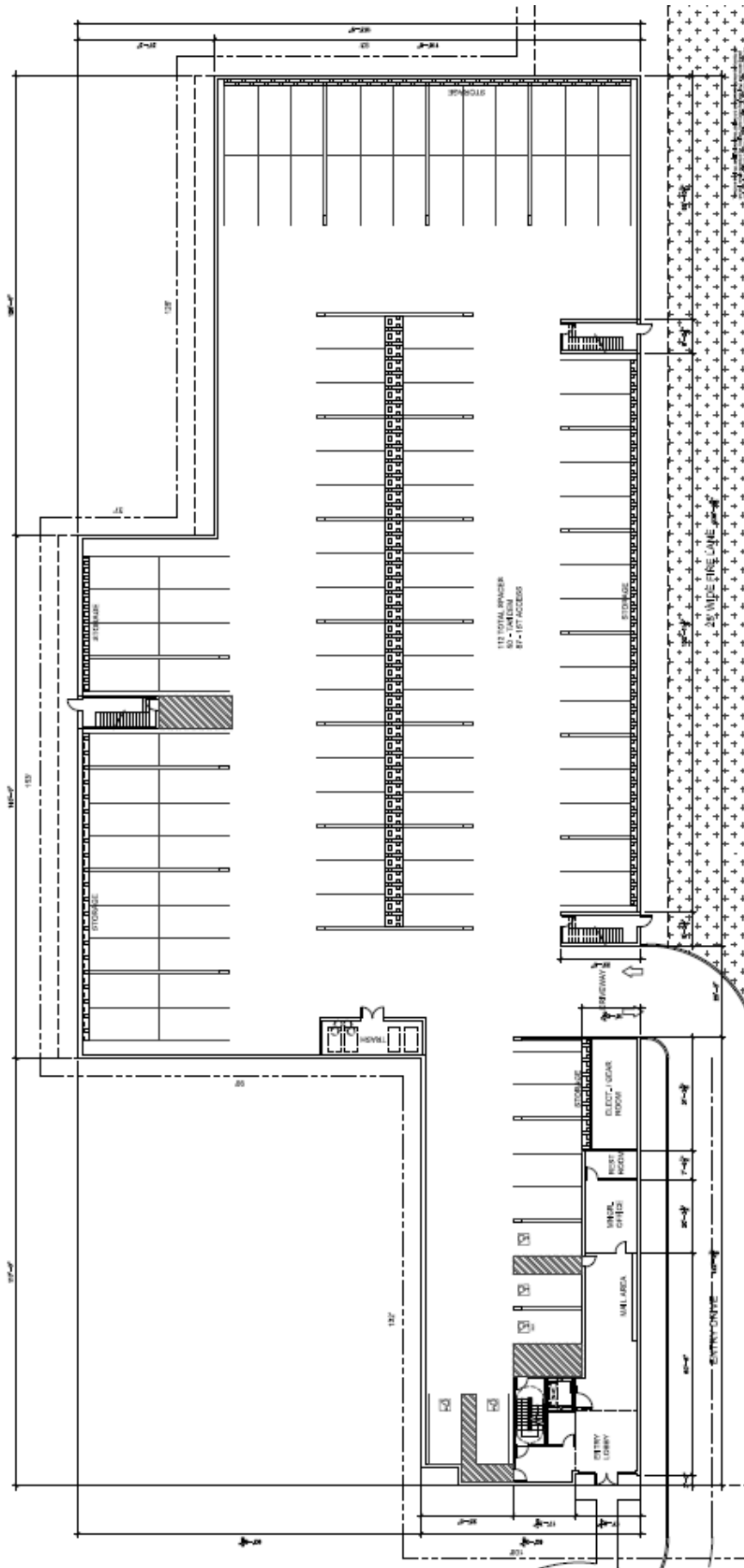
<sup>17</sup> Aszkenazy Development, Inc. Letter dated February 6, 2011 to the city.

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MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



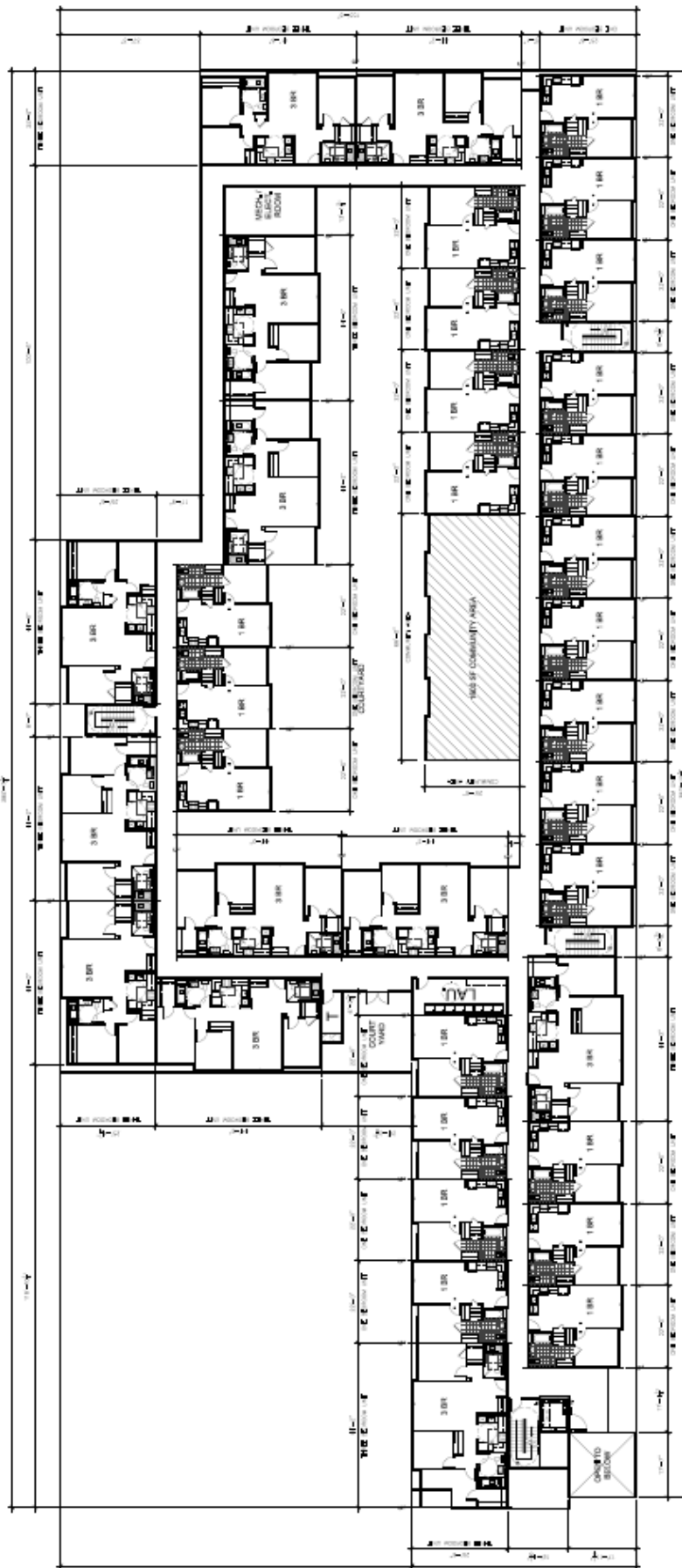
**EXHIBIT 2-5**  
**SITE PLAN FOR PHASE 1 (FERMOORE ST.)**  
 SOURCE: John Cotton Architects, Inc.

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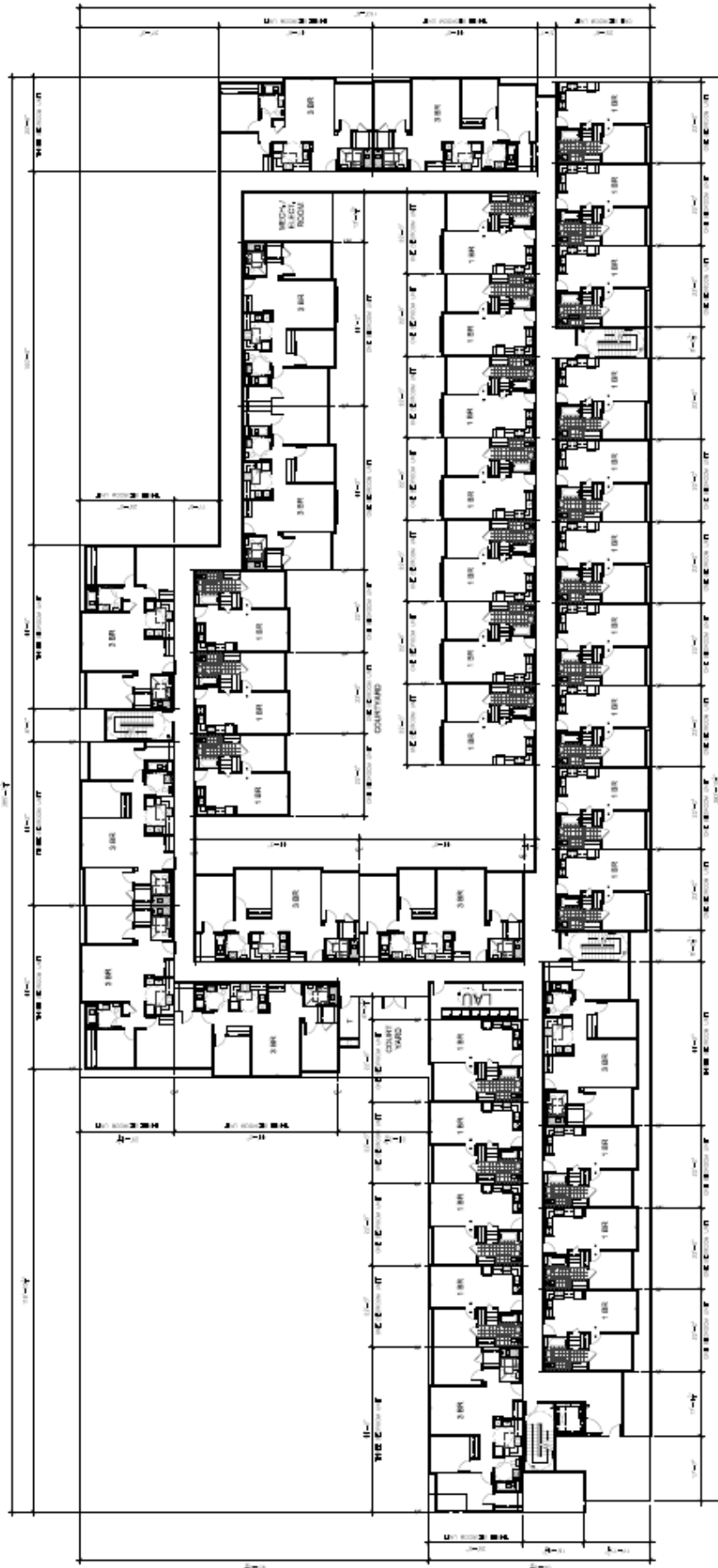
**EXHIBIT 2-6**  
**GROUND LEVEL PLAN FOR PHASE 1 (FERMOORE ST.)**  
SOURCE: John Cotton Architects, Inc.

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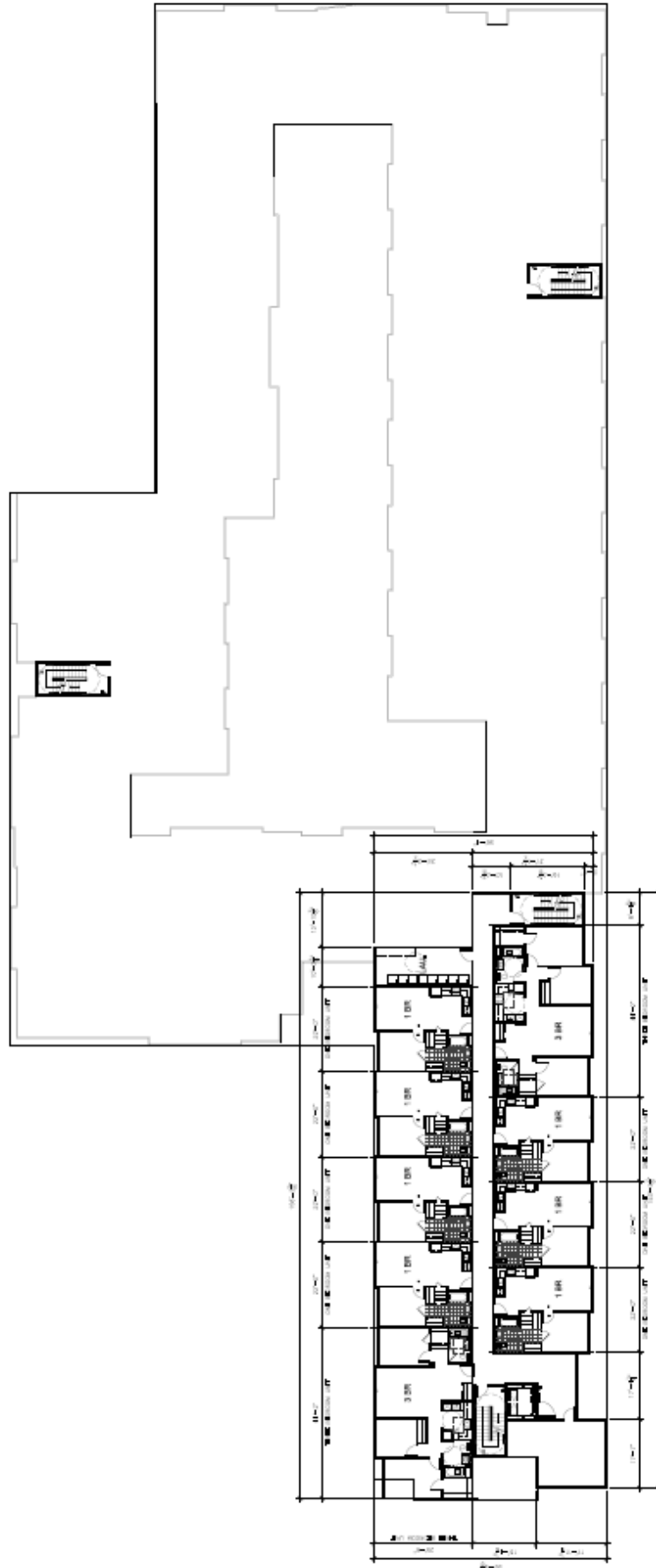
**EXHIBIT 2-7**  
**SECOND LEVEL PLAN FOR PHASE 1 (FERMOORE ST.)**  
SOURCE: John Cotton Architects, Inc.

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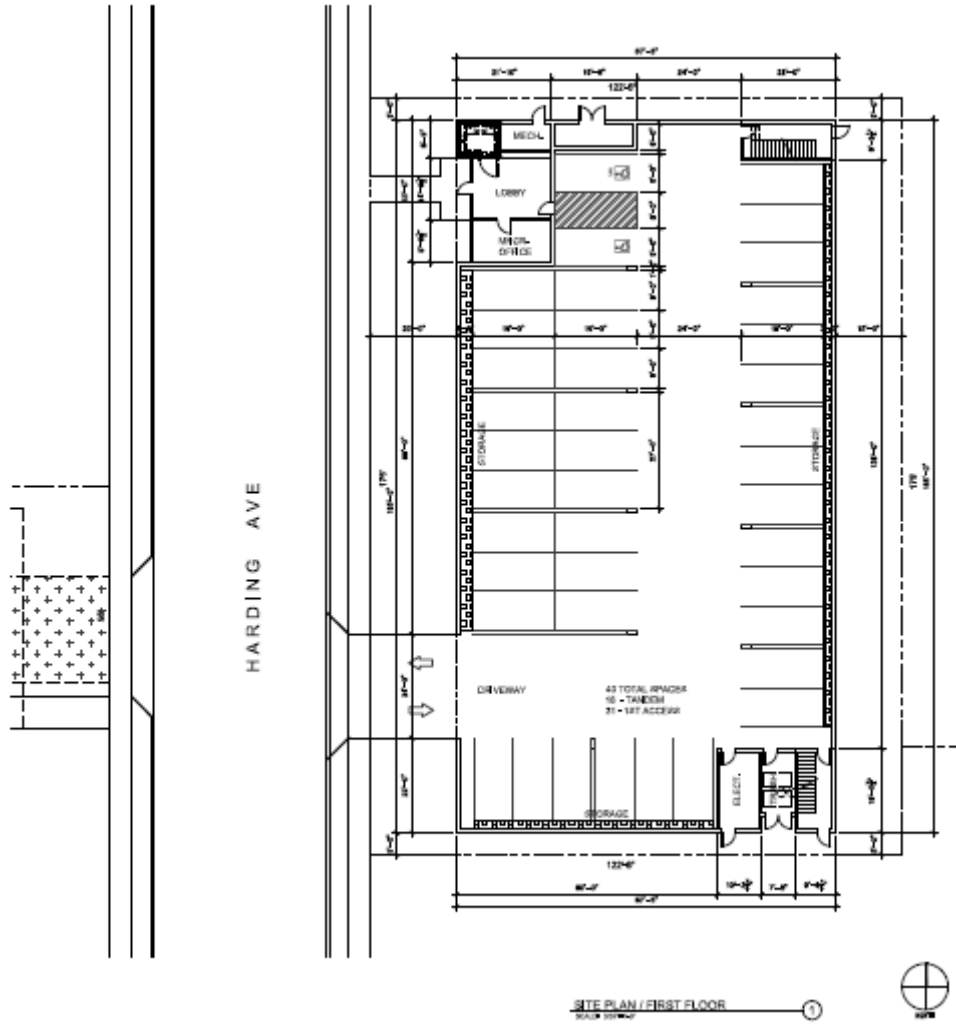
**EXHIBIT 2-8**  
**THIRD LEVEL PLAN FOR PHASE 1 (FERMOORE ST.)**  
SOURCE: John Cotton Architects, Inc.

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MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



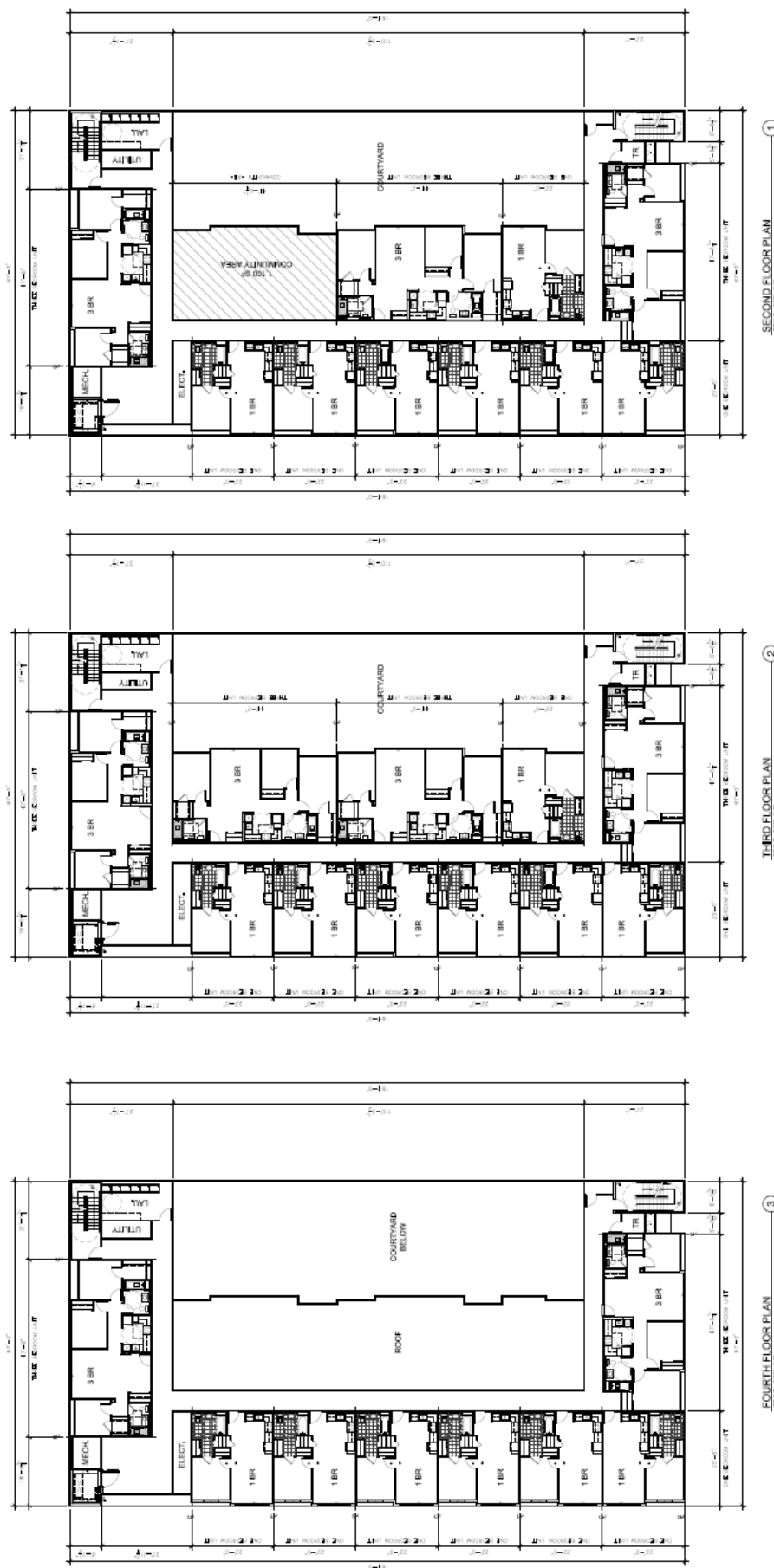
**EXHIBIT 2-9**  
**FOURTH LEVEL PLAN FOR PHASE 1 (FERMOORE ST.)**  
SOURCE: John Cotton Architects, Inc.

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**EXHIBIT 2-10**  
**SITE PLAN FOR PHASE 2 (HARDING AVE.)**  
SOURCE: John Cotton Architects, Inc.

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**EXHIBIT 2-11**  
**FLOOR PLANS FOR PHASE 2 (HARDING AVE.)**  
SOURCE: John Cotton Architects, Inc.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

Table 2-2 provides a summary of the bedroom configurations for the proposed apartment buildings. As indicated in the table, a total of 78 units will consist of one-bedroom floor plans and 35 units will consist of three-bedroom floor plans.

**Table 2-2  
Summary of Room Count**

<b>Level</b>	<b>Floor Area</b>	<b>1 Bedroom</b>	<b>3 Bedroom</b>	<b>Total</b>
<b>Phase 1 (Fermoore Street)</b>				
First Level	43,636 sq. ft.	0 units	0 units	0 units
Second Level	34,562 sq. ft.	24 units	12 units	36 units
Third Level	34,562 sq. ft.	27 units	12 units	39 units
Fourth Level	8,291 sq. ft.	7 units	2 units	9 units
<b>Total</b>	<b>121,051 sq. ft.</b>	<b>58 units</b>	<b>26 units</b>	<b>84 units</b>
<b>Phase 2 (Harding Avenue)</b>				
First Level	14,438 sq. ft.	0 units	0 units	0 units
Second Level	10,666 sq. ft.	7 units	3 units	10 units
Third Level	10,666 sq. ft.	7 units	4 units	11 units
Fourth Level	7,963 sq. ft.	6 units	2 units	8 units
<b>Total</b>	<b>43,733 sq. ft.</b>	<b>20 units</b>	<b>9 units</b>	<b>29 units</b>
<b>Grand Total</b>				
	<b>164,784 sq. ft.</b>	<b>78 units</b>	<b>35 units</b>	<b>113 units</b>

Source: John Cotton Architects, Inc.

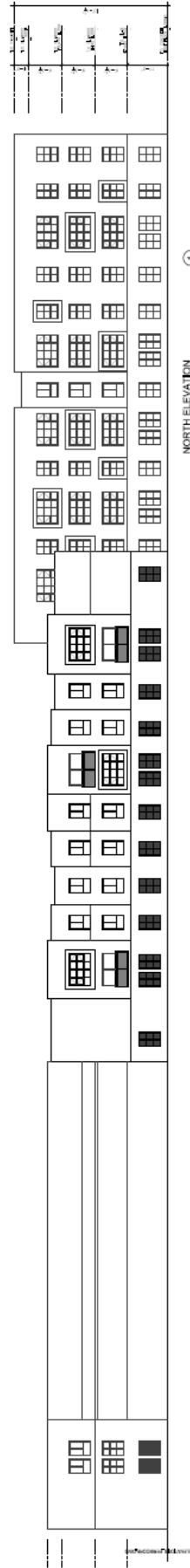
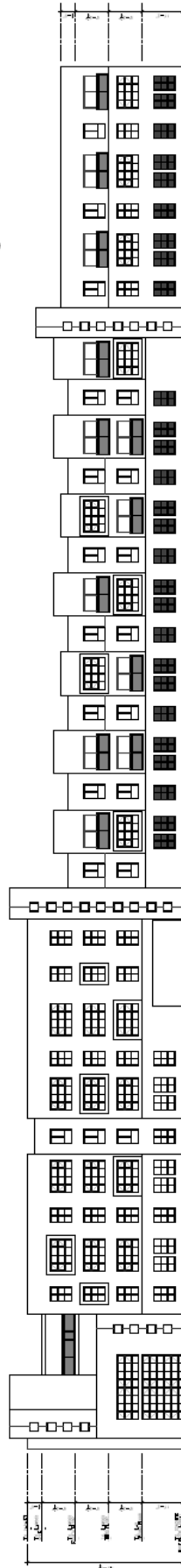
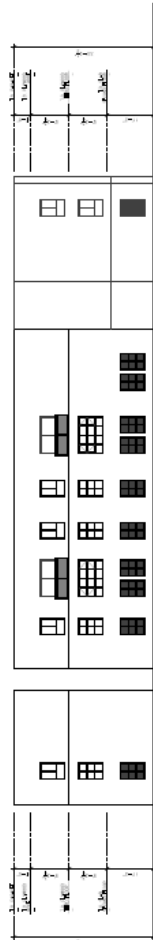
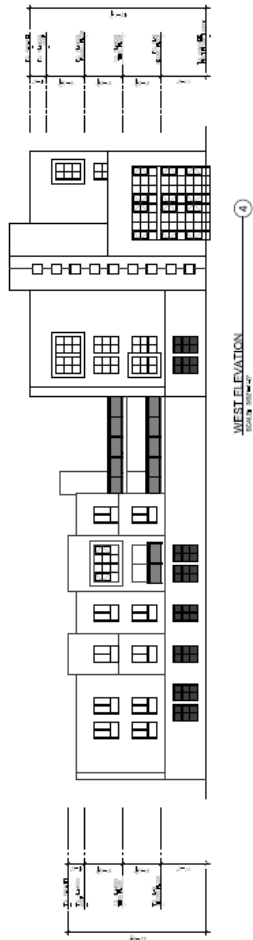
As indicated previously, the proposed apartment buildings will consist of four levels with parking provided on the ground level and the living areas provided in the upper levels. The maximum height of both buildings (Phase 1 and Phase 2) will be 45-feet. Building elevations for the Phase 1 and Phase 2 developments are provided in Exhibits 2-12 and 2-13, respectively.<sup>18</sup> A single access to the Phase 1 development (Fermoore Street) is shown on the site plan. This primary access will be from Fermoore Street though an emergency access fire lane connection is also shown.<sup>19</sup> Primary vehicular access to the Phase 2 building will be provided by a driveway connection along the east side of Harding Avenue. Both access ways will provide direct access to the ground level parking areas.<sup>20</sup>

<sup>18</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments). February 3, 2012.

<sup>19</sup> The analysis included in Section 3.16 includes a mitigation measure that calls for the emergency access lane that connects to Harding Avenue to be redesigned to provide primary vehicular access to the Phase 1 building.

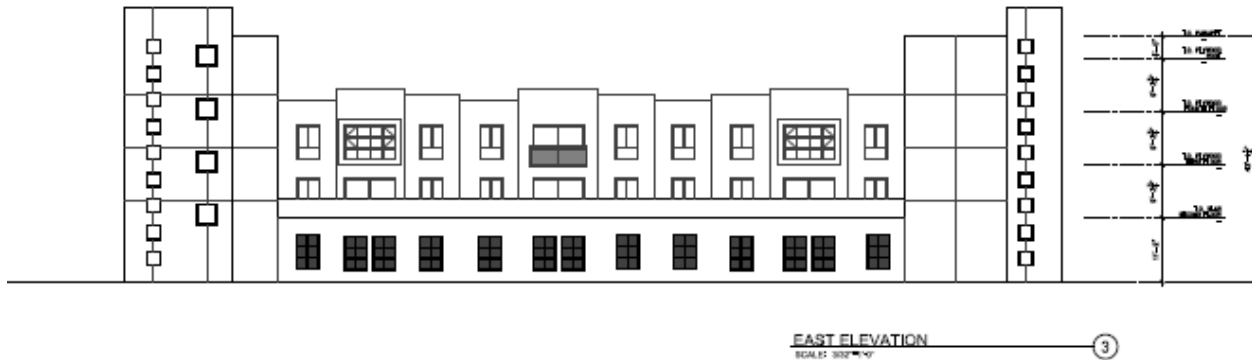
<sup>20</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments). February 3, 2012.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 2-12**  
**BUILDING ELEVATIONS FOR PHASE 1 (FERMOORE ST.)**  
 SOURCE: John Cotton Architects, Inc.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 2-13**  
**BUILDING ELEVATIONS FOR PHASE 2 (HARDING AVE.)**  
SOURCE: John Cotton Architects, Inc.

The development standards including landscaping requirements, setback requirements, open space requirements, and lot coverage requirements are analyzed herein in Section 3.10 (Land Use). The proposed project's parking characteristics are compared to the City's off-street parking requirements in Section 3.16.

The proposed construction phases will include grading and excavation, building erection, and finishing. The construction schedule will take approximately 12 months to complete once the necessary approvals and financing have been obtained by the applicant. Subsequent to obtaining development entitlements from the Planning and Preservation Commission and the City Council, a staging plan for the proposed construction will be submitted as part of building permit plan check review process for approval by the Public Works Department and the Community Development Department. The construction plan shall note the locations of all on-site utility facilities as well as trash containers, construction vehicle parking areas, and the staging area for debris removal, and the delivery of building materials. Construction hours will also be required to comply with the current San Fernando City Code Noise Standards. In addition, the contractors will be required to provide adequate security as a means to secure all building materials and equipment during the construction phases. Storm water mitigation will also be addressed during this phase of construction.

## **2.4 OBJECTIVES OF THE PROJECT & DISCRETIONARY ACTIONS**

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

- To further facilitate new residential infill development to provide new housing opportunities for various income groups;
- To ensure that new development conforms to the City's General Plan and Zoning Ordinance; and,
- To ensure that the proposed project's environmental impacts 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 R3 zoning currently being sought for the Fermoore Street (Phase 1) site allows for 78 residential units. To meet the proposed unit configuration, Aszkenazy Development, Inc. will seek an additional 6 units under Government Code Section 65915 (State Density Bonus Law). Also under G.C. §65915, Aszkenazy Development, Inc. will seek three concessions as well as apply State mandated parking ratios for affordable housing. The three concessions being sought are the ability to exceed lot coverage allowed in the R-3 zone, an elimination of balconies as defined as usable open space, and the reduction of common open space. In return, Aszkenazy Development, Inc. will provide a minimum of 24 low income units at or below 80% AMI (area median income). These three lots will also require a zone change from M-1 (Limited Industrial) to R-3 (Multiple Family). The phase will also necessitate lot line adjustments to three parcels consisting of APNs 2520-011-006, 2520-011-041, 2520-011-043.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

The R-3 zoning currently being sought for the Phase 2 (Harding Avenue site) permits 21 residential units. To meet the proposed unit configuration, Aszkenazy Development, Inc. is seeking approvals for an additional 9 units under G.C. §65915. Also under G.C. §65915, Aszkenazy Development, Inc. will also seek three additional concessions and use of the State's mandated parking ratios for affordable housing. The three concessions being sought include the ability to exceed lot coverage allowed in the R-3 zone, an elimination of balconies as defined as usable open space, and a reduction of common open space. In return, Aszkenazy Development, Inc. will provide a minimum of 7 low-income units at or below 80% AMI (area median income). One lot (APN 2520-017-002) will require a zone change from M-1 (Limited Industrial) to R-3 (Multiple Family).

Other permits required for the project will include, but may not be limited to a lot merger, and issuance of grading permits, building permits, and occupancy permits from the City of San Fernando and utility connection permits from the utility providers.



## SECTION 3 ENVIRONMENTAL ANALYSIS

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

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>➤ Aesthetics (Section 3.1);</li> <li>➤ Agricultural and Forestry Resources (Section 3.2);</li> <li>➤ Air Quality (Section 3.3);</li> <li>➤ Biological Resources (Section 3.4);</li> <li>➤ Cultural Resources (Section 3.5);</li> <li>➤ Geology and Soils (Section 3.6);</li> <li>➤ Greenhouse Gas Emissions; (Section 3.7);</li> <li>➤ Hazards and Hazardous Materials (Section 3.8);</li> </ul> | <ul style="list-style-type: none"> <li>➤ Hydrology and Water Quality (Section 3.9);</li> <li>➤ Land Use and Planning (Section 3.10);</li> <li>➤ Mineral Resources (Section 3.11);</li> <li>➤ Noise (Section 3.12);</li> <li>➤ Population and Housing (Section 3.13);</li> <li>➤ Public Services (Section 3.14);</li> <li>➤ Recreation (Section 3.15);</li> <li>➤ Transportation (Section 3.16);</li> <li>➤ Utilities (Section 3.17); and,</li> <li>➤ Mandatory Findings of Significance (Section 3.18)</li> </ul> |
|---|---|

The environmental analysis included in this section of the Initial Study reflects the Initial Study Checklist format used by the City of San Fernando ("the City") Community Development Department in its environmental review process. Under each issue area, an analysis of impacts is provided in the form of questions and answers. The analysis contained herein, provides a response to the individual questions. The Initial Study will assist the City in making a determination as to whether there is a potential for significant or adverse impacts on the environment associated with the implementation of the proposed project as described in Section 2, herein. 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 proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City or other responsible agencies consider to be significant.
- *Less Than Significant Impact With Mitigation.* 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.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant.

### 3.1 AESTHETIC IMPACTS

#### 3.1.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or,
- A new source of substantial light and glare that would adversely affect day or night-time views in the area.

#### 3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

*A. Would the project affect a scenic vista? No Impact.*

The City's local relief is generally level and ranges from 1,017 feet above mean sea level (AMSL) to 1,250 feet AMSL. This generally level topography is due to the City's location over an alluvial fan that is the result of the deposition of water-borne materials from the mountains and hillside areas located to the north of the City (the City is located in the northeastern portion of the San Fernando Valley near the south-facing base of the San Gabriel Mountains).<sup>21</sup> The dominant scenic vistas from the project area include the views of the Santa Susana Mountains, located to the west, and the San Gabriel Mountains located to the north. The two, four level buildings will have a maximum height of 45 feet. There are no designated scenic vistas or resources present within the vicinity of the project site. The new buildings will impact the southerly-facing views of those homes located along Second Street. These views are now dominated by the commercial and industrial uses located along the railroad right of way (ROW) north of Truman Street. No protected views are present in the immediate area that could be affected by the proposed project.<sup>22</sup> As a result, no significant adverse impacts are anticipated.

*B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? No Impact.*

Much of the City's architectural character was derived from the San Fernando Mission, founded in 1797. Notable historically significant buildings that are located within the City include the Casa de Lopez Adobe, the Morningside Elementary School Auditorium, and the historic Post Office. In addition to the Mission Revival style, other architectural styles found within the area include Spanish Colonial Revival, Mediterranean, and Monterey. Other architectural influences present in the area include Craftsman, Bungalow, Beaux-Arts, Art Deco, and Victorian styles. These architectural styles also flourished at the

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<sup>21</sup> City of San Fernando. *San Fernando Parking Lots Draft Environmental Impact Report*. February 20, 2008.

<sup>22</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999

turn of the century primarily in residential construction, with a few commercial and public buildings exhibiting these design characteristics as well.

As indicated in the floor plans and building elevations provided in Section 2, the building will include modern design elements and other features that will provide articulation along the exterior elevations of both buildings. The maximum building height will be 45-feet for both buildings.<sup>23</sup> The proposed elevations of the new Phase 1 and Phase 2 buildings are shown in Exhibits 2-12 and 2-13, respectively. Both development sites are vacant. The Phase 1 site was previously occupied by a manufacturing use that has been removed and the site's environmental cleanup has been completed. The Phase 2 site is a surface parking lot that was used by the aforementioned discontinued manufacturing use. The development sites are located within a transitional area that extends along the First Street corridor. Land uses found immediately north of the railroad right-of-way that parallels First Street include smaller industrial and manufacturing uses that are interspersed among residential development. Residential land uses are located further east and north (north of Second Street) of the development sites.

As indicated previously, there are no designated scenic highways in the vicinity of the project site. In addition, no trees are found within either development site. The project sites are currently vacant and their development will be beneficial in terms of eliminating a source of potential visual and physical blight. As a result, the proposed project's implementation will not result in any significant adverse impacts with respect to scenic highways, historic buildings, or other significant view elements. Furthermore, the project's final design must comply with the City's adopted multi-family residential design guidelines.

*C. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? Less Than Significant Impact with Mitigation.*

Residential development such as that being proposed, is considered to be a light sensitive receptor and, as a result, care must be taken as part of any future planning to avoid light trespass and spill over onto neighboring residential property. Homes are found along Second Street. Potential sources of light and glare that may result from the proposed project include decorative lighting, security lighting, interior lighting, and vehicle headlights. Unprotected lighting from the proposed project could, in the absence of mitigation, affect those residences located near the project sites. Other lighting sources may include vehicle headlights, though the cars entering and exiting the first floor parking garage will be directed towards the west and south, away from the existing residential uses. Mitigation measures have been identified in Section 3.1.4 that will be effective in reducing potential light and glare impacts to levels that are less than significant.

### **3.1.3 CUMULATIVE IMPACTS**

The potential aesthetic impacts related to views, aesthetics, and light and glare is site specific. Furthermore, the analysis determined that future residential development arising from the implementation of the proposed project would not result in any significant adverse view shed impacts. As

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<sup>23</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments. February 3, 2012.



a result, no cumulative aesthetic impacts are anticipated. Mitigation measures that will be effective in reducing potential light and glare impacts are required.

### **3.1.4 MITIGATION MEASURES**

The following mitigation measures will reduce the proposed project's light and glare impacts to levels that are less than significant:

*Mitigation Measure 1 (Aesthetic Impacts).* The applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) pursuant to the City's Lighting Ordinance (Chapter 106-834, Lighting) to the Community Development Department that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The outdoor lighting plan shall be subject to final review and approval by the Community Development Department. Landscape lighting shall be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas.

*Mitigation Measure 2 (Aesthetic Impacts).* The exterior window glazing of the proposed apartment structures shall be constructed of materials that consist of non-reflective tinted glass (no mirror-like tints or films).

## **3.2 AGRICULTURE AND FORESTRY RESOURCES**

### **3.2.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on agriculture resources if it results in any of the following:

- The conversion of prime farmland, unique farmland or farmland of statewide importance;
- A conflict with existing zoning for agricultural use or a Williamson Act contract;
- A 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));
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

### 3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? No Impact.*

No agricultural activities are located within either project site or on adjacent parcels, nor does the City of San Fernando General Plan or Zoning Ordinance provide for any agricultural land use designation.<sup>24</sup> The majority of the City is underlain by the Hanford Soils Association (2%-5% slopes). This soil classification is considered to be a *prime farmland soil* in the rural portions of the Antelope Valley only. In the urbanized areas of Los Angeles County, this soil is not designated as a “*prime farmland soil, unique farmland soil, or a soil of statewide importance.*” As a result, the proposed project’s implementation will not impact any protected farmland soils.<sup>25</sup>

- B. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract? No Impact.*

No agricultural activities are presently located within either project site or in the immediate area.<sup>26</sup> In addition, the project sites are not subject to a Williamson Act contract. As a result, no impacts on existing or future Williamson Act contracts will result from the proposed project’s implementation.

- C. *Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code Section 4526), or zoned timberland production (as defined by Government Code § 51104(g))? No Impact.*

San Fernando is located within a larger urban area and no forest lands are located within the City or in the surrounding area. A topographic map provided in Exhibit 3-1 illustrates the degree of urban development in the area surrounding the project sites. The City of San Fernando General Plan does not specifically provide for any forest land protection.<sup>27</sup> As a result, no impacts on forest land or timber resources will result from the proposed project’s implementation.

- D. *Would the project result in the loss of forest land or the conversion of forest land to a non-forest use? No Impact.*

The project sites are located within an urban area. No forest land is located within the City nor does the general plan provide for any forest land protection. No loss or conversion of forest lands will result from the proposed development. As a result, no significant adverse impacts are anticipated with the proposed project’s implementation.

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<sup>24</sup> City of San Fernando. *San Fernando General Plan Land Use Element*. 1987.

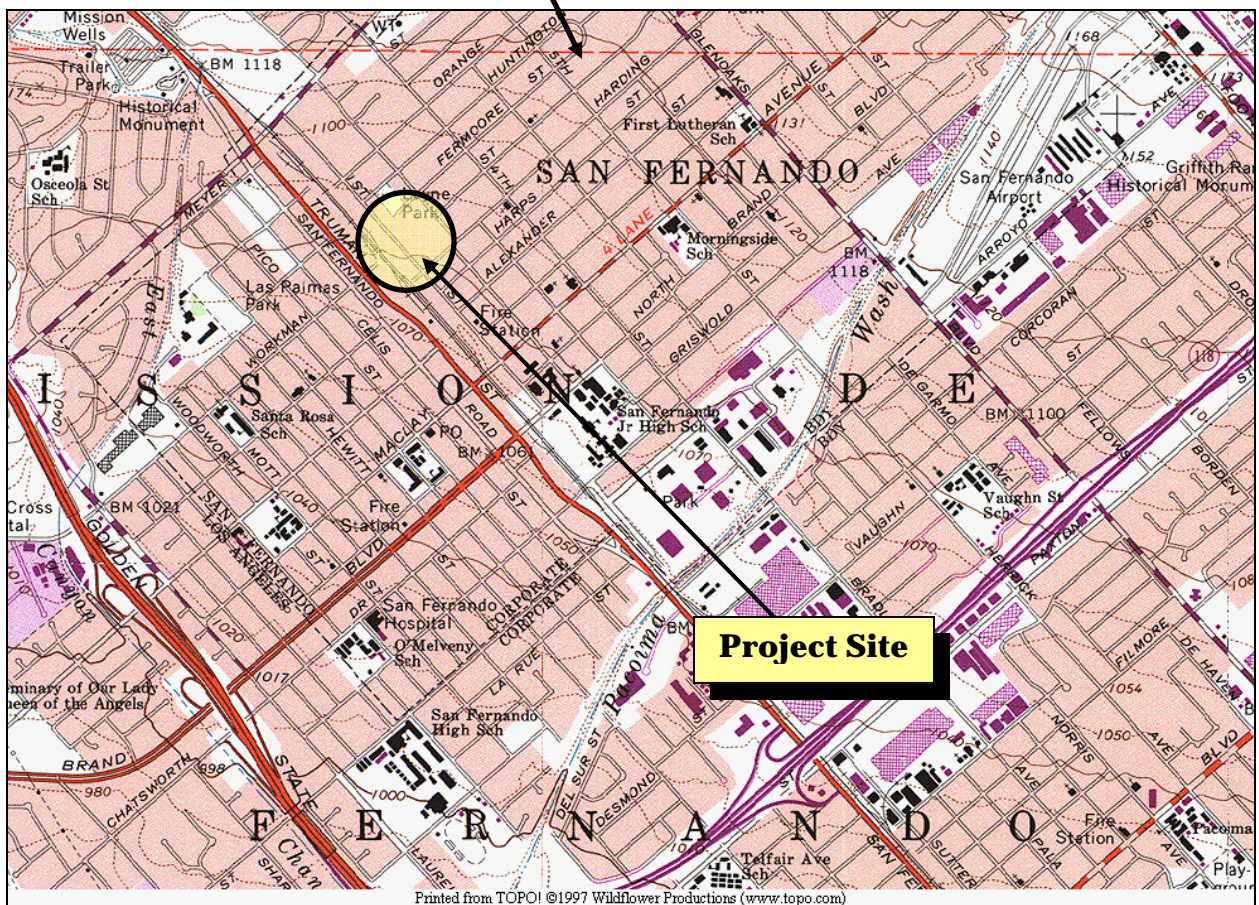
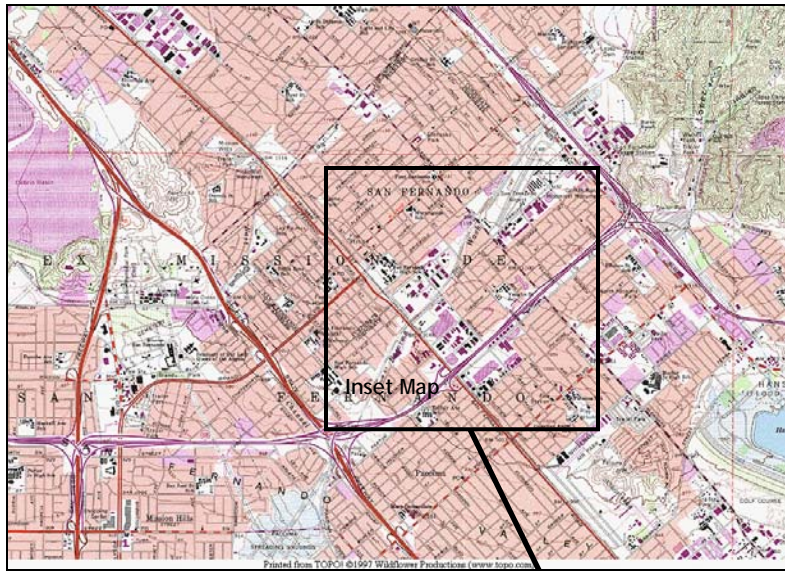
<sup>25</sup> California, State of. Department of Conservation. *Farmland Mapping and Monitoring Program*. July 13, 1995.

<sup>26</sup> Blodgett/Baylosis Associates. *Site Survey*. February 15, 2012.

<sup>27</sup> City of San Fernando. *San Fernando General Plan Conservation Element, Chapter 3*. January 1987. Page CON-12



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 3-1  
LAND COVER**

SOURCE: UNITED STATES GEOLOGICAL SURVEY

*E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use? No Impact.*

No agricultural activities or farmland uses are located within the City or within either project site.<sup>28</sup> As indicated previously, the project sites and the surrounding properties are currently developed and no agricultural activities are located within the site or in the surrounding area. The proposed project will not involve the conversion of any existing farmland area to urban uses and no significant adverse impacts are anticipated.

### **3.2.3 CUMULATIVE IMPACTS**

The analysis determined that there is no remaining agricultural or forestry resources in the City. The analysis also determined that the implementation of the proposed project would not result in any significant adverse impacts of agriculture or forestry resources. As a result, no cumulative impacts on agricultural or farmland resources will occur.

### **3.2.4 MITIGATION MEASURES**

The analysis of agricultural and forestry resources indicated that no significant adverse impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation measures are required.

## **3.3 AIR QUALITY**

### **3.3.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or contribute substantially to an existing or projected air quality violation;
- 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;
- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The creation of objectionable odors affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for criteria pollutants. These criteria pollutants include the following:

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<sup>28</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.



- *Ozone (O<sub>2</sub>)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O<sub>2</sub> is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO<sub>2</sub>)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO<sub>2</sub> is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *PM<sub>10</sub> and PM<sub>2.5</sub>* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.<sup>29</sup>

### 3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? No Impact.*

The City of San Fernando is located within the South Coast Air Basin, which covers a 6,600-square-mile area within Orange County, non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the basin is monitored by the South Coast Air Quality Management District (SCAQMD) at various monitoring stations located throughout the region.<sup>30</sup> Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).<sup>31</sup> The 2007 AQMP replaced the 2003 AQMP and the latter AQMP is designed to meet both state and federal Clean Air Act planning requirements for all of the geographic areas under the jurisdiction of the SCAQMD.

The South Coast Air Basin (SCAB) has experienced poor air quality to the area's topography as well as metrological influences that have often lead to the creation of inversion layers that prevent the dispersal of pollutants. During the mid-20<sup>th</sup> century, SCAB experienced the worst air pollution in the nation, which gave rise to various strategies to improve air quality. However, the region's air quality has shown a steady and gradual improvement since the 1970's. This improvement in air quality has been largely due to the elimination of many stationary emission sources, more stringent vehicle emissions controls, and new regulations governing activities that contribute to air pollution (such as open-air fires). The primary criteria pollutants that remain non-attainment in the SCAB area include PM<sub>2.5</sub> and Ozone.

The most recent 2007 AQMP focused on the control of ozone and smaller particulates and their precursors. The AQMP also incorporated significant new scientific data, emission inventories, ambient measurements, control strategies, and air quality modeling. The Final 2007 AQMP was jointly prepared

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<sup>29</sup> *CEQA Air Quality Handbook*. April 1993 [as amended 2009].

<sup>30</sup> South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

<sup>31</sup> *Ibid.*

with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).<sup>32</sup> Two consistency criteria that may be referred to in determining a project's conformity with the AQMP is defined in Chapter 12 of the Air Quality Management Plan (AQMP) and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. Consistency Criteria 1 refers to a project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or a contribution to the continuation of an existing air quality violation. Criteria 2 refers to the project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.<sup>33</sup> The proposed project will involve the construction of 113 rental units in two phases.

The proposed project is not considered by the SCAQMD to be a regionally significant project since it is an infill development. The project will not significantly affect any regional population, housing, and employment projections prepared for the City by the SCAG due to its size (113 residential units).<sup>34</sup> Finally, the project is not subject to the requirements of the Air Quality Management Plan's PM<sub>10</sub> Program, which is limited to the desert portions of the South Coast Air Basin. As a result, the proposed project would not be in conflict with, or result in an obstruction of, the applicable 2007 AQMP. The proposed project will not result in any significant adverse impacts related to the implementation of the AQMP.

*B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? Less than Significant Impact With Mitigation.*

Pollutants regulated by the federal and state Clean Air Acts correspond to the following three categories: criteria air pollutants; toxic air contaminants, and global warming and ozone-depleting gases. Pollutants in each of these categories are monitored and regulated differently. Criteria air pollutants are measured by ambient air sampling and refer to those pollutants that are subject to both federal and state ambient air quality standards as a means to protect public health. The federal and state standards have been established at levels to ensure that human health is protected with an adequate margin of safety. For some criteria pollutants, such as carbon monoxide, there are also secondary standards designed to protect the environment, in addition to human health. Toxic air contaminants are typically measured at the source and their evaluation and control is generally site or project-specific. Finally, global warming and ozone-depleting gases are not monitored.

Specific National Ambient Air Quality Standards (NAAQS) have been promulgated by the Federal government. The California Air Resources Board (CARB) has also established ambient air quality standards for six of the pollutants regulated by the EPA (CARB has not established standards for PM<sup>2-5</sup>). Some of the California ambient air quality standards are more stringent than the national ambient air quality standards as well as additional standards for sulfates, vinyl chloride, and visibility.<sup>35</sup> Table 3-1 lists the current national and California ambient air quality standards for each criteria pollutant.

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<sup>32</sup> South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

<sup>33</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2009]. Table 11-4.

<sup>34</sup> These projections are critical in the development of policies for the Growth Management Plan, the Regional Transportation Plan, and ultimately, the Air Quality Management Plan.

<sup>35</sup> South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 3-1  
National and California Ambient Air Quality Standards**

<b>Pollutants</b>	<b>National Standards</b>	<b>State Standards</b>
Lead (Pb)	1.5 µg/m <sup>3</sup> (calendar quarter)	1.5 µg/m <sup>3</sup> (30-day average)
Sulfur Dioxide (SO <sub>2</sub> )	0.14 ppm (24-hour)	0.25 ppm (1-hour) 0.04 ppm (24-hour)
Carbon Monoxide (CO)	9.0 ppm(8-hour) 35 ppm(1-hour)	9.0 ppm (8-hour) 20 ppm (1-hour)
Nitrogen Dioxide (NO <sub>2</sub> )	0.053 ppm (annual average)	0.25 ppm (1-hour)
Ozone (O <sub>3</sub> )	0.12 ppm (1-hour)	0.09 ppm (1-hour)
Fine Particulate Matter (PM <sub>10</sub> )	150 µg/m <sup>3</sup> (24-hour)	50 µg/m <sup>3</sup> (24-hour)
Sulfate	None	25 µg/m <sup>3</sup> (24-hour)
Visual Range	None	10 miles (8-hour) w/humidity < 70 percent

Source: South Coast Air Quality Management District. 2010

The proposed project would also be considered to have a significant effect on air quality if it violates any AAQS, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. In addition to the federal and state AAQS thresholds, there are daily and quarterly emissions thresholds for construction and operation of a proposed project established by the SCAQMD. Projects in the SCAB generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA.

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day or 24.75 of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>; or,
- 150 pounds per day of sulfur oxides.

The proposed project would have a significant effect on air quality if any of the operational emissions “significance” thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>; or,
- 150 pounds per day of sulfur oxides.

The proposed project's implementation will result in both short-term (construction-related) emissions and long-term (operational) emissions. Short-term airborne emissions will occur during the construction phases of the project and include the following:

- Activities related to land clearance, grading, and excavation will result in fugitive dust emissions;
- Equipment emissions associated with the use of construction equipment during site preparation and construction activities will be generated. This construction equipment is generally diesel-powered, resulting in high levels of nitrogen oxide [NO<sub>x</sub>] and particulate emissions; and,
- Delivery vehicles and workers commuting to and from the construction site will generate mobile emissions.

As shown in Table 3-2, the construction of each phase of the housing development will result in daily construction emissions that will be "less than significant" since they will be below the SCAQMD's daily thresholds. However, mitigation measures have been included in Section 3.3.4 as a means to further reduce construction-related emissions.

**Table 3-2**  
**Estimated Short-Term Emissions (lbs/day)**

Source	CO	ROG	PM <sub>10</sub>	PM <sub>2.5</sub>	NO <sub>x</sub>
Phase 1 Construction Emissions	13.81	26.67	0.76	0.70	12.60
Phase 1 Fugitive Particulates	--	--	11.01	2.30	--
Phase 2 Construction Emissions	8.00	9.07	0.68	0.62	10.76
Phase 2 Fugitive Particulates	--	--	3.81	1.30	--
Short-term Thresholds	550	75	150	150	100

Source: California Air Resources Board, URBEMIS 9.2.2

Table 3-3 summarizes the long-term operational emissions from each phase of the proposed multiple-family residential development once it is occupied. Long-term emissions refer to those air quality impacts that will occur once the development is operational and occupied and these impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project includes the following:

- Mobile emissions associated with vehicular traffic;
- On-site stationary emissions related to the operation of household equipment; and,
- Off-site stationary emissions associated with the generation of energy (natural gas and electrical).

The analysis of long-term operational impacts also used a computer model developed by the California Air Resources Board (CARB). The computer model requires the knowledge of a number of independent variables to ascertain project emissions, such as trip generation rates, size of the project, worker trip



characteristics, and others.<sup>36</sup> As indicated in Table 3-3, the long-term operational emissions will be below thresholds considered by the SCAQMD to be significant.

**Table 3-3**  
**Existing and Future Long-Term Emissions (lbs/day)**

Emissions Type	Criteria Pollutants (lbs./day)				
	CO	ROG	PM10	NOX	SOX
Phase 1 Future Mobile Emissions	40.74	3.48	8.44	4.36	0.05
Phase 1 Future Stationary Emissions	1.90	4.63	0.01	0.84	0.00
Total Phase 1 Emissions	42.64	8.11	8.45	5.20	0.05
Phase 2 Future Mobile Emissions	14.07	1.20	2.91	1.50	0.02
Phase 2 Future Stationary Emissions	1.67	1.68	0.01	0.30	0.00
Total Phase 2 Emissions	15.74	2.88	2.92	1.58	0.02
Long -Term Thresholds	550	55	150	100	150

Source: California Air Resources Board, URBEMIS 9.2.4

As indicated in Tables 3-2 and 3-3, the projected short-term and long-term emissions are below thresholds considered to represent a significant adverse impact. As a result, no significant adverse impacts are anticipated with the proposed project's implementation.

*C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Less than Significant Impact.*

As indicated previously, the SCAB is non-attainment for ozone. The long-term emissions from the proposed development will result in daily emissions that will not exceed the SCAQMD's thresholds. Reactive organic gasses (ROG) are precursors for the formation of ozone. As indicated in the preceding section, the projected ROG emissions are also below the SCAQMD's thresholds of significance (refer to Table 3-2 and Table 3-3). As a result, the cumulative air quality impacts are considered to be less than significant.

*D. Would the project expose sensitive receptors to substantial pollutant concentrations? Less than Significant Impact.*

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.<sup>37</sup> These population groups are generally more sensitive to poor air quality. The residential uses contemplated as part of the proposed project's implementation are

<sup>36</sup> California Air Resources Board. URBEMIS 9.2.4. 2012

<sup>37</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

considered to be sensitive receptors. The following are applicable local emission concentration standards for carbon monoxide.

- California one-hour carbon monoxide standard of 20.0 ppm; or,
- California eight-hour carbon monoxide standard of 9.0 ppm.

The proposed project's trip generation will not be significant enough to result in a carbon monoxide "hot spot" that could lead to an exceedance of the state's 1-hour or 8-hour carbon monoxide standards. As indicated in the traffic analysis (refer to Section 3.16), the proposed project's traffic generation will not lead to any significant impact on area intersections.<sup>38</sup> As a result, no impacts related to the creation of a carbon monoxide "hot spots" are anticipated. The SCAQMD also regulates levels of air toxics through a permitting process that covers both construction and operation. The SCAQMD has adopted Rule 1401 for both new and modified sources that use materials classified as air toxics. The SCAQMD CEQA Guidelines for permit processing consider the following types of projects significant:

- Any project involving the emission of a carcinogenic or toxic air contaminant identified in SCAQMD Rule 1401 that exceeds the maximum individual cancer risk of one in one million or 10 in one million if the project is constructed with best available control strategy for toxics (T-BACT) using the procedures in SCAQMD Rule 1401;
- Any project that could accidentally release an acutely hazardous material or routinely release a toxic air contaminant posing an acute health hazard; and,
- Any project that could emit an air contaminant that is not currently regulated by SCAQMD rule, but that is on the federal or state air toxics list.

The proposed project involves the construction of up to 113 residential units and the proposed development will not result in any toxic emissions. As a result, the potential impacts on sensitive receptors are considered to be less than significant.

*E. Would the project create objectionable odors affecting a substantial number of people? No Impact.*

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.<sup>39</sup> No significant odor emissions are anticipated given the nature and extent of the proposed residential development. As a result, no order-related impacts are anticipated.

### **3.3.3 CUMULATIVE IMPACTS**

The proposed project's would not result in any new exceedance of air pollution standards nor contribute significantly to an existing air quality violation. Furthermore, the analysis determined that the proposed

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<sup>38</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

<sup>39</sup> Ibid.

project would not result in any significant adverse impacts. As a result, no significant adverse cumulative air quality impacts will occur.

### **3.3.4 MITIGATION MEASURES**

The analysis of potential air quality impacts indicated that no significant adverse operational impacts would result from the proposed project's implementation. However, the following measures will be required to further mitigate potential short-term construction related emissions.

*Mitigation Measure 3 (Construction Emissions).* All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

*Mitigation Measure 4 (Construction Emissions).* The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

*Mitigation Measure 5 (Construction Emissions).* All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

*Mitigation Measure 6 (Construction Emissions).* All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

*Mitigation Measure 7 (Construction Emissions).* All dirt/soil materials transported off-site shall be either sufficiently watered and securely covered to prevent excessive amount of dust.

*Mitigation Measure 8 (Construction Emissions).* General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

*Mitigation Measure 9 (Construction Emissions).* Trucks and other construction equipment shall be shut off when not in use.

## **3.4 BIOLOGICAL RESOURCES**

### **3.4.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service;

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- A substantial adverse effect on any riparian habitat or other sensitive natural plant community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;
- A substantial interference 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;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

### 3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact.*

As indicated in the preceding sections, the City is located in an urbanized area. No native habitat remains in the vicinity of the project site due to the areas past development. The plants located with the Phase 1 site are limited to grasses and ruderal vegetation. The Phase 2 site is paved and was used for surface parking. There are no trees located within either site and the remaining landscaping is in poor condition. There are no sensitive or unique biological resources located within the adjacent properties.<sup>40</sup> As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project.

- 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 Game or U.S. Fish and Wildlife Service? No Impact.*

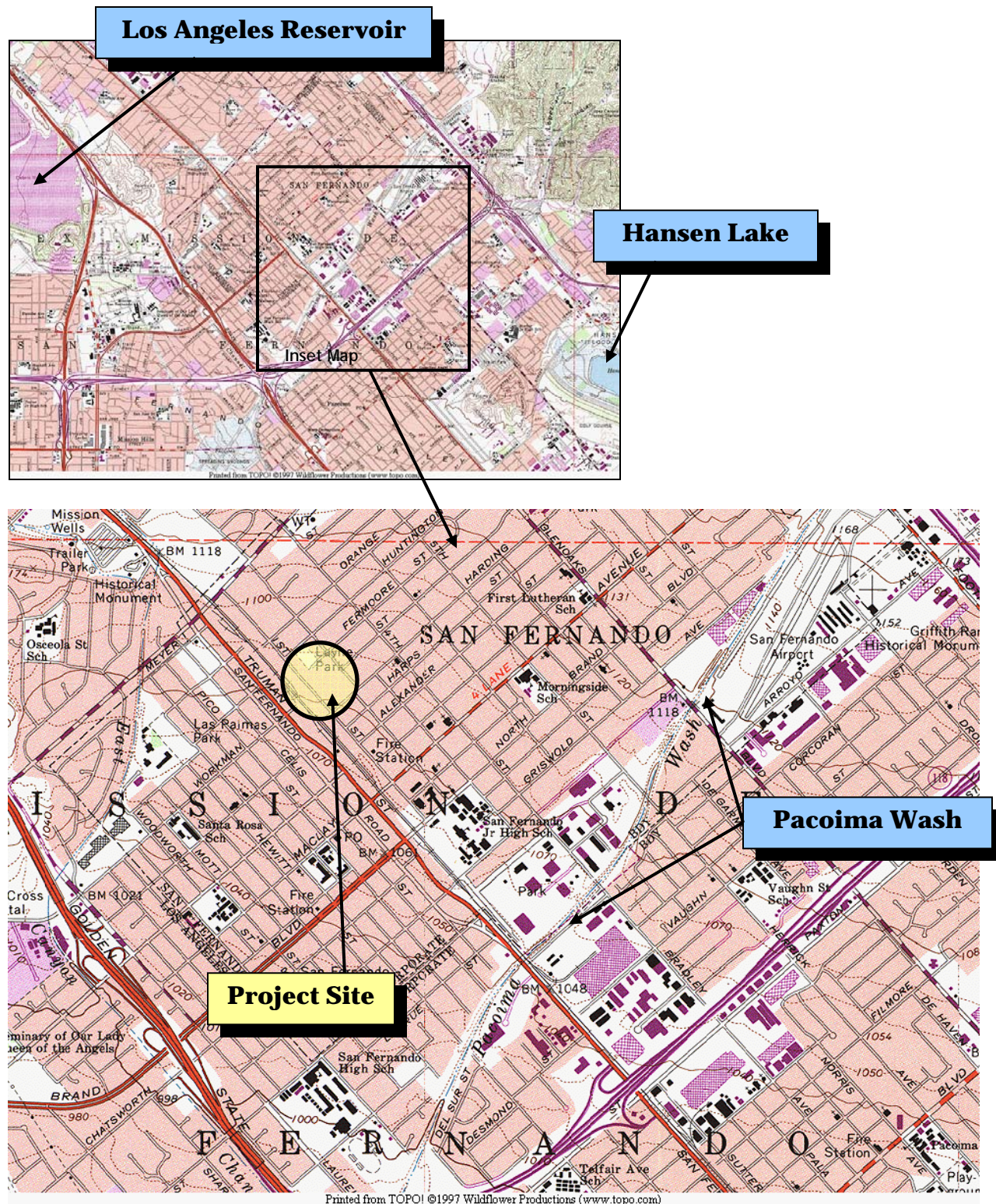
There are no native or natural riparian plant habitats found within the project sites or in the adjacent properties. The plants located with the Phase 1 site are limited to grasses and ruderal vegetation. The Phase 2 site is paved and was used for surface parking. No “blue line” streams are located within or adjacent to either project site. The nearest designated “blue-line” stream is the Pacoima Wash, located approximately 4,300 feet to the southeast (refer to Exhibit 3-2). The Pacoima Wash is concrete lined at this location and is used for flood control purposes. As a result, no significant adverse impacts on natural or riparian habitats will result from the proposed project’s implementation.

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<sup>40</sup> City of San Fernando. *San Fernando General Plan, Chapter 3, Conservation Element*. Page CON-12. January 6, 2004.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 3-2**  
**BIOLOGICAL RESOURCES**  
 SOURCE: UNITED STATES GEOLOGICAL SURVEY

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? No Impact.*

The project sites and the adjacent properties do not contain any natural wetland habitat. No “blue line” streams are located within or adjacent to the project site. The nearest designated “blue-line” stream is the Pacoima Wash, located approximately 4,300 feet to the southeast.<sup>41</sup> As a result, the proposed project will not impact any protected wetland area or designated blue-line stream.

D. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? No Impact.*

The project sites are currently undeveloped and the plants located onsite are limited to ruderal vegetation. As indicated in the preceding section, the adjacent properties are developed and do not contain any natural or native vegetation. No trees are located within either project sites’ boundaries that could provide resting areas for migratory birds.<sup>42</sup> No natural open space areas are located on-site or in the surrounding area that would potentially serve as an animal migration corridor. As a result, no significant adverse impacts are anticipated.

E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No Impact.*

The project sites and the adjacent properties do not contain any protected habitat. No trees are located within either of the project sites’ boundaries. The project sites are currently vacant and the plants located onsite are limited to ruderal vegetation. The existing landscaping within the Phase 1 site is also in poor condition and the Phase 2 site is covered over in asphalt. As a result, the proposed project is not in conflict with any local policies or ordinances protecting biological resources and no significant adverse impacts are anticipated.

F. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? No Impact.*

As indicated previously, the project sites are located within an urbanized setting, and no natural habitats are found within the adjacent areas. The project sites are not located within an area governed by a habitat conservation or community conservation plan.<sup>43</sup> As a result, no adverse impacts on local, regional or state habitat conservation plans will result from the proposed project’s implementation.

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<sup>41</sup> City of San Fernando. *San Fernando General Plan, Chapter 3, Conservation Element*. Page CON-12. 1987

<sup>42</sup> Blodgett/Baylosis Associates. *Site Survey*. February 15, 2012.

<sup>43</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.



### **3.4.3 CUMULATIVE IMPACTS**

The impacts on biological resources are typically site specific. The proposed project will not involve any loss of protected habitat. Furthermore, the analysis determined that the proposed project will not result in any significant adverse impacts. As result, the proposed project's implementation would not result in an incremental loss or degradation of those protected habitats found in the Southern California region. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.

### **3.4.4 MITIGATION MEASURES**

The analysis indicated that the proposed project would not result in any significant adverse impacts on biological resources. As a result, no mitigation measures are required.

## **3.5 CULTURAL RESOURCES**

### **3.5.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in §15064.5 of the state's CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the state's CEQA Guidelines;
- The destruction of a unique paleontological resource, site or unique geologic feature; or,
- The disturbance of any human remains, including those interred outside of formal cemeteries.

### **3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines? No Impact.*

Historic structures and sites are defined by local, state, and federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to state or federal criteria even if the locality does not recognize such significance. The state, through the Office of Historic Preservation, also maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U. S. Department of the Interior has established specific guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.

In 1874 San Fernando became "the first City of the valley" when Charles Maclay laid out the first township map for the "City of San Fernando." During this period, most of the settlements in the region were agriculturally based and centered around the citrus industry. During this early period, San Fernando served as a regional commercial center for the larger region. In 1876, the Southern Pacific Railroad linked San Fernando with Los Angeles and this increased access made the community a more viable place to live, subsequently driving up land values. The growth that followed effectively eliminated the citrus industry, and ultimately led to the City's incorporation in 1911. As the area around Los Angeles urbanized, most of the surrounding cities were eventually annexed into the City of Los Angeles as a means to obtain access to water and services. However, San Fernando was able to maintain its independence due to its own deep well water supply.

A single location is recorded on the National Register of Historic Places: the Casa de Lopez Adobe located at 1100 Pico Street. In addition to its designation as a national historical site, it is also a state and county historical site. The City also completed a comprehensive historic resources preservation program. An initial step of this process involved the completion of a city-wide inventory of potential historically significant properties. The survey was completed by Cultural Resources Management LLC in 2002. The survey identified over 230 potentially significant historic sites including two that may be eligible for the National Register. The survey also identified a single potential National Register Historic District. The project sites are not included on this list. As a result, the proposed project's implementation will not result in any significant adverse impacts on historic resources.

*B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? No Impact.*

The region in and around the City of San Fernando was home to the Gabrielino Indians. One of the largest Indian settlements was located near the existing San Fernando Mission. The village of Achooykomenga was reportedly one of the largest communities in the San Fernando Valley. The exact location of this village is unknown. The early baptismal register from the mission also identifies a settlement in what is now Pacoima.<sup>44</sup>

The great majority of the potential development sites in the City were previously disturbed and no archaeological resources were reported during previous grading and excavation activities in the area.<sup>45</sup> In addition, the project sites have undergone extensive disturbances as part of past construction activities. No significant archaeological sites are likely to be discovered during grading activities due to the degree of past disturbance.<sup>46</sup> As a result no impacts on archaeological resources are anticipated from the proposed project.

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<sup>44</sup> McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles*. 1996.

<sup>45</sup> United State Geological Survey. *San Fernando 7 ½ Minute Quadrangle*. Release Date March 25, 1999.

<sup>46</sup> City of San Fernando. [Final] General Plan Environmental Impact Report. Section 4.12, Page 4.12-1.



*C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No Impact.*

The potential for paleontological resources in the area is considered low due to the character of subsurface soils (recent alluvium) and the amount of disturbance associated with the previous development on the site.<sup>47</sup> As a result, no significant adverse impacts are anticipated.

*D. Would the project disturb any human remains, including those interred outside of formal cemeteries? No Impact.*

The only cemetery near the project sites is located adjacent to the San Fernando Mission. The cemetery is located at 1160 Stranwood Avenue next to the San Fernando Mission grounds. While there are approximately 2,400 individuals interred in the San Fernando Mission cemetery, its distance from the project site make any unintentional disturbance of burials unlikely. No other cemeteries are located within the City. As a result, the proposed construction activities are not anticipated impact any interred human remains.

### **3.5.3 CUMULATIVE IMPACTS**

The potential environmental impacts related to cultural resources are site specific. Furthermore, the analysis herein also determined that the proposed project would not result in any impacts on cultural resources. As a result, no cumulative impacts will occur as part of the proposed project's implementation.

### **3.5.4 MITIGATION MEASURES**

The analysis of potential cultural resources impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.6 GEOLOGY**

### **3.6.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- 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 (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the California Geological Survey for the area or based on other substantial evidence of a known fault), ground shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;

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<sup>47</sup> Ibid. Page 4.12-2.

- The exposure of people or structures to potential substantial adverse effects, including 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;
- Locating a project on an expansive soil, as defined in the California Building Code, creating substantial risks to life or property; or,
- Locating a project in, or exposing people to potential impacts, including 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.

### **3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides? Less than Significant Impact.*

The City of San Fernando is located in the Peninsular Range geologic province, which is characterized by northwest-trending topographic and structural features. The Peninsular Range province is bounded by the Transverse Range province to the north and the Colorado Desert province to the west. The inland portion of the Peninsular Range province consists of numerous mountain ranges that are composed of igneous and metamorphic rocks of Mesozoic and Paleozoic age. An irregular coastal plain is located on the western edge of the province (that includes the Los Angeles Coastal Plain) that is composed of marine and non-marine elastic deposits of Upper Cretaceous, Tertiary and Quaternary age. The City is located in the northwest corner of the Los Angeles Basin. This basin trends to the northwest with an axis that extends 50 miles and has a width of approximately 20 miles and is bounded on the east by the San Gabriel Mountains, on the north by the Santa Monica Mountains, on the east and southeast by the Santa Ana Mountains and San Joaquin Hills, and on the southwest by the Palos Verdes Hills and the Pacific Ocean.

The Los Angeles Basin was a large marine embayment during the Miocene Period that extended as far inland as Pasadena and Pomona ultimately merging with the Ventura Basin. By the Pliocene, the embayment was smaller and generally covered an area slightly larger than the present day lowlands. Subsequent regressions of the coastline as well as uplift have exposed the current basin. The sedimentary deposits in the basin since the Miocene are reportedly as thick as 40,000 feet.<sup>48</sup> The City is located within the San Fernando Quadrangle. San Fernando and the neighboring communities are located in the northern San Fernando Valley floor in the southerly portion of the quadrangle. The San Gabriel Mountains extend along the northern half of the San Fernando Quadrangle. The eastern end of the Santa Susana Mountains also extends into the westerly portion of the Quadrangle. Canyons within the

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<sup>48</sup> California Geological Survey. *Open File Report 98-06. Seismic Hazard Evaluation of the San Fernando 7.5 Minute Quadrangle, Los Angeles County, California.* 1998.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

mountains extend in a southerly direction towards the San Fernando Valley. The San Fernando Valley is an east-trending structural trough within the Transverse Ranges of Southern California.

The geomorphology of the Los Angeles Basin is a direct result of the tectonic forces common to the region. The area's topography is a direct result of the seismic influences that have contributed to the uplift that is evident from the nearby mountains. The region is bisected by numerous faults. Many of which are still considered to be active and many more unknown blind thrust faults are also likely to be present in the area.<sup>49</sup> The most probable major sources of a significant earthquake affecting the San Fernando area include the San Andreas fault zone, located approximately 5 miles to the northwest, and the Sierra Madre Fault zone, located approximately 2 miles to the north and southwest. Both the San Andreas and Sierra Madre zones have been recognized for some time as being active. The 1971 San Fernando earthquake occurred on a branch of the Sierra Madre fault zone, and has resulted in the entire length of the Sierra Madre fault zone being considered potentially active. Both the San Andreas and Sierra Madre zones have been associated with surface rupturing as well as significant ground shaking effects. However, no active faults are known to exist in the City.<sup>50</sup> Table 3-4 identifies major earthquake faults within the surrounding region as well as their characteristics. The locations of the major faults in the Los Angeles region are shown in Exhibit 3-3.

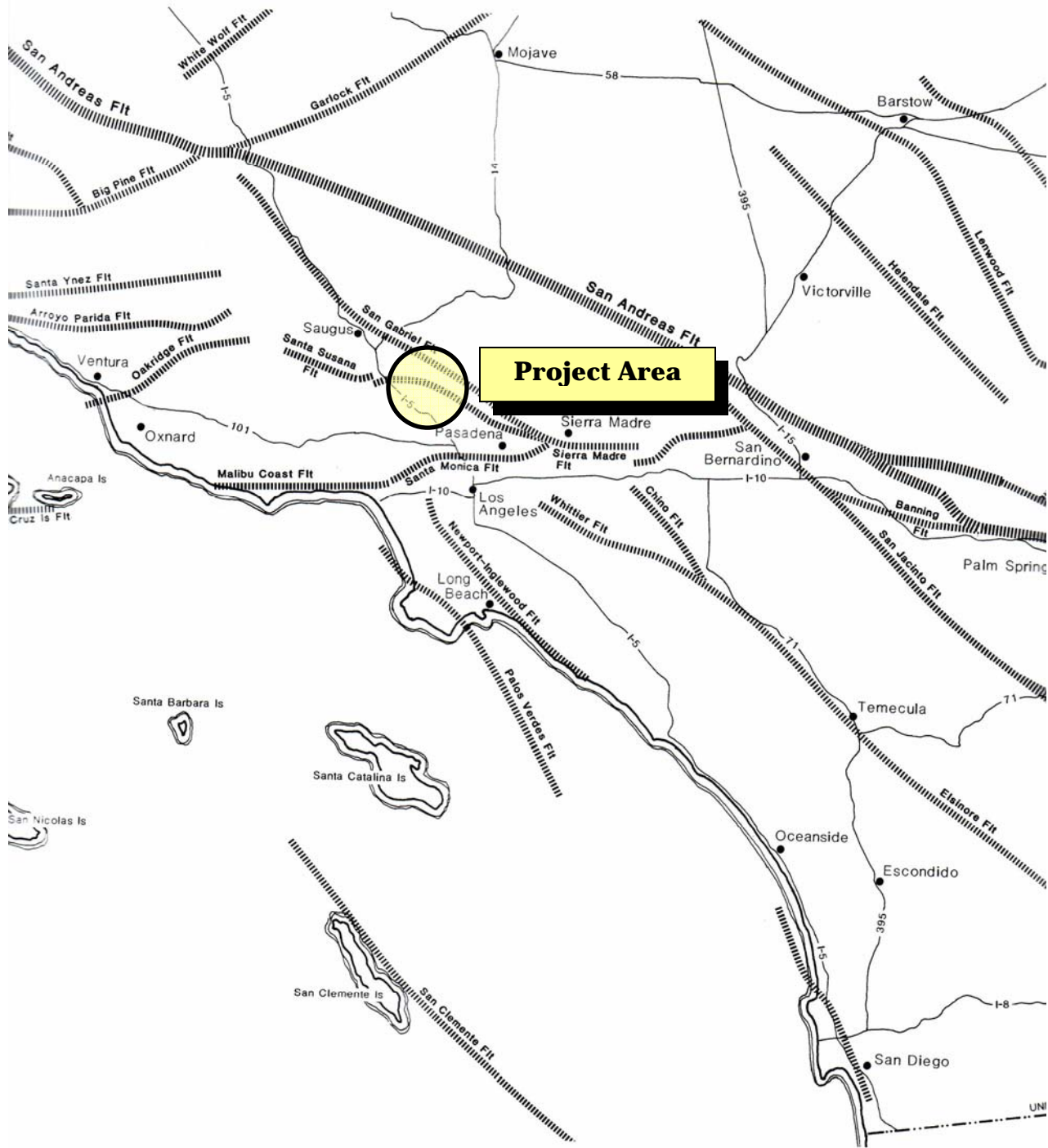
**Table 3-4**  
**Major Active Earthquake Faults Located in the Region**

Name	Type of Fault	Length	Most Recent Surface Rupture	Slip Rate/Year	Fault Rupture Interval
Chatsworth	Reverse	20 km	Late Quaternary	Unknown	Unknown
Mission Hills	Reverse	10 km	Possibly Holocene	0.5 mm	Unknown
Northridge Hills	Reverse	25 km	Late Quaternary	Unknown	Unknown
San Andreas	Right lateral/strike slip	1,200 km	1857	20 to 35 mm	140 years
San Fernando	Thrust	17 km	1971	5 mm	200 years
San Gabriel	Right lateral/strike slip	140 km	Holocene (recent) to Late Quaternary	1 to 5 mm	Unknown
Santa Susana	Thrust	38 km	1971	5 – 7mm	Unknown
Sierra Madre	Reverse	75 km	Holocene	0.36 to 0.44 mm	2,000 years
Raymond	Left Lateral	26 km	Holocene	0.1 to 0.22 mm	4,500 years
Verdugo	Reverse	21 km	Holocene	0.5 mm	Unknown

Source: United States Geological Survey. Southern California Earthquake Center. 2004.

<sup>49</sup> U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1360, 1985.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 3-3**  
**FAULTS IN THE SOUTHERN CALIFORNIA REGION**  
 SOURCE: UNITED STATES GEOLOGICAL SURVEY

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

All of the faults identified in Table 3-4 are located outside of the City's corporate boundaries. As a result, surface rupture is not anticipated to occur in the vicinity of the project site in the event of an earthquake from the known faults in the surrounding region. Furthermore, no areas of the City are included within an Aquist-Priolo Special Studies Zone. As a result, no surface rupture impacts will likely impact the proposed project site. As indicated in the previous section, there are a number of active faults that are located in the surrounding region. The project sites are located within a seismically active region and will be subject to ground-shaking and other seismically induced effects, including liquefaction. Two major Southern California earthquakes have occurred in the region during the past 35 years: the 1971 Sylmar earthquake and the 1994 Northridge earthquake. The magnitude 6.6 Sylmar Earthquake occurred on February 9, 1971 at 6:01 a.m. along the San Fernando Fault Zone. The magnitude 6.7 Northridge earthquake occurred at 4:30 am on January 17, 1994.

The California Geological Survey (formerly the State of California Division of Mines and Geology) is authorized to implement the Seismic Hazards Mapping Act of 1990 (the "Act"). The Act directs the Department of Conservation (of which the California Geological Survey is a part) to identify and map areas prone to earthquake hazards of liquefaction, earthquake-induced landslides and amplified ground shaking. The purpose of the Act is to reduce the threat to public safety and to minimize the loss of life and property by identifying and mitigating these seismic hazards.<sup>51</sup> The Act was passed by the legislature following the 1989 Loma Prieta Earthquake. The Seismic Hazard Zone Maps indicate where site-specific investigation is required and these investigations determine whether structural design or modification of the development is necessary.<sup>52</sup>

According to the Seismic Zones Hazard Map prepared for the San Fernando 7 1/2 Minute Quadrangle, the project site is located outside an area where there is an elevated risk for liquefaction. A copy of the Seismic Hazard Zone Map is provided in Exhibit 3-4 on the following page. As a result, the impacts are considered to be less than significant.

The project site will continue to be exposed to potential ground shaking in the event of an earthquake. The degree of ground shaking is dependent on the location of the earthquake epicenter, the earthquake's intensity, and a number of other variables. For the project area, the degree of impact will not be significantly different from that anticipated for the surrounding areas. As a result, the proposed impacts are considered to be less than significant.

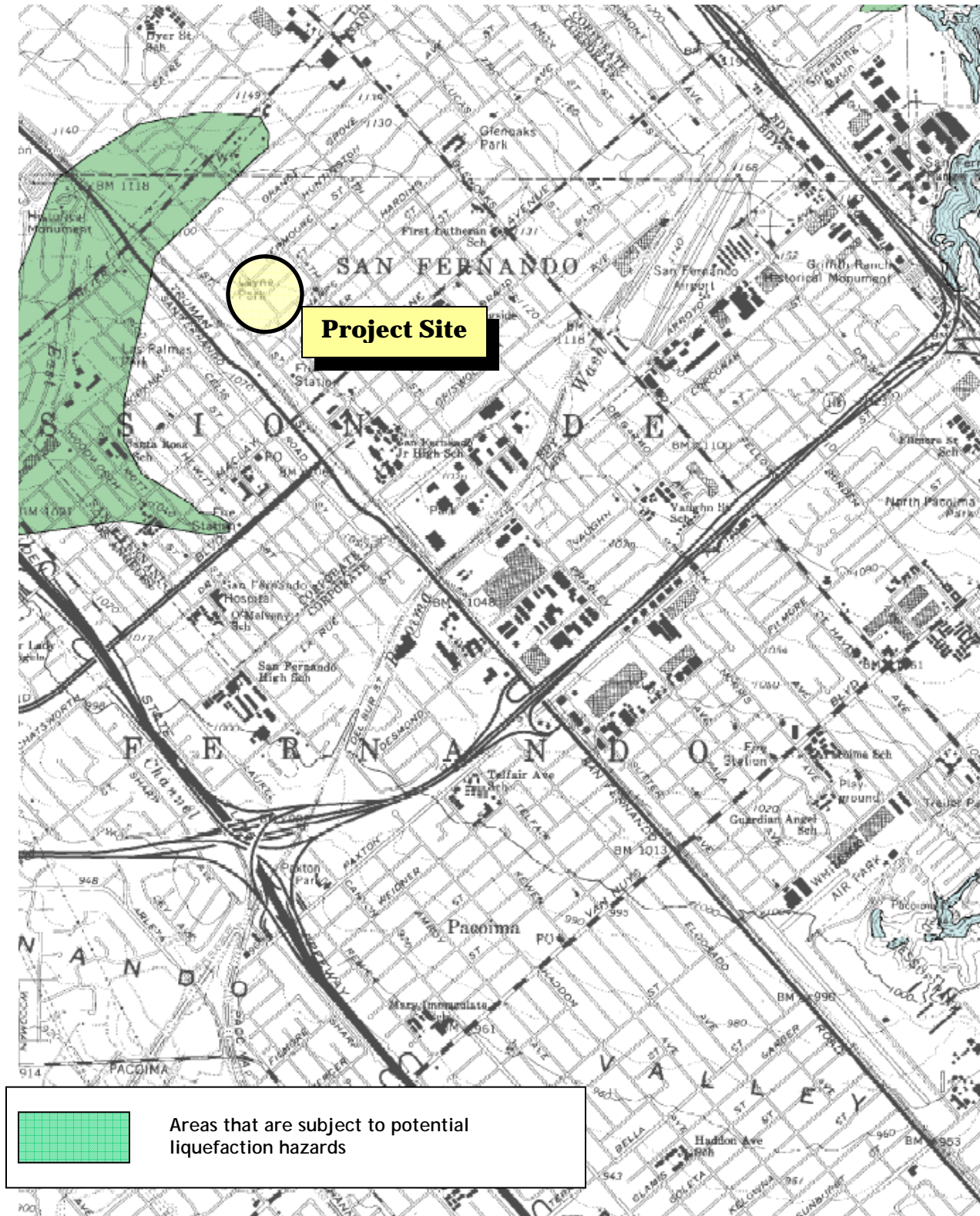
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<sup>51</sup> Seismic Hazards Mapping Act of 1990 (Public Resources Code, Chapter 7.8, Section 2690-2699.6)

<sup>52</sup> A copy of each approved geotechnical report including the mitigation measures is required to be submitted to the California Geological Survey within 30 days of approval of the report. A Certified Engineering Geologist or Registered Civil Engineer with competence in the field of seismic hazard evaluation is required to prepare, review and approve the geotechnical report. The Act requires peer review and this individual may be either local agency staff or a retained consultant. It must be noted that the Department of Conservation does not have authority to approve or disapprove the geotechnical reports; rather the data is utilized for future updates as well as monitor the effectiveness of the Program. In addition, cities and counties are to incorporate the Seismic Hazard Zone Maps into their Safety Elements. Both the Act and the Natural Hazard Disclosure Statement also require sellers of real property to disclose to buyers if property is in a Seismic Hazard Zone of Required Investigation.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 3-4**  
**LIQUEFACTION HAZARDS IN THE SAN FERNANDO AREA**  
 SOURCE: CALIFORNIA GEOLOGICAL SURVEY

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*B. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? Less than Significant Impact*

The project sites were previously covered over with impervious surfaces as part of the previous development. The Phase 1 site is covered over with grasses and ruderal vegetation. The future development arising as part of the proposed project's implementation will involve the continued covering of the site with impervious materials. As a result, the potential soil erosion impacts associated with future development are considered to be less than significant. Given the character of the site and that of the surrounding properties, no significant adverse impacts related to expansive soils are anticipated.

*C. Would the project expose people or structures to potential substantial adverse effects, including 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? No Impact.*

Recent studies completed by the CGS Seismic Hazard Zones Mapping Program indicate the project sites are not located within an area subject to potential slope failure.<sup>53</sup> The sites are also located on relatively level terrain that has previously undergone development. As a result, no impacts due to potential unstable soils are anticipated.

*D. Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in Uniform Building Code (2001), creating substantial risks to life or property? No Impact.*

The soils that underlie the project sites consist of silty sand, clayey sand, and clay. These soils do not represent a constraint to development, as evidenced by existing development found within the immediate area. Furthermore, the site's soils do not exhibit any unique shrink-swell characteristics. As a result, no expansive soil impacts are anticipated.

*E. Would the project result in or expose people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? No Impact.*

No septic tanks will be used as part of any future residential development. The proposed project will be required to connect with the nearby sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

### **3.6.3 CUMULATIVE IMPACTS**

The potential cumulative impact related to earth and geology is typically site specific. Furthermore, the analysis herein determined that the proposed project would not result in significant adverse impacts related to landform modification, grading, or the destruction of a geologically significant landform or

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<sup>53</sup> California Division of Mines and Geology. *Preliminary Map of Seismic Hazard Zones*. 1998.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

feature. As a result, no cumulative earth and geology impacts will occur as part of the proposed project's implementation.

### **3.6.4 MITIGATION MEASURES**

The analysis determined that the proposed project would not result in any significant adverse impacts related to earth and geology would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.7 GREENHOUSE GAS EMISSIONS**

### **3.7.1 THRESHOLDS OF SIGNIFICANCE**

A project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses.

### **3.7.2 ENVIRONMENTAL ANALYSIS**

*3.7.A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less than Significant Impact.*

The State of California requires CEQA documents include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. Scientific evidence indicates there is a correlation between increasing global temperatures/climate change over the past century and human induced levels of GHG.<sup>54</sup>

The California Natural Resources Agency is presently developing the State's Climate Adaptation Strategy. Currently, there are no federal standards for GHG emissions and federal regulations have not been promulgated. Recently, the U.S. Supreme Court ruled that the effects associated with climate change are serious and the EPA must regulate GHG as pollutants including the development of regulations for GHG emissions from new motor vehicles. The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, promulgated the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020.

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<sup>54</sup> California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

As indicated previously (refer to Table 3-3 which summarizes the daily operational emissions), the future emissions are less than SCAQMD thresholds.<sup>55</sup> As a result, the impacts related to additional greenhouse gas emissions will be less than significant.

*3.7.B. Would the project conflict an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses? • Less than Significant Impact.*

The proposed project would incorporate a number of several design features that are consistent with the California Office of the Attorney General's recommended policies and measures to reduce GHG emissions. A list of the Attorney General's recommended measures and the project's conformance with each are listed in Table 3-5. The new on-site improvements will incorporate sustainable practices that include water, energy, and solid waste efficiency measures.

**Table 3-5  
Project Consistency With the Attorney General's Recommendations**

<b>Attorney General's Recommended Measures</b>	<b>Project Compliance</b>	<b>% Reduction</b>
Smart growth, jobs/housing balance, transit-oriented development, and infill development through land use designations, incentives and fees, zoning, and public-private partnerships.	<b>Compliant.</b> The proposed project will facilitate new infill development in an urban area. In addition, the new development will support new infill development improving the region's jobs housing balance. Project is located within ½ mile of transit center.	10%-20%
Create transit, bicycle, and pedestrian connections through planning, funding, development requirements, incentives and regional cooperation; create disincentives for auto use.	<b>Compliant.</b> As part of the proposed improvements, a new sidewalk and landscaping will be installed. Use of City's TDMs to promote alternative modes of transportation	5%
Energy-and water-efficient buildings and landscaping through ordinances, development fees, incentives, project timing, prioritization, and other implementing tools.	<b>Compliant.</b> The new buildings will employ newer efficient utilities and plumbing fixtures. The project will also be required to install modern storm water runoff controls.	10%
Waste diversion, recycling, water efficiency, energy efficiency and energy recovery in cooperation with public services, districts and private entities.	<b>Compliant.</b> The project's contractors will be required to adhere to the use of sustainability practices involving solid waste generation and disposal.	0.5%
Urban and rural forestry through tree planting requirements and programs; preservation of agricultural land and resources that sequester carbon; heat island reduction programs.	<b>Compliant.</b> The project will involve the installation of landscaping. It should be noted that the City is a built-out urban community and contains no natural resource areas such as forests, wildlife habitat, or agricultural land.	0.5%
Regional cooperation to find cross-regional efficiencies in GHG reduction investments and to plan for regional transit, energy generation, and waste recovery facilities.	<b>Compliant.</b> Refer to responses above.	NA
<b>Total Reduction Percentage:</b>		<b>36.0%</b>

1. Emissions Reductions obtained from Appendix B of the CEQA and Climate Change white paper, prepared by CAPCOA (2008).  
Source: Office of the Attorney General, *Sustainability and General Plans: Examples of Policies to Address Climate Change, 2010*.

<sup>55</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9. 2004* (as amended).

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

Table 3-6 identifies which CARB Recommended Actions applies to the proposed project. Of the 39 measures identified, those that would be considered to be applicable to the proposed project would primarily be those actions related to electricity, natural gas use, water conservation, and waste management. A discussion of each applicable measure and the project's conformity with the measure is provided in Table 3-6. As indicated in the table, the proposed project would not impede the implementation of any of the CARB's recommended actions.

**Table 3-6**  
**Recommended Actions for Climate Change**

<b>ID #</b>	<b>Sector</b>	<b>Strategy Name</b>	<b>Applicable to Project?</b>	<b>Will Project Conflict With Implementation?</b>
T-1	Transportation	Light-Duty Vehicle GHG Standards	No	No
T-2	Transportation	Low Carbon Fuel Standard (Discrete Early Action)	No	No
T-3	Transportation	Regional Transportation-Related GHG Targets	No	No
T-4	Transportation	Vehicle Efficiency Measures	No	No
T-5	Transportation	Ship Electrification at Ports (Discrete Early Action)	No	No
T-6	Transportation	Goods-movement Efficiency Measures	No	No
T-7	Transportation	Heavy Duty Vehicle Greenhouse Gas Emission Reduction Measure – Aerodynamic Efficiency (Discrete Early Action)	No	No
T-8	Transportation	Medium and Heavy-Duty Vehicle Hybridization	No	No
T-9	Transportation	High Speed Rail	No	No
E-1	Electricity and Natural Gas	Increased Utility Energy efficiency programs More stringent Building and Appliance Standards	<b>Yes</b>	No
E-2	Electricity and Natural Gas	Increase Combined Heat and Power Use by 30,000GWh	No	No
E-3	Electricity and Natural Gas	Renewable Portfolio Standard	No	No
E-4	Electricity and Natural Gas	Million Solar Roofs	No	No
CR-1	Electricity and Natural Gas	Energy Efficiency	<b>Yes</b>	No
CR-2	Electricity and Natural Gas	Solar Water Heating	No	No
GB-1	Green Buildings	Green Buildings	<b>Yes</b>	No
W-1	Water	Water Use Efficiency	<b>Yes</b>	No
W-2	Water	Water Recycling	No	No
W-3	Water	Water System Energy Efficiency	<b>Yes</b>	No
W-4	Water	Reuse Urban Runoff	No	No

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 3-6**  
**Recommended Actions for Climate Change (continued)**

<b>ID #</b>	<b>Sector</b>	<b>Strategy Name</b>	<b>Applicable to Project?</b>	<b>Will Project Conflict With Implementation?</b>
W-5	Water	Increase Renewable Energy Production	No	No
W-6	Water	Public Goods Charge (Water)	No	No
I-1	Industry	Energy Efficiency and Co-benefits Audits for Large Industrial Sources	No	No
I-2	Industry	Oil and Gas Extraction GHG Emission Reduction	No	No
I-3	Industry	GHG Leak Reduction from Oil and Gas Transmission	No	No
I-4	Industry	Refinery Flare Recovery Process Improvements	No	No
I-5	Industry	Removal of Methane Exemption from Existing Refinery Regulations	No	No
RW-1	Recycling and Waste Management	Landfill Methane Control (Discrete Early Action)	No	No
RW-2	Recycling and Waste Management	Additional Reductions in Landfill Methane – Capture Improvements	No	No
RW-3	Recycling and Waste Management	High Recycling/Zero Waste	<b>Yes</b>	No
F-1	Forestry	Sustainable Forest Target	No	No
H-1	High Global Warming Potential Gases	Motor Vehicle Air Conditioning Systems (Discrete Early Action)	No	No
H-2	High Global Warming Potential Gases	SF6 Limits in Non-Utility and Non-Semiconductor Applications (Discrete Early Action)	No	No
H-3	High Global Warming Potential Gases	Reduction in Perfluorocarbons in Semiconductor Manufacturing (Discrete Early Action)	No	No
H-4	High Global Warming Potential Gases	Limit High GWP Use in Consumer Products (Discrete Early Action, Adopted June 2008)	No	No
H-5	High Global Warming Potential Gases	High GWP Reductions from Mobile Sources	No	No
H-6	High Global Warming Potential Gases	High GWP Reductions from Stationary Sources	No	No
H-7	High Global Warming Potential Gases	Mitigation Fee on High GWP Gases	No	No
A-1	Agriculture	Methane Capture at Large Dairies	No	No

Source: California Air Resources Board, *Assembly Bill 32 Scoping Plan*, 2008.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

AB 32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28 percent reduction in "business as usual" GHG emissions for the entire State. As the proposed project would reduce its GHG emissions by 36% (refer to Table 3-5), the potential GHG impacts are considered to be less than significant

### **3.7.3 CUMULATIVE IMPACTS**

The analysis herein also determined that the proposed project would not result in any significant adverse impacts related to the emissions of greenhouse gasses. As a result, no significant adverse cumulative impacts will result from the proposed project's implementation.

### **3.7.4 MITIGATION MEASURES**

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.8 HAZARDS & HAZARDOUS MATERIALS**

### **3.8.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;
- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by 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;
- Locating the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

### **3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? No Impact.*

The project sites were previously occupied by a manufacturing use which was discontinued. The buildings that occupied the Phase 1 site were demolished and the site's clean-up was completed.<sup>56</sup> The Phase 2 site is occupied by a surface parking lot that provided parking for the aforementioned manufacturing land use. The proposed project involves the development of both sites as multiple-family residential. Hazardous chemicals and materials used on-site once the units are occupied will be limited to common household chemicals that are generally used in maintenance and cleaning. Because of the nature of the proposed residential use, no hazardous or acutely hazardous materials will be emitted. As a result, no significant adverse impacts are anticipated.

- 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? Less than Significant Impact with Mitigation.*

Future development arising as part of the proposed project's implementation will include 113 residential units in two buildings. The use of hazardous materials for the residential development will consist of those commonly found in a household setting for routine maintenance and cleaning. Environmental investigations and cleanup has been completed and a closure notice was prepared indicating the cleanup has taken place.<sup>57</sup> In the event that future excavation and asphalt removal activities encounter potentially hazardous materials, mitigation measures have been incorporated into Section 3.8.4. Adherence to the mitigation measures will reduce the potential impacts to levels that are less than significant.

- 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? No impact.*

Hazardous chemicals and materials used on-site will be limited to common household maintenance and cleaning products. Because of the nature of the proposed use, no hazardous or acutely hazardous materials will be emitted. As a result, no significant adverse impacts concerning a release of hazardous materials are anticipated.

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<sup>56</sup> California Regional Water Quality Control Board. Closure Letter dated July 5, 2002.

<sup>57</sup> Ibid.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*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? No Impact.*

The proposed project site is not included on a hazardous sites list compiled pursuant to California Government Code Section 65962.5.<sup>58</sup> No Cortese sites are found in the City. As a result, no impacts will occur with respect to locating the project on a site included on a hazardous list pursuant to the government code.

*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? No Impact.*

The project sites are not located within 2 miles of an operational public airport. Whiteman Airport is located 2.3 miles to the southeast of the project site. Whiteman Airport is a Los Angeles County-owned general aviation airport. Other major airports in the surrounding region include Burbank-Glendale Airport (located approximately 9 miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately 7 miles to the south).<sup>59</sup> The proposed building height of 45-feet will not be tall enough to interfere with aircraft operations. In addition, the project site is located outside of the accident protection zone of Whiteman Airport. Future development arising as part of the proposed project's implementation will not present a safety hazard to aircraft and/or airport operations at a public use airport. As a result, no significant adverse impacts are anticipated.

*F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No Impact.*

The project sites are not located within 2 miles of an operational private airstrip. As indicated previously, Whiteman Airport is located 2.3 miles to the southeast of the project site. Other major airports in the surrounding region include Burbank-Glendale Airport (located approximately 9 miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately 7 miles to the south).<sup>60</sup> The project site is not located within 2 miles of a private airstrip. As a result, the proposed project will not present a safety hazard related to aircraft and/or airport operations at a private use airstrip.

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<sup>58</sup> California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, 2009.

<sup>59</sup> Google Earth (the distances were calculated using the measuring tool).

<sup>60</sup> Ibid.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*G. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact.*

At no time will any adjacent major through streets be closed to traffic during the construction phases. Fermoore Street is a cul-de-sac street located immediately west of the Phase 1 development site. This street segment provided the only existing access to the project site. Subsequent to obtaining development entitlements from the Planning and Preservation Commission, a staging plan for the proposed construction will be submitted as part of building permit plan check review process for approval by the Public Works Department. The construction plan will be required to identify the location of all on-site utility facilities as well as trash containers, construction vehicle parking areas and the staging area for debris removal and the delivery of building materials. Construction hours will also be required to comply with the current San Fernando City Code Standards. Finally, the construction plan must identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued through-access for pedestrian and vehicles visiting the adjacent park, the surrounding residential neighborhood, and the industrial uses along First Street. All of the construction activities and staging areas will be located on-site. As a result, no significant adverse impacts are associated with the proposed project's implementation.

*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? No Impact.*

The entire City is urbanized and the majority of the parcels are developed.<sup>61</sup> There are no areas of native vegetation found within the candidate residential development sites or in the surrounding properties that could provide a fuel source for a wildfire. As a result, there are no impacts associated with potential wildfires from off-site locations.

### **3.8.3 CUMULATIVE IMPACTS**

The potential impacts related to hazardous materials are site specific. Furthermore, the analysis herein also determined that the implementation of the proposed project would not result in any significant unmitigable impacts related to hazards and/or hazardous materials. As a result, no significant adverse cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

### **3.8.4 MITIGATION MEASURES**

The following measures are required to ensure that any hazardous materials that may be encountered during the interior improvements are properly handled:

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<sup>61</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999..

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*Mitigation Measure 10 (Hazardous Materials).* Should hazardous materials be encountered during the construction phases, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.

*Mitigation Measure 11 (Hazardous Materials).* The building contractors must adhere to all requirements governing the handling, removal, and disposal of hazardous substances and materials that may be encountered during construction activities.

### **3.9 HYDROLOGY & WATER QUALITY**

#### **3.9.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on or off-site;
- A substantial alteration of 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;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;
- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or,



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- The exposure of a project to inundation by seiche, tsunami or mudflow.

### 3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project violate any water quality standards or waste discharge requirements? Less than Significant Impact with Mitigation.*

The Phase 1 development site is currently vacant and covered over in grasses and ruderal vegetation. The Phase 2 site is currently paved and was used for surface parking. No industrial waste water discharges are anticipated as part of the occupancy of the proposed multiple-family residential development. As part of the development, certain improvements will be installed that will affect the amount of potential storm water runoff.<sup>62</sup> The major source of potential water pollution is related to sheet runoff capturing surface pollutants that are then conveyed into the local storm water system that is composed of gutters, drains, catch basins and pipes. This storm water infrastructure collects the rainwater runoff and ultimately deposits everything it gathers, including contaminants and debris, into the ocean. Trash, animal waste, chemicals, and other pollutants are transported untreated through the storm water system where it is ultimately conveyed to the regional storm drain system.

The National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit is a result of the Federal Clean Water Act (CWA) and is intended to reduce pollution and discharge of contaminants in the storm water system. The City is one of 84 municipalities in Los Angeles County that is required to abide by the conditions imposed by the Regional Water Quality Control Board through the NPDES permit process.<sup>63</sup> CWA serves as the regulatory foundation for controlling water quality and includes two strategies for managing water quality. The first strategy employs a technology-based approach that establishes specific requirements as a means to manage pollutant levels using the best available control technology (BACT). The second strategy establishes limits on the amount of pollution that surface waters may be exposed to without adversely affecting the beneficial uses of those waters.<sup>64</sup>

The first requirement involves the preparation, submittal, and implementation of a Standard Urban Storm Water Mitigation Plan (SUSMP) that includes design features and Best Management Practices (“BMPs”) that are appropriate for the given project. The purpose of the SUSMP is to reduce the potential for post-construction pollutants entering into the storm water system. The City is required to approve the SUSMP prior to the issuance of any grading or building permit. The second requirement involves the preparation of a Storm-Water Pollution Prevention Plan (SWPPP) for development that disturbs areas of between 2 to 5 acres. The applicant must ensure that a SWPPP is approved, or file a Notice of Intent to comply with the state permit prior to issuance of a grading permit.<sup>65</sup>

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<sup>62</sup> The first 3/4 inches of rainfall from any storm shall be treated and infiltrated through the use of vegetated swales.

<sup>63</sup> United States Environmental Protection Agency (EPA) <http://cfpub.epa.gov/npdes/>

<sup>64</sup> Once a surface water body is identified as being impaired, the individual states must then establish total maximum daily loads (MDL) for those pollutants creating the pollution through the development of a pollutant load allocation for both point and non-point sources that contribute to the degradation of the water quality.

<sup>65</sup> Los Angeles County Department of Public Works. A Manual for the Standard Urban Storm Water Mitigation Plan (SUSMP). September 2002.,

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

In California, the Water Resources Control Board (SWRCB) and the Regional Water Quality Control Board (RWQCB) are responsible for administering the NPDES Program on behalf of the U.S. Environmental Protection Agency. The SWRCB issues "general" NPDES permits for construction activities and for certain types of industrial and commercial operations. General Permits reduce amount of time and expense required for compliance with the NPDES provisions of the Clean Water Act. The SUSMP requires that new developments and redevelopment projects employ a variety of general and land use specification measures to reduce the post-project discharge of pollutants from storm water conveyance systems to the "maximum extent practicable". In May 2000, the County of Los Angeles finalized its manual that details the requirements of the SUSMP projects that fall into any of the seven SUSMP development categories (including home subdivisions of between 10 to 99 housing units) are required to incorporate appropriate SUSMP requirements into project plans as part of the development plan approval process for building and grading permits.

The proposed project's contractors will be required to implement storm water pollution control measures and to obtain storm water runoff permits pursuant to the NPDES requirements. Mitigation has been recommended as a means to control potential contaminants that may impact the storm water runoff in Section 3.9.4. Adherence to the recommended mitigation measures will reduce the potential impacts to levels that are less than significant.

*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 a pre-existing nearby well would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Less Than Significant Impact.*

The proposed development will require footing and other substructures though this excavation will not be deep enough to interfere with groundwater supplies. The proposed multiple-family residential development is projected to consume approximately 22,600 gallons per day on a daily basis. This consumption rate assumes 200 gallons per day per unit. In addition, the proposed project will utilize low-flush toilets and other water conservation devices as a means to reduce water consumption. As a result, the potential impacts are anticipated to be less than significant.

*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? No Impact.*

The Phase 1 development site is currently vacant and covered over in grasses and ruderal vegetation. The Phase 2 site is currently paved and was used for surface parking. No natural drainage or riparian areas remain within the project site due to the past development in the area. As a result, no significant adverse impacts are anticipated.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*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, which would result in flooding on-or off-site? No Impact.*

There are no natural lakes or streams within or adjacent to the project site. The project sites are located in the midst of an existing neighborhood and no natural drainage features are found within the project site or the adjacent parcels.<sup>66</sup> As a result, no impacts are anticipated.

*E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? Less than Significant Impact with Mitigation.*

The Phase 1 development (the Fermoore Street phase) will be constructed within a 79,286 square foot site (1.82-acres) that is located between Harding Avenue (on the east) and Fermoore Street on the west). The Phase 2 development (the Harding Avenue phase) consisting of a 21,438 square foot site (0.49-acres), is located on the east side of Harding Avenue, opposite of the Phase 1 development site. Both sites are vacant at this time. The total land area of the two sites is 2.31-acres. Following development, the amount of impervious area will increase by approximately 1.8 acres. All of this additional impervious area is located within the Phase 1 development site.

Following development, sheet flow from rain will flow offsite into the adjacent curbs and gutters in the absence of mitigation. As part of the site's development, certain improvements will be installed that will affect the amount of potential storm water runoff. The first  $\frac{3}{4}$  inches of rainfall from any storm shall be treated and infiltrated through the use of vegetated swales. Mitigation has been recommended as a means to control potential storm water runoff in Section 3.9.4. Adherence to the recommended mitigation measures will reduce the potential impacts to levels that are less than significant.

*F. Would the project otherwise substantially degrade water quality? Less than Significant Impact with Mitigation.*

The major source of potential water pollution in the vicinity of the project sites is related to sheet runoff capturing surface pollutants that are then conveyed into the local storm water system that is composed of gutters, drains, catch basins and pipes. This storm water infrastructure collects the rainwater runoff and ultimately deposits everything it gathers, including contaminants and debris, into the ocean. Trash, animal waste, chemicals, and other pollutants are transported untreated through the storm water system where it collects in the beach environment. The National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit is a result of the Federal Clean Water Act (CWA) and is intended to reduce pollution and discharge of contaminants in the storm water system. The City is one of 84 municipalities in Los Angeles County that is required to abide by the conditions imposed by the Regional Water Quality Control Board through the NPDES permit process.

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<sup>66</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

Water runoff is regulated through NPDES permits for individual dischargers. The first requirement involves the preparation, submittal, and implementation of a Standard Urban Storm Water Mitigation Plan (SUSMP) that includes design features and Best Management Practices (“BMPs”) that are appropriate for the given project. The purpose of the SUSMP is to reduce the potential for post-construction pollutants entering into the storm water system. The City is required to approve the SUSMP prior to the issuance of any grading or building permit. The second requirement involves the preparation of a Storm-Water Pollution Prevention Plan (SWPPP) for development that disturbs areas of between 2 to 5 acres. The applicant must ensure that a SWPPP is approved, or file a Notice of Intent to comply with the state permit prior to issuance of a grading permit.

In California, the Water Resources Control Board (SWRCB) and the Regional Water Quality Control Board (RWQCB) are responsible for administering the NPDES Program on behalf of the U.S. Environmental Protection Agency. The SWRCB issues "general" NPDES permits for construction activities and for certain types of industrial and commercial operations. General Permits reduce amount of time and expense required for compliance with the NPDES provisions of the Clean Water Act. The RWQCB recently adopted the Standard Urban Storm Water Mitigation Plan (SUSMP), which took effect in October 2000. The SUSMP requires that new developments and redevelopment projects employ a variety of general and land use specification measures to reduce the post-project discharge of pollutants from storm water conveyance systems to the "maximum extent practicable".<sup>67</sup>

The proposed project’s contractors will be required to implement storm water pollution control measures and to obtain storm water runoff permits pursuant to the NPDES requirements. Mitigation has been recommended as a means to control potential contaminants that may impact the storm water runoff in Section 3.9.4. Adherence to the recommended mitigation measures will reduce the potential impacts to levels that are less than significant.

*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? No Impact.*

The project site is not located within a designated flood hazard area as identified by Federal Emergency Management Agency (FEMA).<sup>68</sup> As a result, no housing will be placed within a designated flood zone since neither site is located within a flood hazard area, as defined by FEMA’s Flood Insurance Rate Maps (FIRM).<sup>69</sup> Therefore, no impacts related to flood flows are associated with the proposed project’s implementation.

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<sup>67</sup> In May 2000, the County of Los Angeles finalized its manual that details the requirements of the SUSMP projects that fall into any of the seven SUSMP development categories (including home subdivisions of between 10 to 99 housing units) are required to incorporate appropriate SUSMP requirements into project plans as part of the development plan approval process for building and grading permits.

<sup>68</sup> Federal Emergency Management Agency. *Interim Maps for AR Zone*. 2012

<sup>69</sup> Ibid.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? No Impact.*

As indicated previously, the City is not located within a designated 100-year flood hazard area as defined by FEMA.<sup>70</sup> As a result, the future development contemplated as part of the proposed project's implementation will not impede or redirect the flows of potential floodwater, since it is not located within a flood hazard area. Therefore, no flood-related impacts are anticipated with the proposed project's implementation.

*I. Would the project expose people or structures to a significant risk of flooding as a result of dam or levee failure? No Impact.*

There are three dams located in the vicinity of the City that include the Hansen Dam, the Lopez Dam, and the Los Angeles Reservoir Dam. The U. S. Army Corps of Engineers has prepared emergency plan maps indicating the potential inundation area for the Hansen and Lopez Dams. The potential inundation area for the Hansen Dam is located south of the dam, outside the City boundaries. The potential inundation area includes a small portion of the northeasterly corner of the City though the site is located outside the inundation area. 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. Since the project sites are located outside the potential inundation area of these reservoirs, no impacts are anticipated.

*J. Would the project result in inundation by seiche, tsunami, or mudflow? No Impact.*

The City is located inland from the Pacific Ocean and the project area would not be exposed to the effects of a tsunami. No reservoirs or volcanoes are located near the City that would present seiche or volcanic hazards. In addition, there are no surface water bodies in the immediate area of the project site that would result in a potential seiche hazards.<sup>71</sup> As a result, no impacts related to seiche, tsunami, or mudflows will result from the implementation of the proposed project.

### **3.9.3 CUMULATIVE IMPACTS**

The potential impacts related to hydrology and storm water runoff are typically site specific. Furthermore, the analysis determined that the implementation of the proposed project would not result in any significant adverse impacts. As a result, no cumulative impacts are anticipated.

### **3.9.4 MITIGATION MEASURES**

As indicated previously, the site's hydrological characteristics will not substantially change. Mitigation has been recommended as a means to comply with CWA and NPDES requirements.

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<sup>70</sup> Federal Emergency Management Agency. *Interim Maps for AR Zone*. 2012

<sup>71</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*Mitigation Measure 12 (Water Quality).* The applicant will be required to submit a grading and drainage plan for on-site as well as elevations along the adjacent lots. The applicant will also be required to submit a hydrology study that indicates how the area will drain down to the First Street storm drain.

*Mitigation Measure 13 (Water Quality).* Treatment of storm flows will be required to reduce or eliminate the particulate matter washed into the storm drain system in order to obtain a storm water discharge permit in accordance with NPDES requirements.

*Mitigation Measure 14 (Water Quality).* Prior to issuance of building permits, a Storm Water Management Plan utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable shall be prepared and approved by the Public Works Director.

*Mitigation Measure 15 (Water Quality).* Future development must demonstrate compliance to the pertinent NPDES requirements concerning industrial wastewater discharges prior to issuance of the building permits.

### **3.10 LAND USE**

#### **3.10.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community;
- A conflict with an applicable land use plan, policy or regulation of the agency with jurisdiction over the project; or,
- A conflict with any applicable conservation plan or natural community conservation plan.

#### **3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

A. *Would the project physically divide or disrupt an established community or otherwise result in an incompatible land use? No Impact.*

The development sites are located within a transitional area that extends along the First Street corridor. Land uses found immediately north of the railroad right-of-way that parallels First Street include smaller industrial and manufacturing uses that are interspersed among residential development. Residential land uses are located further east and north (north of Second Street) of the development sites. Layne Park is located immediately west of the Phase 1 development site, on the west side of Fermoore Street. An aerial photograph indicating land uses and development in the area is provided in Exhibit 2-4. No existing roadways will be vacated. The location and extent of existing residential neighborhoods in the immediate

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

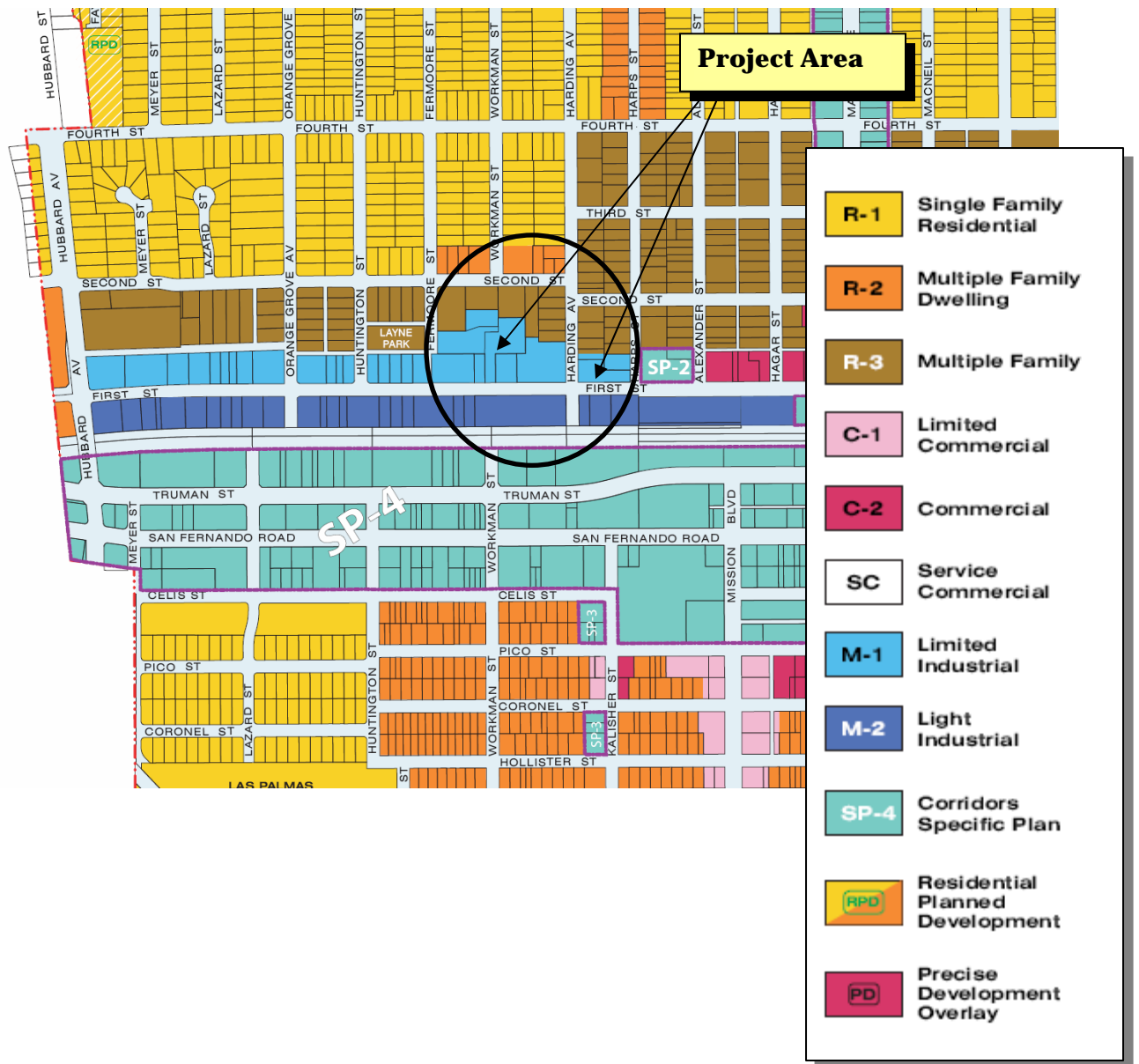
vicinity will not be altered as part of the proposed project. The proposed multiple-family residential development, consisting of 113 residential dwelling units, will not result in the division of an existing residential neighborhood. As a result, no impacts will result from the proposed project's implementation with respect to the division of an established community.

*B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Less than Significant Impact.*

A map indicating the zoning for the site and the surrounding area is provided in Exhibit 3-5. The proposed project, as it is currently proposed, will require the approval of a general plan map amendment, a zone change, and a number of variances from the zoning requirements. As part of the proposed project's implementation, the City will consider the following:

- *Phase 1 Fermoore St.* A rezoning and general plan map amendment for the Fermoore Street (Phase 1) site will be needed to accommodate the proposed residential development. These three lots will also require a zone change from M-1 (Limited Industrial) to R-3 (Multiple Family).
- *Phase 1 Fermoore St.* The R3 zoning currently being sought for the Fermoore Street (Phase 1) site allows for 78 residential units. To meet the proposed unit configuration, Aszkenazy Development, Inc. will seek an additional 6 units under Government Code Section 65915 (State Density Bonus Law).
- *Phase 1 Fermoore St.* The three concessions being sought are the ability to exceed lot coverage allowed in the R-3 zone, an elimination of balconies as defined as usable open space, and the reduction of common open space. In return, Aszkenazy Development, Inc. will provide a minimum of 24 low income units at or below 80% AMI (area median income).
- *Phase 1 Fermoore St.* The Phase 1 development will also require a lot line adjustment to three parcels consisting of APNs 2520-011-006, 2520-011-041, 2520-011-043.
- *Phase 2 Harding Ave.* A rezoning and general plan amendment will also be needed for the Harding Avenue (Phase 2) site to accommodate the proposed residential development. One lot (APN 2520-017-002) will require a zone change from M-1 (Limited Industrial) to R-3 (Multiple Family).
- *Phase 2 Harding Ave.* The R-3 zoning currently being sought for the Phase 2 (Harding Avenue site) permits 21 residential units. To meet the proposed unit configuration, Aszkenazy Development, Inc. is seeking approvals for an additional 9 units under G.C. §65915.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS



**EXHIBIT 3-5**  
**ZONING MAP**  
SOURCE: CITY OF SAN FERNANDO



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- *Phase 2 Harding Ave.* The three concessions being sought include the ability to exceed lot coverage allowed in the R-3 zone, an elimination of balconies as defined as usable open space, and a reduction of common open space. In return, Aszkenazy Development, Inc. will provide a minimum of 7 low-income units at or below 80% AMI (area median income).

The multiple family residential development will be consistent with both the City's general plan and zoning designations after the general plan map amendment and the rezoning. In addition, there are a number of newer multiple family residential developments with similar development densities recently constructed in this area of the City. Given the proposed project's consistency with the existing land uses in the area and the City's general plan in terms of use, the impacts related to the proposed project's implementation are less than significant.

*C. Will the project conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact*

No natural open space areas are located within the proposed project site or in the surrounding area. In addition, no adjacent properties are subject to habitat conservation plans. The project sites and the surrounding parcels are not subject to a habitat conservation plan or local coastal plan (LCP).<sup>72</sup> Finally, there are no designated Significant Ecological Areas (SEAs) located within one mile of the City. As a result, the proposed project will not result in any impact on a habitat conservation plan or natural community conservation plan.

### **3.10.3 CUMULATIVE IMPACTS**

The potential cumulative impacts with respect to land use are site specific. Furthermore, the analysis determines that the proposed project will not result in any significant adverse impacts. As a result, no significant adverse cumulative land use impacts will occur.

### **3.10.4 MITIGATION MEASURES**

The analysis determined that no significant adverse impacts on land use and planning would result from the implementation of the proposed project. As a result, no mitigation measures are required.

## **3.11 MINERAL RESOURCES**

### **3.11.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or

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<sup>72</sup> Blodgett/Baylosis Associates. *Site Survey*. February 15, 2012.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- The loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

### **3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents or the state? No Impact.*

There are no oil wells located within or near either project site. Furthermore, the project sites are not located within a Significant Mineral Aggregate Resource Area (SMARA) nor are they located in an area with active mineral extraction activities.<sup>73</sup> As a result, no impacts on existing mineral resources will result from the proposed project's implementation.

- B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No Impact.*

There are no mineral, oil or energy extraction and/or generation activities located within either project site. Review of maps provided by the California Department of Conservation indicated that there are no oil wells located within the project site or in the vicinity. The resources and materials used in the new construction will not include any materials that are considered to be rare or unique. Thus, the proposed project will not result in any significant adverse effects on mineral resources in the region.

### **3.11.3 CUMULATIVE IMPACTS**

The potential impacts on mineral resources are site specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no cumulative impacts will occur.

### **3.11.4 MITIGATION MEASURES**

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.12 NOISE**

### **3.12.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan, noise ordinance or applicable standards of other agencies;

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<sup>73</sup> Blodgett/Baylosis Associates. *Site Survey*. February 15, 2012.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- The exposure of people to, or generation of, excessive ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Locating within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or private use airport, where the project would expose people to excessive noise levels; or,
- Locating within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

### 3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- 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?*  
*No Impact.*

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of 3 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities. Noise levels associated with common everyday activities are outlined in Exhibit 3-6.<sup>74</sup>

Noise may be generated from a point source, such as a piece of construction equipment, or from a line source, such as a road containing moving vehicles. Because the area of the sound wave increases as the sound gets further and further from the source, less energy strikes any given point over the surface area of the wave. This phenomenon is known as “spreading loss.” Due to spreading loss, noise attenuates (decreases) with distance. Objects that block the line-of-sight from the noise source, attenuate the noise source if the receptor is located within the “shadow” of the blockage (such as behind a sound wall). If a receptor is located behind the wall, but has a view of the source, the wall will do little to attenuate the noise.<sup>75</sup>

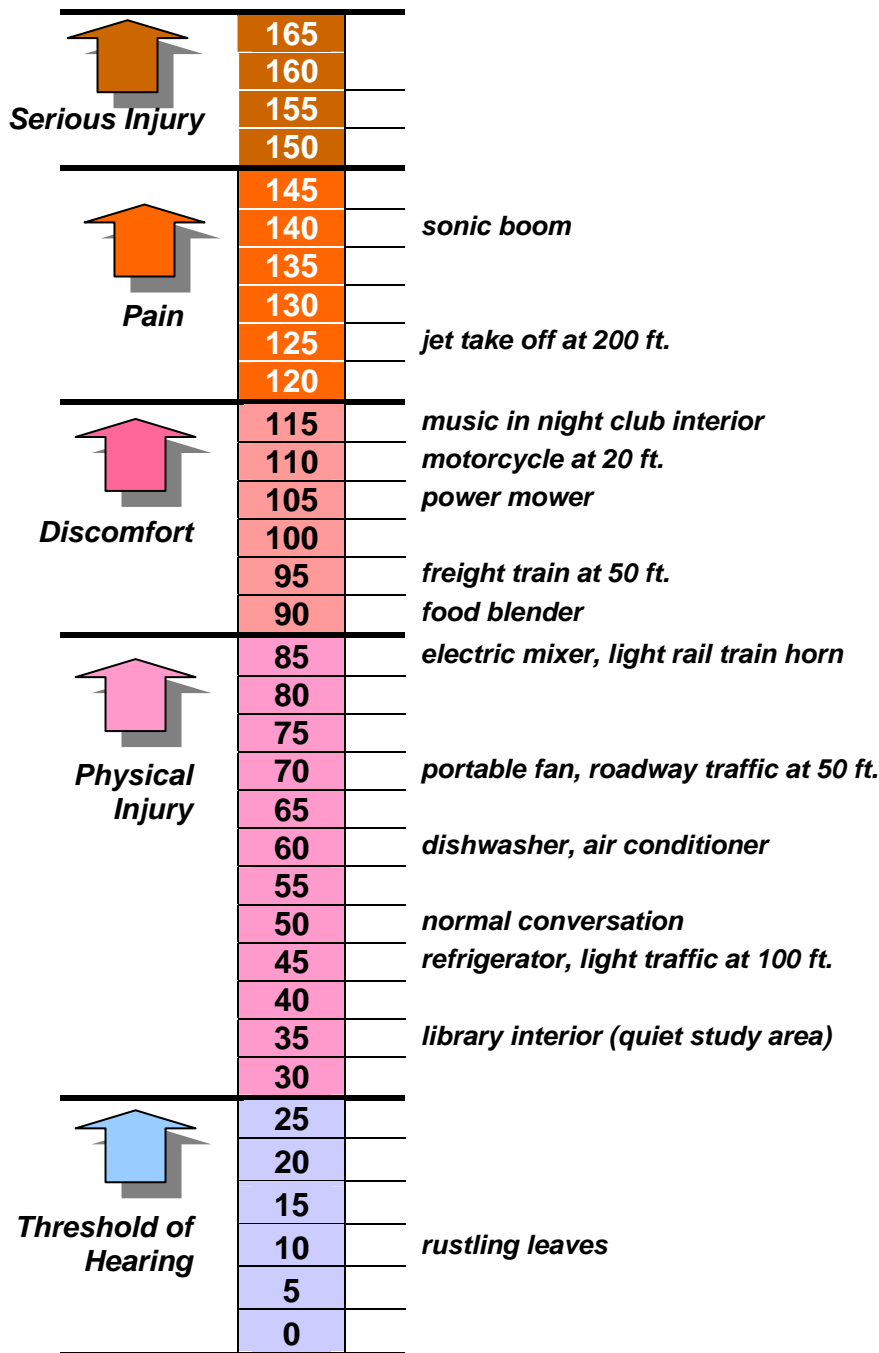
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<sup>74</sup> Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

<sup>75</sup> Ibid.

CITY OF SAN FERNANDO  
 MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Noise Levels – in dBA**



**EXHIBIT 3-6**  
**NOISE LEVELS ASSOCIATED WITH COMMON ACTIVITIES**

Source: Blodgett/Baylosis Associates

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

The current noise environment within the project area is dominated by traffic noise emanating from First Street and other local streets and rail traffic using the nearby railroad right-of-way.<sup>76</sup> As part of the future multiple-family residential development, insulation and other design measures will be required to reduce the interior ambient noise levels to 45 dB Community Noise Equivalent Level or (“CNEL”) or less. The cumulative traffic will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the proposed project’s implementation will not result in any significant adverse noise impacts.

*B. Would the project result in exposure of people to or generation of excessive ground-borne noise levels? Less than Significant Impact.*

As part of future multiple-family residential development, insulation and other design measures will be required to reduce the interior ambient noise levels to 45 CNEL or less. The additional vehicle trips that will be generated by the 113 units on a daily basis will be distributed throughout the City. The cumulative traffic will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the proposed project will not result in any significant adverse impacts.

*C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Less than Significant Impact.*

The proposed project will consist of residential uses and the activities typically associated with such uses will not generate significant increases in the ambient noise levels. Traffic noise generated by the proposed project will not result in a measurable or discernable increase in the ambient noise levels. The additional traffic on area roadways will result in noise level increases of less than 3.0 dBA, as indicated previously. As a result, the potential impact associated with the proposed project’s adoption and subsequent implementation is less than significant.

*D. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Less than Significant Impact with Mitigation.*

Noise due to project construction would be intermittent and the intensity of the construction noise would vary. The degree of construction noise will also vary for different areas of the project area and depending on the construction activities. In addition, highway construction is accomplished in several different phases. Exhibit 3-7 also characterized noise levels associated by various types of construction equipment. The noise levels depicted in Exhibit 3-7 indicate the average noise levels from a single piece of construction equipment at a distance of 50 feet.

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<sup>76</sup> Blodgett/Baylosis Associates. *Site Survey*. February 15, 2012.

CITY OF SAN FERNANDO  
 MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

			Noise Levels – in dBA				
			70	80	90	100	110
<b>Equipment Powered by Internal Combustion Engines</b>	<b>Earth Moving Equipment</b>	Compactors (Rollers)		80			
		Front Loaders		80	90		
		Backhoes		80	90	100	
		Tractors			90	100	
		Scrapers, Graders			90		
		Pavers			90		
		Trucks			90	100	
	<b>Materials Handling Equipment</b>	Concrete Mixers		80	90		
		Concrete Pumps			90		
		Cranes (Movable)		80	90		
		Cranes (Derrick)		80	90		
	<b>Stationary Equipment</b>	Pumps	70				
		Generators		80			
Compressors				90			
<b>Impact Equipment</b>	Pneumatic Wrenches			90			
	Jack Hammers			90	100		
	Pile Drivers				100	110	
<b>Other Equipment</b>	Vibrators	70	80				
	Saws		80				

**EXHIBIT 3-7**  
**TYPICAL CONSTRUCTION NOISE LEVELS 50-FEET FROM THE**  
**NOISE SOURCE**

Source: Blodgett/Baylosis Associates

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

Composite construction noise is best characterized by Bolt, Beranek, and Newman.<sup>77</sup> In this study, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. This value takes into account both the number of pieces and spacing of the heavy equipment typically used in a construction effort. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. However, as a worse-case scenario, the 89 dBA value was used as an average noise level for the construction activities. These impacts will be short-term and cease once construction has been completed. All construction activities must conform to the City's noise control regulations.

The construction noise levels will also decline as one moves away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Mitigation measures have been included in Section 3.12.4 as a means to reduce potentially significant short-term construction noise impacts. The impacts will be less than significant with adherence to the required mitigation.

*E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No Impact.*

The project sites are not located within two miles of an operational *public* airport. Whiteman Airport is located 2.3 miles to the southeast of the project site. This airport is a small general aviation airport that handles private aircraft. The nearest major airports in the surrounding region include Burbank-Glendale Airport (located approximately 9 miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately 7 miles to the south). As a result, no significant adverse impacts related to the exposure of persons to aircraft noise from a public use airport are anticipated.

*F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No Impact.*

The City is not located within two miles of an operational *private* airstrip. As indicated in the previous section, Whiteman Airport is located 2.3 miles to the southeast of the project site and is a general aviation facility owned by Los Angeles County. Other major airports in the surrounding region include Burbank-Glendale Airport (located approximately 9 miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately 7 miles to the south). As a result, no impacts related to the exposure of persons to aircraft noise from a private airstrip will result from the proposed project.

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<sup>77</sup> USEPA, Protective Noise Levels. 1971.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### **3.12.3 CUMULATIVE IMPACTS**

The analysis indicated the proposed project would not result in any significant adverse cumulative noise impacts. As a result, no significant adverse cumulative noise impacts will occur.

### **3.12.4 MITIGATION MEASURES**

Potential short term noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

*Mitigation Measure 16 (Construction Noise Control).* The project shall comply with the City of San Fernando Noise Control Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

*Mitigation Measure 17 (Construction Noise Control).* Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

*Mitigation Measure 18 (Construction Noise Control).* Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.

*Mitigation Measure 19 (Construction Noise Control).* The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

*Mitigation Measure 20 (Construction Noise Control).* The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

## **3.13 POPULATION & HOUSING**

### **3.13.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### 3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? Less Than Significant Impact.*

The proposed project involves the construction of two new, four level apartment buildings that will collectively contain 113 rental units. The Fermoore Street Phase (Phase 1 of the development) will contain 84 low income residential units. Of the 84 units, 58 units will consist of one bedroom units and 26 units will be three-bedroom units. The Harding Avenue Phase (Phase 2) will consist of 29 low income residential units. Of this total, 20 units will be one-bedroom units and 9 units will be three-bedroom units.<sup>78</sup> Of the total 113 units for both phases, 78 units will be one-bedroom units and 35-units will be three-bedroom units.

Assuming a maximum of two persons in the in the one-bedroom units and 4 persons occupying the 3-bedroom units, the potential resident population for the 113 new units will be 298 persons. The one bedroom unit floor plan will have a floor area of 550 square feet and the three-bedroom floor plan will have a floor area of 1,050 square feet.<sup>79</sup>

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities, improved roadways, and expanded public services. The variables that typically contribute to growth-inducing impacts, and the project's contribution to potential growth-inducing impacts, are identified in Table 3-7. The utility connections and other infrastructure will continue to serve the project site only though some upgrades will be required. As a result, no significant adverse impacts are anticipated.

**Table 3-7  
Potential Growth-Inducing Impacts**

Project's Potential Contribution	Basis for Determination
<i>Factor Contributing to Growth Inducement.</i> New development in an area presently underutilized and economic factors that may influence development.	
The proposed project will promote development of underutilized and blighted property.	The proposed project's implementation will provide additional affordable housing in the City.
<i>Factor Contributing to Growth Inducement.</i> Extension of roadways and other transportation facilities.	
The proposed project will not involve the extension of any existing roadways.	No new roadways will be constructed other than the onsite driveways required for the Phase 1 project's access to Harding Ave.

<sup>78</sup> Aszkenazy Development, Inc. Letter dated February 6, 2011 to the city.

<sup>79</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments. February 3, 2012.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

**Table 3-7  
Potential Growth-Inducing Impacts**

Project's Potential Contribution	Basis for Determination
<i>Factor Contributing to Growth Inducement.</i> Extension of infrastructure and other improvements and major off-site public projects (treatment plants, etc).	
No off-site water, sewer, and other critical infrastructure improvements are anticipated as part of the proposed project's implementation.	The only infrastructure improvements will be designed to serve the proposed project. Mitigation has been required to ensure adequate sewer and water service is provided.
<i>Factor Contributing to Growth Inducement.</i> Removal of housing requiring replacement housing elsewhere.	
The project involves the construction of 113 units with the majority consisting of affordable units.	No housing units will be displaced.
<i>Factor Contributing to Growth Inducement.</i> Additional population growth leading to increased demand for goods and services.	
The proposed project provides for limited population growth.	Any additional short term employment is considered to be a beneficial impact.
<i>Factor Contributing to Growth Inducement.</i> Short-term growth inducing impacts related to the project's construction.	
Potential development will result in the creation of new construction employment.	Short-term increases in construction employment

Source: Blodgett/Baylosis Associates. 2012.

*B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact.*

The proposed project involves the construction of two, multiple-family residential structures within the two sites that are currently vacant.<sup>80</sup> No housing units will be demolished to accommodate the proposed new residential units. As a result, no significant adverse impacts related to housing displacement will result from the proposed project's implementation.

*C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact.*

As indicated previously, the proposed project will provide a total of 113 units within two sites that are presently vacant. Since no existing housing units will be demolished, no displacement of persons will result from the proposed project's implementation.

<sup>80</sup> Blodgett/Baylosis Associates. *Site Survey*. February 15, 2012.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### **3.13.3 CUMULATIVE IMPACTS**

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no significant adverse cumulative impacts related to population and housing will occur. The proposed project's impact on water and sewer services are analyzed in Section 3.17.

### **3.13.4 MITIGATION MEASURES**

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. Future residential development will conform to the requirements of the City of San Fernando Zoning Ordinance and the San Fernando General Plan. As a result, no mitigation measures are required.

## **3.14 PUBLIC SERVICES**

### **3.14.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to fire protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to police protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to school services; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to other government services.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### 3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- 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 relative to fire protection services? Less than Significant Impact with Mitigation.*

The City of San Fernando is served by the City of Los Angeles Fire Department that operates from 3 nearby fire stations. The stations are located in the neighboring communities of the City of Los Angeles. The existing stations that serve the City are identified in Table 3-8.

**Table 3-8  
First Response Fire Stations Serving the City of San Fernando**

Station Number/Address	Distance from the City
Station # 75. 15345 San Fernando Mission Blvd., Mission Hills	0.5 miles sw
Station #91. 14430 Polk St., Sylmar	1.54 miles nw
Station #98. 13035 Van Nuys Blvd., Pacoima	1.65 miles se

Source: City of Los Angeles Fire Department

The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, fire hydrants, interior sprinklers, and et cetera. The proposed new apartment buildings containing 113 residential units will potentially result in an incremental increase in the demand for emergency services. For this reason, the mitigation has been included in Section 3.14.4. The implementation of the mitigation will reduce the level of impact to less than significant.

- 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 relative to police protection? Less than Significant Impact with Mitigation.*

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. As part of the Police Department's annual review, demand shall be evaluated and resources allocated as necessary. The proposed multiple-family residential development will potentially result in an incremental increase in the demand for law enforcement services. For this reason, mitigation has been included in Section 3.14.4. The implementation of the mitigation will reduce the level of impact to less than significant.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*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, or other performance objectives relative to school services? No Impact.*

Public educational services in or within close proximity of the City are provided by the Los Angeles Unified School District that operates a total of nine schools that serve City residents. Facilities that serve local residents include one high school, two middle schools six elementary schools and a continuation school. One middle school is located within the City's corporate limits. These existing schools have a combined enrollment of 12,061 students.

The Fermoore Street Phase (Phase 1 of the development) will contain 84 low income residential units. Of the 84 units, 58 units will consist of one bedroom units and 26 units will be three-bedroom units. The Harding Avenue Phase (Phase 2) will consist of 29 low income residential units. Of this total, 20 units will be one-bedroom units and 9 units will be three-bedroom units.<sup>81</sup> The total unit breakdown for both phases will be 78 one-bedroom units and 35-three-bedroom units. For purposes of the analysis, the 35 three bedroom units were assumed to potentially include students. Assuming a maximum of up to 2 school aged children occupying each of the 3-bedroom units, the potential student population would be 70 students. The school enrollment impacts will be off-set by school fees that will be paid by the developer. As a result, no significant adverse impacts on schools are anticipated.

*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 relative to other governmental services? Less Than Significant impact.*

The addition of 113 new housing units will translate into an incremental increase in the demand for other governmental services. However, the proposed project is consistent with the growth projections developed for the City by the Southern California Association Governments (SCAG). In addition, any impact may be partially offset by the increase in the taxes and an increase in the assessed valuation of the property. As a result, the potential impacts associated with the proposed project's adoption and subsequent implementation, are considered to be less than significant.

### **3.14.3 CUMULATIVE IMPACTS**

The future development contemplated as part of the proposed project's implementation will result in an incremental increase in the demand for police and fire service calls. As a result, no cumulative impacts are anticipated.

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<sup>81</sup> Aszkenazy Development, Inc. Letter dated February 6, 2011 to the city.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### **3.14.4 MITIGATION MEASURES**

The analysis of public service impacts indicated that potentially significant adverse impacts on fire and law enforcement services may result from the proposed project's approval and subsequent implementation. As a result, the following mitigation, with respect to public services, is required.

*Mitigation Measure 21 (Public Services).* The proposed project will be subject to review and approval by the City of Los Angeles Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. In addition, the Fire Department will be required to review and approve any evacuation plan as well as the on-site circulation to ensure that emergency vehicles can easily access the site.

*Mitigation Measure 22 (Public Services).* The projects' management must ensure that all fire lanes remain open at all times.

*Mitigation Measure 23 (Public Services).* The proposed project will be subject to review and approval by the San Fernando Police Department to ensure that public safety measures are incorporated into the project. In addition, the Police Department will be required to review and approve any security plan.

*Mitigation Measure 24 (Public Services).* The proposed fire lane/driveway along Fermoore Street must be realigned and located within the property line (and not within the neighboring lot). In the event that it is located in the neighboring lot, documentation from the neighbor that grants the developer permission to build fire lane/driveway over his lot must be submitted and recorded as a private easement. Any recorded easements as a result of this development must be submitted to the City.

### **3.15 RECREATION IMPACTS**

#### **3.15.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- 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; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### 3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Less than Significant Impact.*

The City of San Fernando Parks and Recreation Department operates 5 public parks. These include La Palmas Park (505 South Huntington Street), Layne Park (120 North Huntington Street), Recreation Park (208 Park Avenue), Pioneer Park (828 Harding Avenue), and Heritage Park (2025 Forth Street). The department is also responsible for the maintenance and operation of the Casa de Lopez Adobe located at 1100 Pico Street. These existing parks have a total useable land area of approximately 34.13 acres. The current recreational open space ratio in the City is 0.9-acres per 1,000 residents.

Layne Park is located opposite the proposed Phase 1 project site on the west side of Fermoore Street.<sup>82</sup> The proposed project involves the construction of two new, four level apartment buildings that will collectively contain 113 rental units. The Fermoore Street Phase (Phase 1 of the development) will contain 84 low income residential units. The Harding Avenue Phase (Phase 2) will consist of 29 low income residential units.<sup>83</sup> The total unit breakdown for both phases will be 78 one-bedroom units and 35-three-bedroom units. Assuming a maximum of two persons in the in the one-bedroom units and 4 persons occupying the 3-bedroom units, the potential resident population for the 113 new units will be 298 persons.

The potential resident population of 298 persons will lead to an incremental increase in the demand on existing recreation services. Using the existing open space population ratio of 0.9 acres of parkland for every 1,000 residents, approximately 0.27-acres of additional park or open space should be provided to accommodate the anticipated demand. However, the proposed project is located adjacent to the Layne Park, and as a result, these impacts will be less than significant.

- 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? No Impact.*

The proposed project's 113 units will potentially result in a resident population of up to 298 persons. The potential resident population will lead to an incremental increase in the demand on existing recreation services. However, the proposed project is consistent with the growth projections developed for the City by SCAG. This potential demand would not be significant enough to adversely affect existing facilities and services in the City. As a result, the proposed project's implementation will not result in any significant adverse impacts related to the need for new or expanded facilities.

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<sup>82</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999.

<sup>83</sup> Aszkenazy Development, Inc. Letter dated February 6, 2011 to the city.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### **3.15.3 CUMULATIVE IMPACTS**

The analysis determined the proposed project would not result in any potential impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.

### **3.15.4 MITIGATION MEASURES**

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.16 TRANSPORTATION & CIRCULATION**

### **3.16.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- 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;
- A conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways;
- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that result in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate emergency access; or,
- A conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### 3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- 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)? Less than Significant Impact with Mitigation.*

The project sites are located in the southwest portion of the City between First Street and Second Street. Primary access to the Phase 1 (Fermoore Street) development will be provided by a driveway located at the end of the Fermoore Street cul-de-sac that will continue to the ground level parking area. A 28-foot fire lane will extend along the site's southerly side continuing easterly to Harding Avenue.<sup>84</sup> Primary access to the Phase 2 (Harding Avenue) development will be provided by a driveway located on the west side of Harding Avenue. This driveway will connect to the ground level parking area of the proposed Phase 2 development.<sup>85</sup>

The proposed project involves the construction of two new, four level apartment buildings that will collectively contain 113 rental units. The Fermoore Street Phase (Phase 1 of the development) will contain 84 low income residential units. The Harding Avenue Phase (Phase 2) will consist of 29 low income residential units.<sup>86</sup> The total unit breakdown for both phases will be 78 one-bedroom units and 35-three-bedroom units.

Studies by the Institute of Transportation Engineers (ITE), Caltrans, SANDAG, and others have identified generalized factors that relate traffic characteristics with quantity and type of development. These traffic generation factors are useful in estimating the total future characteristics of a project yet to be constructed and occupied. Judgment is required on the part of the analyst to select the appropriate factors that best match the type of developments contemplated. The quantity of floor area, number of employees, density of development, the availability of public transportation, and the location of a project all affect the traffic generation rate. While there are many different types of uses and many parameters upon which to estimate traffic (acreage, floor area square footage, employment, etc.) the most commonly used variable for residential development is the number of occupied dwelling units.

In order to evaluate the quantity of traffic generated by the proposed project, ITE traffic generation factors from the 8th Edition of the Traffic Generation Manual (2008) were applied to the proposed multiple-family residential development for the daily and the morning and evening peak periods. The trip rates assumed a given generation on a *per unit basis*. Table 3-9 indicates the trip generation for the proposed project. The proposed project, at full occupancy is projected to generate 752 trips during an

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<sup>84</sup> Mitigation is included in this section (Section 3.16) that calls for the use of the emergency access connection as the primary vehicular access.

<sup>85</sup> John Cotton Architects, Inc. (Site Plan and Building Elevations for the Fermoore Apartments and the Harding Apartments. February 3, 2012.

<sup>86</sup> Aszkenazy Development, Inc. Letter dated February 6, 2011 to the city.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

average week day. Of this total, 58 trips will occur during the morning peak hour (AM peak hour) and 70 trips will occur during the evening (PM peak hour).

**Table 3-9**  
**Weekday Trip Generation (Trips/Day)**

Project Component	Daily Trip Ends/Unit	Peak Hour Traffic Volumes	
		AM Peak Hour	PM Peak Hour
Generation Rates (Residential Units)	6.65 trips/unit	0.51 trips/unit	0.62 trips/unit
Traffic Generation (Phase 1 - 84 units)	559 trips/day	43 trips/pk. hr	52 trips/pk. hr
Traffic Generation (Phase 2 - 29 units)	193 trips/day	15 trips/ pk. hr	18 trips/ pk. hr
<b>Total Future Traffic Generation</b>	<b>752 trips/day</b>	<b>58 trips/ pk. hr</b>	<b>70 trips/ pk. hr</b>

Source: Institute of Transportation Engineers. Trip Generation 8<sup>th</sup> Edition. 2008

As indicated in the previous sections, the City is obligated under state law, to fulfill the RHNA requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP.

The proposed multiple-family residential development will potentially result in an incremental increase in traffic. These trips will be distributed throughout the City and the level of service of individual intersections will not be significantly affected. However, the mitigation has been included in Section 3.16.4. The implementation of the mitigation will reduce the level of impact to less than significant.

*B. Would the project result in a conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways? Less than Significant Impact with Mitigation.*

The proposed project, at full occupancy is projected to generate 752 trips during an average week day. Of this total, 58 trips will occur during the morning peak hour (AM peak hour) and 70 trips will occur during the evening (PM peak hour). The proposed multiple-family residential development will not result in any significant adverse impacts at a regional CMP facility.<sup>87</sup>

The project sites are located in the southwest portion of the City between First Street and Second Street. Primary access to the Phase 1 (Fermoore Street) development will be provided by a driveway located at the end of the Fermoore Street cul-de-sac that will continue to the ground level parking area. A 28-foot fire lane will extend along the site's southerly side continuing easterly to Harding Avenue. Primary access to the Phase 2 (Harding Avenue) development will be provided by a driveway located on the west side of Harding Avenue. This driveway will connect to the ground level parking area of the proposed Phase 2 development.

<sup>87</sup> The threshold is 150 vehicles per peak hour.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

The Phase 1 (Fermoore St.) development will provide 112 parking spaces in the ground level parking area. The Phase 2 (Harding Ave.) development will provide 40 parking spaces in the ground level parking area. The applicant is requesting and will receive a State mandated parking ratio pursuant to the State's density bonus law. The State's parking ratio in these instances will be 1 space/one-bedroom unit and 2 spaces for the three-bedroom units. As indicated below, both the Phase 1 and Phase 2 developments will meet the parking requirements pursuant to the State's density bonus requirements.

**Phase 1 (Fermoore St.)**

58 one-bedroom units X 1 parking space/unit	=58 spaces
26 three-bedroom units X 2 parking space/unit	= <u>52 spaces</u>
Total spaces required under State Density Bonus	= <b>110 spaces</b>
Spaces provided	= <b>112 spaces</b>

**Phase 2 (Harding Ave.)**

20 one-bedroom units X 1 parking space/unit	=20 spaces
9 three-bedroom units X 2 parking space/unit	= <u>18 spaces</u>
Total spaces required under State Density Bonus	= <b>38 spaces</b>
Spaces provided	= <b>40 spaces</b>

No parking variance will be required with the application of the State's density bonus parking requirements. Furthermore, the new State Department of Conservation CEQA Checklist does not include parking demand as having a potential impact. This is largely due to the State's sustainable development initiatives that are designed to discourage excess parking. However, mitigation has been included in Section 3.16.4 as a means to ensure that spill over parking does not occur outside of the designated parking areas. The implementation of the mitigation will reduce the level of impact to less than significant.

*C. Would the project results 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? No Impact.*

The proposed 113 unit multiple-family residential development will not result in traffic air traffic patterns. As a result, no significant adverse impacts will result.

*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)? No Impact.*

The proposed project will not involve any significant alterations to the existing roadway configurations. As a result, no impacts on the design or operation of the existing right-of-way facilities will occur. A mitigation measure has been identified in Section 3.16.4 that requires the applicant to submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs and/or signal timing. A protected left turn arrow may be needed at the traffic signal on First Street and Harding Avenue in order to accommodate the increased traffic flow on to First Street.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

*E. Would the project result in inadequate emergency access? No Impact.*

At no time will Harding Avenue or First Street Jessie Street or Park Avenue be closed to traffic during the construction phases. Subsequent to obtaining development entitlements from the Planning and Preservation Commission, a staging plan for the proposed construction will be submitted as part of building permit plan check review process for approval by the Public Works Department. The construction plan will be required to identify the location of all on-site utility facilities as well as trash containers, construction vehicle parking areas and the staging area for debris removal and the delivery of building materials.

Construction hours will also be required to comply with the current San Fernando City Code Standards. Finally, the construction plan must identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued through-access for pedestrian and vehicles visiting the adjacent park and the surrounding residential neighborhood. All of the construction activities and staging areas will be located on-site. As a result, the proposed project's implementation will not result in any significant adverse impacts.

*F. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? No Impact.*

There are bus stops located in the vicinity of the project site on North Maclay Avenue and Hubbard Street. These existing bus stops will not be removed as part of the proposed development. Future development contemplated as part of the proposed project's implementation will not impact existing crosswalks located in Harding Avenue or Fermore Street. The proposed project will be required to remove and replace broken, damaged, or deteriorated sidewalk per the discretion of Public Works department. In addition, the project will require wheel chair access ramps at designated intersections identified by the Public Works Department. As a result, the proposed project's implementation will not result in any significant adverse impacts.

### **3.16.3 CUMULATIVE IMPACTS**

The future development contemplated as part of the proposed project's implementation will result in an incremental increase in City wide traffic. However, the residential units address an existing need contemplated in the SCAG's RTP. As a result, no accumulative impacts are anticipated.

### **3.16.4 MITIGATION MEASURES**

The analysis of potential impacts related to traffic and circulation indicated that the following mitigation would be required as a means to mitigate potential adverse impacts that would result from the proposed project.

*Mitigation Measure 25 (Traffic Impacts).* The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

analysis must also consider stop signs or signal timing. A protected left turn arrow may be needed at the traffic signal on First Street and Harding Avenue in order to accommodate the increased traffic flow on to First Street.

*Mitigation Measure 26 (Traffic Impacts).* The applicant will be required to rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.

*Mitigation Measure 27 (Traffic Impacts).* The applicant shall ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed. In addition, the fire access road identified on the site plan for the Phase 1 development shall be upgraded to accommodate primary vehicular access.

*Mitigation Measure 28 (Traffic Impacts).* All driveways and fire lanes must be kept open at all times. No resident or guest parking will be permitted. Preferential rentals will be granted to those households that will rely on public transportation or those that have a single vehicle. No storage of inoperable vehicles in the designated parking stalls will be permitted. Tandem parking stalls will be assigned to the three-bedroom units.

### **3.17 UTILITIES**

#### **3.17.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with federal, state, and local statutes and regulations relative to solid waste;

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

- A need for new systems, or substantial alterations in power or natural gas facilities; or,
- A need for new systems, or substantial alterations in communications systems.

### 3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No Impact.*

The County Sanitation Districts of Los Angeles County (Districts) treat wastewater from the City of San Fernando. Local sewer lines are maintained by the City of San Fernando, while the District owns, operates, and maintains the large trunk sewers of the regional wastewater conveyance system. Districts Nos. 2, 3, 18 and 19 serve the City. Three Districts' wastewater treatment plants treat wastewater flow originating from San Fernando. The Los Coyotes Water Reclamation Plan (WRP) located within the City, has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 32.2 mgd. The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd. The Long Beach WRP has a design capacity of 25 mgd and currently processes an average flow of 20.2 mgd.

The future residential development contemplated under the proposed project (113 units) is anticipated to generate approximately 13,560 gallons of effluent daily. This effluent generation assumes a rate of 120 gallons per day, per unit. No new off-site *treatment facilities* will be required to meet the projected demand. Mitigation has been identified in Section 3.17.4 that calls for the upgrading of local infrastructure that is required to serve the project. As a result, no significant adverse impacts on regional treatment facilities are anticipated.

- 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? Less than Significant Impact with Mitigation.*

The City of San Fernando provides water service to a geographic area of 2.42 square miles and a population of approximately 24,600. The City's water distribution system provides approximately one billion gallons of water on an annual basis within its service area. Water may be derived from three sources that include local groundwater drawn from the Sylmar Groundwater Basis, imported water from the Metropolitan Water District (MWD), and emergency water from the City of Los Angeles.<sup>88</sup> The waste treatment facilities are described in the previous section.

The nearest sewers lines to the project site include an 8-inch line in First Street and a 15-inch line in Harding Avenue. The future residential development contemplated under the proposed project (113 units) is anticipated to generate approximately 13,560 gallons of effluent daily. This effluent generation assumes a rate of 120 gallons per day, per unit. The nearest water lines to the project site include a 6-inch line in First Street, an 8-inch line in Second Street, and a 12-inch line in Harding Avenue. The future

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<sup>88</sup> City of San Fernando. Annual Water Quality Report 2009. 2011

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

residential development (113 units) is anticipated to consume approximately 22,600 gallons of water on a daily basis. This water consumption rate assumes a rate of 200 gallons per day, per unit. The proposed multiple-family residential development will potentially require local water and sewer improvements to accommodate the projected increase in demand.

Currently the water delivery system surrounding the project site includes: 12-inch ductile iron pipe on First Street, an 8-inch cast iron pipe on First Street, a 12-inch ductile iron pipe on Harding Avenue, and an 8-inch steel pipe on Harding Avenue. The current sewer system includes: 8-inch sewer line on First Street and a 15-inch sewer line on Harding Avenue. The 15-inch sewer line on Harding meets the 8-inch sewer line on First Street and goes into a 15-inch sewer line on First Street. The sewer line at First Street is working at maximum capacity during peak hours. The developer may have to extend the sewer main on Maclay at the alley down to Maclay at Celis in order to divert some of the sewage flow and be able to connect to the sewer system. The project's engineer should consider existing sewer capacity and proposed sewage flow resulting from this development. Any proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan. Mitigation has been included in Section 3.17.4. The implementation of the mitigation will reduce the level of impact to less than significant.

*C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Less than Significant Impact with Mitigation.*

The City of San Fernando is served by the Los Angeles County Flood Control District (LACFCD), which operates and maintains regional and municipal storm drainage facilities. The City works with the (LACFCD) in making local drainage plans and improvements. As part of the site's development, certain improvements will be installed that will affect the amount of potential storm water runoff. The proposed project's contractors will be required to implement storm water pollution control measures and to obtain storm water runoff permits pursuant to the NPDES requirements. Mitigation has been recommended as a means to control potential contaminants that may impact the storm water runoff in Section 3.9.4. Adherence to the recommended mitigation measures will reduce the potential impacts to levels that are less than significant.

*D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Less than Significant Impact.*

Water in the project area is supplied by the City of San Fernando Water Department. The nearest water lines to the project site include a 6-inch line in First Street, an 8-inch line in Second Street, and a 12-inch line in Harding Avenue. The future residential development (113 units) is anticipated to consume approximately 22,600 gallons of water on a daily basis. This water consumption rate assumes a rate of 200 gallons per day, per unit. The City's local groundwater supply is provided by four water wells and imported supplies are available from a connection to an MWD line. The City's water distribution system consists of approximately 5,000 service connections and a 66.5 mile system of water lines. According to

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

the most recent water master plan prepared for the City, the reliability of the local water supply is anticipated to remain consistent or near the 3,405 acre feet/year (AFY) allocation. As a result, the potential impacts are considered to be less than significant.

*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? Less than Significant Impact.*

Water in the project area is supplied by the City of San Fernando Water Department. The City's water distribution system consists of approximately 5,000 service connections and a 66.5 mile system of water lines. The future residential development (113 units) is anticipated to consume approximately 22,600 gallons of water on a daily basis. This water consumption rate assumes a rate of 200 gallons per day, per unit. According to the most recent water master plan prepared for the City, the reliability of the local water supply is anticipated to remain consistent or near the 3,405 acre feet/year (AFY) allocation. As a result, the potential impacts are considered to be less than significant.

*F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Less than Significant Impact.*

Municipal solid waste collection services within San Fernando are provided by Crown Disposal Company Inc. under contract. Crown Disposal Co., Inc. currently has an exclusive contract with the City of San Fernando to provide waste and recycling services for all residential, commercial, and industrial customers, including construction and demolition hauling services. The proposed 113 residential units possible under the proposed project's implementation are projected to generate 452 pounds of solid waste on a daily basis assuming 4 pounds of solid waste per day, per unit. This represents less than 0.001% of the total daily authorized waste capacity of the Bradley Landfill. As a result, the potential solid waste impacts from future development are considered to be less than significant.

*F. Would the project comply with federal, state, and local statutes and regulations related to solid waste? No Impact.*

Future residential development, like all other development in the City, will be required to adhere to all pertinent ordinances related to waste reduction and recycling. As a result, no adverse waste impact on regulations pertaining to solid waste generation will result from the proposed project's implementation.

*G. Would the project result in a need for new systems, or substantial alterations in power or natural gas facilities? No Impact.*

The Southern California Edison Company ("SCE") and Sempra Energy provide service upon demand, and early coordination with these utility companies will ensure adequate and timely service to the project. Both utilities currently serve the planning area. Thus, no significant adverse impacts on power and natural gas services will result from the implementation of the proposed project.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

H. *Would the project result in a need for new systems, or substantial alterations in communications systems? No Impact.*

Future residential development will require continued telephone service from various local and long-distance providers. The existing telephone lines on Harding Avenue will continue to be utilized to provide service to the proposed project. Thus, no impacts on communication systems are anticipated.

### **3.17.3 CUMULATIVE IMPACTS**

The potential impacts related to water line and sewer line capacities are site specific. Furthermore, the analysis herein also determined that the proposed project would not result in any significant adverse impact on local utilities. The ability of the existing sewer and water lines to accommodate the projected demand from future related projects will require evaluation on a case-by-case basis. As a result, no cumulative impacts on utilities will occur.

### **3.17.4 MITIGATION MEASURES**

The analysis of utilities impacts indicated that there would potentially significant impacts requiring mitigation. The following mitigation would be required as a means to mitigate potential adverse impacts that would result from the proposed project.

*Mitigation Measure 29 (Utility Impacts).* The applicant must submit a Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also the plan must identify any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with proposed development.

*Mitigation Measure 26 (Utility Impacts).* The applicant will be required to submit an Off-site Improvement Plan with quantities and cost estimate, including all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter), wheel chair ramps, parkway trees, street improvements, striping, et cetera. A cost estimate must also be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.

*Mitigation Measure 27 (Utility Impacts).* The applicant shall submit s Water and Sewer Study to ensure current systems meet proposed development's future demands. Any proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.

CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

### 3.18 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the mitigation measures included herein.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the mitigation measures referenced herein.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the mitigation measures contained herein.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the mitigation measures contained herein.
- The Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

## SECTION 4 CONCLUSIONS

### 4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts, with the implementation of the mitigation measure. The following findings can be made regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines based on the results of this initial study:

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

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB 3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of San Fernando can make the following additional findings:

- A Mitigation Reporting and Monitoring Program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the Mitigation Measures adopted as part of the decision-maker's final determination.



CITY OF SAN FERNANDO  
MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • HARDING AVE./FERMOORE ST. APARTMENTS

## SECTION 5 REFERENCES

### 5.1 PREPARES

BLODGETT/BAYLOSIS ASSOCIATES

P.O. Box 844  
Whittier, CA 90608  
(626) 336-0033

Marc Blodgett, Project Manager

### 5.2 REFERENCES

Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

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California Department of Conservation, *Mineral Land Classification of the Orange County Area*, 1987.

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CITY OF SAN FERNANDO  
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**ATTACHMENT 8:**

**Public Comment Letters  
Received as of March 2, 2012**

Selective 1111 Harris, LLC,  
a California Limited Liability Company

15840 Ventura Blvd., Suite 310  
Encino, CA 91436  
818-995-4900 • Fax 818-995-4911  
www.SelectiveRE.com

February 27, 2012

Mr. Fred Ramirez  
Senior Planner  
City of San Fernando  
117 Macneil St.  
San Fernando, CA 91340-2993

RE: Harding Ave./Fermore St. Apartment Project  
Proposed General Plan Amendment / Site Plan Review  
Project 2012-01

Dear Mr. Ramirez,

Per our conversation today, we are responding to the proposed project with the following comments:

We are most concerned about:

1. The Project, while meeting State parking requirements, is not in compliance with current City of San Fernando parking requirements or those practical parking needs of the immediate area.
2. Businesses along First Street need access to the street parking during business hours for vendors, customers and other parties visiting the businesses.
3. Overflow parking by Project residents and/or its visitors will impact First Street parking used by businesses between Harding Avenue and N. Huntington Streets.
4. The ability to retain businesses or attract new businesses to the First Street corridor may be impacted permanently and in an irreversible manner if there is inadequate parking. A lack of adequate parking will make the immediate area less attractive when businesses are deciding to stay or leave.

We believe the above concerns need to be addressed by Section 3.16 of the February 24, 2012 Mitigated Negative Declaration and Initial Study the "Environmental Impact Report."

While all projects are to be "self-parked" per City and or State code, the reality is that street parking along First Street is in short supply when all commercial parcels are occupied by operating businesses. This is evidenced below by photos along First St.

Below are recent photographs of First Street existing conditions as of February 27, 2012 at approximately 2pm.



View to the North from First Street showing nearly all street parking is occupied.



View of 1516 First Street with no spaces available.





View of 1621 First Street which is vacant and is the only area on First Street with open parking since the business is closed.



View of 1712 First Street which is occupied by operating businesses and illustrates limited extra parking available.

**A proposed solution to address the above concerns would be to require the Project's developer to install "No Overnight Parking Signs" and to limit the number of daytime parking hours to a maximum of between 3 hours and 4 hours.**

Again, while all projects are supposed to be "self-parked", the reality is that street parking along First Street is in short supply when all commercial parcels are occupied by operating businesses. We firmly believe that adding 84 residential units in the immediate area in Phase I and then 29 residential units in Phase II will add additional demand for on-street parking. This condition can be mitigated as outlined above or through another means as the City deems appropriate.

Please respond to me as to how the City envisions addressing the concerns mentioned above.

Sincerely,

Selective 1111 Harris, LLC  
a California Limited Liability Company

By: Selective Real Estate Investments, it's  
Manager



By: Brian A. Fagan  
President

Cc: Edgar Arroyo, City of San Fernando email: earroyo@sfcity.org

**Sent:** Friday, March 02, 2012 2:06 PM  
**To:** Federico Ramirez

**Subject:** Public Works

3/2/12

To Whom It May Concern:

Re: Development on Harps St and Harding St

I have received notification that the land on Harding St/First St and Harps/First St is in the planning stages for low income apartment housing.

As a homeowner I have the following concerns and would like them to be addressed before this begins.

- privacy issues-With a project as high as 4 stories this takes away the privacy from our home. We would like to make sure that mature landscaping is planted to prevent this from happening and that the new building is set back enough to prevent invasion of our privacy
- we are asking that balconies are NOT built facing our property as this is also an invasion of privacy
- dust nuisance-With the amount of construction that will be going on, we would like to make sure that the builder has a plan to prevent dust from affecting our daily lives
- traffic control-traffic speed and congestion is and has been a concern on First St and on Harps St. We are asking that the development owners be responsible for installing speed bumps on Harps St and First St.
- Traffic lights-we are asking that the timer be adjusted on 1st St and Harding to allow for more time to exit Harps St onto First St

Should you have any questions please feel free to contact us.

Regards,

Jesus and Yolanda Haro  
Homeowners 123 Harps St  
San Fernando CA 91340

**ATTACHMENT 9:**

**Project Site Photos**

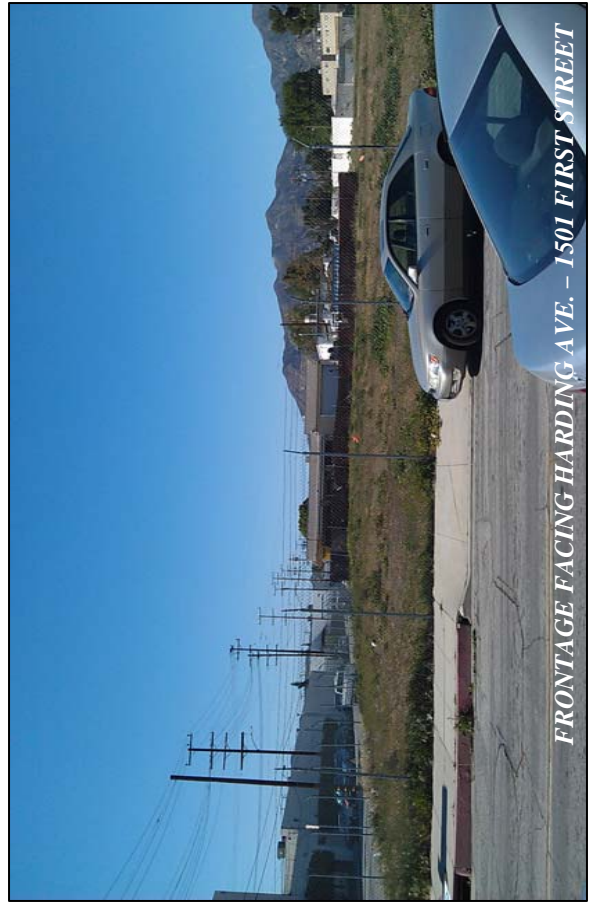


*FRONTAGE - 1601 FIRST STREET*

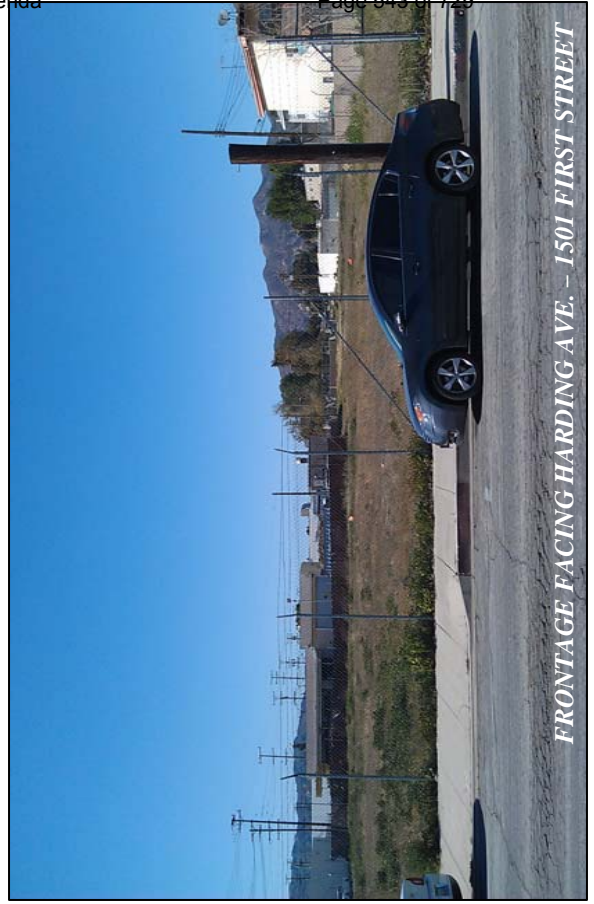


*FRONTAGE FACING FIRST ST. - 1501 FIRST STREET*

**SITE PHOTOS - PHASE 1: FERMOORE STREET APARTMENT SITE**



*FRONTAGE FACING HARDING AVE. - 1501 FIRST STREET*



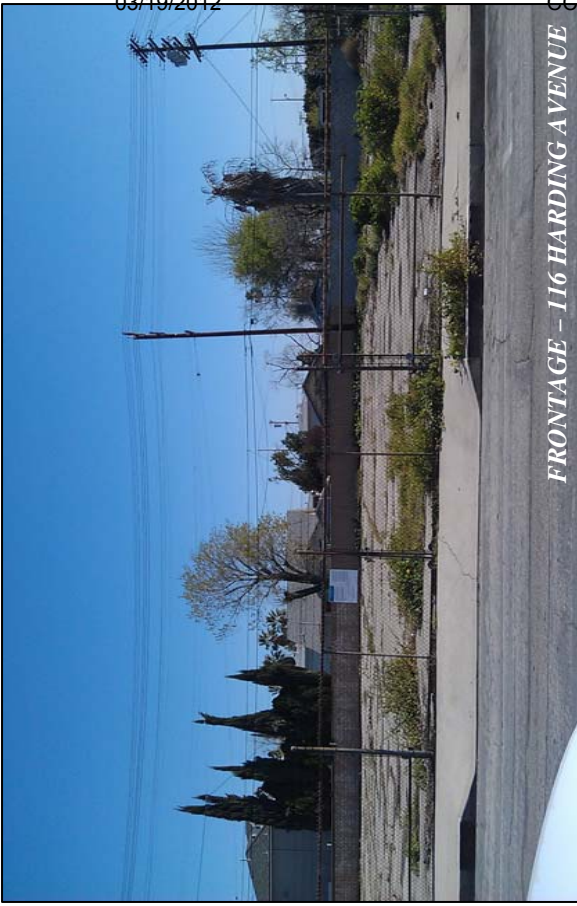
*FRONTAGE FACING HARDING AVE. - 1501 FIRST STREET*





**SITE PHOTOS - PHASE 1: FERMOORE STREET APARTMENT SITE**



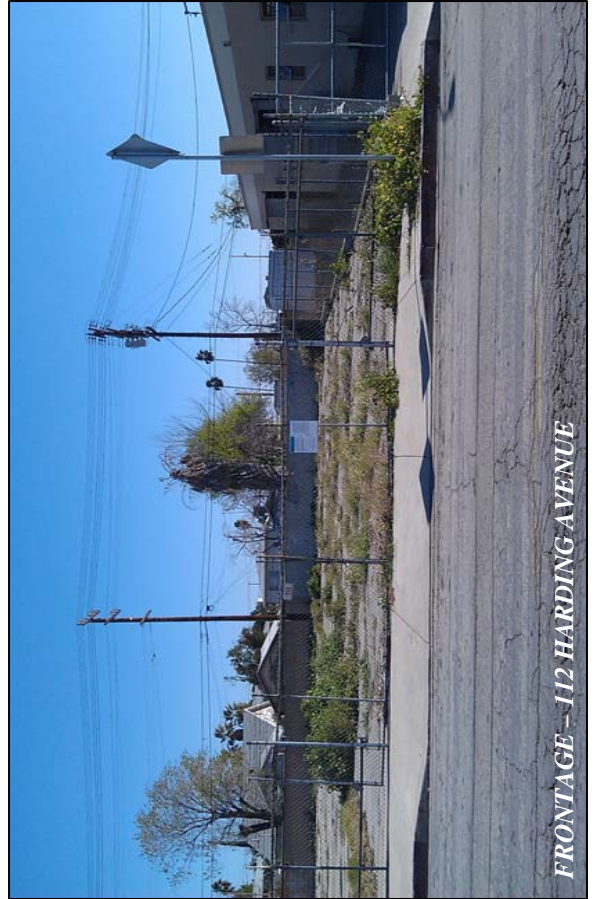


FRONTAGE - 116 HARDING AVENUE



FRONTAGE - 124 HARDING AVENUE

**SITE PHOTOS - PHASE 2: HARDING AVENUE APARTMENT SITE**



FRONTAGE - 112 HARDING AVENUE



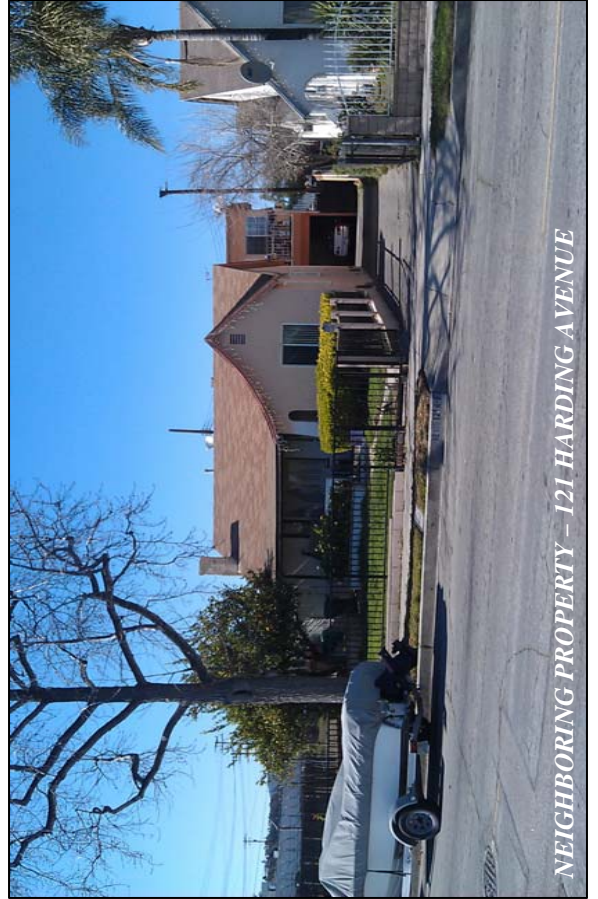


NEIGHBORING PROPERTY - 1425 FIRST STREET



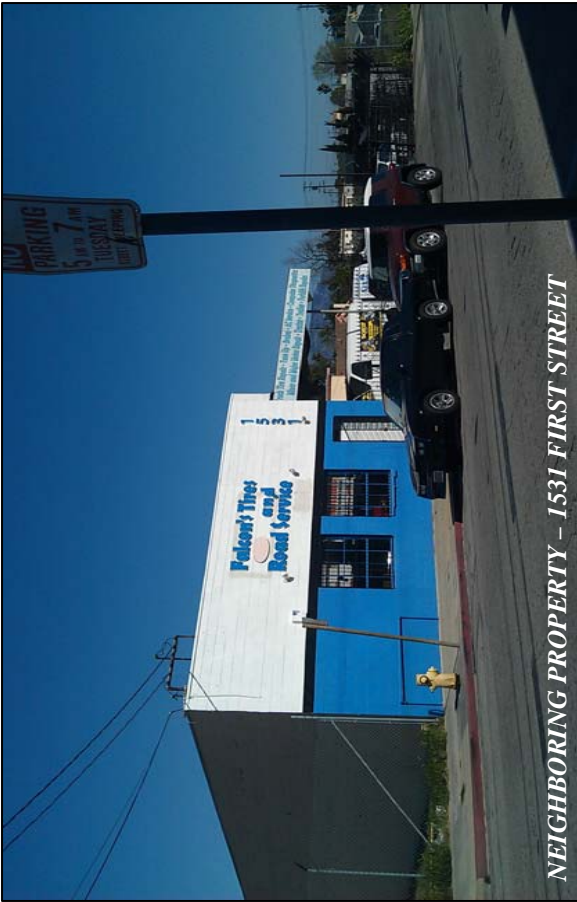
NEIGHBORING PROPERTY - 1414 SECOND STREET

**PHOTOS OF NEIGHBORING PROPERTIES ON HARDING AVENUE**

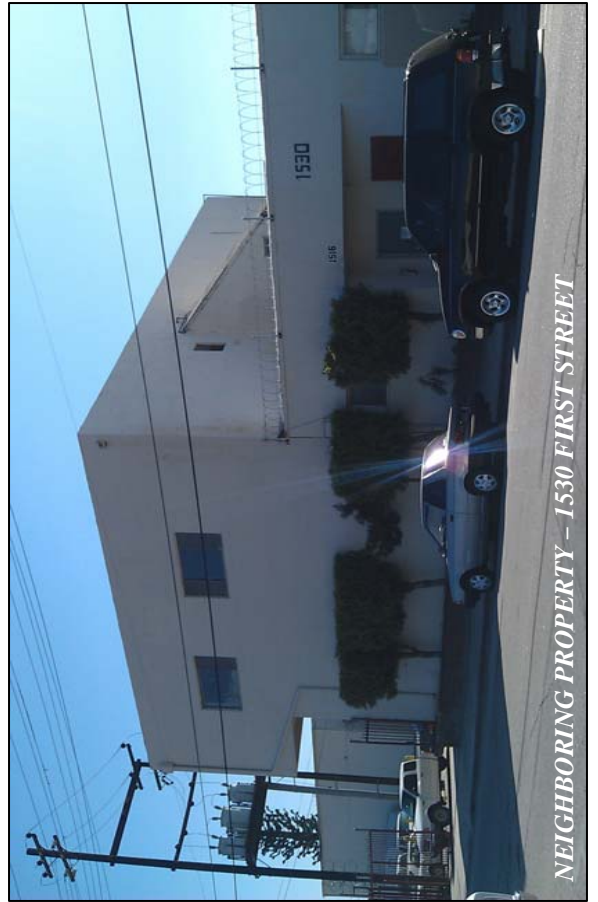


NEIGHBORING PROPERTY - 121 HARDING AVENUE

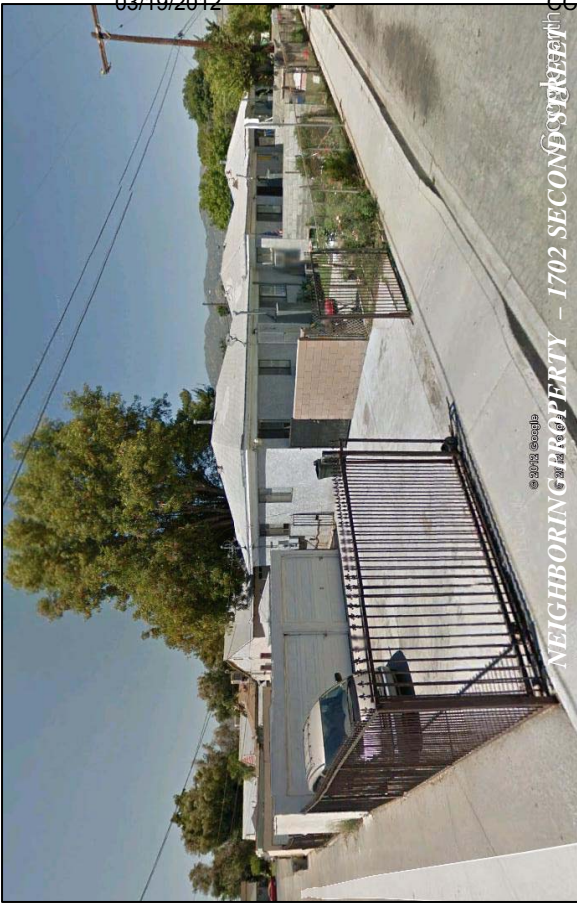




**PHOTOS OF NEIGHBORING PROPERTIES ON FIRST STREET**







**PHOTOS OF NEIGHBORING PROPERTIES ON FERMOORE STREET**



**ATTACHMENT 10:**

**Assessor's Parcel Map**

2520 11  
SCALE 1" = 80'

1996

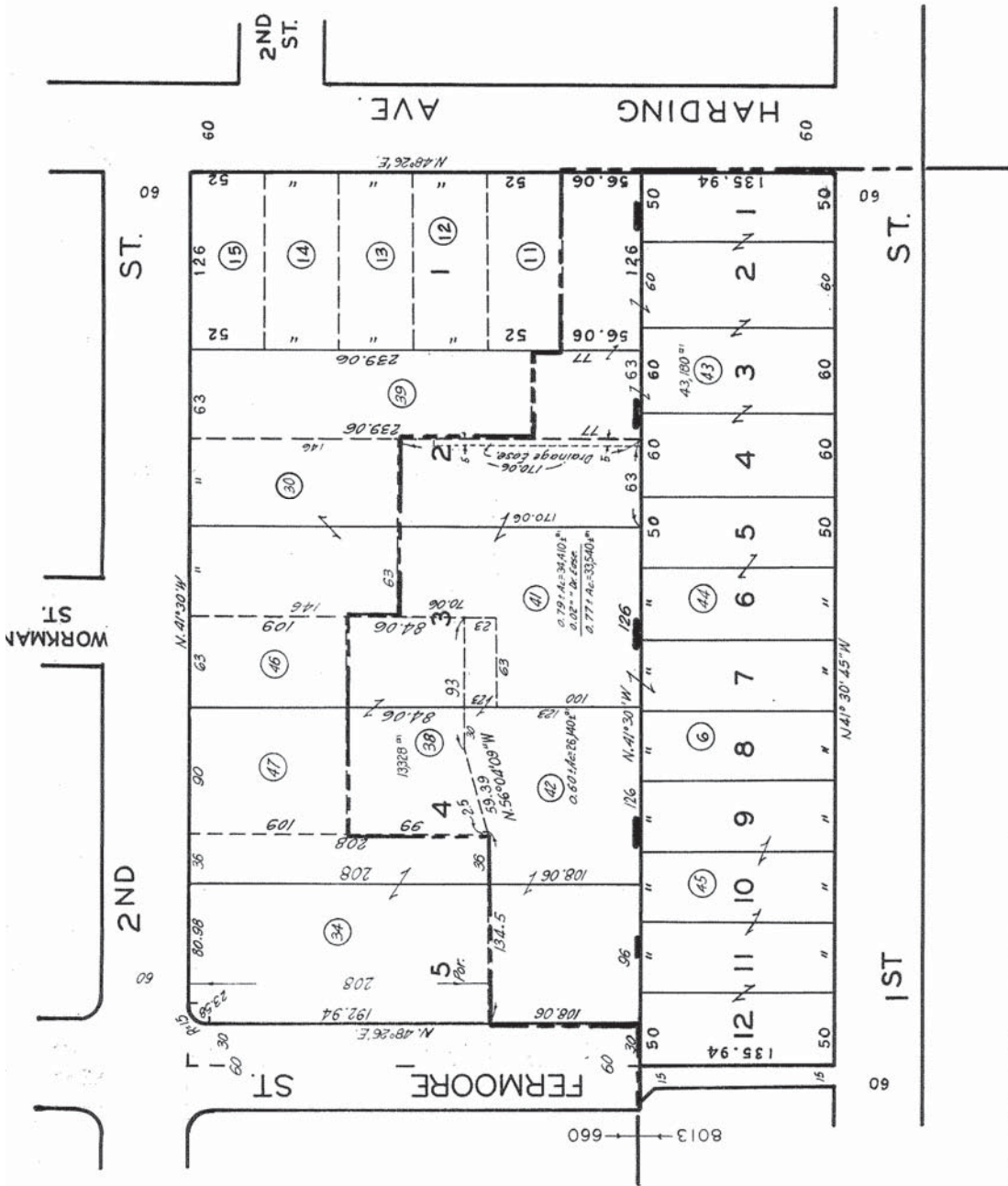
CODE  
660  
8013

FOR PREV. ASSMT. SEE: 2520-11

TRACT NO. 2891 TRACT NO. 8112  
M.B. 29-17 M.B. 102-34-35

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

REVISED  
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0502021  
880206/15  
08102912  
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10-16-66  
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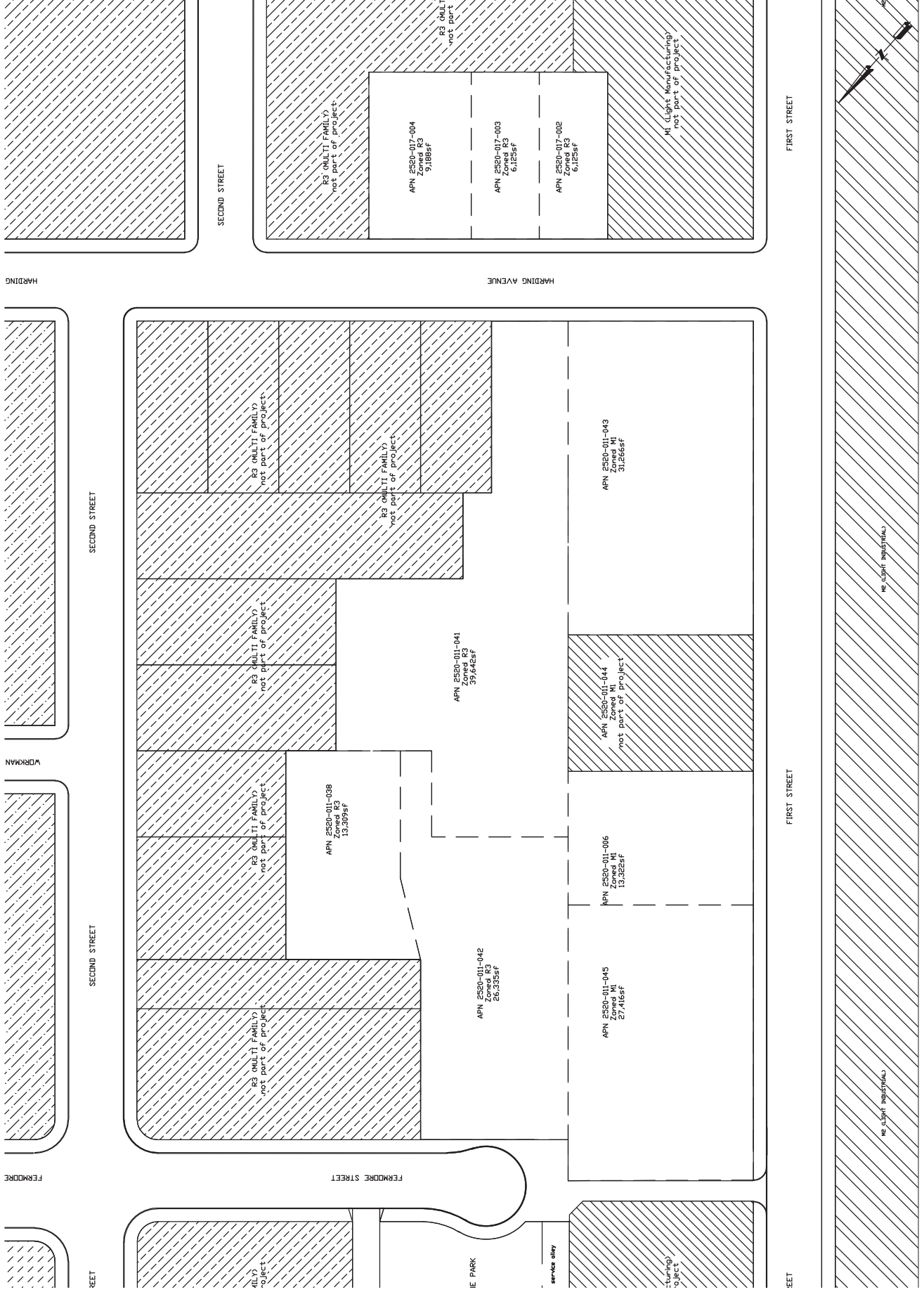
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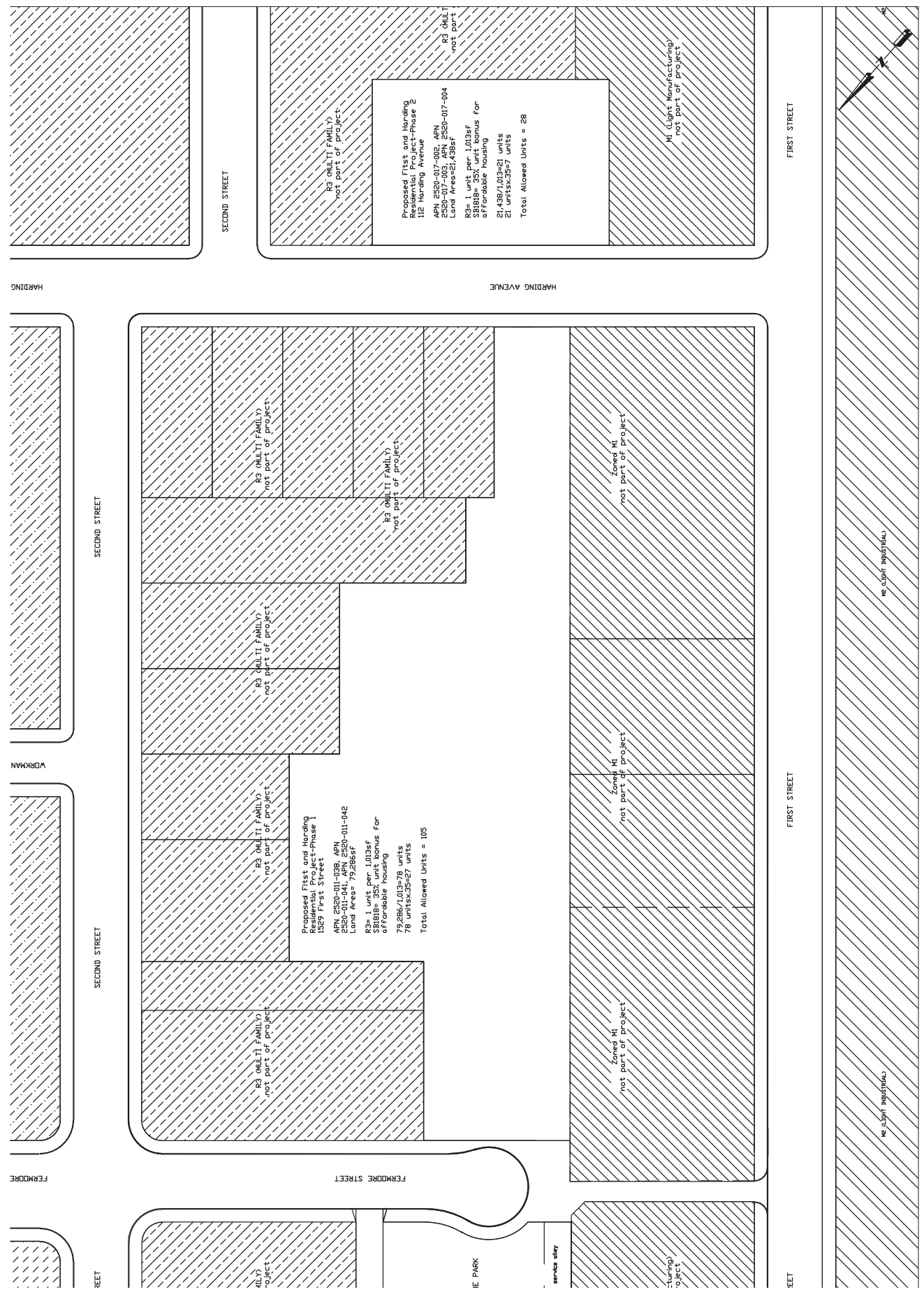
**ATTACHMENT 11:**

**Draft Lot Line  
Adjustment Plans**







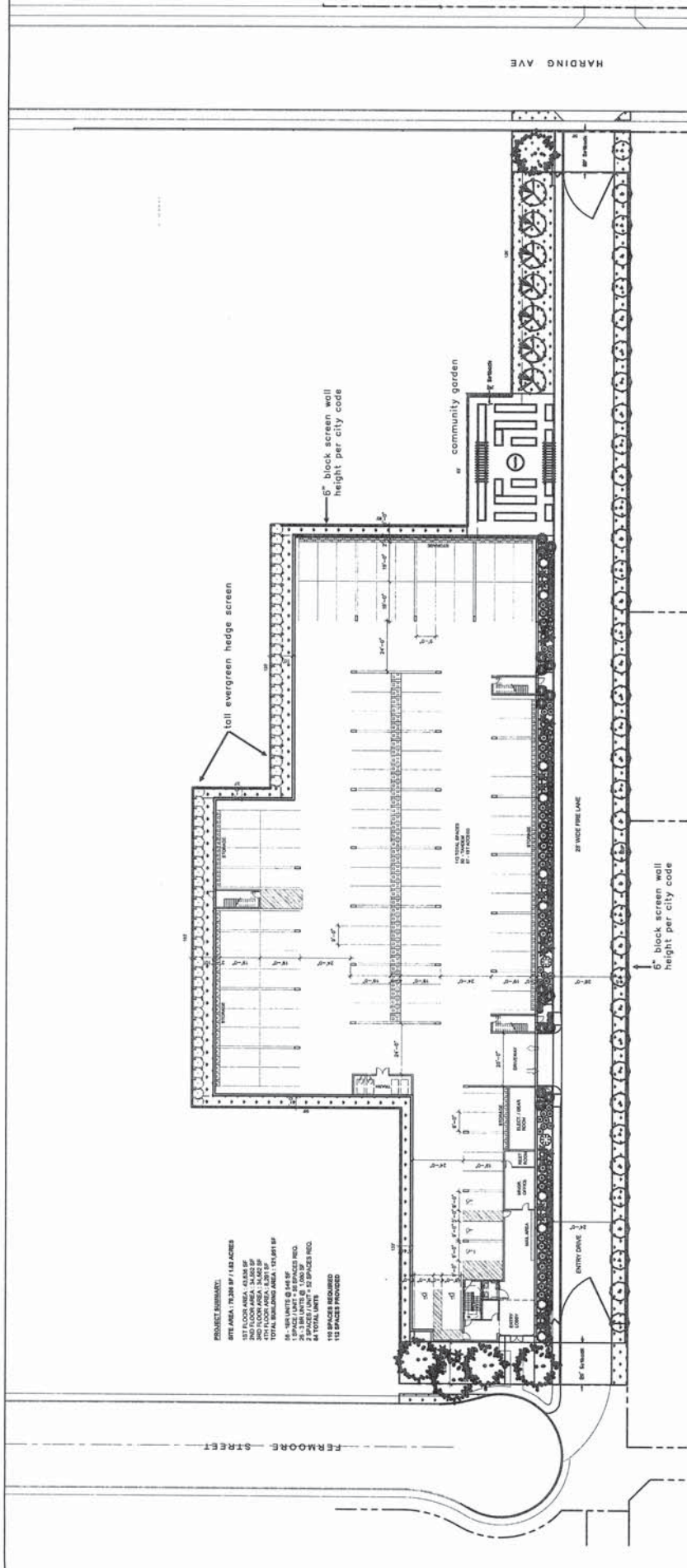




**ATTACHMENT 12:**

**Phase 1 Site Plan and  
Elevations for Fermoore St. Apartments**





**PERMITS SUBMITTAL**

- 876 AREA / 76,200 SF / 132 UNITS
- 1ST FLOOR AREA / 4,500 SF
- 2ND FLOOR AREA / 14,500 SF
- 3RD FLOOR AREA / 14,500 SF
- 4TH FLOOR AREA / 14,500 SF
- 5TH FLOOR AREA / 14,500 SF
- 6TH FLOOR AREA / 14,500 SF
- 7TH FLOOR AREA / 14,500 SF
- 8TH FLOOR AREA / 14,500 SF
- 9TH FLOOR AREA / 14,500 SF
- 10TH FLOOR AREA / 14,500 SF
- 11TH FLOOR AREA / 14,500 SF
- 12TH FLOOR AREA / 14,500 SF
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- 98TH FLOOR AREA / 14,500 SF
- 99TH FLOOR AREA / 14,500 SF
- 100TH FLOOR AREA / 14,500 SF



SITE PLAN / FIRST FLOOR  
SCALE: 1" = 20'

THE ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS HAVE PREPARED THESE PLANS TO THE BEST OF THEIR KNOWLEDGE AND BELIEVE THAT THEY COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND ORDINANCES. THE CLIENT HAS REVIEWED THESE PLANS AND HAS ADVISED THAT THEY ACCURATELY REPRESENT THE PROJECT AS DESCRIBED. THE ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS. THE ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS ARE NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND. THE ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS ARE NOT PROVIDING ANY CONSULTING OR ADVISORY SERVICES. THE ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS ARE NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES. THE ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS ARE NOT PROVIDING ANY FINANCIAL OR LEGAL SERVICES. THE ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS ARE NOT PROVIDING ANY OTHER SERVICES. THE ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS ARE NOT PROVIDING ANY OTHER SERVICES.

**\*FERMOORE\* APARTMENTS**

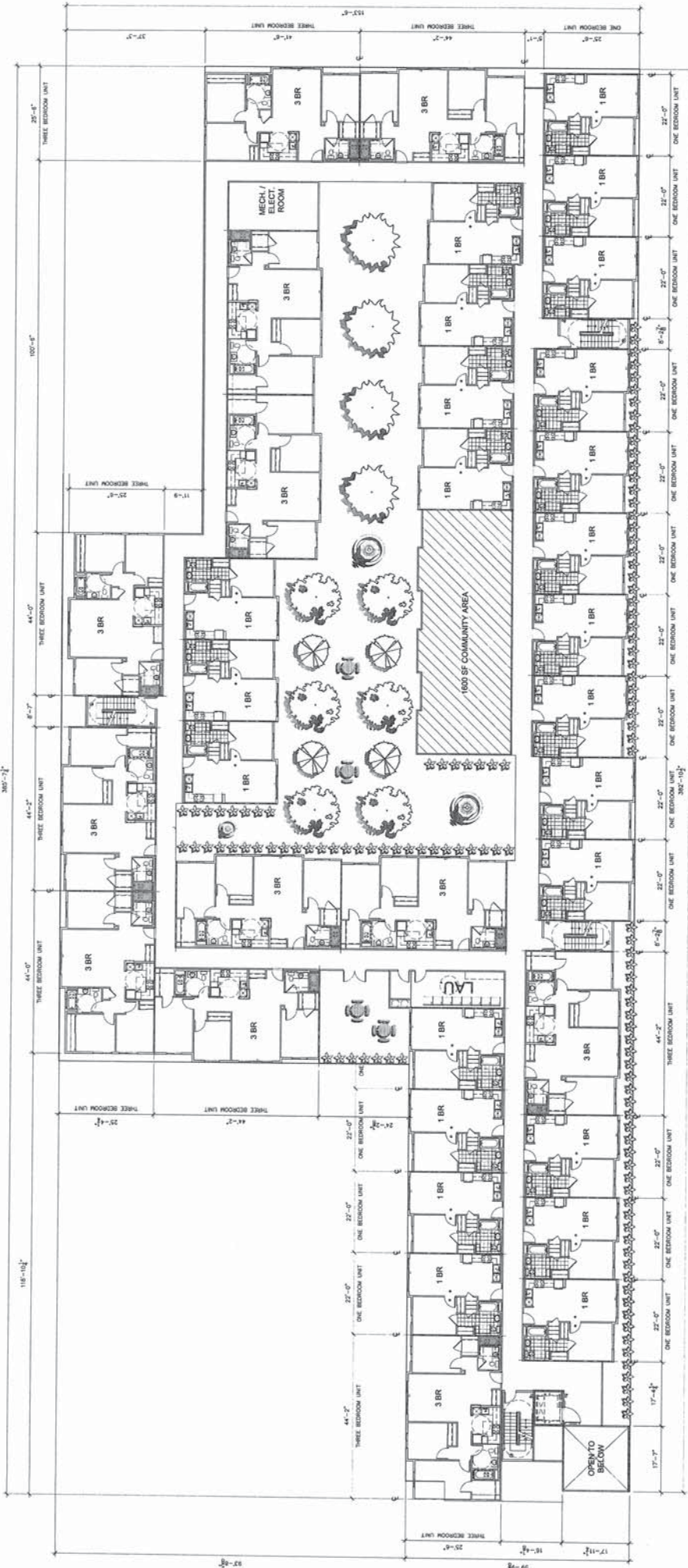
**JOHN COTTON ARCHITECTS, INC.**  
315 MAIN STREET, CULVER CITY, CALIFORNIA 90232 | PH: 310.241.4111 FAX: 310.241.4112 | [JCOTTON@JOHNCOTTONARCH.COM](mailto:jcotton@johncottonarch.com)

**DEVELOPED BY: Askenzky Development Inc.**  
601 E. BROAD ST. FLOOR 5, SAN FRANCISCO, CA 94134

DATE: 03/19/12  
SHEET: SP1







SECOND FLOOR PLAN  
SCALE: 3/32"=1'-0"

1

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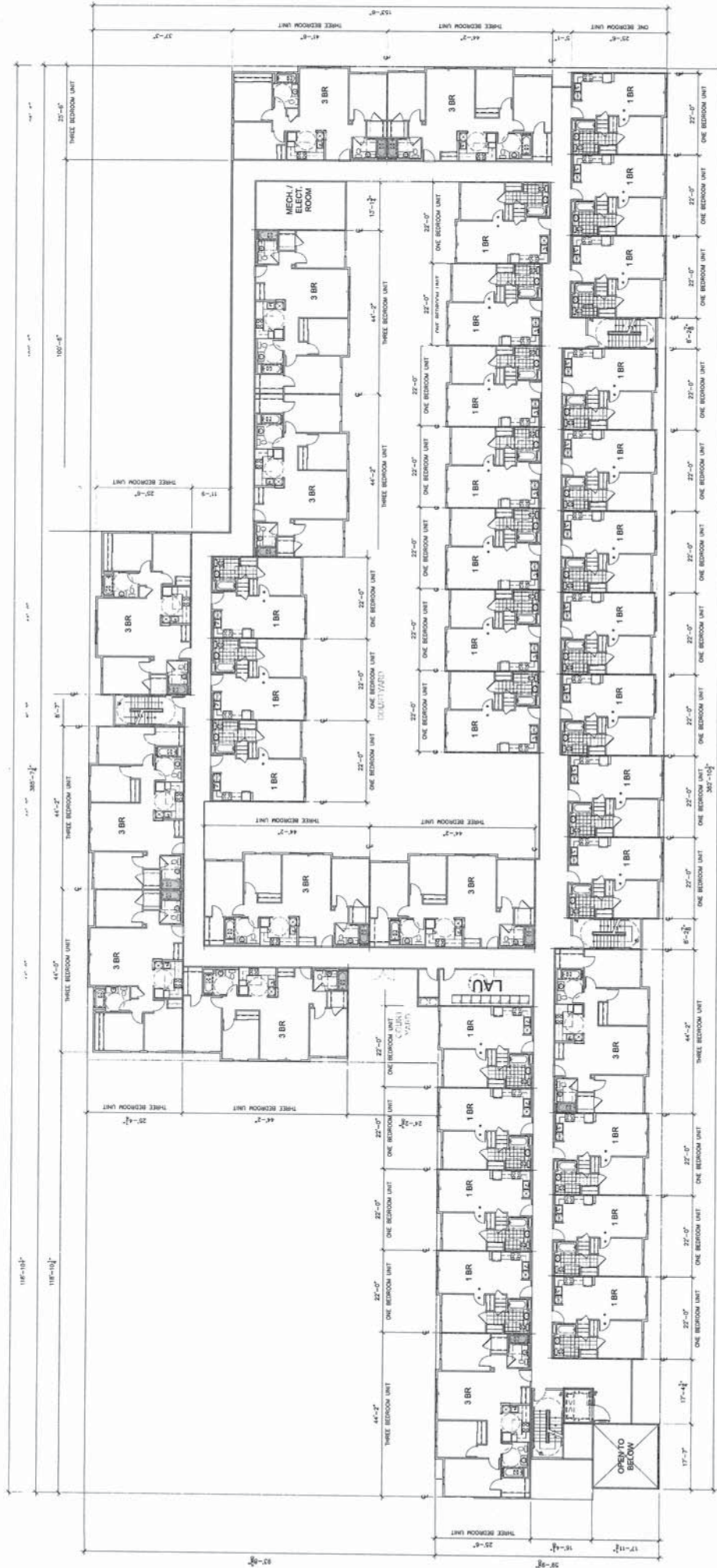
**JOHN COTTON ARCHITECTS, INC.**  
3015 MAIN STREET OLYMPIA CITY CALIFORNIA 92522 (714) 938-4611 PHONE (714) 938-4611 FAX .JCO@JOHNCO.COM

**\*FERMOORE\* APARTMENTS**

DEVELOPED BY: **Askenazy Development Inc.**  
861 S. PINE AVE. FORT PINE CO. CA 92044

NO. 000000  
DATE  
FP2

FOR FERMORE: ENR, CAMEL, BERTSCHENK AND COTTON ARCHITECTS, INC. 3/19/12



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

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301 E. BROAD ST. 3RD FLOOR, SAN FRANCISCO CA 94104  
PH: 415.774.1100 FAX: 415.774.1101  
WWW.JCOTTONARCHITECTS.COM

DEVELOPED BY: Aszkenazy Development Inc.  
811 E. Broad 3rd Floor, San Francisco CA 94104

\*FERMOORE\* APARTMENTS

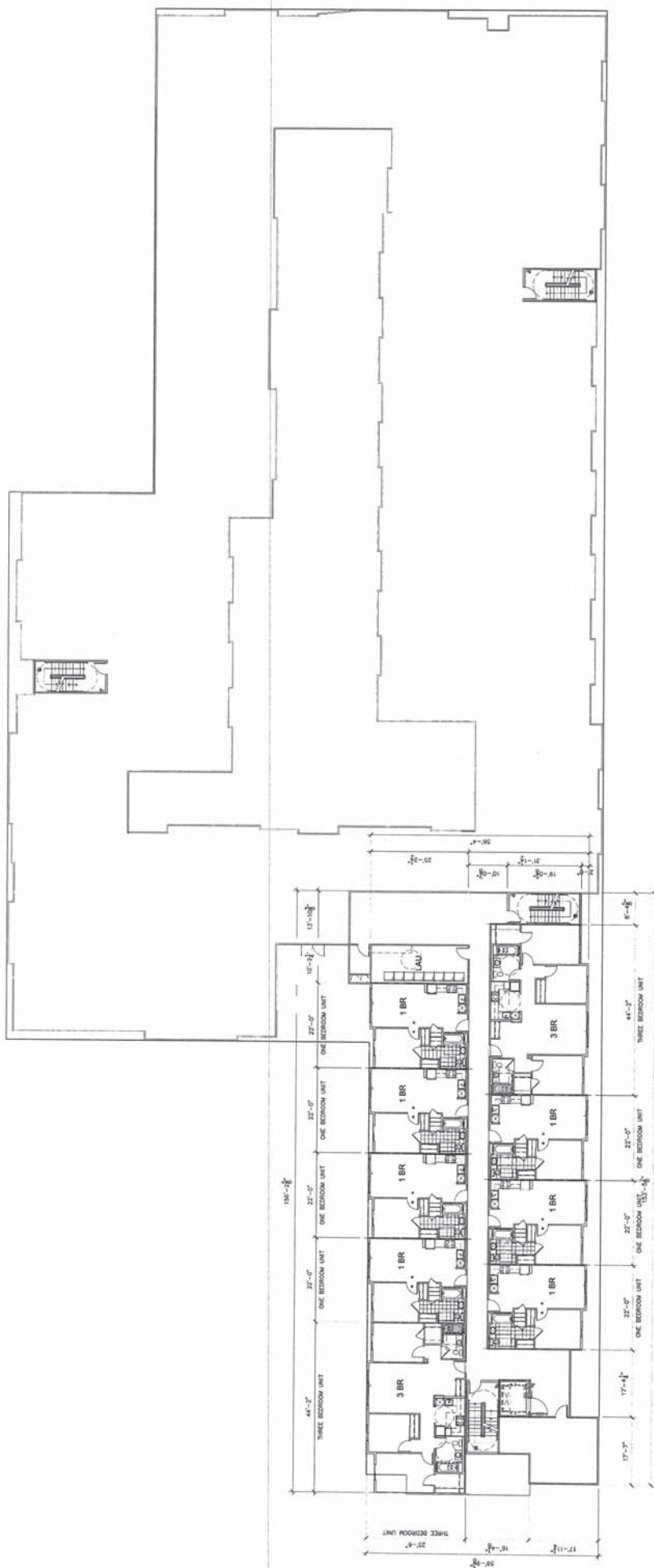
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FOURTH FLOOR PLAN  
SCALE: 3/8"=1'-0"

1

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DATE: 03.16.12  
PROJECT: FP4

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601 E. Broad 3rd Floor, San Francisco Ca 94134

**\*FERMORE\* APARTMENTS**

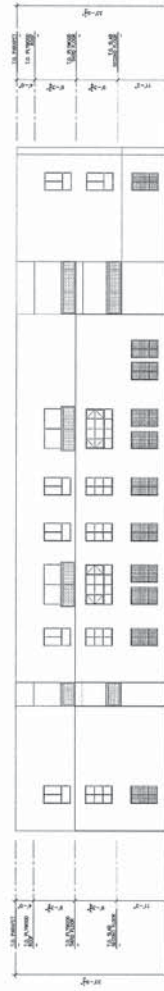
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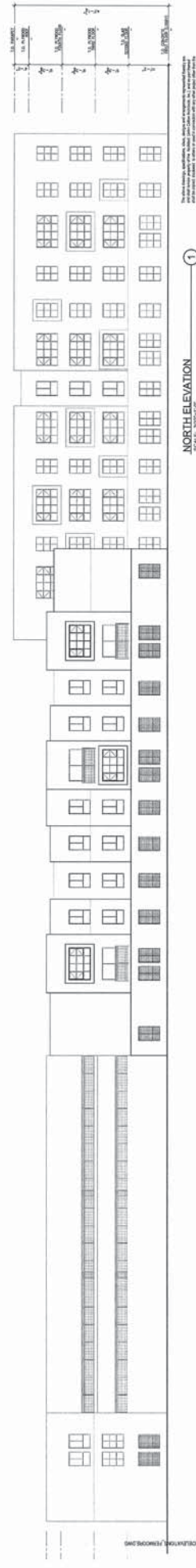
WEST ELEVATION  
SCALE: 1/8"=1'-0"



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



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



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

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PROJECT NUMBER: 170401  
DATE: 03/19/12  
DRAWN BY: JCOTTON  
CHECKED BY: JCOTTON  
SCALE: 1/8"=1'-0"

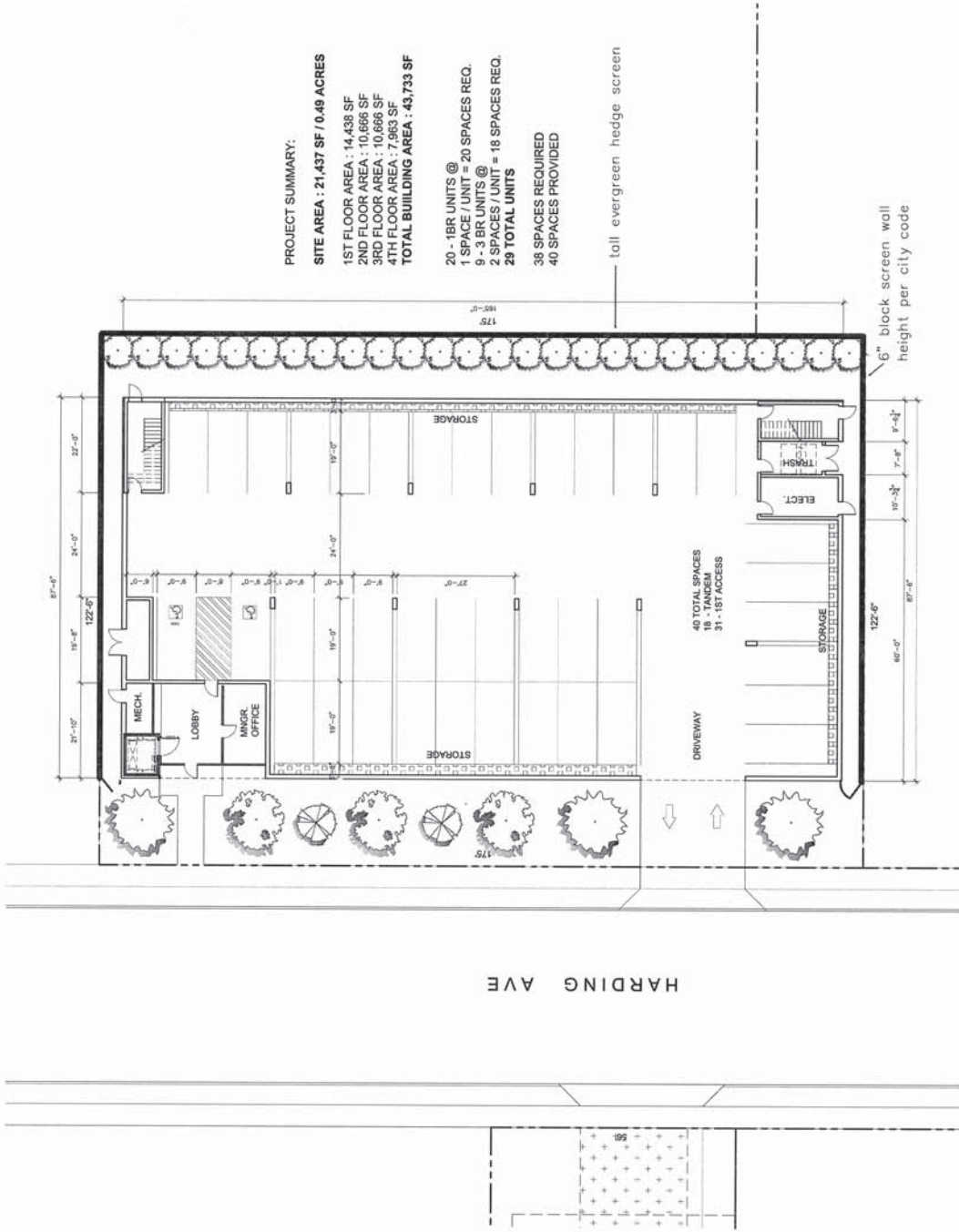




**ATTACHMENT 13:**

**Phase 2 Site Plan and  
Elevations for Harding Ave. Apartments**





**PROJECT SUMMARY:**  
**SITE AREA : 21,437 SF / 0.49 ACRES**  
 1ST FLOOR AREA : 14,438 SF  
 2ND FLOOR AREA : 10,668 SF  
 3RD FLOOR AREA : 10,668 SF  
 4TH FLOOR AREA : 7,963 SF  
**TOTAL BUILDING AREA : 43,733 SF**  
 20 - 1BR UNITS @  
 1 SPACE / UNIT = 20 SPACES REQ.  
 9 - 3 BR UNITS @  
 2 SPACES / UNIT = 18 SPACES REQ.  
**28 TOTAL UNITS**  
 38 SPACES REQUIRED  
 40 SPACES PROVIDED

tall evergreen hedge screen

6" block screen wall height per city code



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

HARDING AVE

The City of San Francisco, California, hereby certifies that the information contained herein is true and correct to the best of its knowledge and belief. The City of San Francisco, California, hereby certifies that the information contained herein is true and correct to the best of its knowledge and belief. The City of San Francisco, California, hereby certifies that the information contained herein is true and correct to the best of its knowledge and belief. The City of San Francisco, California, hereby certifies that the information contained herein is true and correct to the best of its knowledge and belief.

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 3116 MAIN STREET CULVER CITY CALIFORNIA 90232 (310)558-8811 PHONE (310)558-8811 FAX JCOTTON@JOHNCOTTONARCH.COM

**\*HARDING\* APARTMENTS**

**DEVELOPED BY: Aszkenszky Development Inc.**  
 601 S. Brand St Floor, San Francisco Ca 94104

SP1

PROJECT NUMBER: 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800







WEST ELEVATION  
SCALE: 3/32"=1'-0"



EAST ELEVATION  
SCALE: 3/32"=1'-0"



SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



NORTH ELEVATION  
SCALE: 3/32"=1'-0"

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**\*HARDING\* APARTMENTS**

DEVELOPED BY: **Aszkenazy Development Inc.**  
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**JOHN COTTON ARCHITECTS, INC.**  
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REV: 03/19/12  
EV1

PROJECT: HARDING\* APARTMENTS  
DATE: 03/19/12



# **Addendum No. 1**

## **To March 6, 2012 Planning and Preservation Commission Staff Report**

### **ATTACHMENTS:**

1. Conditions of Approval for Fermoore Street/Harding Avenue Apartment Project
  - a. Attachment 1: Public Works Department Development/Improvement Review Checklist
  - b. Attachment 2: Building and Safety Memorandum
  - c. Attachment 3: Mitigation Monitoring Program
2. Colored Building Elevations for Phase 1 (Fermoore St. Apartments) and Phase 2 (Harding Ave. Apartments)



**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**

- PROJECT NO.** : **General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, and Initial Study and Mitigated Negative Declaration**
- PROJECT ADDRESS** : 1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue  
Assessors Parcel No(s): 2520-011-006, 038, 041, 042, and 043  
2520-017-002, 003, and 004
- PROJECT DESCRIPTION** : The proposed development consists of two neighboring affordable housing projects (the "Project") consisting of a total of 113 dwelling units. The proposed Project would require a general plan map amendment and zone change to convert industrially zoned property along First Street and Harding Avenue to high density residentially zoned property. Each project site will be developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501 and 1529 First Street will be developed with an 84-unit multifamily housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112, 116, and 124 Harding Avenue will developed with a 29-unit multi-family housing project with parking on-site for 40 vehicles within a first-floor garage. The project sites are located along Harding Avenue, between First Street and Second Street.

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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. Project Entitlements. General Plan Amendment 2012-01 and Zone Change 2012-01 are granted for the land described in this application and any attachments thereto, as reviewed by the City Council on March 19, 2012, except as herein modified to comply with these Conditions of Approval.
2. Occupancy per Approval. The subject property shall be improved and occupied in substantial conformance with the plans, as reviewed by the City Council on March 19, 2012, except as herein modified to comply with these Conditions of Approval.
3. Lot Line Adjustment. Prior to the issuance of a building permit, the applicant shall complete a lot line adjustment of Phase 1 of the Project to adjust the boundary lines in conformance with the set of plans reviewed by the City Council on March 19, 2012.
4. Parcel Merger. The developer shall merge all parcels that comprise Phases 1 and 2 of the Project, respectively. A new parcel map and legal description as part of an owner initiated parcel merger shall be reviewed and approved by the Community Development Department and subsequently filed with the Los Angeles County Registrar-Recorder/County Clerk Office and proof of said recordation shall be provided

to the Community Development Department.

5. Attached Checklist. The developer shall comply with the requirements as listed in the attached Public Works Department Development/Improvement Review Checklist (See "Attachment 1" of these Conditions of Approval), the Memorandum from the Building and Safety Supervisor (See "Attachment 2" of these Conditions of Approval), and the Mitigation Monitoring Plan (See "Attachment 3" of these Conditions of Approval).
6. Construction Plans. A copy of the Conditions of Approval (including all attachments) shall be printed on the final building plans submitted to the Community Development Department prior to the issuance of a building permit to construct the proposed multifamily apartment Project. Additionally, subsequent to obtaining development entitlements from the City Council, a staging plan for the proposed construction shall be submitted as part of building permit plan check review process to be reviewed and approved by the Public Works Department. The construction plan shall note the locations of all on-site utility facilities, as well as trash containers, construction vehicle parking, and the staging area for debris removal and drop off of materials. In addition, adequate security shall be provided to properly secure all building materials and tools during construction period. The construction plan shall provide specific provisions for the regulation of construction vehicle ingress and egress to the site during construction, while providing continued through-access for pedestrian and vehicles visiting the adjoining industrial and commercial business as well as the surrounding residential neighborhood.
7. Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the City of San Fernando's building codes, as specified by the Community Development Department.
8. Public Safety Requirements. The following security measures and public safety requirements shall be incorporated into the design of the proposed project:
  - Adequate lighting in all pedestrian pathways and within the proposed parking levels. In addition, adjoining public parkways/sidewalks should be adequately lit. The approved light fixtures should be architecturally compatible with the overall design of the building and should be shielded to reduce potential spillover to adjoining properties;
  - Knox boxes or similar emergency access key boxes that are integrated in to the buildings security alarm system. Such boxes shall conform to the requirements of the Los Angeles Fire Department;
  - Proper signage identifying any restrictions (e.g., prohibited, subject to towing, etc.) for overnight parking;
  - Sufficient height clearance within parking area for emergency vehicles as required by the Los Angeles Fire Department; and,
  - All emergency access lighting and signage as required by the Community Development Department and the Los Angeles Fire Department.

9. Covenant of Affordability. The project shall provide for long term affordability of those units designated as affordable. The owner shall enter into one or more covenant agreement with the City that would ensure that the proposed 113 rental dwelling units that would be designated for low-income qualified renters would be retained as affordable units for a period of not less than 30 years. The agreement shall conform to state density bonus law regulations for the designation and retention of affordable dwelling units, pursuant to Government Code Section 65915, et al, and shall be recorded against the properties that comprise Phase 1 and Phase 2 of the Project.
10. Lot Coverage. As requested by the developer to facilitate the development of affordable housing within the city, an increase in lot coverage shall be provided for Phases 1 and 2 of the Project as a concession pursuant to Government Code Section 65915(d)(2)(C). Phase 1 of the Project shall not exceed a lot coverage of 55 percent of the site. Similarly, Phase 2 shall not exceed a lot coverage of 67 percent of the site. Additional coverage of the lot not in accordance with the approved site plan shall be reviewed by the Community Development Department for compliance with applicable state and local regulations.
11. Setbacks. All proposed residential development on Phases 1 and 2 of the project shall comply with all required building front, side, and rear yard setbacks pursuant to City Code Section 106-696, et al, as noted on the conceptual plans and as approved by the City Council on March 19, 2012. Phase 1 and Phase 2 of the Project shall maintain, at minimum, a 20-foot front yard setback, five feet side yard setbacks, and a 15-foot rear yard setback. In addition, a minimum of 50 percent of the front yard setback shall be improved with live landscaping, pursuant to City Code Section 106-967(4).
12. Architecture. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the preliminary building elevations, in a manner consistent with the design principles and guidelines as specified in the *City of San Fernando Multi-Family Residential Design Guidelines*. Such further architectural design details and refinements shall address, but not be limited to, the following:
  - a) The development shall be of the highest architectural quality, appearance, construction, and exterior materials in substantial compliance with the site plan, floor plans, and elevation drawings;
  - b) The character and design of the project including the proposed architectural details shall be retained and maintained over time. All features and amenities provided as specified on the approved plans and/or by these conditions of approval, including high grade dimensional roofing materials and high quality building exterior materials and fixtures, landscape, hardscape, etc., shall be retained and maintained in good condition for the life of the project;
  - c) All buildings and structures shall be painted with colors that are compatible with the final conceptual design submitted for approval to the City Council. The color palette for all existing and proposed buildings and structures shall be approved in advance by the Community Development Department prior to painting;
  - d) Architectural details compatible with a high level of design quality that are referenced in the conceptual plan shall be identified in the approved site plan and be reflected in the final construction drawings. Composite siding, stone, colored concrete and smooth stucco shall be used for major building surfaces and elements. Decorative elements such as railings, drain pipes, rain gutters, and

other features shall be emphasized and be of a high quality material consistent with the architectural style of the building. Windows and doors shall be consistent with the overall design of the building and noted on the approved conceptual plans;

- e) All proposed exterior finish materials, dimensions, and exterior decorative lighting to be used (i.e., multi-pane windows, recessed window and door openings, glazing, awnings, storm shutters, cornices, roofing, trim, stucco, veneer, etc.) shall be clearly identified and noted on the approved site plan. Colors, materials and textures that are suitable to the scale, character and design theme of the project shall be provided; and,
- f) Any proposed minor variations or modifications to the site plan and/or elevations shall require prior review and approval by the Community Development Department.

- 13. Height. The proposed residential buildings for Phases 1 and 2 of the Project shall comply with the height standards for the R-3 (Multiple-Family) zone pursuant to City Code Section 106-967(5)(b). Exceeding the maximum height for the zone shall require review and approval of a variance and associated finding of fact by the Planning and Preservation Commission pursuant to City Code Section 106-295.
- 14. Landscaping. Pursuant to City Code Section 106-967(4), a minimum of 50 percent of the front yard setback shall be maintained with live landscaping. The landscape design shall be further refined as necessary to improve the level of design quality by focusing on important design principles.

Good horticultural practices shall be followed in all instances. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition and fertilization, cultivation, and tree pruning shall be a part of regular maintenance. The project shall incorporate the use of drought tolerant plant species, ground cover, and vertical landscape features as a way of addressing city regulations, addressing the deficiency in landscaped area, and reducing water consumption through landscape maintenance.

Furthermore, the applicant shall submit a landscape, hardscape, and irrigation plan to the Community Development Department for review and approval prior to installation and planting of any landscaping. The landscape and hardscape plan shall cover all landscaping (i.e., trees, shrubbery, ground cover, and urban furniture) proposed on-site and off-site. The city's Public Works Department shall have final review and approval authority regarding the required off-site improvements for the Project.

- 15. Street Trees. The developer shall provide all required off-site public improvements as listed on the attached Public Works Improvement Checklist. As noted on the checklist, the developer shall install one parkway tree on Fermoore Street and eight parkway trees along Harding Avenue, adjacent to the Phases 1 and 2 of the Project. The species of trees shall be determined by the Public Works Department.
- 16. Walls and Fences. All chain-link and deteriorated fencing material throughout the site shall be removed in its entirety and replaced as needed with approved fencing materials. Additionally, all new fences and walls shall provide a finish material compatible with the architectural style and treatment of the residential structure and all existing and required walls shall be subject to building code standards. The final design of any proposed wall and/or fence shall be submitted to the Community Development Department for review and approval.

17. Parking. All on-site parking spaces shall comply with the parking regulations of the San Fernando City Code for design and minimum dimension, except wherein approved by the City Council or otherwise permitted pursuant to applicable state density bonus law regulations for qualifying affordable housing projects. In addition, pursuant to Government Code Section 65915 et. seq., both project sites shall comply with the applicable parking standards for affordable dwelling units as follows:

- One on-site parking space for every zero to one bedroom dwelling unit; and,
- Two on-site parking spaces for every two to three bedroom dwelling unit.

Furthermore, the Project sites shall each provide a bulletin board, display case or kiosk displaying transportation information located where the greatest numbers of residents are likely to see it. Information in the area shall include but is not limited to the following:

- Current maps, routes and schedules for public transit routes serving the site;
- Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
- Ridesharing promotional material supplied by commuter-oriented organizations;
- Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and,
- A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.

18. Bicycle Locking Facilities. Stationary bicycle locking facilities by means of a freestanding bicycle rack shall be installed along Fermoore Street and Harding Avenue, within the front yard setback areas of Phases 1 and 2 of the Project. The developer shall provide one off-street bicycle parking space for every 10 automobile parking spaces on each site. The placement of the bicycle parking facilities shall be incorporated in the set of plans for the project and shall be reviewed by the Community Development Department.

19. 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 architectural style of the buildings 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. Review and approval by the Community Development Department shall be required for all light fixtures prior to installation.

20. Trash Enclosure. Pursuant to City Code Section 106-896, the approved multifamily residential development sites shall provide the following as part of the their trash enclosure areas:

- All trash areas shall be located and arranged both for convenience to residents and for convenient vehicular access and pickup.
  - No trash area shall be located within five feet of any window opening into a dwelling unit.
  - All trash and garbage collection facilities shall be either enclosed within a building or by a screening fence or wall and gate five to six feet in height.
  - The screening fence or wall shall be approved by the Community Development Department.
  - A common trash area shall be provided of at least 4 1/2 feet by 15 feet with an additional five square feet of trash area for each unit over 13.
21. Mechanical and Utility Equipment. All mechanical and utility equipment, including but not limited to transformers, terminal boxes, air conditioner condensers, risers, backflow devices, gas meters, electric meters and meter cabinets shall be screened from public view and treated to match the materials and colors of the buildings. Electrical service facilities and equipment on or adjacent to the Project sites 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.
22. Utilities. Pursuant to City Code Section 106-967(15), 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 that are adjacent to or extend through the subject properties, unless otherwise specified by the Community Development Department. Applicant shall provide any utility easements as necessary.
23. Automatic Fire-Extinguishing System. Prior to issuance of a building permit, the applicant shall obtain all the required fire safety clearances from the Los Angeles Fire Department and the City of San Fernando. All proposed apartment buildings shall be fully equipped with an automatic fire-extinguishing system reviewed and approved by the City of San Fernando and the Los Angeles Fire Department.
24. Property Maintenance. The subject sites and the immediate surrounding areas shall be maintained in a clean, neat, quiet and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
25. Graffiti Removal. The property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code. The property owner(s), operator and all successors shall provide for the immediate removal of any graffiti vandalism occurring on the properties and, where applicable, the restoration of the surface on which the graffiti exists. Such restoration shall entail repainting or refinishing of the surface with a color or finish that matches the color

or finish of the remaining portions of the structure being painted, and including treatment of the surface or site with measures to deter future graffiti vandalism as approved or required by the Community Development Department. Unless removed by the property owner or their designee within the specified time frame required by city code, property owner(s), operator and all successors shall grant the right of access to authorized agents of the City of San Fernando to remove graffiti from any surface on the properties that is open and accessible from city property or public right-of-way, at the expense of the owner(s) or operator and all successors.

26. Site Inspections. Prior to the issuance of a Certificate of Occupancy for each of the project sites, the Community Development Department shall inspect each 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 subject properties.
27. Modifications. Any and all modifications to the development plan, including these Conditions of Approval, shall require review and approval by the Community Development Department.
28. 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 and/or Public Works Director. An Encroachment Permit must be obtained from the Public Works Department for each project site prior to any demolition and/or new construction activity that would require staging and/or construction within the public right-of-ways.
29. General Compliance. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation.
30. Stormwater Mitigation. 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 each project site. During construction, the project sites shall comply with all applicable Best Management Practices (BMPs). In addition, the project shall provide for a storm water mitigation plan ("SWMP"), which includes those Best Management Practices (BMPs) necessary to control storm water pollution from construction activities and facility operations, as set forth in the Standard Urban Stormwater Mitigation Plan (SUSMP) applicable to the applicant's project. Structural or treatment control BMPs (including, as applicable, post-construction treatment control BMPs) set forth in project plans shall meet the design standards set forth in the SUSMP and the current municipal NPDES permit pursuant to City Code Section 34-103. The stormwater mitigation requirements noted above shall be applicable to both project sites.
31. Grading and Drainage Plan. A grading plan and drainage plan outlining all required cut and/or fill and on-site drainage improvements for each project site shall be reviewed and subsequently approved by the City Engineer and Public Works Department prior to the issuance of building permits. The amount of cubic feet of soil that will be excavated as part of the proposed development for each project site shall be provided.
32. Construction Hours. Construction activity on Mondays through Fridays shall comply with the current San Fernando City Code standards for construction in residential zones. In addition, any construction on

Saturday shall commence no earlier than 8:00 a.m.

33. Acceptance. Within thirty (30) days of approval of General Plan Amendment 2012-02, Zone Change 2012-01 and Site Plan Review 2012-01, the property owner(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval or modifications thereto by signing a statement using an acceptance affidavit form provided by the Community Development Department that acknowledges acceptance and shall be bound by all of the conditions.
34. Recordation. Prior to the issuance of a Certificate of Occupancy for each of the project sites, the applicant shall provide the Community Development Department with proof that the Conditions of Approval have been recorded on each of the merged Project sites with the Los Angeles Registrar Recorder/County Clerk's Office.
35. Expiration. The Site Plan Review 2012-01 shall become null and void unless exercised by submitting construction plans in application for a building permit for each Project site within six (6) months of final approval or until such additional time as may be granted by the Community Development Department, upon receipt of a written request for an extension received prior to such expiration date.



**CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT / IMPROVEMENT REVIEW CHECK LIST**  
**PROJECT: SPR 2012-01 First/Harding/Fer Moore Multiple Family Development DATE:2/23/12**

**PROJECT ADDRESS: Multiple Family Residential Development**

	ITEM	REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
1.	Site plan must show:				
	a. Existing building or structure	✓			
	b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
	c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2.	Submit offsite improvement plan.	✓			See #28.
3.	Prior to issuance of building permit:				
	a Pay sewer capital facility charge.	✓			See attached schedule.
	b Pay water capital facility charge.	✓			See attached schedule.
	c Pay water service installation charge.	✓			See attached schedule.
	d Pay fire service installation deposit.	✓			See attached schedule.
	e Pay fire hydrant installation deposit.		✓		Unless fire hydrant is required by City of Los Angeles Fire Department.
	f Pay plan check fee (Offsite).	✓			Based on the cost estimate from #28 and the attached schedule.
	g Pay inspection fee (Offsite).	✓			Based on the cost estimate from #28 and the attached schedule.
	h Provide labor and material bond.	✓			Shall be provided prior to issuance of grading permit.
	i Provide performance bond.	✓			Shall be provided prior to issuance of grading permit.
4.	Is there existing sewer house connection to property?	✓			
5.	Is there existing water service to the property?	✓			
6.	Provide separate water service for each building or separate ownership.	✓			
7.	Provide separate sewer connection for each building.	✓			
8.	Underground all utilities to each unit/building.	✓			Underground all lighting and utilities.
9.	Cap off existing sewer connection that will no longer be used.	✓			See #28.
10.	Abandon all existing water service and install new copper ones per plan.	✓			
11.	Upgrade existing substandard hydrant to 6-inch wet barrel hydrant (4"X 2.5" outlet).		✓		
12.	Install new hydrant per City standard.		✓		Unless required by City of Los Angeles Fire Department.
13.	Satisfy City of Los Angeles Fire Dept. fire flow requirements.	✓			Obtain clearance from City of Los Angeles Fire Department.

**PROJECT ADDRESS: Multiple Family Residential Development**

ITEM	REQUIRED?		COMPLIED?	COMMENTS	
	YES	NO			
14.	Provide City approved backflow device for the domestic water service and/or landscape irrigation, provide proof that said equipment has been tested by a certified tester.	✓			<i>Provide one backflow device for every water service. Provide additional backflow device for irrigation/landscaping</i>
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.	✓			<i>Remove existing driveways that will no longer be use and replace with sidewalk and parkway.</i>
16.	Construct PCC driveway approach 6-inch thick per City Standard.	✓			
17.	Construct wheel chair ramp per City Standard.	✓			<i>Construct 4 wheel chair ramps at the corner of Harding Avenue and Second Street.</i>
18.	Remove and replace broken/damaged concrete sidewalk adjacent to property.	✓			<i>Remove and replace broken, damaged, or deteriorated sidewalk per the discretion of Public Works department</i>
19.	Remove and replace broken curb/gutter adjacent to property.	✓			<i>Remove and replace broken, damaged, or deteriorated curb/gutter per the discretion of Public Works department. Construct new curb and gutter on First Street approx. 350 l.f.</i>
20.	Plant parkway trees per City Standard and City Master Tree Plan.	✓			<i>Number and species of parkway trees shall be determined by staff.</i>
21.	Construct tree wells per City Standard with tree grates.	✓			<i>Plant visible ground cover in the parkways on Harding Avenue and Fermoore Street. Plant <u>1</u> parkway tree on Fermoore Street and <u>8</u> parkway trees on Harding Avenue. Species of trees shall be determined by Public Works department.</i>
22.	A permit from the Public Works Dept. (Engineering Division) is required for all offsite improvements.	✓			
23.	All on-site pavement shall be minimum of 3-inch AC on 4 inch CAB or 6-inch PCC pavement without soil recommendation.	✓			
24.	Construct trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.	✓			
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.	✓			<i>Must obtain L.A. County Industrial Waste Permit. See #28.</i>
26.	Federal NPDES Requirements				
	a. Provide a SWPPP that incorporates construction BMP's in compliance with Federal NPDES.	✓			<i>See attached BMP's suggested for use during construction.</i>
	b. Provide a SUSMP that incorporates design elements and facility BMP's in compliance with Federal NPDES.	✓			
27.	Comply with all applicable existing conditions of approval for the proposed development.	✓			

**PROJECT ADDRESS: Multiple Family Residential Development**

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
28.				<p><b>Additional requirements:</b></p> <ul style="list-style-type: none"> <li>• Submit <b>Utility Plan</b> showing all existing public utilities and any proposed relocations/realignments. Also show any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with development.</li> <li>• Submit <b>Off-site Improvement Plan</b> with <b>quantities</b> and <b>cost estimate</b>, include all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter, wheel chair ramps, parkway trees, street improvements, striping, etc). Cost Estimate to be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.</li> <li>• Submit on-site and off-site <b>Striping Plan</b>.</li> <li>• Submit <b>ALTA survey</b> and incorporate as part of the project drawings. Perform full property survey. Include any vacation and dedication description.</li> <li>• Submit <b>Grading and Drainage Plan</b> for on-site as well as elevations along the adjacent lots. Show how development will drain to First Street and how the differential flow will be mitigated.</li> <li>• Submit <b>Soils Report</b> for on-site.</li> <li>• Submit <b>Hydrology Study</b> and show how area will drain down to First St (storm drain). Provide on site drainage.</li> <li>• Submit <b>Water and Sewer Study</b> to ensure current systems met proposed developments future demands. Currently the system surrounding the project site includes: 12" Ductile Iron Pipe on First Street, 8" Cast Iron Pipe on First Street, 12" Ductile Iron Pipe on Harding Avenue, and 8" Steel Pipe on Harding Avenue. The current sewer system includes: 8" sewer line on First Street and a 15" sewer line on Harding Avenue. Please note the 15" sewer line on Harding meets the 8" sewer line on First Street and goes into a 15" sewer line on First Street. The sewer line at First Street is working at max capacity during peak hours. Developer may have to extend the sewer main on Maclay @ alley down to Maclay @ Celis in order to divert some of the sewage flow and be able to connect to the sewer system. Engineer should consider existing sewer capacity and proposed sewage flow resulting from this development. Proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.</li> <li>• Submit <b>Traffic study</b>, evaluating adequacy of the existing roadway configuration for the projected traffic, as well as signal timing. A protected left turn arrow may be needed at the traffic signal on First Street and Harding Avenue in order to accommodate the increased traffic flow on to first street.</li> <li>• Submit <b>Shoring Plan</b> to satisfy the required excavation depth.</li> <li>• Rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.</li> <li>• All driveways shall accommodate both ingress and egress vehicular traffic.</li> <li>• Ensure proposed fire lane/driveway along Fermoore Street is aligned and within property line and not within neighbor's lot. In the event that it is in neighbor's lot, please submit documentation from neighbor granting developer permission to build fire lane/driveway over his lot and record private easement. Submit any recorded easements as a result of this development to City.</li> <li>• Ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed.</li> <li>• All off-site improvements on Harding Avenue and Fermoore Street must be constructed with this development.</li> <li>• <b>Need Industrial Waste Clearance.</b> Comply with applicable federal NPDES requirements.</li> <li>• Satisfy NPDES.</li> </ul>

PUBLIC WORKS DEPARTMENT

3/5/12  
DATE



## Community Development Department

Building &amp; Safety Division

## MEMORANDUM

DATE: February 23, 2012

TO: Edgar Arroyo, Assistant Planner

FROM: Francisco J. Villalva, Building & Safety Supervisor

SUBJECT: Site Plan Review 2012-01: 1501 First Street, First Street Affordable Housing Project

PROJECT DESCRIPTION: **Phase 1:** New four-story affordable housing apartment building with 84 units and first floor parking garage

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The above reference proposed project as per plans submitted for site plan review is subject to the requirements as listed below. The requirements are preliminary and not final as additional requirements or corrections may follow during the building plan check process.

1. **REQUIREMENTS FOR GROUP R, DIVISION 2 OCCUPANCIES** - Per San Fernando Building Code Section 310.1 the proposed use of the building will be an apartment building.
2. **REQUIREMENTS FOR GROUP S DIVISION 2 OCCUPANCIES** - Per San Fernando Building Code Section 311.3 the proposed use of a portion of the building will be a parking garage.
3. **ACCESSIBILITY** - Per San Fernando Building Code Section 1103.1.3. Group R occupancies shall be accessible as provided in Chapter 11.
  - a. Section 1105A.2.2 [For HCD 1/AC] Multistory Dwellings Units in Buildings with one or more Elevators.
  - b. 1107A.5 [For HCD 1/AC] Ground Floor above Grade.
4. **L. A. CITY FIRE DEPARTMENT PLAN REVIEW** – Plan review is conducted at the Building & Safety Dept., Engineering Plan Check Division 5. Location: 14425 Erwin Street Mall, Van Nuys, California 91401 (818) 834-3370.
  - a. 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 Fire Department Plan Check (818) 374-4351

5. **AUTOMATIC FIRE-EXTINGUISHING SYSTEMS** - Per San Fernando Building Code Section 904.2.1 an automatic sprinkler system shall be installed in every story or basement of all buildings.
  - a. 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 Fire Sprinkler Mechanical Plan Check (818) 374-4364
  
6. **CALIFORNIA CODE OF REGULATIONS, TITLE 24** - Per California Energy Code Title 24 Section 100. A. New systems which use mechanical heating and cooling.
  
7. **STORM WATER SOIL-LOSS PREVENTION PLAN** - Per California Green Code Section 5.102. State Storm water NPDES Construction Permit 99-08-DWG. Must comply with local ordinance and no State permit is required. Adopt local agency approved BMP's.
  
8. **L. A. UNIFIED SCHOOL DISTRICT DEVELOPER FEE** – The fee is \$3.98 per square foot for new square footage of residential assessable area and \$0.07 for parking garage.
  
9. **PLAN CHECK REQUIRED** - Two (2) sets of plans and calculations with engineering stamp are required upon submitting for plan check as follows:
  - a. Site plan at standard size and an additional copy at 8 1/2" x 11".
  - b. Architectural Plans
  - c. Structural Plans
  - d. Mechanical Plan
  - e. Electrical Plan
  - f. Plumbing Plan

**Community Development Department****Building & Safety Division****MEMORANDUM**

DATE: February 23, 2012

TO: Edgar Arroyo, Assistant Planner

FROM: Francisco J. Villalva, Building & Safety Supervisor

SUBJECT: Site Plan Review 2012-01: 124 Harding Avenue, Affordable Housing Project

PROJECT DESCRIPTION: **Phase 2:** New four-story affordable housing apartment building with 29 units and first floor parking garage

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The above reference proposed project as per plans submitted for site plan review is subject to the requirements as listed below. The requirements are preliminary and not final as additional requirements or corrections may follow during the building plan check process.

1. **REQUIREMENTS FOR GROUP R, DIVISION 2 OCCUPANCIES** - Per San Fernando Building Code Section 310.1 the proposed use of the building will be an apartment building.
2. **REQUIREMENTS FOR GROUP S DIVISION 2 OCCUPANCIES** - Per San Fernando Building Code Section 311.3 the proposed use of a portion of the building will be a parking garage.
3. **ACCESSIBILITY** - Per San Fernando Building Code Section 1103.1.3. Group R occupancies shall be accessible as provided in Chapter 11.
  - a. Section 1105A.2.2 [For HCD 1/AC] Multistory Dwellings Units in Buildings with one or more Elevators.
  - b. 1107A.5 [For HCD 1/AC] Ground Floor above Grade.
4. **L. A. CITY FIRE DEPARTMENT PLAN REVIEW** – Plan review is conducted at the Building & Safety Dept., Engineering Plan Check Division 5. Location: 14425 Erwin Street Mall, Van Nuys, California 91401 (818) 834-3370.
  - a. 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 Fire Department Plan Check (818) 374-4351

5. **AUTOMATIC FIRE-EXTINGUISHING SYSTEMS** - Per San Fernando Building Code Section 904.2.1 an automatic sprinkler system shall be installed in every story or basement of all buildings.
  - a. 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 Fire Sprinkler Mechanical Plan Check (818) 374-4364
  
6. **CALIFORNIA CODE OF REGULATIONS, TITLE 24** - Per California Energy Code Title 24 Section 100. A. New systems which use mechanical heating and cooling.
  
7. **STORM WATER SOIL-LOSS PREVENTION PLAN** - Per California Green Code Section 5.102. State Storm water NPDES Construction Permit 99-08-DWG. Must comply with local ordinance and no State permit is required. Adopt local agency approved BMP's.
  
8. **L. A. UNIFIED SCHOOL DISTRICT DEVELOPER FEE** – The fee is \$3.98 per square foot for new square footage of residential assessable area and \$0.07 for parking garage.
  
9. **PLAN CHECK REQUIRED** - Three (3) sets of plans and calculations with engineering stamp are required upon submitting for plan check as follows:
  - a. Site plan at standard size and an additional copy at 8 1/2" x 11".
  - b. Architectural Plans
  - c. Structural Plans
  - d. Mechanical Plan
  - e. Electrical Plan
  - f. Plumbing Plan

# MITIGATION MONITORING AND REPORTING PROGRAM

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**HARDING AVE./FERMOORE ST. APARTMENTS  
HARDING AVE. & FERMOORE ST.  
SAN FERNANDO, CALIFORNIA**



**LEAD AGENCY:**

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

**MARCH 2, 2012**



# TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1. Overview of Project.....	1
2. Findings of Environmental Assessment.....	1
3. Findings Related to mitigation Monitoring.....	1
4. Mitigation Measures .....	2
5. Mitigation Monitoring .....	4

## 1. OVERVIEW OF PROJECT

The City of San Fernando Community Development Department (referred to hereinafter as the Lead Agency) is reviewing a development proposal for an apartment complex that will be constructed in two phases. Phase 1 (the Fermoore Phase) will consist of 84 rental units that will be reserved for low income households. Phase 2 (the Harding Phase) will consist of 29 units reserved for low income households. A total of 113 units will be constructed. The proposed apartment buildings will consist of four levels with enclosed parking provided on the ground level. The applicant for the proposed project is Aszkenazy Development, Inc. located at 601 S. Brand Boulevard, Third Floor, San Fernando, California.

## 2. FINDINGS OF ENVIRONMENTAL ASSESSMENT

The initial study prepared for the proposed project indicated that the proposed project is not expected to 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,
- 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 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of San Fernando may make the following additional findings:

- 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

### Mitigation of Aesthetic Impacts

The following mitigation measures will reduce the proposed project's light and glare impacts to levels that are less than significant:

*Mitigation Measure 1 (Aesthetic Impacts).* The applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) pursuant to the City's Lighting Ordinance (Chapter 106-834, Lighting) to the Community Development Department that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The outdoor lighting plan shall be subject to final review and approval by the Community Development Department. Landscape lighting shall be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas.

*Mitigation Measure 2 (Aesthetic Impacts).* The exterior window glazing of the proposed apartment structures shall be constructed of materials that consist of non-reflective tinted glass (no mirror-like tints or films).

### Mitigation of Air Quality Impacts

The analysis of potential air quality impacts indicated that no significant adverse operational impacts would result from the proposed project's implementation. However, the following measures will be required to further mitigate potential short-term construction related emissions.

*Mitigation Measure 3 (Construction Emissions).* All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

*Mitigation Measure 4 (Construction Emissions).* The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

*Mitigation Measure 5 (Construction Emissions).* All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

*Mitigation Measure 6 (Construction Emissions).* All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

*Mitigation Measure 7 (Construction Emissions).* All dirt/soil materials transported off-site shall be either sufficiently watered and securely covered to prevent excessive amount of dust.

## MITIGATION MONITORING &amp; REPORTING PROGRAM • HARDING AVE./FERMOORE ST. APARTMENTS

*Mitigation Measure 8 (Construction Emissions).* General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

*Mitigation Measure 9 (Construction Emissions).* Trucks and other construction equipment shall be shut off when not in use.

**Mitigation of Hazardous Materials Impacts**

The following measures are required to ensure that any hazardous materials that may be encountered during the interior improvements are properly handled:

*Mitigation Measure 10 (Hazardous Materials).* Should hazardous materials be encountered during the construction phases, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.

*Mitigation Measure 11 (Hazardous Materials).* The building contractors must adhere to all requirements governing the handling, removal, and disposal of hazardous substances and materials that may be encountered during construction activities.

**Mitigation of Hydrological and Water Quality Impacts**

As indicated previously, the site's hydrological characteristics will not substantially change. Mitigation has been recommended as a means to comply with CWA and NPDES requirements.

*Mitigation Measure 12 (Hydrology and Water Quality).* The applicant will be required to submit a grading and drainage plan for on-site as well as elevations along the adjacent lots. The applicant will also be required to submit a hydrology study that indicates how the area will drain down to the First Street storm drain.

*Mitigation Measure 13 (Hydrology and Water Quality).* Treatment of storm flows will be required to reduce or eliminate the particulate matter washed into the storm drain system in order to obtain a storm water discharge permit in accordance with NPDES requirements.

*Mitigation Measure 14 (Hydrology and Water Quality).* Prior to issuance of building permits, a Storm Water Management Plan utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable shall be prepared and approved by the Public Works Director.

*Mitigation Measure 15 (Hydrology and Water Quality).* Future development must demonstrate compliance to the pertinent NPDES requirements concerning industrial wastewater discharges prior to issuance of the building permits.

**Mitigation of Noise Impacts**

Potential short term noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

*Mitigation Measure 16 (Construction Noise Control).* The project shall comply with the City of San Fernando Noise Control Ordinance and any subsequent ordinances, which prohibit the emission

## MITIGATION MONITORING &amp; REPORTING PROGRAM • HARDING AVE./FERMOORE ST. APARTMENTS

or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

*Mitigation Measure 17 (Construction Noise Control).* Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

*Mitigation Measure 18 (Construction Noise Control).* Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.

*Mitigation Measure 19 (Construction Noise Control).* The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

*Mitigation Measure 20 (Construction Noise Control).* The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

### **Mitigation of Traffic Impacts**

The analysis of potential impacts related to traffic and circulation indicated that no impacts would result from the proposed project's approval and subsequent implementation. The following mitigation will address potential parking related impacts.

*Mitigation Measure No 21 (Parking Impacts).* No on-street parking by employees or patrons of the proposed project will be permitted on either Greenstone Avenue or Shoemaker Avenue.

*Mitigation Measure No 22 (Parking Impacts).* No trailer drop offs or truck parking will be permitted within the public right-of-way. All truck queuing must occur on-site.

*Mitigation Measure No 23 (Parking Impacts).* Parking spaces must not obstruct track maneuvering areas (for example, a number of parking spaces are shown west of Building B opposite the truck loading areas).

*Mitigation Measure No 24 (Parking Impacts).* The Parking Modification will be reviewed 12 months following the commencement of operations. In the event the parking is clearly insufficient resulting in congestion or overflow parking, remote parking solutions shall be considered.

## **5. MITIGATION MONITORING**

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 provided on the following pages.

MITIGATION MONITORING & REPORTING PROGRAM • HARDING AVE./FERMOORE ST. APARTMENTS

<b>Table 1 Mitigation-Monitoring Program</b>		
<b>Measure</b>	<b>Enforcement Agency</b>	<b>Monitoring Phase</b>
<p><b>Mitigation Measure No. 1 (Light and Glare Impacts).</b> The applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) pursuant to the City's Lighting Ordinance (Chapter 106-834, Lighting) to the Community Development Department that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The outdoor lighting plan shall be subject to final review and approval by the Community Development Department. Landscape lighting shall be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Operational Phases</i> • Prior to the issuance of Building Permits</p>
<p><b>Mitigation Measure 2 (Light and Glare).</b> The exterior window glazing of the proposed apartment structures shall be constructed of materials that consist of non-reflective tinted glass (no mirror-like tints or films).</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Operational Phases</i> • Prior to the issuance of Building Permits</p>
<p><b>Mitigation Measure 3 (Construction Emissions).</b> All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i> • Mitigation ends at the completion of the construction phases</p>
<p><b>Mitigation Measure 4 (Construction Emissions).</b> The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i> • Mitigation ends at the completion of the construction phases</p>
<p><b>Mitigation Measure 5 (Construction Emissions).</b> All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i> • Mitigation ends at the completion of the construction phases</p>

MITIGATION MONITORING & REPORTING PROGRAM • HARDING AVE./FERMOORE ST. APARTMENTS

<p><b>Mitigation Measure 6 (Construction Emissions).</b> All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases</li> </ul>
<p><b>Table 1 Mitigation-Monitoring Program (continued)</b></p>		
<p><b>Measure</b></p>	<p><b>Enforcement Agency</b></p>	<p><b>Monitoring Phase</b></p>
<p><b>Mitigation Measure 7 (Construction Emissions).</b> All dirt/soil materials transported off-site shall be either sufficiently watered and securely covered to prevent excessive amount of dust.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases</li> </ul>
<p><b>Mitigation Measure 8 (Construction Emissions).</b> General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases</li> </ul>
<p><b>Mitigation Measure 9 (Construction Emissions).</b> Trucks and other construction equipment shall be shut off when not in use.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases</li> </ul>
<p><b>Mitigation Measure 10 (Hazardous Materials).</b> Should hazardous materials be encountered during the construction phases, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>
<p><b>Mitigation Measure 11 (Hazardous Materials).</b> The building contractors must adhere to all requirements governing the handling, removal, and disposal of hazardous substances and materials that may be encountered during construction activities.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>
<p><b>Mitigation Measure 12 (Hydrology and Water Quality).</b> The applicant will be required to submit a grading and drainage plan for on-site as well as elevations along the adjacent lots. The applicant will also be required to submit a hydrology study that indicates how the area will drain down to the First Street storm drain.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation prior to the completion of design phase.</li> </ul>

MITIGATION MONITORING & REPORTING PROGRAM • HARDING AVE./FERMOORE ST. APARTMENTS

<p><b>Mitigation Measure 13 (Hydrology and Water Quality).</b> Treatment of storm flows will be required to reduce or eliminate the particulate matter washed into the storm drain system in order to obtain a storm water discharge permit in accordance with NPDES requirements.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>
<p><b>Table 1</b> <b>Mitigation-Monitoring Program (continued)</b></p>		
<p><b>Measure</b></p>	<p><b>Enforcement Agency</b></p>	<p><b>Monitoring Phase</b></p>
<p><b>Mitigation Measure 14 (Hydrology and Water Quality).</b> Prior to issuance of building permits, a Storm Water Management Plan utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable shall be prepared and approved by the Public Works Director.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Prior to Project Construction</i></p> <ul style="list-style-type: none"> <li>• Prior to issuance of building permit.</li> </ul>
<p><b>Mitigation Measure 15 (Hydrology and Water Quality).</b> Future development must demonstrate compliance to the pertinent NPDES requirements concerning industrial wastewater discharges prior to issuance of the building permits.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Prior to Project Construction</i></p> <ul style="list-style-type: none"> <li>• Prior to issuance of building permit.</li> </ul>
<p><b>Mitigation Measure 16 (Construction Noise Control).</b> The project shall comply with the City of San Fernando Noise Control Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Over Project Lifetime</i></p> <ul style="list-style-type: none"> <li>• Mitigation will continue over the operational life of the project.</li> </ul>
<p><b>Mitigation Measure 17 (Construction Noise Control).</b> Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>
<p><b>Mitigation Measure 18 (Construction Noise Control).</b> Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>
<p><b>Mitigation Measure 19 (Construction Noise Control).</b> The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>



## MITIGATION MONITORING &amp; REPORTING PROGRAM • HARDING AVE./FERMOORE ST. APARTMENTS

<p><b>Mitigation Measure 20 (Construction Noise Control).</b> The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.</p>	<p>Community Development Department (applicant is responsible for implementation)</p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>
<p><b>Mitigation Measure 21 (Public Services).</b> The proposed project will be subject to review and approval by the City of Los Angeles Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. In addition, the Fire Department will be required to review and approve any evacuation plan as well as the on-site circulation to ensure that emergency vehicles can easily access the site. <i>Mitigation Measure 25 (Traffic Impacts).</i> The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing. A protected left turn arrow may be needed at the traffic signal on First Street and Harding Avenue in order to accommodate the traffic flow on to First Street.</p>	<p>Public Works Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 22 (Public Services).</b> The projects' management must ensure that all fire lanes remain open at all times.</p>	<p>Community Development Department (applicant is responsible for implementation)</p>	<p><i>Over Project Lifetime</i></p> <ul style="list-style-type: none"> <li>• Mitigation will continue over the operational life of the project.</li> </ul>
<p><b>Mitigation Measure 23 (Public Services).</b> The proposed project will be subject to review and approval by the San Fernando Police Department to ensure that public safety measures are incorporated into the project. In addition, the Police Department will be required to review and approve any security plan.</p>	<p>Community Development Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 24 (Public Services).</b> The proposed fire lane/driveway along Fermoore Street must be realigned and located within the property line (and not within the neighboring lot). In the event that it is located in the neighboring lot, documentation from the neighbor that grants the developer permission to build fire lane/driveway over his lot must be submitted and recorded as a private easement. Any recorded easements as a result of this development must be submitted to the City.</p>	<p>Community Development Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 25 (Traffic Impacts).</b> The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing.</p>	<p>Public Works Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 26 (Traffic Impacts).</b> The applicant will be required to rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.</p>	<p>Public Works Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>

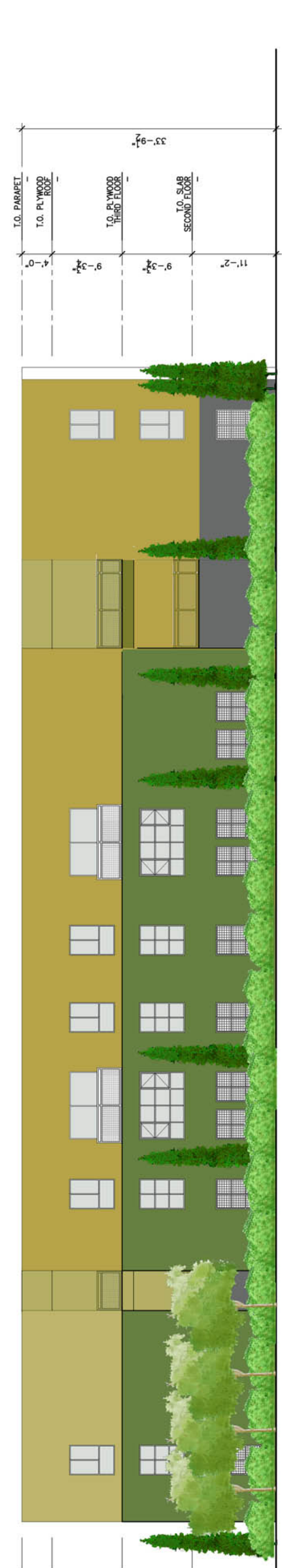
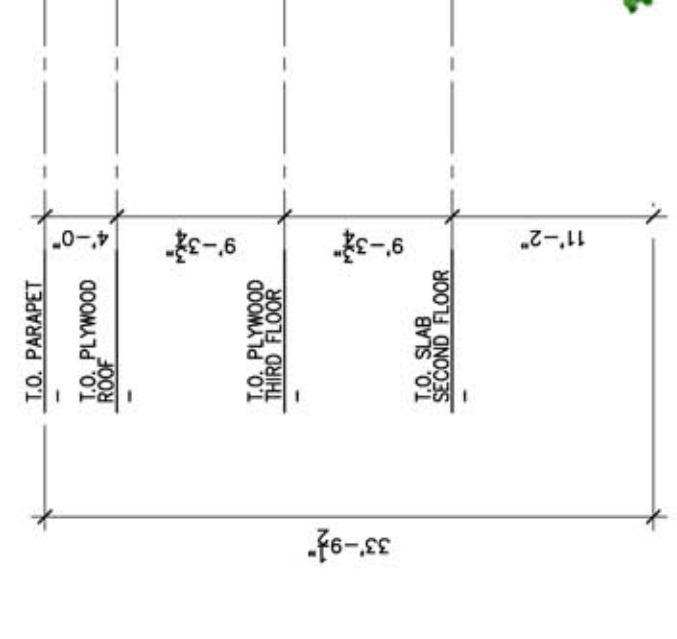
MITIGATION MONITORING & REPORTING PROGRAM • HARDING AVE./FERMOORE ST. APARTMENTS

<p><b>Mitigation Measure 27 (Traffic Impacts).</b> The applicant shall ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed. In addition, the fire access road identified on the site plan for the Phase 1 development shall be upgraded to accommodate primary vehicular access.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 28 (Traffic Impacts).</b> All driveways and fire lanes must be kept open at all times. No resident or guest parking will be permitted. Preferential rentals will be granted to those households that will rely on public transportation or those that have a single vehicle. No storage of inoperable vehicles in the designated parking stalls will be permitted. Tandem parking stalls will be assigned to the three-bedroom units.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Over Project Lifetime</i></p> <ul style="list-style-type: none"> <li>• Mitigation will continue over the operational life of the project.</li> </ul>
<p><b>Mitigation Measure 29 (Utility Impacts).</b> The applicant must submit a Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also the plan must identify any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with proposed development.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 30 (Utility Impacts).</b> The applicant will be required to submit an Off-site Improvement Plan with quantities and cost estimate, including all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter), wheel chair ramps, parkway trees, street improvements, striping, et cetera. A cost estimate must also be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 31 (Utility Impacts).</b> The applicant shall submit s Water and Sewer Study to ensure current systems meet proposed development’s future demands. Any proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project’s mitigation monitoring plan.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>

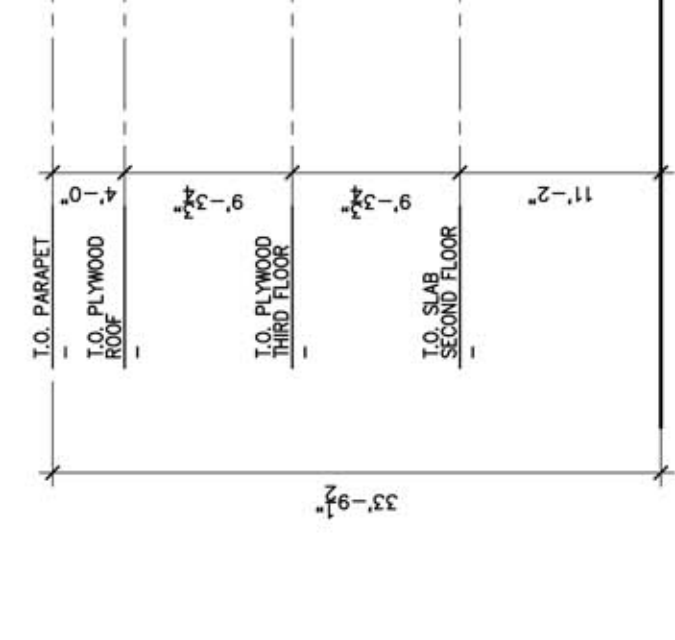




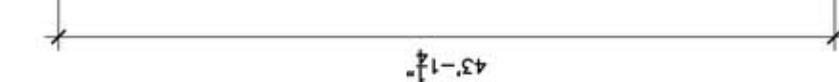
**WEST ELEVATION**  
SCALE: 3/32"=1'-0"



**EAST ELEVATION**  
SCALE: 3/32"=1'-0"



**SOUTH ELEVATION**  
SCALE: 3/32"=1'-0"



**NORTH ELEVATION**  
SCALE: 3/32"=1'-0"



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WEST ELEVATION  
SCALE: 3/32"=1'-0"  
④



EAST ELEVATION  
SCALE: 3/32"=1'-0"  
③



SOUTH ELEVATION  
SCALE: 3/32"=1'-0"  
②



NORTH ELEVATION  
SCALE: 3/32"=1'-0"  
①

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## **Addendum No. 2**

### **To March 6, 2012 Planning and Preservation Commission Staff Report**

#### **ATTACHMENTS:**

1. Revised Redline Version and Final Version of Attachment 3: Mitigation Monitoring Program

# **MITIGATION MONITORING AND REPORTING PROGRAM**

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**HARDING AVE./FERMOORE ST. APARTMENTS  
HARDING AVE. & FERMOORE ST.  
SAN FERNANDO, CALIFORNIA**



**LEAD AGENCY:**

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

**MARCH 6, 2012**

**REVISED**

# TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Page</u></b>
<b>1. Overview of Project .....</b>	<b>1</b>
<b>2. Findings of Environmental Assessment .....</b>	<b>1</b>
<b>3. Findings Related to mitigation Monitoring .....</b>	<b>1</b>
<b>4. Mitigation Measures.....</b>	<b>2</b>
<b>5. Mitigation Monitoring.....</b>	<b>4</b>

## **1. OVERVIEW OF PROJECT**

The City of San Fernando Community Development Department (referred to hereinafter as the Lead Agency) is reviewing a development proposal for an apartment complex that will be constructed in two phases. Phase 1 (the Fermore Phase) will consist of 84 rental units that will be reserved for low income households. Phase 2 (the Harding Phase) will consist of 29 units reserved for low income households. A total of 113 units will be constructed. The proposed apartment buildings will consist of four levels with enclosed parking provided on the ground level. The applicant for the proposed project is Aszkenazy Development, Inc. located at 601 S. Brand Boulevard, Third Floor, San Fernando, California.

## **2. FINDINGS OF ENVIRONMENTAL ASSESSMENT**

The initial study prepared for the proposed project indicated that the proposed project is not expected to 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,
- 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 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of San Fernando may make the following additional findings:

- 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**

### **Mitigation of Aesthetic Impacts**



The following mitigation measures will reduce the proposed project's light and glare impacts to levels that are less than significant:

*Mitigation Measure 1 (Aesthetic Impacts).* The applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) pursuant to the City's Lighting Ordinance (Chapter 106-834, Lighting) to the Community Development Department that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The outdoor lighting plan shall be subject to final review and approval by the Community Development Department. Landscape lighting shall be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas.

*Mitigation Measure 2 (Aesthetic Impacts).* The exterior window glazing of the proposed apartment structures shall be constructed of materials that consist of non-reflective tinted glass (no mirror-like tints or films).

### **Mitigation of Air Quality Impacts**

The analysis of potential air quality impacts indicated that no significant adverse operational impacts would result from the proposed project's implementation. However, the following measures will be required to further mitigate potential short-term construction related emissions.

*Mitigation Measure 3 (Construction Emissions).* All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

*Mitigation Measure 4 (Construction Emissions).* The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

*Mitigation Measure 5 (Construction Emissions).* All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

*Mitigation Measure 6 (Construction Emissions).* All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

*Mitigation Measure 7 (Construction Emissions).* All dirt/soil materials transported off-site shall be either sufficiently watered and securely covered to prevent excessive amount of dust.

*Mitigation Measure 8 (Construction Emissions).* General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

*Mitigation Measure 9 (Construction Emissions).* Trucks and other construction equipment shall be shut off when not in use.

### **Mitigation of Hazardous Materials Impacts**

The following measures are required to ensure that any hazardous materials that may be encountered during the interior improvements are properly handled:

*Mitigation Measure 10 (Hazardous Materials).* Should hazardous materials be encountered during the construction phases, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.

*Mitigation Measure 11 (Hazardous Materials).* The building contractors must adhere to all requirements governing the handling, removal, and disposal of hazardous substances and materials that may be encountered during construction activities.

### **Mitigation of Hydrological and Water Quality Impacts**

As indicated previously, the site's hydrological characteristics will not substantially change. Mitigation has been recommended as a means to comply with CWA and NPDES requirements.

*Mitigation Measure 12 (Hydrology and Water Quality).* The applicant will be required to submit a grading and drainage plan for on-site as well as elevations along the adjacent lots. The applicant will also be required to submit a hydrology study that indicates how the area will drain down to the First Street storm drain.

*Mitigation Measure 13 (Hydrology and Water Quality).* Treatment of storm flows will be required to reduce or eliminate the particulate matter washed into the storm drain system in order to obtain a storm water discharge permit in accordance with NPDES requirements.

*Mitigation Measure 14 (Hydrology and Water Quality).* Prior to issuance of building permits, a Storm Water Management Plan utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable shall be prepared and approved by the Public Works Director.

*Mitigation Measure 15 (Hydrology and Water Quality).* Future development must demonstrate compliance to the pertinent NPDES requirements concerning industrial wastewater discharges prior to issuance of the building permits.

### **Mitigation of Noise Impacts**

Potential short term noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

*Mitigation Measure 16 (Construction Noise Control).* The project shall comply with the City of San Fernando Noise Control Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

*Mitigation Measure 17 (Construction Noise Control).* Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

*Mitigation Measure 18 (Construction Noise Control).* Construction and demolition activities shall be

scheduled so as to avoid operating several pieces of equipment simultaneously.

*Mitigation Measure 19 (Construction Noise Control).* The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

*Mitigation Measure 20 (Construction Noise Control).* The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

### **Mitigation of Public Service Impacts**

The analysis of public service impacts indicated that potentially significant adverse impacts on fire and law enforcement services may result from the proposed project's approval and subsequent implementation. As a result, the following mitigation, with respect to public services, is required:

Mitigation Measure 21 (Public Services). The proposed project will be subject to review and approval by the City of Los Angeles Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. In addition, the Fire Department will be required to review and approve any evacuation plan as well as the on-site circulation to ensure that emergency vehicles can easily access the site.

Mitigation Measure 22 (Public Services). The projects' management must ensure that all fire lanes remain open at all times.

Mitigation Measure 23 (Public Services). The proposed project will be subject to review and approval by the San Fernando Police Department to ensure that public safety measures are incorporated into the project. In addition, the Police Department will be required to review and approve any security plan.

Mitigation Measure 24 (Public Services). The proposed fire lane/driveway along Fermoore Street must be realigned and located within the property line (and not within the neighboring lot). In the event that it is located in the neighboring lot, documentation from the neighbor that grants the developer permission to build fire lane/driveway over his lot must be submitted and recorded as a private easement. Any recorded easements as a result of this development must be submitted to the City.

### **Mitigation of Transportation and Circulation Impacts**

The analysis of potential impacts related to traffic and circulation indicated that the following mitigation would be required as a means to mitigate potential adverse impacts that would result from the proposed project.

Mitigation Measure 25 (Traffic Impacts). The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing. A protected left turn arrow may be needed at the traffic signal on First Street and Harding Avenue in order to accommodate the increased traffic flow on to First Street.

Mitigation Measure 26 (Traffic Impacts). The applicant will be required to rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.

Mitigation Measure 27 (Traffic Impacts). The applicant shall ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed. In addition, the fire access road identified on the site plan for the Phase 1 development shall be upgraded to accommodate primary vehicular access.

Mitigation Measure 28 (Traffic Impacts). All driveways and fire lanes must be kept open at all times. No resident or guest parking will be permitted. ~~Preferential rentals will be granted to those households that will rely on public transportation or those that have a single vehicle.~~ No storage of inoperable vehicles in the designated parking stalls will be permitted. Tandem parking stalls will be assigned to the three-bedroom units.

### **Mitigation of Utility Impacts**

Mitigation Measure 29 (Utility Impacts). The applicant must submit a Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also the plan must identify any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with proposed development.

Mitigation Measure 30 (Utility Impacts). The applicant will be required to submit an Off-site Improvement Plan with quantities and cost estimate, including all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter), wheel chair ramps, parkway trees, street improvements, striping, et cetera. A cost estimate must also be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.

Mitigation Measure 31 (Utility Impacts). The applicant shall submit a Water and Sewer Study to ensure current systems meet proposed development's future demands. Any proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.

### **Mitigation of Traffic Impacts**

~~The analysis of potential impacts related to traffic and circulation indicated that no impacts would result from the proposed project's approval and subsequent implementation. The following mitigation will address potential parking related impacts:~~

~~*Mitigation Measure No 21 (Parking Impacts).* No on-street parking by employees or patrons of the proposed project will be permitted on either Greenstone Avenue or Shoemaker Avenue.~~

~~*Mitigation Measure No 22 (Parking Impacts).* No trailer drop offs or truck parking will be permitted within the public right-of-way. All truck queuing must occur on-site.~~

~~*Mitigation Measure No 23 (Parking Impacts).* Parking spaces must not obstruct truck maneuvering areas (for example, a number of parking spaces are shown west of Building B opposite the truck loading areas).~~

~~*Mitigation Measure No 24 (Parking Impacts).* The Parking Modification will be reviewed 12 months following the commencement of operations. In the event the parking is clearly insufficient resulting in congestion or overflow parking, remote parking solutions shall be considered.~~

## 5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 provided ~~on the following pages~~ below.

<b>Table 1 Mitigation-Monitoring Program</b>		
<b>Measure</b>	<b>Enforcement Agency</b>	<b>Monitoring Phase</b>
<p><b>Mitigation Measure No. 1 (Light and Glare Impacts).</b> The applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) pursuant to the City's Lighting Ordinance (Chapter 106-834, Lighting) to the Community Development Department that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The outdoor lighting plan shall be subject to final review and approval by the Community Development Department. Landscape lighting shall be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Operational Phases</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Prior to the issuance of Building Permits</p>
<p><b>Mitigation Measure 2 (Light and Glare).</b> The exterior window glazing of the proposed apartment structures shall be constructed of materials that consist of non-reflective tinted glass (no mirror-like tints or films).</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Operational Phases</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Prior to the issuance of Building Permits</p>
<p><b>Mitigation Measure 3 (Construction Emissions).</b> All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>
<p><b>Mitigation Measure 4 (Construction Emissions).</b> The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>

<p><b>Mitigation Measure 5 (Construction Emissions).</b> All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases</li> </ul>
<p><b>Mitigation Measure 6 (Construction Emissions).</b> All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases</li> </ul>
<p><b>Table 1 Mitigation-Monitoring Program (continued)</b></p>		
<p><b>Measure</b></p>	<p><b>Enforcement Agency</b></p>	<p><b>Monitoring Phase</b></p>
<p><b>Mitigation Measure 7 (Construction Emissions).</b> All dirt/soil materials transported off-site shall be either sufficiently watered and securely covered to prevent excessive amount of dust.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases</li> </ul>
<p><b>Mitigation Measure 8 (Construction Emissions).</b> General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases</li> </ul>
<p><b>Mitigation Measure 9 (Construction Emissions).</b> Trucks and other construction equipment shall be shut off when not in use.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases</li> </ul>
<p><b>Mitigation Measure 10 (Hazardous Materials).</b> Should hazardous materials be encountered during the construction phases, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>
<p><b>Mitigation Measure 11 (Hazardous Materials).</b> The building contractors must adhere to all requirements governing the handling, removal, and disposal of hazardous substances and materials that may be encountered during construction activities.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>

<p><b>Mitigation Measure 12 (Hydrology and Water Quality).</b> The applicant will be required to submit a grading and drainage plan for on-site as well as elevations along the adjacent lots. The applicant will also be required to submit a hydrology study that indicates how the area will drain down to the First Street storm drain.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation prior to the completion of design phase.</li> </ul>
<p><b>Mitigation Measure 13 (Hydrology and Water Quality).</b> Treatment of storm flows will be required to reduce or eliminate the particulate matter washed into the storm drain system in order to obtain a storm water discharge permit in accordance with NPDES requirements.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>
<p><b>Table 1 Mitigation-Monitoring Program (continued)</b></p>		
<p><b>Measure</b></p>	<p><b>Enforcement Agency</b></p>	<p><b>Monitoring Phase</b></p>
<p><b>Mitigation Measure 14 (Hydrology and Water Quality).</b> Prior to issuance of building permits, a Storm Water Management Plan utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable shall be prepared and approved by the Public Works Director.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Prior to Project Construction</i></p> <ul style="list-style-type: none"> <li>• Prior to issuance of building permit.</li> </ul>
<p><b>Mitigation Measure 15 (Hydrology and Water Quality).</b> Future development must demonstrate compliance to the pertinent NPDES requirements concerning industrial wastewater discharges prior to issuance of the building permits.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Prior to Project Construction</i></p> <ul style="list-style-type: none"> <li>• Prior to issuance of building permit.</li> </ul>
<p><b>Mitigation Measure 16 (Construction Noise Control).</b> The project shall comply with the City of San Fernando Noise Control Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Over Project Lifetime</i></p> <ul style="list-style-type: none"> <li>• Mitigation will continue over the operational life of the project.</li> </ul>
<p><b>Mitigation Measure 17 (Construction Noise Control).</b> Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>
<p><b>Mitigation Measure 18 (Construction Noise Control).</b> Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>

<p><b>Mitigation Measure 19 (Construction Noise Control).</b> The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>
<p><b>Mitigation Measure 20 (Construction Noise Control).</b> The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the construction phases.</li> </ul>
<p><b>Mitigation Measure 21 (Public Services).</b> The proposed project will be subject to review and approval by the City of Los Angeles Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. In addition, the Fire Department will be required to review and approve any evacuation plan as well as the on-site circulation to ensure that emergency vehicles can easily access the site. <i>Mitigation Measure 25 (Traffic Impacts).</i> The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing. A protected left turn arrow may be needed at the traffic signal on First Street and Harding Avenue in order to accommodate the traffic flow on to First Street.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 22 (Public Services).</b> The projects' management must ensure that all fire lanes remain open at all times.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Over Project Lifetime</i></p> <ul style="list-style-type: none"> <li>• Mitigation will continue over the operational life of the project.</li> </ul>
<p><b>Mitigation Measure 23 (Public Services).</b> The proposed project will be subject to review and approval by the San Fernando Police Department to ensure that public safety measures are incorporated into the project. In addition, the Police Department will be required to review and approve any security plan.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 24 (Public Services).</b> The proposed fire lane/driveway along Fermoore Street must be realigned and located within the property line (and not within the neighboring lot). In the event that it is located in the neighboring lot, documentation from the neighbor that grants the developer permission to build fire lane/driveway over his lot must be submitted and recorded as a private easement. Any recorded easements as a result of this development must be submitted to the City.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 25 (Traffic Impacts).</b> The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>



## CITY OF SAN FERNANDO

## MITIGATION MONITORING &amp; REPORTING PROGRAM • HARDING AVE./FERMOORE ST. APARTMENTS

<p><b>Mitigation Measure 26 (Traffic Impacts).</b> The applicant will be required to rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 27 (Traffic Impacts).</b> The applicant shall ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed. In addition, the fire access road identified on the site plan for the Phase 1 development shall be upgraded to accommodate primary vehicular access.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 28 (Traffic Impacts).</b> All driveways and fire lanes must be kept open at all times. No resident or guest parking will be permitted. <del>Preferential rentals will be granted to those households that will rely on public transportation or those that have a single vehicle.</del> No storage of inoperable vehicles in the designated parking stalls will be permitted. Tandem parking stalls will be assigned to the three-bedroom units.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Over Project Lifetime</i></p> <ul style="list-style-type: none"> <li>• Mitigation will continue over the operational life of the project.</li> </ul>
<p><b>Mitigation Measure 29 (Utility Impacts).</b> The applicant must submit a Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also the plan must identify any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with proposed development.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 30 (Utility Impacts).</b> The applicant will be required to submit an Off-site Improvement Plan with quantities and cost estimate, including all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter), wheel chair ramps, parkway trees, street improvements, striping, et cetera. A cost estimate must also be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 31 (Utility Impacts).</b> The applicant shall submit s Water and Sewer Study to ensure current systems meet proposed development's future demands. Any proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>

# **MITIGATION MONITORING AND REPORTING PROGRAM**

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**HARDING AVE./FERMOORE ST. APARTMENTS  
HARDING AVE. & FERMOORE ST.  
SAN FERNANDO, CALIFORNIA**



**LEAD AGENCY:**

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

**MARCH 6, 2012**

# TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Page</u></b>
<b>1. Overview of Project .....</b>	<b>1</b>
<b>2. Findings of Environmental Assessment .....</b>	<b>1</b>
<b>3. Findings Related to mitigation Monitoring .....</b>	<b>1</b>
<b>4. Mitigation Measures.....</b>	<b>2</b>
<b>5. Mitigation Monitoring.....</b>	<b>4</b>

## **1. OVERVIEW OF PROJECT**

The City of San Fernando Community Development Department (referred to hereinafter as the Lead Agency) is reviewing a development proposal for an apartment complex that will be constructed in two phases. Phase 1 (the Fermore Phase) will consist of 84 rental units that will be reserved for low income households. Phase 2 (the Harding Phase) will consist of 29 units reserved for low income households. A total of 113 units will be constructed. The proposed apartment buildings will consist of four levels with enclosed parking provided on the ground level. The applicant for the proposed project is Aszkenazy Development, Inc. located at 601 S. Brand Boulevard, Third Floor, San Fernando, California.

## **2. FINDINGS OF ENVIRONMENTAL ASSESSMENT**

The initial study prepared for the proposed project indicated that the proposed project is not expected to 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,
- 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 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of San Fernando may make the following additional findings:

- 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

### Mitigation of Aesthetic Impacts

The following mitigation measures will reduce the proposed project's light and glare impacts to levels that are less than significant:

*Mitigation Measure 1 (Aesthetic Impacts).* The applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) pursuant to the City's Lighting Ordinance (Chapter 106-834, Lighting) to the Community Development Department that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The outdoor lighting plan shall be subject to final review and approval by the Community Development Department. Landscape lighting shall be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas.

*Mitigation Measure 2 (Aesthetic Impacts).* The exterior window glazing of the proposed apartment structures shall be constructed of materials that consist of non-reflective tinted glass (no mirror-like tints or films).

### Mitigation of Air Quality Impacts

The analysis of potential air quality impacts indicated that no significant adverse operational impacts would result from the proposed project's implementation. However, the following measures will be required to further mitigate potential short-term construction related emissions.

*Mitigation Measure 3 (Construction Emissions).* All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

*Mitigation Measure 4 (Construction Emissions).* The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

*Mitigation Measure 5 (Construction Emissions).* All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

*Mitigation Measure 6 (Construction Emissions).* All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

*Mitigation Measure 7 (Construction Emissions).* All dirt/soil materials transported off-site shall be either sufficiently watered and securely covered to prevent excessive amount of dust.

*Mitigation Measure 8 (Construction Emissions).* General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

*Mitigation Measure 9 (Construction Emissions).* Trucks and other construction equipment shall be shut off when not in use.

### **Mitigation of Hazardous Materials Impacts**

The following measures are required to ensure that any hazardous materials that may be encountered during the interior improvements are properly handled:

*Mitigation Measure 10 (Hazardous Materials).* Should hazardous materials be encountered during the construction phases, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.

*Mitigation Measure 11 (Hazardous Materials).* The building contractors must adhere to all requirements governing the handling, removal, and disposal of hazardous substances and materials that may be encountered during construction activities.

### **Mitigation of Hydrological and Water Quality Impacts**

As indicated previously, the site's hydrological characteristics will not substantially change. Mitigation has been recommended as a means to comply with CWA and NPDES requirements.

*Mitigation Measure 12 (Hydrology and Water Quality).* The applicant will be required to submit a grading and drainage plan for on-site as well as elevations along the adjacent lots. The applicant will also be required to submit a hydrology study that indicates how the area will drain down to the First Street storm drain.

*Mitigation Measure 13 (Hydrology and Water Quality).* Treatment of storm flows will be required to reduce or eliminate the particulate matter washed into the storm drain system in order to obtain a storm water discharge permit in accordance with NPDES requirements.

*Mitigation Measure 14 (Hydrology and Water Quality).* Prior to issuance of building permits, a Storm Water Management Plan utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable shall be prepared and approved by the Public Works Director.

*Mitigation Measure 15 (Hydrology and Water Quality).* Future development must demonstrate compliance to the pertinent NPDES requirements concerning industrial wastewater discharges prior to issuance of the building permits.

### **Mitigation of Noise Impacts**

Potential short term noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

*Mitigation Measure 16 (Construction Noise Control).* The project shall comply with the City of San Fernando Noise Control Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

*Mitigation Measure 17 (Construction Noise Control).* Construction and demolition shall be

restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

*Mitigation Measure 18 (Construction Noise Control).* Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.

*Mitigation Measure 19 (Construction Noise Control).* The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

*Mitigation Measure 20 (Construction Noise Control).* The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

### **Mitigation of Public Service Impacts**

The analysis of public service impacts indicated that potentially significant adverse impacts on fire and law enforcement services may result from the proposed project's approval and subsequent implementation. As a result, the following mitigation, with respect to public services, is required:

Mitigation Measure 21 (Public Services). The proposed project will be subject to review and approval by the City of Los Angeles Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. In addition, the Fire Department will be required to review and approve any evacuation plan as well as the on-site circulation to ensure that emergency vehicles can easily access the site.

Mitigation Measure 22 (Public Services). The projects' management must ensure that all fire lanes remain open at all times.

Mitigation Measure 23 (Public Services). The proposed project will be subject to review and approval by the San Fernando Police Department to ensure that public safety measures are incorporated into the project. In addition, the Police Department will be required to review and approve any security plan.

Mitigation Measure 24 (Public Services). The proposed fire lane/driveway along Fermoore Street must be realigned and located within the property line (and not within the neighboring lot). In the event that it is located in the neighboring lot, documentation from the neighbor that grants the developer permission to build fire lane/driveway over his lot must be submitted and recorded as a private easement. Any recorded easements as a result of this development must be submitted to the City.

### **Mitigation of Transportation and Circulation Impacts**

The analysis of potential impacts related to traffic and circulation indicated that the following mitigation would be required as a means to mitigate potential adverse impacts that would result from the proposed project.

Mitigation Measure 25 (Traffic Impacts). The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing. A protected left turn arrow may be needed at

the traffic signal on First Street and Harding Avenue in order to accommodate the increased traffic flow on to First Street.

Mitigation Measure 26 (Traffic Impacts). The applicant will be required to rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.

Mitigation Measure 27 (Traffic Impacts). The applicant shall ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed. In addition, the fire access road identified on the site plan for the Phase 1 development shall be upgraded to accommodate primary vehicular access.

Mitigation Measure 28 (Traffic Impacts). All driveways and fire lanes must be kept open at all times. No resident or guest parking will be permitted. No storage of inoperable vehicles in the designated parking stalls will be permitted. Tandem parking stalls will be assigned to the three-bedroom units.

### **Mitigation of Utility Impacts**

Mitigation Measure 29 (Utility Impacts). The applicant must submit a Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also the plan must identify any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with proposed development.

Mitigation Measure 30 (Utility Impacts). The applicant will be required to submit an Off-site Improvement Plan with quantities and cost estimate, including all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter), wheel chair ramps, parkway trees, street improvements, striping, et cetera. A cost estimate must also be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.

Mitigation Measure 31 (Utility Impacts). The applicant shall submit a Water and Sewer Study to ensure current systems meet proposed development's future demands. Any proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.

## **5. MITIGATION MONITORING**

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 provided below.



<b>Table 1 Mitigation-Monitoring Program</b>		
<b>Measure</b>	<b>Enforcement Agency</b>	<b>Monitoring Phase</b>
<p><b>Mitigation Measure No. 1 (Light and Glare Impacts).</b> The applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) pursuant to the City's Lighting Ordinance (Chapter 106-834, Lighting) to the Community Development Department that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The outdoor lighting plan shall be subject to final review and approval by the Community Development Department. Landscape lighting shall be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Operational Phases</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Prior to the issuance of Building Permits</p>
<p><b>Mitigation Measure 2 (Light and Glare).</b> The exterior window glazing of the proposed apartment structures shall be constructed of materials that consist of non-reflective tinted glass (no mirror-like tints or films).</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Operational Phases</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Prior to the issuance of Building Permits</p>
<p><b>Mitigation Measure 3 (Construction Emissions).</b> All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>
<p><b>Mitigation Measure 4 (Construction Emissions).</b> The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>
<p><b>Mitigation Measure 5 (Construction Emissions).</b> All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>
<p><b>Mitigation Measure 6 (Construction Emissions).</b> All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>

<b>Table 1 Mitigation-Monitoring Program (continued)</b>		
<b>Measure</b>	<b>Enforcement Agency</b>	<b>Monitoring Phase</b>
<b>Mitigation Measure 7 (Construction Emissions).</b> All dirt/soil materials transported off-site shall be either sufficiently watered and securely covered to prevent excessive amount of dust.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases
<b>Mitigation Measure 8 (Construction Emissions).</b> General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases
<b>Mitigation Measure 9 (Construction Emissions).</b> Trucks and other construction equipment shall be shut off when not in use.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases
<b>Mitigation Measure 10 (Hazardous Materials).</b> Should hazardous materials be encountered during the construction phases, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 11 (Hazardous Materials).</b> The building contractors must adhere to all requirements governing the handling, removal, and disposal of hazardous substances and materials that may be encountered during construction activities.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 12 (Hydrology and Water Quality).</b> The applicant will be required to submit a grading and drainage plan for on-site as well as elevations along the adjacent lots. The applicant will also be required to submit a hydrology study that indicates how the area will drain down to the First Street storm drain.	Public Works Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation prior to the completion of design phase.
<b>Mitigation Measure 13 (Hydrology and Water Quality).</b> Treatment of storm flows will be required to reduce or eliminate the particulate matter washed into the storm drain system in order to obtain a storm water discharge permit in accordance with NPDES requirements.	Public Works Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.

<b>Table 1 Mitigation-Monitoring Program (continued)</b>		
<b>Measure</b>	<b>Enforcement Agency</b>	<b>Monitoring Phase</b>
<b>Mitigation Measure 14 (Hydrology and Water Quality).</b> Prior to issuance of building permits, a Storm Water Management Plan utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable shall be prepared and approved by the Public Works Director.	Public Works Department <i>(applicant is responsible for implementation)</i>	<i>Prior to Project Construction</i> • Prior to issuance of building permit.
<b>Mitigation Measure 15 (Hydrology and Water Quality).</b> Future development must demonstrate compliance to the pertinent NPDES requirements concerning industrial wastewater discharges prior to issuance of the building permits.	Public Works Department <i>(applicant is responsible for implementation)</i>	<i>Prior to Project Construction</i> • Prior to issuance of building permit.
<b>Mitigation Measure 16 (Construction Noise Control).</b> The project shall comply with the City of San Fernando Noise Control Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>Over Project Lifetime</i> • Mitigation will continue over the operational life of the project.
<b>Mitigation Measure 17 (Construction Noise Control).</b> Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 18 (Construction Noise Control).</b> Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 19 (Construction Noise Control).</b> The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 20 (Construction Noise Control).</b> The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.

<p><b>Mitigation Measure 21 (Public Services).</b> The proposed project will be subject to review and approval by the City of Los Angeles Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. In addition, the Fire Department will be required to review and approve any evacuation plan as well as the on-site circulation to ensure that emergency vehicles can easily access the site. <i>Mitigation Measure 25 (Traffic Impacts)</i>. The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing. A protected left turn arrow may be needed at the traffic signal on First Street and Harding Avenue in order to accommodate the traffic flow on to First Street.</p>	<p>Public Works Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 22 (Public Services).</b> The projects' management must ensure that all fire lanes remain open at all times.</p>	<p>Community Development Department (applicant is responsible for implementation)</p>	<p><i>Over Project Lifetime</i></p> <ul style="list-style-type: none"> <li>• Mitigation will continue over the operational life of the project.</li> </ul>
<p><b>Mitigation Measure 23 (Public Services).</b> The proposed project will be subject to review and approval by the San Fernando Police Department to ensure that public safety measures are incorporated into the project. In addition, the Police Department will be required to review and approve any security plan.</p>	<p>Community Development Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 24 (Public Services).</b> The proposed fire lane/driveway along Fermoore Street must be realigned and located within the property line (and not within the neighboring lot). In the event that it is located in the neighboring lot, documentation from the neighbor that grants the developer permission to build fire lane/driveway over his lot must be submitted and recorded as a private easement. Any recorded easements as a result of this development must be submitted to the City.</p>	<p>Community Development Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 25 (Traffic Impacts).</b> The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing.</p>	<p>Public Works Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 26 (Traffic Impacts).</b> The applicant will be required to rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.</p>	<p>Public Works Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 27 (Traffic Impacts).</b> The applicant shall ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed. In addition, the fire access road identified on the site plan for the Phase 1 development shall be upgraded to accommodate primary vehicular access.</p>	<p>Public Works Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>

CITY OF SAN FERNANDO  
MITIGATION MONITORING & REPORTING PROGRAM • HARDING AVE./FERMOORE ST. APARTMENTS

<p><b>Mitigation Measure 28 (Traffic Impacts).</b> All driveways and fire lanes must be kept open at all times. No resident or guest parking will be permitted. No storage of inoperable vehicles in the designated parking stalls will be permitted. Tandem parking stalls will be assigned to the three-bedroom units.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Over Project Lifetime</i></p> <ul style="list-style-type: none"> <li>• Mitigation will continue over the operational life of the project.</li> </ul>
<p><b>Mitigation Measure 29 (Utility Impacts).</b> The applicant must submit a Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also the plan must identify any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with proposed development.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 30 (Utility Impacts).</b> The applicant will be required to submit an Off-site Improvement Plan with quantities and cost estimate, including all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter), wheel chair ramps, parkway trees, street improvements, striping, et cetera. A cost estimate must also be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 31 (Utility Impacts).</b> The applicant shall submit s Water and Sewer Study to ensure current systems meet proposed development's future demands. Any proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>



**CITY OF SAN FERNANDO  
PLANNING COMMISSION**

**ATTACHMENT "I"**

**DRAFT MINUTES OF THE MARCH 6, 2012 , MEETING - 7:00 P.M.  
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

**CALL TO ORDER**

The meeting was called to order by Chairperson Julie Cuellar at 7:11 P.M.

**PLEDGE OF ALLEGIANCE**

Led by Vice-chair Mario Rodriguez

**ROLL CALL**

The following persons were recorded as present:

**PRESENT:** Chairperson Julie Cuellar, Vice-chair Mario Rodriguez, Commissioners Alvin F. Durham, and Jose Ruelas

**ABSENT:** None

**ALSO PRESENT:** City Planner Fred Ramirez, Assistant Planner Edgar Arroyo, Community Development Secretary Michelle De Santiago, and City Consultant Marc Blodgett

**APPROVAL OF AGENDA**

Vice-chair M. Rodriguez moved to approve the agenda of March 6, 2012. Seconded by J. Ruelas, the motion carried with the following vote:

**AYES:** M. Rodriguez, J. Ruelas, J. Cuellar, and A. Durham  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**CONSENT CALENDAR**

Commissioner A. Durham moved to approve the minutes of the Special Meeting of January 18, 2012. Seconded by Commissioner J. Ruelas, the motion carried with the following vote:

**AYES:** A. Durham, J. Ruelas, J. Cuellar, and M. Rodriguez  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**UNFINISHED BUSINESS**

None

**PUBLIC HEARING 7A:**

**General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, Initial Study and Mitigated Negative Declaration – 1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue, San Fernando, CA 91340 – Aszkenazy Development, Inc., 601 S. Brand Blvd., 3<sup>rd</sup> Floor, San Fernando, CA 91340 – The proposed development consists of two**

Planning Commission Minutes of March 6, 2012  
Page 2 of 4

**neighboring affordable housing projects (the “Project”) consisting of a total of 113 dwelling units. The proposed Project would require a general plan map amendment and zone change to convert industrially zoned property along Harding Avenue to high density residentially zoned property. Each project site will be developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501 and 1529 First Street will be developed with an 84-unit multi-family housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112 vehicles within a first floor garage. The Project sites are located along Harding Avenue, between First Street and Second Street.**

### **STAFF PRESENTATION**

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission recommend approval of the General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommend adoption of the Initial Study and Mitigated Negative Declaration.

City Consultant Marc Blodgett from Blodgett Baylosis Associates, Inc. gave a brief overview of the environmental analysis associated with the proposed project.

### **PUBLIC TESTIMONY**

Esmeralda Cariega – CSUN Student – Ms. Cariega asked if the proposed project would be provided visitor parking and if the local schools could accommodate the additional students associated with the proposed project.

F. Ramirez explained the Developer Fees paid to the Los Angeles Unified School District and how the fees collected are to accommodate capacity at current schools as well as used to build new school facilities.

### **COMMISSION DISCUSSION**

J. Cuellar asked about the current number of vehicular trips being generated as opposed to the additional 700 trips that the proposed project would generate.

M. Blodgett explained that he came out to the site and counted cars in the peak hours. He explained that there were only 3 times when there were more the five cars waiting at the signal light at the intersection of Harding Avenue and First Street.

J. Cuellar indicated that she drives that path everyday and that gets stuck behind the stop sign since there is a lot of traffic cued at the signal light on Maclay Avenue and First Street. Additionally she asked if the counts were done over a course of several days.

M. Blodgett indicated that he counted cars one day during peak hours and that it was not weekend.

J. Cuellar asked how many tenants would the proposed project accommodate.

F. Ramirez indicated that based on the size of the units and the number of bedrooms that the project would house approximately 300 tenants.

Planning Commission Minutes of March 6, 2012

Page 3 of 4

M. Rodriguez stated that his parents live within the 500 feet but that he has no personal gain by making a decision on the proposal. He asked if there were any environmental remediation on the soils at that location. He expressed concern with the parking in that neighborhood. He asked about the concession being requested by the applicant with regards to the open space and he asked why the applicant hadn't thought of a lower number of proposed units in order to accommodate the open space. He was also concerned that there was a lot of information to go over and that he had not finished reading through the entire packet before the meeting.

E. Arroyo indicated that the proposal had common area such as that of the community room and community garden. He stated that the applicant can request up to three concessions and that the city must approve the concessions according to the State regulations if the zone change is approved.

M. Rodriguez asked if the city can require the applicant to make improvements to Layne Park to accommodate the increased usage.

F. Ramirez indicated that Public Works Department will conduct a study to ensure that the sewer isn't being impacted by the additional usage.

M. Blodgett indicated that because the project is in the conceptual phase it is hard to determine how much of an impact if any to the existing infrastructure.

J. Cuellar indicated that the Charter School at 1218 Fourth Street is at capacity and that they have resorted to a lottery for those on the waiting list. She asked that is the area is impacted by traffic or parking can it be reassessed in the future or become a parking district. She acknowledged the letter submitted by the Haro Family with regards to the privacy concerns.

J. Ruelas asked if there are plans for future traffic studies. He stated that he sees all of the benefits that the proposed project may bring to the community. He expressed some concerns that there is no designated visitor parking being proposed.

M. Blodgett said that he will work with staff on further traffic impact analysis.

A. Durham said that he is familiar with the area since he lives on N. Huntington Street, which is not too far from the proposed project. He stated he had some concerns with Fermoore Street becoming a vehicular egress and ingress. He noted that he is concerned with the proposed 45 feet building height within the surrounding residential area.

J. Cuellar stated that there was a lot of information to go over and she said she would be in favor of continuing the item to a special meeting.

Ian Fitzsimmons – applicant stated that the project needs entitlements prior to submittal to the state for funding and the soonest construction would start would be approximately January 2013.

J. Cuellar asked how long has the Park Avenue project taken to start construction.

I. Fitzsimmons stated it has been one year since it's approval.



Planning Commission Minutes of March 6, 2012  
Page 4 of 4

J. Cuellar noted that Layne Park needs some improvements and asked if those improvements consisting of bathrooms, shaded area, and eating area could be made part of the project's approval to offset their need for common open space.

I. Fitzsimmons stated he would have to present that request to the principals/owners of the proposed project.

Subsequent to discussion by the commission, Chairperson J. Cuellar moved to continue the item until a Special Meeting to be held on Wednesday, March 14, 2012. Seconded by Commissioner J. Ruelas, the motion carried with the following vote:

<b>AYES:</b>	J. Cuellar, J. Ruelas, A. Durham, and M. Rodriguez
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

#### **STAFF COMMUNICATIONS**

City Planner Fred informed that commission of some of the projects that will be presented to them at the near future which include:

- Density Bonus Ordinance
- Smoking Ban Ordinance
- Building Code update by reference

#### **ADJOURNMENT**

Commissioner A. Durham moved to adjourn to March 14, 2012. Second by Commissioner J. Ruelas, the motion carried with the following vote:

<b>AYES:</b>	A. Durham, J. Ruelas, J. Cuellar, and M. Rodriguez
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

9:52 P.M.  
FRED RAMIREZ  
Planning Commission Secretary

**ATTACHMENT "J"****RESOLUTION NO. 2012-03****A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 2012-01, ZONE CHANGE 2012-01, AND SITE PLAN REVIEW 2012-01 AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR THE FERMOORE STREET/HARDING APARTMENTS AT 1501 AND 1529 FIRST STREET AND 112, 116, AND 124 HARDING AVENUE**

WHEREAS, Aszkenazy Development, Inc. (c/o Ian Fitzsimmons), hereinafter referred to as "Applicant," has submitted an application for approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 to develop 113 units of affordable housing on two non-contiguous sites in the City of San Fernando referred to as the Fermore Street Apartments at 1501 and 1529 First Street (Phase 1) and the Harding Avenue Apartments at 112, 116, and 124 Harding Avenue (Phase 2) on neighboring, henceforth referred to as the "Project";

WHEREAS, Phase 1 of the Project at 1501 and 1529 First Street would require an amendment of the general plan land use map and zoning map for parcels 2520-011-038, 2520-011-041, and 2520-011-042 to reclassify the existing land use designation of these parcels from Industrial (IND) to High Density Residential (HDR) and rezone these parcels from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone;

WHEREAS, Phase 2 of the Project at 112, 116, and 124 Harding Avenue would also require an amendment of the general plan land use map and zoning map for parcel 2520-017-002 to reclassify the existing land use designation of this parcel from Industrial (IND) to High Density Residential (HDR) and rezone this parcel from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone;

WHEREAS, General Plan Amendment 2012-01 and Zone Change 2012-01 would allow for the construction of Phases 1 and 2 of the Project as follows: a) Phase 1: The development of a four-story, 121,051-square-foot affordable housing project with 84 units on a 79,286-square-foot lot comprised of three contiguous parcels; b) Phase 2: The development of a four-story, 43,733-square-foot affordable housing project with 29 units on a 21,437-square-foot lot comprised of three contiguous parcels;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City of San Fernando's CEQA Guidelines, the City of San Fernando as the Lead Agency overseeing the environmental review for the proposed affordable housing project has prepared a Draft Initial Study as part of the city's environmental assessment in order to determine the nature and extent of the environmental review required for the proposed project and based on said environmental assessment has determined that any potential significant adverse environmental impacts associated with the project's approval and implementation can be mitigated to less than significance levels through the implementation of project specific mitigation measures and has thus prepared a Negative Declaration with described mitigation measures otherwise herein referred to as the Mitigated Negative Declaration;

WHEREAS, the Planning and Preservation Commission conducted a public hearing held on the proposed general plan land use map and zoning map amendments on March 6, 2012 at 7:00 p.m., and proper public notice was duly given pursuant to Code Section 106-72, et al.;

WHEREAS, the Planning and Preservation Commission continued consideration of the proposed Project to March 14, 2012 at 7:00 p.m. to further review and evaluate the proposal;

WHEREAS, the Planning and Preservation Commission's findings and recommendations for approval to the City Council were memorialized in writing in the form of Planning and Preservation Commission Resolution 2012-03 on March 14, 2012;

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

SECTION 1: The Planning Commission finds that all of the facts set forth in this Resolution are true and correct.

SECTION 2: On March 6, 2012, the Planning and Preservation Commission held a duly noticed public hearing to consider the proposed application for the Project filed by the Applicant and the findings and recommendations made by the Planning and Preservation Commission. Evidence, both written and oral, was presented at said hearing.

A. The public hearing afforded opportunities for public testimony and comments on the Project.

B. Notice of the hearing was given pursuant to San Fernando Municipal Code Section 106-72 and in compliance with Government Code Sections 65090 and 65091, a notice of public hearing for the proposed general plan and zoning map amendments and the Project was advertised in the Los Angeles Daily News (a local paper of general circulation), ten (10) days prior to the scheduled public hearing before the Planning and Preservation Commission.

C. The Planning and Preservation Commission made a motion to continue consideration of the proposed Project to March 14, 2012.

SECTION 3: Based upon substantial evidence presented to the Planning and Preservation Commission on March 6, 2012 and on March 14, 2012, including public testimony, written materials and written and oral staff reports, with regard to the Project, the Planning and Preservation Commission concurred with the city planning staff's determination that the Project will not have a significant adverse impact on the environment with the identified mitigation measures incorporated as part of the Mitigated Negative Declaration and subsequently, recommended that the City Council adopt findings to that effect on March 14, 2012.

City of San Fernando Planning and Preservation Commission

Resolution No. 2012-03

Page 3

SECTION 4: Based upon the evidence and all other applicable information presented, the Planning and Preservation Commission finds that the proposed amendment of the general plan land use map is appropriate for the following reasons:

A. Changing the General Plan Land Use Designation from “Industrial” to “High Density Residential” as proposed as part of the Project will facilitate the development of affordable housing in accordance with the goals and policies set forth in the City of San Fernando General Plan Housing Element.

B. Changing the land use designation within will not adversely impact or be detrimental to the IND (Industrial) or HDR (High Density Residential) land uses adjacent to the Project area.

SECTION 5: The Planning and Preservation Commission determined that the proposed zoning map amendment is based the findings of fact as discussed below:

- **The proposed amendment is consistent with the objectives, policies, general land uses and programs of the City’s general plan.**

The requested amendment to the city’s zoning map would change the current zoning of several parcels of land that comprise Phases 1 and 2 of the Fermoore St./Harding Ave. Apartment Project. As part of the Project, the properties located at 1501 and 1529 First Street (APN’s: 2520-011-038, 041, and 042) and 112 Harding Avenue (APN’s: 2500-017-002) would be rezoned from their current zoning as M-1 (Limited Industrial) to R-3 (Multiple Family). The proposed rezoning would facilitate the development of 113 affordable housing units restricted for rent to eligible low income households within the city.

Properties that abut the Project to the north and west are R-3 (Multiple Family) zoned properties that have been developed with a variety of single-family dwellings and multifamily apartment buildings. The requested zone change would make use of vacant, underutilized industrially zoned land that currently abuts R-3 zoned and residentially developed lots fronting Second Street, Harding Avenue, and Harps Street. The Project would comply with the goals and objectives of the General Plan Land Use Element, with the requested general plan map amendment, by retaining the small town character of San Fernando and maintaining an identity that is distinct from surrounding communities. (San Fernando General Plan Land Use Element Goals I and III, Pg. IV-6). The affordable housing Project would result in significant physical improvements to the project site and adjacent public right-of-ways, eliminating any blight conditions associated with the existing physical condition of the subject properties.

Additionally, the Project would also comply with goals and policies of the General Plan Housing Element by: providing a range of housing types (including low income rental units) to meet community needs; providing adequate housing sites to facilitate the development of a range of residential development types in San Fernando that help the city fulfill its fare share of regional housing needs; providing affordable housing opportunities for San Fernando’s lower income population; utilizing zoning tools, including density bonus, to provide affordable units within market rate developments; supporting collaborative partnerships with non-profit organizations and for-profit developers to provide greater access to affordable housing funds; and, encouraging the use of sustainable and green building features in

City of San Fernando Planning and Preservation Commission

Resolution No. 2012-03

Page 4

new housing. (San Fernando General Plan Housing Element Goals 2.0, Policies 2.1, 2.3, 2.5, 2.7, 2.10, Pg. V-11). Thus, it is the commission's determination that this finding can be made.

- **The adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare.**

The requested amendment to the zoning map would allow for vacant, underutilized industrially zoned land to be adaptively reused for the development of affordable housing available to low income households within the city. As part of the Project, the properties located at 1501 and 1529 First Street (APN's: 2520-011-038, 041, and 042) and 112 Harding Avenue (APN's: 2500-017-002) would be rezoned from the M-1 (Limited Industrial) zone to the R-3 (Multiple Family) zone. The Project would result in significant physical improvements to the site and adjacent public right-of-ways, eliminating any blight conditions associated with the existing physical condition of the subject properties.

The physical improvements that will be made as part of the Project include repair and replacement of the existing sidewalks that abut each site, the installation of wheelchair assessable ramps on the corners of Harding Avenue and Fermoore Street, the construction of tree wells along the adjacent sidewalks, and the planting of street trees along the adjacent public right-of-ways. In addition, the proposed Project will also have the potential to promote the revitalization of the First Street corridor and the residential area along Second Street and Harding Avenue. The proposed Project would also be responsible for making the necessary upgrades to the existing water and sewer infrastructure required to accommodate the Project's potential demand. Therefore, the on-site and off-site physical improvement that would result as part of Project, coupled with the availability of new affordable housing, would not be detrimental to the public interest, health, safety, convenience or welfare. Thus, it is the commission's determination that this finding can be made.

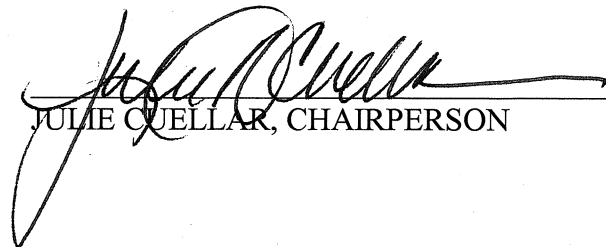
BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby recommends approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommends adoption of the Initial Study and Mitigated Negative Declaration for the Project to the City Council, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 14th day of March 2012.

ATTEST:



FRED RAMIREZ, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION



JULIE CUELLAR, CHAIRPERSON

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 Planning and Preservation Commission at a meeting held on the 14th day of March 2012; and that the same was passed by the following vote, to wit:

AYES:           4 – A. Durham, M. Rodriguez, J. Cuellar, and J. Ruelas

NOES:           0 - None

ABSENT:        0 - None

ABSTAIN:       0 - None

  
 \_\_\_\_\_  
 FRED RAMIREZ, SECRETARY TO THE PLANNING AND  
 PRESERVATION COMMISSION

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**

- PROJECT NO.** : **General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, and Initial Study and Mitigated Negative Declaration**
- PROJECT ADDRESS** : 1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue  
Assessors Parcel No(s): 2520-011-006, 038, 041, 042, and 043  
2520-017-002, 003, and 004
- PROJECT DESCRIPTION** : The proposed development consists of two neighboring affordable housing projects (the "Project") consisting of a total of 113 dwelling units. The proposed Project would require a general plan map amendment and zone change to convert industrially zoned property along First Street and Harding Avenue to high density residentially zoned property. Each project site will be developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501 and 1529 First Street will be developed with an 84-unit multifamily housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112, 116, and 124 Harding Avenue will developed with a 29-unit multi-family housing project with parking on-site for 40 vehicles within a first-floor garage. The project sites are located along Harding Avenue, between First Street and Second Street.

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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. Project Entitlements. General Plan Amendment 2012-01 and Zone Change 2012-01 are granted for the land described in this application and any attachments thereto, as reviewed by the City Council on March 19, 2012, except as herein modified to comply with these Conditions of Approval.
2. Occupancy per Approval. The subject property shall be improved and occupied in substantial conformance with the plans, as reviewed by the City Council on March 19, 2012, except as herein modified to comply with these Conditions of Approval.
3. Lot Line Adjustment. Prior to the issuance of a building permit, the applicant shall complete a lot line adjustment of Phase 1 of the Project to adjust the boundary lines in conformance with the set of plans reviewed by the City Council on March 19, 2012.
4. Parcel Merger. The developer shall merge all parcels that comprise Phases 1 and 2 of the Project, respectively. A new parcel map and legal description as part of an owner initiated parcel merger shall be reviewed and approved by the Community Development Department and subsequently filed with the Los Angeles County Registrar-Recorder/County Clerk Office and proof of said recordation shall be provided

to the Community Development Department.

5. Attached Checklist. The developer shall comply with the requirements as listed in the attached Public Works Department Development/Improvement Review Checklist (See “Attachment 1” of these Conditions of Approval), the Memorandum from the Building and Safety Supervisor (See “Attachment 2” of these Conditions of Approval), and the Mitigation Monitoring Plan (See “Attachment 3” of these Conditions of Approval).
6. Construction Plans. A copy of the Conditions of Approval (including all attachments) shall be printed on the final building plans submitted to the Community Development Department prior to the issuance of a building permit to construct the proposed multifamily apartment Project. Additionally, subsequent to obtaining development entitlements from the City Council, a staging plan for the proposed construction shall be submitted as part of building permit plan check review process to be reviewed and approved by the Public Works Department. The construction plan shall note the locations of all on-site utility facilities, as well as trash containers, construction vehicle parking, and the staging area for debris removal and drop off of materials. In addition, adequate security shall be provided to properly secure all building materials and tools during construction period. The construction plan shall provide specific provisions for the regulation of construction vehicle ingress and egress to the site during construction, while providing continued through-access for pedestrian and vehicles visiting the adjoining industrial and commercial business as well as the surrounding residential neighborhood.
7. Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the City of San Fernando’s building codes, as specified by the Community Development Department.
8. Public Safety Requirements. The following security measures and public safety requirements shall be incorporated into the design of the proposed project:
  - Adequate lighting in all pedestrian pathways and within the proposed parking levels. In addition, adjoining public parkways/sidewalks should be adequately lit. The approved light fixtures should be architecturally compatible with the overall design of the building and should be shielded to reduce potential spillover to adjoining properties;
  - Knox boxes or similar emergency access key boxes that are integrated in to the buildings security alarm system. Such boxes shall conform to the requirements of the Los Angeles Fire Department;
  - Proper signage identifying any restrictions (e.g., prohibited, subject to towing, etc.) for overnight parking;
  - Sufficient height clearance within parking area for emergency vehicles as required by the Los Angeles Fire Department; and,
  - All emergency access lighting and signage as required by the Community Development Department and the Los Angeles Fire Department.



9. Covenant of Affordability. The project shall provide for long term affordability of those units designated as affordable. The owner shall enter into one or more covenant agreement with the City that would ensure that the proposed 113 rental dwelling units that would be designated for low-income qualified renters would be retained as affordable units for a period of not less than 30 years. The agreement shall conform to state density bonus law regulations for the designation and retention of affordable dwelling units, pursuant to Government Code Section 65915, et al, and shall be recorded against the properties that comprise Phase 1 and Phase 2 of the Project.
10. Lot Coverage. As requested by the developer to facilitate the development of affordable housing within the city, an increase in lot coverage shall be provided for Phases 1 and 2 of the Project as a concession pursuant to Government Code Section 65915(d)(2)(C). Phase 1 of the Project shall not exceed a lot coverage of 55 percent of the site. Similarly, Phase 2 shall not exceed a lot coverage of 67 percent of the site. Additional coverage of the lot not in accordance with the approved site plan shall be reviewed by the Community Development Department for compliance with applicable state and local regulations.
11. Setbacks. All proposed residential development on Phases 1 and 2 of the project shall comply with all required building front, side, and rear yard setbacks pursuant to City Code Section 106-696, et al, as noted on the conceptual plans and as approved by the City Council on March 19, 2012. Phase 1 and Phase 2 of the Project shall maintain, at minimum, a 20-foot front yard setback, five feet side yard setbacks, and a 15-foot rear yard setback. In addition, a minimum of 50 percent of the front yard setback shall be improved with live landscaping, pursuant to City Code Section 106-967(4).
12. Architecture. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the preliminary building elevations, in a manner consistent with the design principles and guidelines as specified in the *City of San Fernando Multi-Family Residential Design Guidelines*. Such further architectural design details and refinements shall address, but not be limited to, the following:
  - a) The development shall be of the highest architectural quality, appearance, construction, and exterior materials in substantial compliance with the site plan, floor plans, and elevation drawings;
  - b) The character and design of the project including the proposed architectural details shall be retained and maintained over time. All features and amenities provided as specified on the approved plans and/or by these conditions of approval, including high grade dimensional roofing materials and high quality building exterior materials and fixtures, landscape, hardscape, etc., shall be retained and maintained in good condition for the life of the project;
  - c) All buildings and structures shall be painted with colors that are compatible with the final conceptual design submitted for approval to the City Council. The color palette for all existing and proposed buildings and structures shall be approved in advance by the Community Development Department prior to painting;
  - d) Architectural details compatible with a high level of design quality that are referenced in the conceptual plan shall be identified in the approved site plan and be reflected in the final construction

drawings. Composite siding, stone, colored concrete and smooth stucco shall be used for major building surfaces and elements. Decorative elements such as railings, drain pipes, rain gutters, and other features shall be emphasized and be of a high quality material consistent with the architectural style of the building. Windows and doors shall be consistent with the overall design of the building and noted on the approved conceptual plans;

- e) All proposed exterior finish materials, dimensions, and exterior decorative lighting to be used (i.e., multi-pane windows, recessed window and door openings, glazing, awnings, storm shutters, cornices, roofing, trim, stucco, veneer, etc.) shall be clearly identified and noted on the approved site plan. Colors, materials and textures that are suitable to the scale, character and design theme of the project shall be provided; and,
  - f) Any proposed minor variations or modifications to the site plan and/or elevations shall require prior review and approval by the Community Development Department.
13. Height. The proposed residential buildings for Phases 1 and 2 of the Project shall comply with the height standards for the R-3 (Multiple-Family) zone pursuant to City Code Section 106-967(5)(b). Exceeding the maximum height for the zone shall require review and approval of a variance and associated finding of fact by the Planning and Preservation Commission pursuant to City Code Section 106-295.
14. Landscaping. Pursuant to City Code Section 106-967(4), a minimum of 50 percent of the front yard setback shall be maintained with live landscaping. The landscape design shall be further refined as necessary to improve the level of design quality by focusing on important design principles.

Good horticultural practices shall be followed in all instances. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition and fertilization, cultivation, and tree pruning shall be a part of regular maintenance. The project shall incorporate the use of drought tolerant plant species, ground cover, and vertical landscape features as a way of addressing city regulations, addressing the deficiency in landscaped area, and reducing water consumption through landscape maintenance.

Furthermore, the applicant shall submit a landscape, hardscape, and irrigation plan to the Community Development Department for review and approval prior to installation and planting of any landscaping. The landscape and hardscape plan shall cover all landscaping (i.e., trees, shrubbery, ground cover, and urban furniture) proposed on-site and off-site. The city's Public Works Department shall have final review and approval authority regarding the required off-site improvements for the Project.

15. Street Trees. The developer shall provide all required off-site public improvements as listed on the attached Public Works Improvement Checklist. As noted on the checklist, the developer shall install one parkway tree on Fermoore Street and eight parkway trees along Harding Avenue, adjacent to the Phases 1 and 2 of the Project. The species of trees shall be determined by the Public Works Department.
16. Walls and Fences. All chain-link and deteriorated fencing material throughout the site shall be removed in its entirety and replaced as needed with approved fencing materials. Additionally, all new fences and walls shall provide a finish material compatible with the architectural style and treatment of the residential structure and all existing and required walls shall be subject to building code standards. The final design

of any proposed wall and/or fence shall be submitted to the Community Development Department for review and approval.

17. Parking. All on-site parking spaces shall comply with the parking regulations of the San Fernando City Code for design and minimum dimension, except wherein approved by the City Council or otherwise permitted pursuant to applicable state density bonus law regulations for qualifying affordable housing projects. In addition, pursuant to Government Code Section 65915 et. seq., both project sites shall comply with the applicable parking standards for affordable dwelling units as follows:

- One on-site parking space for every zero to one bedroom dwelling unit; and,
- Two on-site parking spaces for every two to three bedroom dwelling unit.

Furthermore, the Project sites shall each provide a bulletin board, display case or kiosk displaying transportation information located where the greatest numbers of residents are likely to see it. Information in the area shall include but is not limited to the following:

- Current maps, routes and schedules for public transit routes serving the site;
- Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
- Ridesharing promotional material supplied by commuter-oriented organizations;
- Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and,
- A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.

18. Bicycle Locking Facilities. Stationary bicycle locking facilities by means of a freestanding bicycle rack shall be installed along Fermore Street and Harding Avenue, within the front yard setback areas of Phases 1 and 2 of the Project. The developer shall provide one off-street bicycle parking space for every 10 automobile parking spaces on each site. The placement of the bicycle parking facilities shall be incorporated in the set of plans for the project and shall be reviewed by the Community Development Department.

19. 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 architectural style of the buildings 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. Review and approval by the Community Development Department shall be required for

all light fixtures prior to installation.

20. Trash Enclosure. Pursuant to City Code Section 106-896, the approved multifamily residential development sites shall provide the following as part of the their trash enclosure areas:
  - All trash areas shall be located and arranged both for convenience to residents and for convenient vehicular access and pickup.
  - No trash area shall be located within five feet of any window opening into a dwelling unit.
  - All trash and garbage collection facilities shall be either enclosed within a building or by a screening fence or wall and gate five to six feet in height.
  - The screening fence or wall shall be approved by the Community Development Department.
  - A common trash area shall be provided of at least 4 1/2 feet by 15 feet with an additional five square feet of trash area for each unit over 13.
21. Mechanical and Utility Equipment. All mechanical and utility equipment, including but not limited to transformers, terminal boxes, air conditioner condensers, risers, backflow devices, gas meters, electric meters and meter cabinets shall be screened from public view and treated to match the materials and colors of the buildings. Electrical service facilities and equipment on or adjacent to the Project sites 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.
22. Utilities. Pursuant to City Code Section 106-967(15), 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 that are adjacent to or extend through the subject properties, unless otherwise specified by the Community Development Department. Applicant shall provide any utility easements as necessary.
23. Automatic Fire-Extinguishing System. Prior to issuance of a building permit, the applicant shall obtain all the required fire safety clearances from the Los Angeles Fire Department and the City of San Fernando. All proposed apartment buildings shall be fully equipped with an automatic fire-extinguishing system reviewed and approved by the City of San Fernando and the Los Angeles Fire Department.
24. Property Maintenance. The subject sites and the immediate surrounding areas shall be maintained in a clean, neat, quiet and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.

25. Graffiti Removal. The property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code. The property owner(s), operator and all successors shall provide for the immediate removal of any graffiti vandalism occurring on the properties and, where applicable, the restoration of the surface on which the graffiti exists. Such restoration shall entail repainting or refinishing of the surface with a color or finish that matches the color or finish of the remaining portions of the structure being painted, and including treatment of the surface or site with measures to deter future graffiti vandalism as approved or required by the Community Development Department. Unless removed by the property owner or their designee within the specified time frame required by city code, property owner(s), operator and all successors shall grant the right of access to authorized agents of the City of San Fernando to remove graffiti from any surface on the properties that is open and accessible from city property or public right-of-way, at the expense of the owner(s) or operator and all successors.
26. Site Inspections. Prior to the issuance of a Certificate of Occupancy for each of the project sites, the Community Development Department shall inspect each 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 subject properties.
27. Modifications. Any and all modifications to the development plan, including these Conditions of Approval, shall require review and approval by the Community Development Department.
28. 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 and/or Public Works Director. An Encroachment Permit must be obtained from the Public Works Department for each project site prior to any demolition and/or new construction activity that would require staging and/or construction within the public right-of-ways.
29. General Compliance. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation.
30. Stormwater Mitigation. 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 each project site. During construction, the project sites shall comply with all applicable Best Management Practices (BMPs). In addition, the project shall provide for a storm water mitigation plan ("SWMP"), which includes those Best Management Practices (BMPs) necessary to control storm water pollution from construction activities and facility operations, as set forth in the Standard Urban Stormwater Mitigation Plan (SUSMP) applicable to the applicant's project. Structural or treatment control BMPs (including, as applicable, post-construction treatment control BMPs) set forth in project plans shall meet the design standards set forth in the SUSMP and the current municipal NPDES permit pursuant to City Code Section 34-103. The stormwater mitigation requirements noted above shall be applicable to both project sites.
31. Grading and Drainage Plan. A grading plan and drainage plan outlining all required cut and/or fill and on-site drainage improvements for each project site shall be reviewed and subsequently approved by the

City Engineer and Public Works Department prior to the issuance of building permits. The amount of cubic feet of soil that will be excavated as part of the proposed development for each project site shall be provided.

32. Construction Hours. Construction activity on Mondays through Fridays shall comply with the current San Fernando City Code standards for construction in residential zones. In addition, any construction on Saturday shall commence no earlier than 8:00 a.m.
33. Acceptance. Within thirty (30) days of approval of General Plan Amendment 2012-02, Zone Change 2012-01 and Site Plan Review 2012-01, the property owner(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval or modifications thereto by signing a statement using an acceptance affidavit form provided by the Community Development Department that acknowledges acceptance and shall be bound by all of the conditions.
34. Recordation. Prior to the issuance of a Certificate of Occupancy for each of the project sites, the applicant shall provide the Community Development Department with proof that the Conditions of Approval have been recorded on each of the merged Project sites with the Los Angeles Registrar Recorder/County Clerk's Office.
35. Expiration. The Site Plan Review 2012-01 shall become null and void unless exercised by submitting construction plans in application for a building permit for each Project site within six (6) months of final approval or until such additional time as may be granted by the Community Development Department, upon receipt of a written request for an extension received prior to such expiration date.

**CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT / IMPROVEMENT REVIEW CHECK LIST**  
**PROJECT: SPR 2012-01     First/Harding/Fer Moore Multiple Family Development     DATE:2/23/12**

**PROJECT ADDRESS:     Multiple Family Residential Development**

	ITEM	REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
1.	Site plan must show:				
	a. Existing building or structure	✓			
	b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
	c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2.	Submit offsite improvement plan.	✓			See #28.
3.	Prior to issuance of building permit:				
	a Pay sewer capital facility charge.	✓			See attached schedule.
	b Pay water capital facility charge.	✓			See attached schedule.
	c Pay water service installation charge.	✓			See attached schedule.
	d Pay fire service installation deposit.	✓			See attached schedule.
	e Pay fire hydrant installation deposit.		✓		Unless fire hydrant is required by City of Los Angeles Fire Department.
	f Pay plan check fee (Offsite).	✓			Based on the cost estimate from #28 and the attached schedule.
	g Pay inspection fee (Offsite).	✓			Based on the cost estimate from #28 and the attached schedule.
	h Provide labor and material bond.	✓			Shall be provided prior to issuance of grading permit.
	i Provide performance bond.	✓			Shall be provided prior to issuance of grading permit.
4.	Is there existing sewer house connection to property?	✓			
5.	Is there existing water service to the property?	✓			
6.	Provide separate water service for each building or separate ownership.	✓			
7.	Provide separate sewer connection for each building.	✓			
8.	Underground all utilities to each unit/building.	✓			Underground all lighting and utilities.
9.	Cap off existing sewer connection that will no longer be used.	✓			See #28.
10.	Abandon all existing water service and install new copper ones per plan.	✓			
11.	Upgrade existing substandard hydrant to 6-inch wet barrel hydrant (4"X 2.5" outlet).		✓		
12.	Install new hydrant per City standard.		✓		Unless required by City of Los Angeles Fire Department.
13.	Satisfy City of Los Angeles Fire Dept. fire flow requirements.	✓			Obtain clearance from City of Los Angeles Fire Department.


**PROJECT ADDRESS: Multiple Family Residential Development**

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
14.	Provide City approved backflow device for the domestic water service and/or landscape irrigation, provide proof that said equipment has been tested by a certified tester.	✓		<i>Provide one backflow device for every water service. Provide additional backflow device for irrigation/landscaping</i>
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.	✓		<i>Remove existing driveways that will no longer be use and replace with sidewalk and parkway.</i>
16.	Construct PCC driveway approach 6-inch thick per City Standard.	✓		
17.	Construct wheel chair ramp per City Standard.	✓		<i>Construct 4 wheel chair ramps at the corner of Harding Avenue and Second Street.</i>
18.	Remove and replace broken/damaged concrete sidewalk adjacent to property.	✓		<i>Remove and replace broken, damaged, or deteriorated sidewalk per the discretion of Public Works department</i>
19.	Remove and replace broken curb/gutter adjacent to property.	✓		<i>Remove and replace broken, damaged, or deteriorated curb/gutter per the discretion of Public Works department. Construct new curb and gutter on First Street approx. 350 l.f.</i>
20.	Plant parkway trees per City Standard and City Master Tree Plan.	✓		<i>Number and species of parkway trees shall be determined by staff.</i>
21	Construct tree wells per City Standard with tree grates.	✓		<i>Plant visible ground cover in the parkways on Harding Avenue and Fer Moore Street. Plant <u>1</u> parkway tree on Fer Moore Street and <u>8</u> parkway trees on Harding Avenue. Species of trees shall be determined by Public Works department.</i>
22	A permit from the Public Works Dept. (Engineering Division) is required for all offsite improvements.	✓		
23.	All on-site pavement shall be minimum of 3-inch AC on 4 inch CAB or 6-inch PCC pavement without soil recommendation.	✓		
24.	Construct trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.	✓		
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.	✓		<i>Must obtain L.A. County Industrial Waste Permit. See #28.</i>
26.	Federal NPDES Requirements			
	a. Provide a SWPPP that incorporates construction BMP's in compliance with Federal NPDES.	✓		<i>See attached BMP's suggested for use during construction.</i>
	b. Provide a SUSMP that incorporates design elements and facility BMP's in compliance with Federal NPDES.	✓		
27.	Comply with all applicable existing conditions of approval for the proposed development.	✓		



**PROJECT ADDRESS: Multiple Family Residential Development**

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
28.				<p>Additional requirements:</p> <ul style="list-style-type: none"> <li>• Submit <b>Utility Plan</b> showing all existing public utilities and any proposed relocations/realignments. Also show any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with development.</li> <li>• Submit <b>Off-site Improvement Plan</b> with <b>quantities</b> and <b>cost estimate</b>, include all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter, wheel chair ramps, parkway trees, street improvements, striping, etc). Cost Estimate to be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.</li> <li>• Submit on-site and off-site <b>Striping Plan</b>.</li> <li>• Submit <b>ALTA survey</b> and incorporate as part of the project drawings. Perform full property survey. Include any vacation and dedication description.</li> <li>• Submit <b>Grading and Drainage Plan</b> for on-site as well as elevations along the adjacent lots. Show how development will drain to First Street and how the differential flow will be mitigated.</li> <li>• Submit <b>Soils Report</b> for on-site.</li> <li>• Submit <b>Hydrology Study</b> and show how area will drain down to First St (storm drain). Provide on site drainage.</li> <li>• Submit <b>Water and Sewer Study</b> to ensure current systems met proposed developments future demands. Currently the system surrounding the project site includes: 12" Ductile Iron Pipe on First Street, 8" Cast Iron Pipe on First Street, 12" Ductile Iron Pipe on Harding Avenue, and 8" Steel Pipe on Harding Avenue. The current sewer system includes: 8" sewer line on First Street and a 15" sewer line on Harding Avenue. Please note the 15" sewer line on Harding meets the 8" sewer line on First Street and goes into a 15" sewer line on First Street. The sewer line at First Street is working at max capacity during peak hours. Developer may have to extend the sewer main on Maclay @ alley down to Maclay @ Celis in order to divert some of the sewage flow and be able to connect to the sewer system. Engineer should consider existing sewer capacity and proposed sewage flow resulting from this development. Proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.</li> <li>• Submit <b>Traffic study</b>, evaluating adequacy of the existing roadway configuration for the projected traffic, as well as signal timing. A protected left turn arrow may be needed at the traffic signal on First Street and Harding Avenue in order to accommodate the increased traffic flow on to first street.</li> <li>• Submit <b>Shoring Plan</b> to satisfy the required excavation depth.</li> <li>• Rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.</li> <li>• All driveways shall accommodate both ingress and egress vehicular traffic.</li> <li>• Ensure proposed fire lane/driveway along Fermoore Street is aligned and within property line and not within neighbor's lot. In the event that it is in neighbor's lot, please submit documentation from neighbor granting developer permission to build fire lane/driveway over his lot and record private easement. Submit any recorded easements as a result of this development to City.</li> <li>• Ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed.</li> <li>• All off-site improvements on Harding Avenue and Fermoore Street must be constructed with this development.</li> <li>• <b>Need Industrial Waste Clearance.</b> Comply with applicable federal NPDES requirements.</li> <li>• Satisfy NPDES.</li> </ul>

  
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 PUBLIC WORKS DEPARTMENT

3/5/12  
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 DATE



## Community Development Department

Building & Safety Division

### MEMORANDUM

DATE: February 23, 2012

TO: Edgar Arroyo, Assistant Planner

FROM: Francisco J. Villalva, Building & Safety Supervisor

SUBJECT: Site Plan Review 2012-01: 1501 First Street, First Street Affordable Housing Project

PROJECT DESCRIPTION: **Phase 1:** New four-story affordable housing apartment building with 84 units and first floor parking garage

The above reference proposed project as per plans submitted for site plan review is subject to the requirements as listed below. The requirements are preliminary and not final as additional requirements or corrections may follow during the building plan check process.

1. **REQUIREMENTS FOR GROUP R, DIVISION 2 OCCUPANCIES** - Per San Fernando Building Code Section 310.1 the proposed use of the building will be an apartment building.
2. **REQUIREMENTS FOR GROUP S DIVISION 2 OCCUPANCIES** - Per San Fernando Building Code Section 311.3 the proposed use of a portion of the building will be a parking garage.
3. **ACCESSIBILITY** - Per San Fernando Building Code Section 1103.1.3. Group R occupancies shall be accessible as provided in Chapter 11.
  - a. Section 1105A.2.2 [For HCD 1/AC] Multistory Dwellings Units in Buildings with one or more Elevators.
  - b. 1107A.5 [For HCD 1/AC] Ground Floor above Grade.
4. **L. A. CITY FIRE DEPARTMENT PLAN REVIEW** – Plan review is conducted at the Building & Safety Dept., Engineering Plan Check Division 5. Location: 14425 Erwin Street Mall, Van Nuys, California 91401 (818) 834-3370.
  - a. 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 Fire Department Plan Check (818) 374-4351

5. **AUTOMATIC FIRE-EXTINGUISHING SYSTEMS** - Per San Fernando Building Code Section 904.2.1 an automatic sprinkler system shall be installed in every story or basement of all buildings.
  - a. 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 Fire Sprinkler Mechanical Plan Check (818) 374-4364
6. **CALIFORNIA CODE OF REGULATIONS, TITLE 24** - Per California Energy Code Title 24 Section 100. A. New systems which use mechanical heating and cooling.
7. **STORM WATER SOIL-LOSS PREVENTION PLAN** - Per California Green Code Section 5.102. State Storm water NPDES Construction Permit 99-08-DWG. Must comply with local ordinance and no State permit is required. Adopt local agency approved BMP's.
8. **L. A. UNIFIED SCHOOL DISTRICT DEVELOPER FEE** – The fee is \$3.98 per square foot for new square footage of residential assessable area and \$0.07 for parking garage.
9. **PLAN CHECK REQUIRED** - Two (2) sets of plans and calculations with engineering stamp are required upon submitting for plan check as follows:
  - a. Site plan at standard size and an additional copy at 8 1/2" x 11".
  - b. Architectural Plans
  - c. Structural Plans
  - d. Mechanical Plan
  - e. Electrical Plan
  - f. Plumbing Plan

**Community Development Department****Building & Safety Division****MEMORANDUM**

DATE: February 23, 2012

TO: Edgar Arroyo, Assistant Planner

FROM: Francisco J. Villalva, Building & Safety Supervisor

SUBJECT: Site Plan Review 2012-01: 124 Harding Avenue, Affordable Housing Project

PROJECT DESCRIPTION: **Phase 2:** New four-story affordable housing apartment building with 29 units and first floor parking garage

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The above reference proposed project as per plans submitted for site plan review is subject to the requirements as listed below. The requirements are preliminary and not final as additional requirements or corrections may follow during the building plan check process.

1. **REQUIREMENTS FOR GROUP R, DIVISION 2 OCCUPANCIES** - Per San Fernando Building Code Section 310.1 the proposed use of the building will be an apartment building.
2. **REQUIREMENTS FOR GROUP S DIVISION 2 OCCUPANCIES** - Per San Fernando Building Code Section 311.3 the proposed use of a portion of the building will be a parking garage.
3. **ACCESSIBILITY** - Per San Fernando Building Code Section 1103.1.3. Group R occupancies shall be accessible as provided in Chapter 11.
  - a. Section 1105A.2.2 [For HCD 1/AC] Multistory Dwellings Units in Buildings with one or more Elevators.
  - b. 1107A.5 [For HCD 1/AC] Ground Floor above Grade.
4. **L. A. CITY FIRE DEPARTMENT PLAN REVIEW** – Plan review is conducted at the Building & Safety Dept., Engineering Plan Check Division 5. Location: 14425 Erwin Street Mall, Van Nuys, California 91401 (818) 834-3370.
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  - a. 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 Fire Sprinkler Mechanical Plan Check (818) 374-4364
  
6. **CALIFORNIA CODE OF REGULATIONS, TITLE 24** - Per California Energy Code Title 24 Section 100. A. New systems which use mechanical heating and cooling.
  
7. **STORM WATER SOIL-LOSS PREVENTION PLAN** - Per California Green Code Section 5.102. State Storm water NPDES Construction Permit 99-08-DWG. Must comply with local ordinance and no State permit is required. Adopt local agency approved BMP's.
  
8. **L. A. UNIFIED SCHOOL DISTRICT DEVELOPER FEE** – The fee is \$3.98 per square foot for new square footage of residential assessable area and \$0.07 for parking garage.
  
9. **PLAN CHECK REQUIRED** - Three (3) sets of plans and calculations with engineering stamp are required upon submitting for plan check as follows:
  - a. Site plan at standard size and an additional copy at 8 1/2" x 11".
  - b. Architectural Plans
  - c. Structural Plans
  - d. Mechanical Plan
  - e. Electrical Plan
  - f. Plumbing Plan

# **MITIGATION MONITORING AND REPORTING PROGRAM**

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## **HARDING AVE./FERMOORE ST. APARTMENTS HARDING AVE. & FERMOORE ST. SAN FERNANDO, CALIFORNIA**



**LEAD AGENCY:**

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

**MARCH 6, 2012**

# TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Page</u></b>
<b>1. Overview of Project .....</b>	<b>1</b>
<b>2. Findings of Environmental Assessment .....</b>	<b>1</b>
<b>3. Findings Related to mitigation Monitoring .....</b>	<b>1</b>
<b>4. Mitigation Measures.....</b>	<b>2</b>
<b>5. Mitigation Monitoring.....</b>	<b>4</b>

## **1. OVERVIEW OF PROJECT**

The City of San Fernando Community Development Department (referred to hereinafter as the Lead Agency) is reviewing a development proposal for an apartment complex that will be constructed in two phases. Phase 1 (the Fermore Phase) will consist of 84 rental units that will be reserved for low income households. Phase 2 (the Harding Phase) will consist of 29 units reserved for low income households. A total of 113 units will be constructed. The proposed apartment buildings will consist of four levels with enclosed parking provided on the ground level. The applicant for the proposed project is Aszkenazy Development, Inc. located at 601 S. Brand Boulevard, Third Floor, San Fernando, California.

## **2. FINDINGS OF ENVIRONMENTAL ASSESSMENT**

The initial study prepared for the proposed project indicated that the proposed project is not expected to 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,
- 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 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of San Fernando may make the following additional findings:

- 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

### Mitigation of Aesthetic Impacts

The following mitigation measures will reduce the proposed project's light and glare impacts to levels that are less than significant:

*Mitigation Measure 1 (Aesthetic Impacts).* The applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) pursuant to the City's Lighting Ordinance (Chapter 106-834, Lighting) to the Community Development Department that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The outdoor lighting plan shall be subject to final review and approval by the Community Development Department. Landscape lighting shall be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas.

*Mitigation Measure 2 (Aesthetic Impacts).* The exterior window glazing of the proposed apartment structures shall be constructed of materials that consist of non-reflective tinted glass (no mirror-like tints or films).

### Mitigation of Air Quality Impacts

The analysis of potential air quality impacts indicated that no significant adverse operational impacts would result from the proposed project's implementation. However, the following measures will be required to further mitigate potential short-term construction related emissions.

*Mitigation Measure 3 (Construction Emissions).* All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

*Mitigation Measure 4 (Construction Emissions).* The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

*Mitigation Measure 5 (Construction Emissions).* All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

*Mitigation Measure 6 (Construction Emissions).* All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

*Mitigation Measure 7 (Construction Emissions).* All dirt/soil materials transported off-site shall be either sufficiently watered and securely covered to prevent excessive amount of dust.

*Mitigation Measure 8 (Construction Emissions).* General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

*Mitigation Measure 9 (Construction Emissions).* Trucks and other construction equipment shall be shut off when not in use.

### **Mitigation of Hazardous Materials Impacts**

The following measures are required to ensure that any hazardous materials that may be encountered during the interior improvements are properly handled:

*Mitigation Measure 10 (Hazardous Materials).* Should hazardous materials be encountered during the construction phases, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.

*Mitigation Measure 11 (Hazardous Materials).* The building contractors must adhere to all requirements governing the handling, removal, and disposal of hazardous substances and materials that may be encountered during construction activities.

### **Mitigation of Hydrological and Water Quality Impacts**

As indicated previously, the site's hydrological characteristics will not substantially change. Mitigation has been recommended as a means to comply with CWA and NPDES requirements.

*Mitigation Measure 12 (Hydrology and Water Quality).* The applicant will be required to submit a grading and drainage plan for on-site as well as elevations along the adjacent lots. The applicant will also be required to submit a hydrology study that indicates how the area will drain down to the First Street storm drain.

*Mitigation Measure 13 (Hydrology and Water Quality).* Treatment of storm flows will be required to reduce or eliminate the particulate matter washed into the storm drain system in order to obtain a storm water discharge permit in accordance with NPDES requirements.

*Mitigation Measure 14 (Hydrology and Water Quality).* Prior to issuance of building permits, a Storm Water Management Plan utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable shall be prepared and approved by the Public Works Director.

*Mitigation Measure 15 (Hydrology and Water Quality).* Future development must demonstrate compliance to the pertinent NPDES requirements concerning industrial wastewater discharges prior to issuance of the building permits.

### **Mitigation of Noise Impacts**

Potential short term noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

*Mitigation Measure 16 (Construction Noise Control).* The project shall comply with the City of San Fernando Noise Control Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

*Mitigation Measure 17 (Construction Noise Control).* Construction and demolition shall be

restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

*Mitigation Measure 18 (Construction Noise Control).* Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.

*Mitigation Measure 19 (Construction Noise Control).* The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

*Mitigation Measure 20 (Construction Noise Control).* The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

### **Mitigation of Public Service Impacts**

The analysis of public service impacts indicated that potentially significant adverse impacts on fire and law enforcement services may result from the proposed project's approval and subsequent implementation. As a result, the following mitigation, with respect to public services, is required:

Mitigation Measure 21 (Public Services). The proposed project will be subject to review and approval by the City of Los Angeles Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. In addition, the Fire Department will be required to review and approve any evacuation plan as well as the on-site circulation to ensure that emergency vehicles can easily access the site.

Mitigation Measure 22 (Public Services). The projects' management must ensure that all fire lanes remain open at all times.

Mitigation Measure 23 (Public Services). The proposed project will be subject to review and approval by the San Fernando Police Department to ensure that public safety measures are incorporated into the project. In addition, the Police Department will be required to review and approve any security plan.

Mitigation Measure 24 (Public Services). The proposed fire lane/driveway along Fermoore Street must be realigned and located within the property line (and not within the neighboring lot). In the event that it is located in the neighboring lot, documentation from the neighbor that grants the developer permission to build fire lane/driveway over his lot must be submitted and recorded as a private easement. Any recorded easements as a result of this development must be submitted to the City.

### **Mitigation of Transportation and Circulation Impacts**

The analysis of potential impacts related to traffic and circulation indicated that the following mitigation would be required as a means to mitigate potential adverse impacts that would result from the proposed project.

Mitigation Measure 25 (Traffic Impacts). The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing. A protected left turn arrow may be needed at

the traffic signal on First Street and Harding Avenue in order to accommodate the increased traffic flow on to First Street.

Mitigation Measure 26 (Traffic Impacts). The applicant will be required to rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.

Mitigation Measure 27 (Traffic Impacts). The applicant shall ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed. In addition, the fire access road identified on the site plan for the Phase 1 development shall be upgraded to accommodate primary vehicular access.

Mitigation Measure 28 (Traffic Impacts). All driveways and fire lanes must be kept open at all times. No resident or guest parking will be permitted. No storage of inoperable vehicles in the designated parking stalls will be permitted. Tandem parking stalls will be assigned to the three-bedroom units.

### **Mitigation of Utility Impacts**

Mitigation Measure 29 (Utility Impacts). The applicant must submit a Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also the plan must identify any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with proposed development.

Mitigation Measure 30 (Utility Impacts). The applicant will be required to submit an Off-site Improvement Plan with quantities and cost estimate, including all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter), wheel chair ramps, parkway trees, street improvements, striping, et cetera. A cost estimate must also be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.

Mitigation Measure 31 (Utility Impacts). The applicant shall submit a Water and Sewer Study to ensure current systems meet proposed development's future demands. Any proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.

## **5. MITIGATION MONITORING**

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 provided below.

<b>Table 1 Mitigation-Monitoring Program</b>		
<b>Measure</b>	<b>Enforcement Agency</b>	<b>Monitoring Phase</b>
<p><b>Mitigation Measure No. 1 (Light and Glare Impacts).</b> The applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) pursuant to the City's Lighting Ordinance (Chapter 106-834, Lighting) to the Community Development Department that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The outdoor lighting plan shall be subject to final review and approval by the Community Development Department. Landscape lighting shall be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Operational Phases</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Prior to the issuance of Building Permits</p>
<p><b>Mitigation Measure 2 (Light and Glare).</b> The exterior window glazing of the proposed apartment structures shall be constructed of materials that consist of non-reflective tinted glass (no mirror-like tints or films).</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Operational Phases</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Prior to the issuance of Building Permits</p>
<p><b>Mitigation Measure 3 (Construction Emissions).</b> All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>
<p><b>Mitigation Measure 4 (Construction Emissions).</b> The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>
<p><b>Mitigation Measure 5 (Construction Emissions).</b> All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>
<p><b>Mitigation Measure 6 (Construction Emissions).</b> All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Construction</i></p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Mitigation ends at the completion of the construction phases</p>

<b>Table 1 Mitigation-Monitoring Program (continued)</b>		
<b>Measure</b>	<b>Enforcement Agency</b>	<b>Monitoring Phase</b>
<b>Mitigation Measure 7 (Construction Emissions).</b> All dirt/soil materials transported off-site shall be either sufficiently watered and securely covered to prevent excessive amount of dust.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases
<b>Mitigation Measure 8 (Construction Emissions).</b> General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases
<b>Mitigation Measure 9 (Construction Emissions).</b> Trucks and other construction equipment shall be shut off when not in use.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases
<b>Mitigation Measure 10 (Hazardous Materials).</b> Should hazardous materials be encountered during the construction phases, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 11 (Hazardous Materials).</b> The building contractors must adhere to all requirements governing the handling, removal, and disposal of hazardous substances and materials that may be encountered during construction activities.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 12 (Hydrology and Water Quality).</b> The applicant will be required to submit a grading and drainage plan for on-site as well as elevations along the adjacent lots. The applicant will also be required to submit a hydrology study that indicates how the area will drain down to the First Street storm drain.	Public Works Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation prior to the completion of design phase.
<b>Mitigation Measure 13 (Hydrology and Water Quality).</b> Treatment of storm flows will be required to reduce or eliminate the particulate matter washed into the storm drain system in order to obtain a storm water discharge permit in accordance with NPDES requirements.	Public Works Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.

<b>Table 1 Mitigation-Monitoring Program (continued)</b>		
<b>Measure</b>	<b>Enforcement Agency</b>	<b>Monitoring Phase</b>
<b>Mitigation Measure 14 (Hydrology and Water Quality).</b> Prior to issuance of building permits, a Storm Water Management Plan utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable shall be prepared and approved by the Public Works Director.	Public Works Department <i>(applicant is responsible for implementation)</i>	<i>Prior to Project Construction</i> • Prior to issuance of building permit.
<b>Mitigation Measure 15 (Hydrology and Water Quality).</b> Future development must demonstrate compliance to the pertinent NPDES requirements concerning industrial wastewater discharges prior to issuance of the building permits.	Public Works Department <i>(applicant is responsible for implementation)</i>	<i>Prior to Project Construction</i> • Prior to issuance of building permit.
<b>Mitigation Measure 16 (Construction Noise Control).</b> The project shall comply with the City of San Fernando Noise Control Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>Over Project Lifetime</i> • Mitigation will continue over the operational life of the project.
<b>Mitigation Measure 17 (Construction Noise Control).</b> Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 18 (Construction Noise Control).</b> Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 19 (Construction Noise Control).</b> The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.
<b>Mitigation Measure 20 (Construction Noise Control).</b> The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.	Community Development Department <i>(applicant is responsible for implementation)</i>	<i>During Project Construction</i> • Mitigation ends at the completion of the construction phases.

<p><b>Mitigation Measure 21 (Public Services).</b> The proposed project will be subject to review and approval by the City of Los Angeles Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. In addition, the Fire Department will be required to review and approve any evacuation plan as well as the on-site circulation to ensure that emergency vehicles can easily access the site. <i>Mitigation Measure 25 (Traffic Impacts).</i> The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing. A protected left turn arrow may be needed at the traffic signal on First Street and Harding Avenue in order to accommodate the traffic flow on to First Street.</p>	<p>Public Works Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 22 (Public Services).</b> The projects' management must ensure that all fire lanes remain open at all times.</p>	<p>Community Development Department (applicant is responsible for implementation)</p>	<p><i>Over Project Lifetime</i></p> <ul style="list-style-type: none"> <li>• Mitigation will continue over the operational life of the project.</li> </ul>
<p><b>Mitigation Measure 23 (Public Services).</b> The proposed project will be subject to review and approval by the San Fernando Police Department to ensure that public safety measures are incorporated into the project. In addition, the Police Department will be required to review and approve any security plan.</p>	<p>Community Development Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 24 (Public Services).</b> The proposed fire lane/driveway along Fermoore Street must be realigned and located within the property line (and not within the neighboring lot). In the event that it is located in the neighboring lot, documentation from the neighbor that grants the developer permission to build fire lane/driveway over his lot must be submitted and recorded as a private easement. Any recorded easements as a result of this development must be submitted to the City.</p>	<p>Community Development Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 25 (Traffic Impacts).</b> The applicant must submit a traffic report that evaluates the adequacy of the existing affected roadway configuration to accommodate the project traffic. The analysis must also consider stop signs or signal timing.</p>	<p>Public Works Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 26 (Traffic Impacts).</b> The applicant will be required to rehabilitate the existing street pavement on First Street and Harding Avenue based on the recommendations of the applicant's Soils/Pavement Engineer and the Off-site Improvement Plan.</p>	<p>Public Works Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 27 (Traffic Impacts).</b> The applicant shall ensure all adjacent properties in cul-de-sacs have access to public right-of-way by providing lot dedications as needed. In addition, the fire access road identified on the site plan for the Phase 1 development shall be upgraded to accommodate primary vehicular access.</p>	<p>Public Works Department (applicant is responsible for implementation)</p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>



CITY OF SAN FERNANDO  
MITIGATION MONITORING & REPORTING PROGRAM • HARDING AVE./FERMOORE ST. APARTMENTS

<p><b>Mitigation Measure 28 (Traffic Impacts).</b> All driveways and fire lanes must be kept open at all times. No resident or guest parking will be permitted. No storage of inoperable vehicles in the designated parking stalls will be permitted. Tandem parking stalls will be assigned to the three-bedroom units.</p>	<p>Community Development Department <i>(applicant is responsible for implementation)</i></p>	<p><i>Over Project Lifetime</i></p> <ul style="list-style-type: none"> <li>• Mitigation will continue over the operational life of the project.</li> </ul>
<p><b>Mitigation Measure 29 (Utility Impacts).</b> The applicant must submit a Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also the plan must identify any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with proposed development.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 30 (Utility Impacts).</b> The applicant will be required to submit an Off-site Improvement Plan with quantities and cost estimate, including all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter), wheel chair ramps, parkway trees, street improvements, striping, et cetera. A cost estimate must also be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>
<p><b>Mitigation Measure 31 (Utility Impacts).</b> The applicant shall submit s Water and Sewer Study to ensure current systems meet proposed development's future demands. Any proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.</p>	<p>Public Works Department <i>(applicant is responsible for implementation)</i></p>	<p><i>During Project Design</i></p> <ul style="list-style-type: none"> <li>• Mitigation ends at the completion of the design phases.</li> </ul>



**CITY OF SAN FERNANDO  
PLANNING COMMISSION**

**ATTACHMENT "K"**

**DRAFT MINUTES OF SPECIAL MEETING OF  
MARCH 14, 2012- 7:00 P.M.  
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

**CALL TO ORDER**

The meeting was called to order by Chairperson Julie Cuellar 7:10 P.M.

**PLEDGE OF ALLEGIANCE**

Led by Commissioner Alvin Durham

**ROLL CALL**

The following persons were recorded as present:

**PRESENT:**

Chairperson Julie Cuellar, Vice-chair Mario Rodriguez, Commissioners Alvin F. Durham, and Jose Ruelas

**ABSENT:**

None

**ALSO PRESENT:**

City Planner Fred Ramirez, Assistant Planner Edgar Arroyo, Community Development Secretary Michelle De Santiago, and City Consultant Marc Blodgett

**APPROVAL OF AGENDA**

Commissioner A. Durham moved to approve the agenda of March 14, 2012. Seconded by Commissioner J. Ruelas, the motion carried with the following vote:

<b>AYES:</b>	A. Durham, J. Ruelas, J. Cuellar, and M. Rodriguez
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**CONSENT CALENDAR**

Commissioner J. Ruelas moved to approve the minutes of March 6, 2012. Seconded by Commissioner A. Durham, the motion carried with the following vote:

<b>AYES:</b>	J. Ruelas, A. Durham, J. Cuellar, and M. Rodriguez
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

Planning Commission Minutes of the Special Meeting of March 14, 2012  
Page 2 of 4

**CONTINUED BUSINESS**  
**PUBLIC HEARING 7A:**

**General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, Initial Study and Mitigated Negative Declaration – 1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue, San Fernando, CA 91340 – Aszkenazy Development, Inc., 601 S. Brand Blvd., 3<sup>rd</sup> Floor, San Fernando, CA 91340 – The proposed development consists of two neighboring affordable housing projects (the “Project”) consisting of a total of 113 dwelling units. The proposed Project would require a general plan map amendment and zone change to convert industrially zoned property along Harding Avenue to high density residentially zoned property. Each project site will developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501 and 1529 First Street will be developed with an 84-unit multi-family housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112, 116, and 124 Harding Avenue will developed with a 29-unit multi-family housing project with parking on-site for 40 vehicles within a first floor garage. The Project sites are located along Harding Avenue, between First Street and Second Street.**

**STAFF PRESENTATION**

City Planner Fred Ramirez introduced the project and explained that it was a continuation from the previous scheduled Planning and Preservation Commission Meeting of March 6, 2012.

Assistant Planner gave the staff presentation and identified the changes from the previous proposed project. His presentation concluded with a recommendation to the Planning and Preservation Commission recommend to the City Council approval of the General Plan Amendment, Zone Change, Lot Line Adjustment, Site Plan Review, and adoption of the Initial Study and Mitigated Negative Declaration, pursuant to Planning and Preservation Commission Resolution 2012-03 and conditions of approval attached as Exhibit “A” to the resolution (“Attachment 1”).

City Consultant Marc Blodgett gave a brief presentation of the traffic study associated with the proposed project.

**COMMISSION DISCUSSION**

M. Rodriguez commended staff and the developer for addressing the commission’s concern. He asked Mr. Blodgett how closely aligned were the two proposed driveways because he was concerned with potential bottlenecking occurring if cars want to enter both sites at the same time.

M. Blodgett indicated that the egress and ingress access to the two properties are wide enough that cars will not save a significant waiting time for cars to enter and exit the site.

M. Rodriguez asked about the city enforcement activity to date on the street with regards to cars parking in the abandoned curb cuts and who is responsible. Additionally he asked about addressing the privacy issues with the adjoining residential property and if the mature trees were being proposed along the rear property line with abutting properties on Harps Street.

F. Ramirez indicated that he does not believe that the City parking enforcement is enforcing the no parking in the driveway for the vacant lots. He clarified that the applicant has already proposed to install trees along the rear property line to address potential privacy issues.

Planning Commission Minutes of the Special Meeting of March 14, 2012  
Page 3 of 4

M. Rodriguez asked what would happen to the project if funding is not obtained?

F. Ramirez indicated that the property owner can build the project and rent them out at market rate that would require that the project be scaled back to meet the R-3 standards.

J. Ruelas asked if staff received any additional public comments since the last meeting.

F. Ramirez informed the commission that he did have one inquiry about how long it would take for the units to be built because they were interested in trying to rent a unit. He also reminded the Commission that the public comment period is open until March 15, 2012.

J. Ruelas asked Chairperson Cuellar if she would open the public comment section to allow for the audience to comment.

J. Cuellar agreed and she opened the public statement portion of the meeting.

### **PUBLIC TESTIMONY**

Jessie Avila – 319 N. Workman Street, San Fernando, CA – Mr. Avila stated that First Street in it's current condition might as well be a freeway. His hopes are that the proposed project will slow down vehicular traffic. He stated that the city needs more affordable housing and he says that the project will have positive affect on the surrounding area.

Linda Avila – 319 N. Workman Street, San Fernando, CA – Ms. Avila stated that she initially had some concerns with the projects proposed recreational open space, parking, and traffic. However, she too feels that the added vehicles to the area will slow down the speeders. She stated that she is pleased with the recent modifications to the project proposal and she expressed that it will be a quality building that we should not be afraid of.

### **COMMISSION COMMENTS (Continued)**

J. Cuellar commended staff, City Consultant, and the developer for addressing the commission's concerns. She stated that traffic and parking are always an issue with any proposal. She stated that she spoke to some residents and they expressed their concerns with such a large project. She does like the fact that visitor parking was added but is still concerned if it will be enough.

A. Durham thanked staff for their added work, he expressed his concern with the amount of proposed parking and the proposed building height. However, he noted that staff would continue working with the applicant to further refine the proposed design.

Sev Aszkenazy – Aszkenazy Development, Inc. - 601 S. Brand Blvd., 3<sup>rd</sup> Floor, San Fernando, CA 91340 – Mr. Aszkenazy gave examples of income levels allowed by state and federal guidelines in order to qualify for one of the proposed units. He gave an example of the parking agreements for tenants in other housing projects owned and managed by his company.

I. Fitzsimmons clarified that the sewer lines do not run under the property. He noted that they run along First Street and with regards to having to replace or upgrade any infrastructure, he said that it would be determined by the required water and sewer study for the project.

Planning Commission Minutes of the Special Meeting of March 14, 2012

Page 4 of 4

M. Rodriguez stated that he welcomes the new use and noted that the proposed project will be good for the area. He expressed some concerns with too many large projects being proposed for the area.

J. Ruelas stated that there are a lot of checklist items that the developer has to comply with so he is confident in the project.

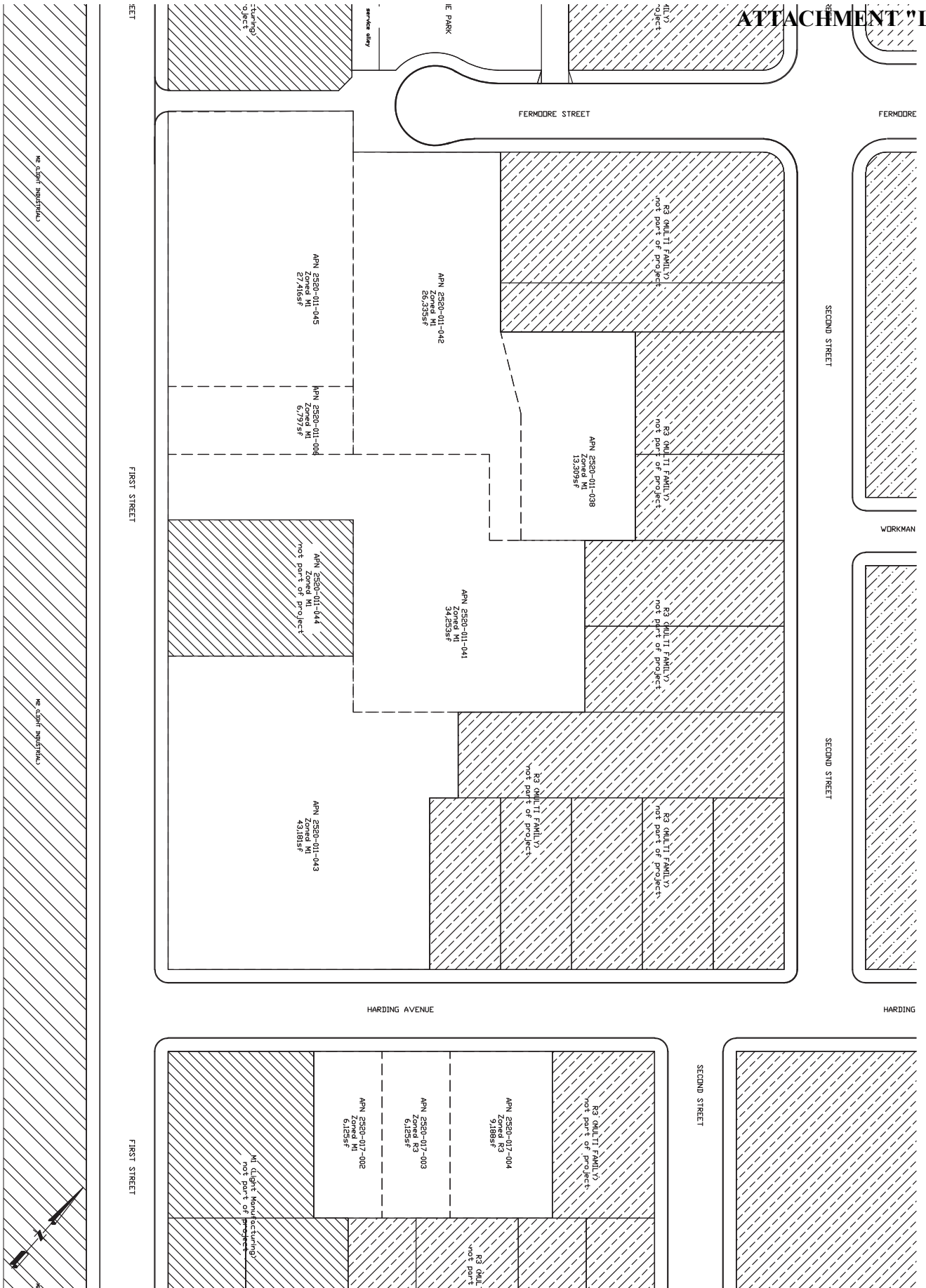
A. Durham stated that affordable housing is needed in the area.

J. Cuellar stated that she appreciates the fact that the proposed project was modified to address the public's and commissioner's concerns. She stated that she would like to see the development built in a timely manner.

Subsequent to discussion Commissioner J. Ruelas moved to recommend approval of General Plan Amendment 2012-01, Zone Change 2012-01, Site Plan Review 2012-01, Initial Study and Mitigated Negative Declaration. Seconded by Commission A. Durham, the motion carried with the following vote:

<b>AYES:</b>	J. Ruelas, A. Durham, J. Cuellar, and M. Rodriguez
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

ATTACHMENT "L"



First St and Harding  
 Existing Lot Lines and Zonina

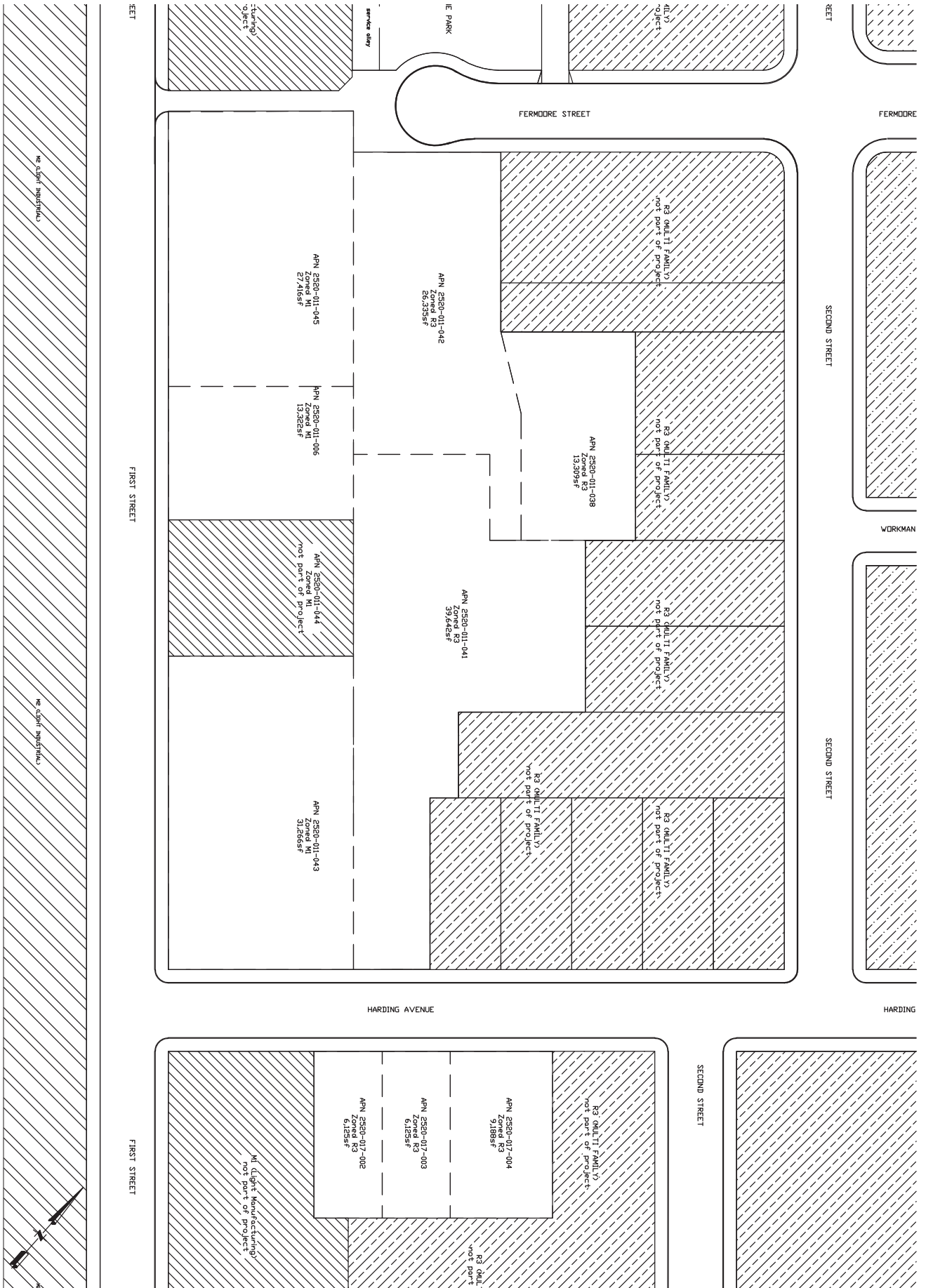
**ASZKENAZY DEVELOPMEN**  
 601 S BRAND BLVD  
 SAN FERNANDO, CA 91342

PROJECT SITE:  
 1621 First St  
 SAN FERNANDO, CA

Concept Rev. 1/11

SHEET NUMBER	JOB NO
DATE	DATE
SCALE	SCALE
BY	BY
CHECKED	CHECKED

91



First St and Harding  
Proposed Lot Lines and Zoning

**ASZKENAZY DEVELOPERS**  
 601 S BRAND BLVD.  
 SAN FERNANDO, CA 91342

PROJECT SITE:  
 1621 First St  
 SAN FERNANDO, CA

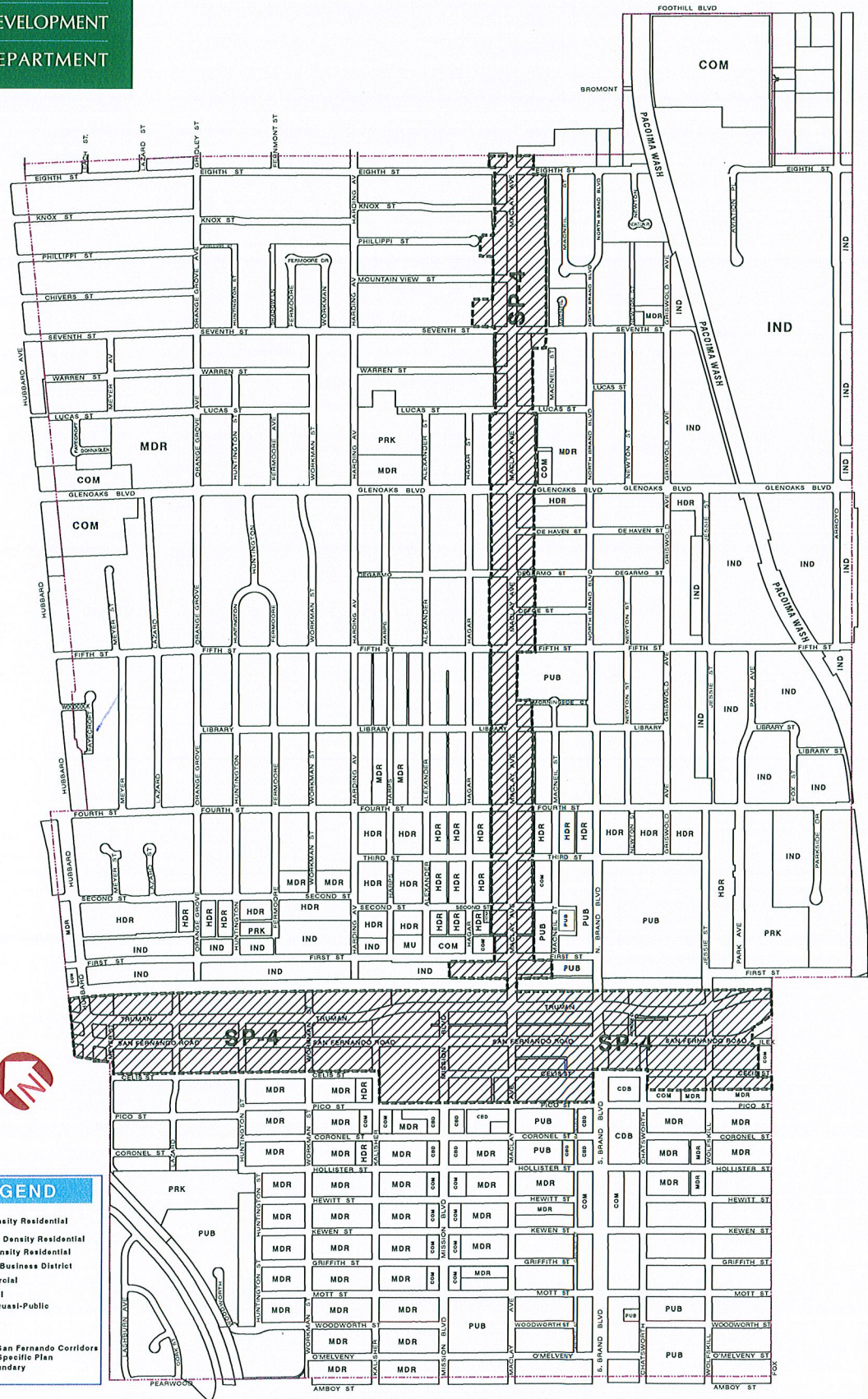
Concept Rev. 1/11

SHEET NUMBER JOB NO  
 62 1766/4  
 DATE SCALE  
 1/26/11 1/8"=1'



**San Fernando**  
 HISTORIC & VISIONARY  
 COMMUNITY  
 DEVELOPMENT  
 DEPARTMENT

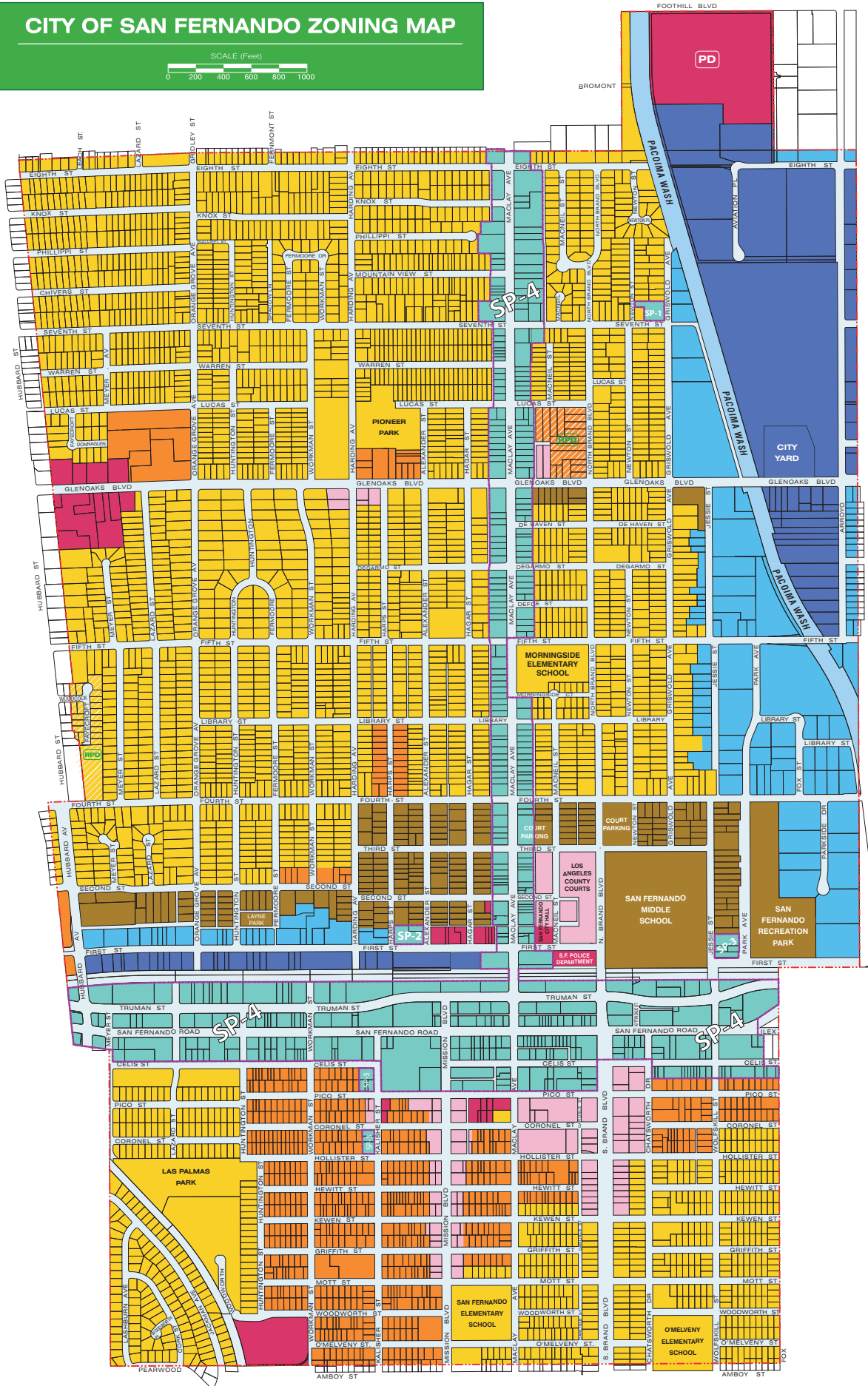
# LAND USE ELEMENT MAP



LEGEND	
	Low Density Residential
	MDR - Medium Density Residential
	HDR - High Density Residential
	CBD - Central Business District
	COM - Commercial
	IND - Industrial
	PUB - Public/Quasi-Public
	PRK - Park
	MU - Multi-use
	SP-4 - San Fernando Corridors Specific Plan
	City Boundary



# CITY OF SAN FERNANDO ZONING MAP



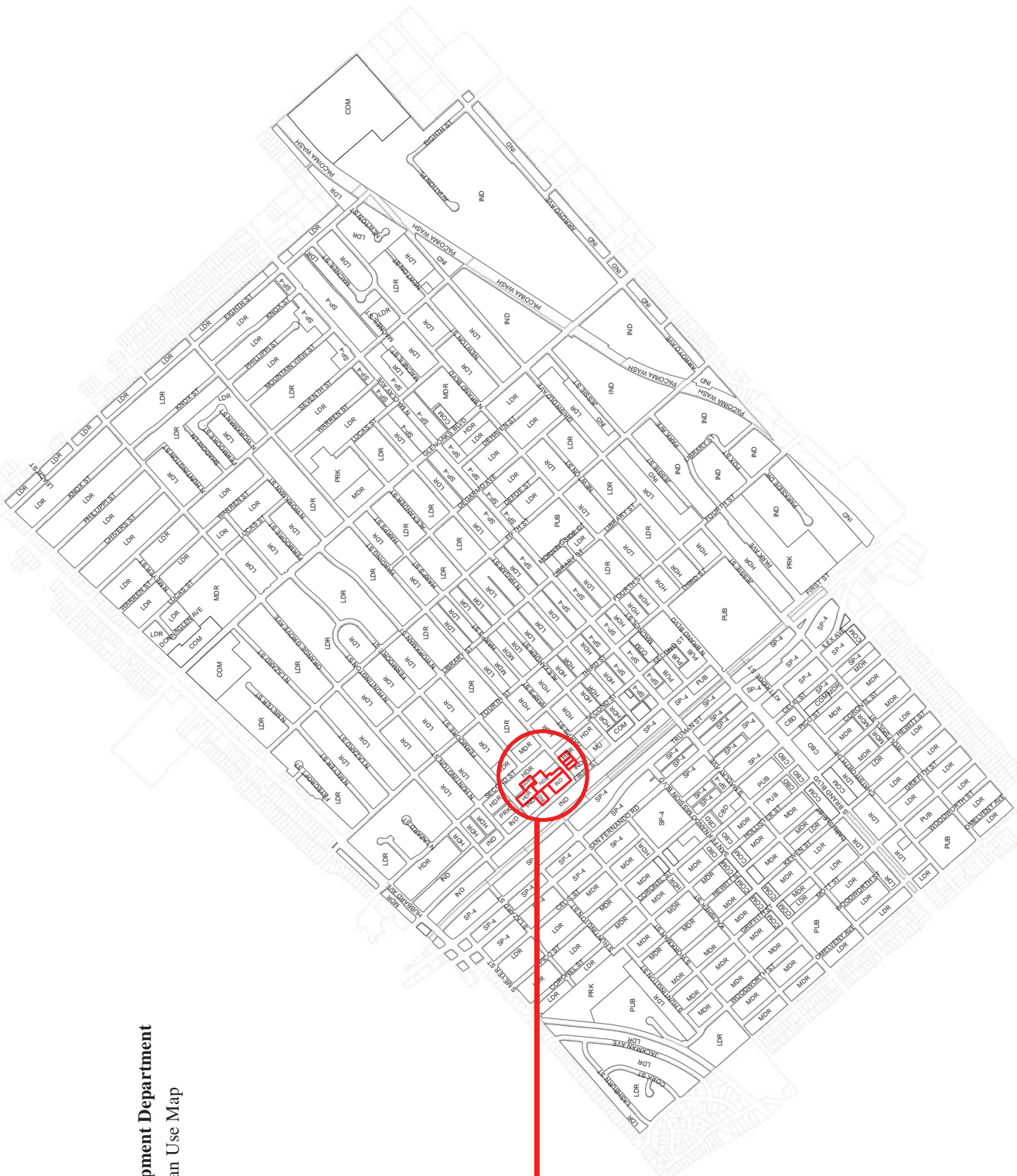
## COMMUNITY DEVELOPMENT DEPARTMENT

- R-1** Single Family Residential
- R-2** Multiple Family Dwelling
- R-3** Multiple Family
- C-1** Limited Commercial
- C-2** Commercial
- SC** Service Commercial
- M-1** Limited Industrial
- M-2** Light Industrial
- SP-4** Corridors Specific Plan
- RPD** Residential Planned Development
- PD** Precise Development Overlay
- City Boundary**





- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- COM Commercial
- CBD Central Business District
- MU Mixed Use
- PUB Public
- IND Industrial
- SP-4 Specific Plan No. 4
- PRK Park



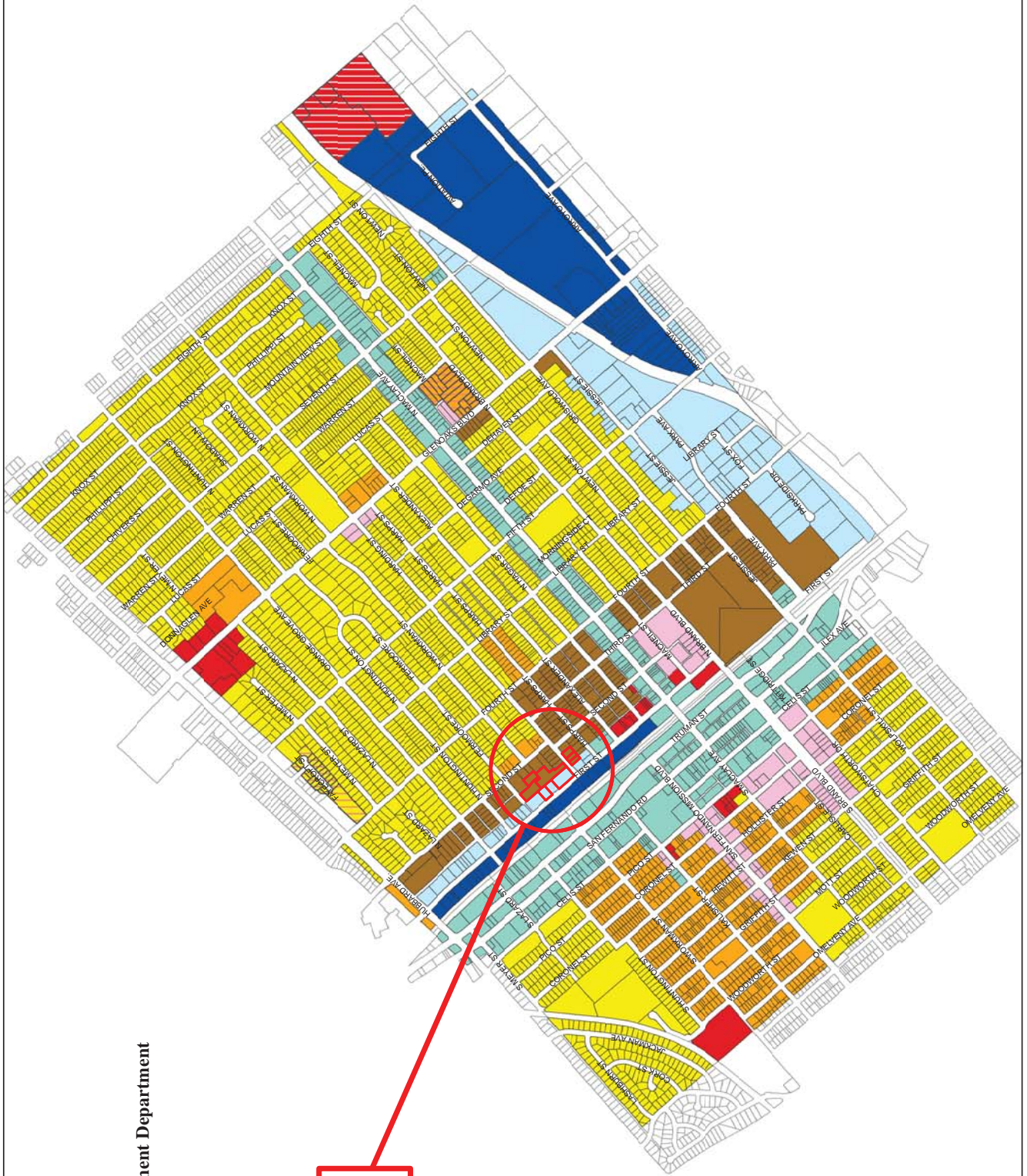
**AMENDED AREA**





- R-1 Single Family Residential
- R-2 Multiple Family Dwelling
- R-3 Multiple Family
- C-1 Limited Commercial
- C-2 Commercial
- SC Service Commercial
- M-1 Limited Industrial
- M-2 Light Industrial
- SP-4 Corridors Specific Plan
- RPD-R1 Residential Planned Development
- RPD-R2 Residential Planned Development
- PD Single Family Residential

**Amended Area**



**ATTACHMENT N:**

**Responses to Public Comments**

*(Provided Under Separate Cover on  
Monday, March 19, 2012)*





## FINANCE DEPARTMENT

### MEMORANDUM

**TO:** Mayor Mario F. Hernández and Councilmembers

**FROM:** Al Hernández, City Administrator  
By: Joe Lillio, Senior Accountant

**DATE:** March 19, 2012

**SUBJECT:** Fiscal Year (FY) 2011-2012 Mid-Year Budget Review

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#### **RECOMMENDATION:**

It is recommended that the City Council:

- a. Receive and file the FY 2011-2012 Mid-Year Budget Review report; and
- b. Adopt a Budget Resolution (Attachment "A") amending the FY 2011-2012 City Budget.

#### **BACKGROUND:**

1. On June 30 and July 7, 2011, pursuant to Section 2-647 of the City of San Fernando Municipal Code, a Notice of Public Hearing was published in the Daily News and the San Fernando Valley Sun newspapers to notify interested parties and advise residents of the Public Hearing to adopt the FY 2011-2012 City Budget.
2. On June 20, 2011, the City Council adopted a Resolution authorizing the City Administrator to continue with the City's operations beyond June 30, 2011 using FY 2010-2011 City Budget until such time that the City Council adopts the FY 2011-2012 City Budget.
3. On July 18, 2011, the FY 2011-2012 City Budget was adopted by the City Council.
4. During the months of January and February 2012, the Finance Department met with various Departments to review proposed. In light of the current economic situation, these reductions are necessary in order to begin the process of balancing the General Fund budget for the current fiscal year.

## Fiscal Year (FY) 2011-2012 Mid-Year Budget Review

Page 2

**ANALYSIS:**

The FY 2011-2012 Mid-Year Budget Review provides City Council with an assessment of expenditures and revenues (as of January 2012) for all City funds. It gives the City Council an opportunity to review the General Fund and address both revenue and expenditure adjustments that might be necessary in order to achieve a balanced budget for the current fiscal year.

The Mid-Year Budget Review also provides an overview of other factors that can potentially affect current and future City Budgets. These factors are listed below as Budget Amendments (proposed in the Attachment "A") and the affects of the Current Economic Downturn and on-going State Budget.

**Budget Amendments**

Attachment "B" provides the General Fund revenues and expenditures in greater detail. In order to proactively address the decreases in revenues that are projected for the current and subsequent years, a decrease from the adopted expenditure budget was requested of all departments. A listing of the proposed decreases as compared to the FY 2010-2011 City Budget is reflected in Attachment "B" and is included in the proposed Budget Resolution (i.e., Exhibits "1", "2", and "3").

The Mid-Year Budget Review provides information on certain revenues and expenditures which require an amendment to the FY 2011-2012 City Budget. A listing of actual expenditures and revenues, as compared to the amount budgeted in FY 2011-2012 for all City funds, is included as Attachment "C" and reflects the balances as of January 2012.

The following are proposed budget amendments to revenues and expenditures that will amend the FY 2011-2012 City Budget.

- Budget Amendment – Revenues – As noted in Attachment "C", as of January 2012, the grand total of all revenues collected as compared to budget for the entire City were at 48% or \$16.2 million. As well, the amount collected for the General Fund revenues were at 47% or \$8.6 million. The amount of revenues collected as of the Mid-Year Budget Review depends on the type of revenue that is received. For example, revenues related to Business License Taxes and Franchise Fees are low in the first half of the year since the majority of these revenues are collected in the third and fourth quarter of the fiscal year.

The proposed amendments to the General Fund revenues have been previously discussed and are reflected in detail in Exhibit "1" of proposed Budget Resolution (Attachment "A"). The net impact is a \$144,699 decrease to the General Fund Projected Revenues.

The proposed amendments to the Enterprise Fund revenues are reflected in detail in Exhibit "1" of proposed Budget Resolution (Attachment "A"). The net impact is a \$161,960 decrease to the Enterprise Funds Projected Revenues: \$96,500 increase from the Sewer Fund which is due to capital facility charges coming in strong as a result of new businesses and slight



## Fiscal Year (FY) 2011-2012 Mid-Year Budget Review

## Page 3

increases in interest income and delinquent fees; and \$258,460 decrease from the Water Fund which is a result of an overly aggressive budget.

The proposed amendments to the Special Fund revenues are reflected in detail in Exhibit "1" of proposed Budget Resolution (Attachment "A"). The net impact is a \$1,109,936 increase to the Special Funds Projected Revenues: an increase of \$1,194,300 from the Retirement Fund as a result of the dissolution of RDA; \$30,000 increase to the Street Lighting Fund as a subsidy from Measure R revenue to cover the operational deficit in the Street Lighting Fund; \$25,820 increase to the Parks & Recreation Self Sustaining Fund; \$10,000 increase to the Gas Tax Fund as a result of increased Gas Tax revenues; \$778 increase to the State Asset Seizure Fund as a result of receiving seizure proceeds from the State; and \$150,962 decrease to the Self Insurance Fund as a result of decreasing the transfer from the General Fund to cover the operational deficit in the Self Insurance Fund.

- Budget Amendment – Expenditures – During the Mid-Year Budget Review, a comparison was done between the current fiscal year Budget and the amount expended to date by fund. As noted in Attachment "C", the percentage total of all City expenditures as of January 2012, was at 46% or \$16.4 million. The General Fund, which is part of the total City Budget, was at 49% or \$8.7 million.

The following are the proposed budget amendments related to expenditures:

General Fund: Although the General Fund expenditures are being spent according to the budget, all Departments were requested to reduce their budgets (Attachment "B") for the current year challenges of balancing the budget.

At this time, the net decrease of \$78,137 in expenditures is reflected in Exhibit "2" of the proposed Budget Resolution (Attachment "A"). Included in the net amount are proposed decreases of: \$164,129 (Police); \$210,250 (Non Departmental); \$33,799 (Retirement Costs); \$38,000 (Public Works); \$11,406 (Finance); \$6,600 (Personnel); and \$6,000 (Community Development); \$. There are also proposed increases of: \$192,229 (Fire Services); \$136,000 (City Attorney); \$53,818 (Parks & Rec); and \$10,000 (City Clerk).

Enterprise Funds: At this time, the net decrease of \$23,500 in expenditures is reflected in Exhibit "3" of the proposed Budget Resolution (Attachment "A"). Included in the net amount are proposed changes of: \$99,500 decrease for the Refuse Fund due to a decrease of \$52,500 in personnel costs, a one-time decrease of \$23,000 to the cost allocation, and a decrease of \$24,000 to contractual services; \$27,500 increase for the Sewer Fund due to increases in personnel costs; and \$48,500 increase to the Water Fund.

Special Funds: The net increase of \$45,547 in expenditures is reflected in Exhibit "3" of the proposed Budget Resolution (Attachment "A"). Included in the net amount are proposed changes of: \$30,107 increase to the Retirement Fund & \$15,440 to the Self Sustaining Parks & Recreation Fund.

## Fiscal Year (FY) 2011-2012 Mid-Year Budget Review

## Page 4

The reduction in the General Fund reserves is a result of the current economic conditions that has impacted both State and local governments. Over the period of the Great Recession, the City of San Fernando has experienced decreases in sales and property taxes, parking citations, and various other General Fund revenues over the last three fiscal years. Increases in expenditures occurred during this same time frame due to the implementation of Memorandums of Understanding (MOU) with the various employee unions which were estimated at \$1.6 million. The approved MOUs placed salaries between 85% to 100% of the salary survey median for each bargaining unit: 85% of the median for Management Group; 95% of the median for San Fernando Police Officers' Association; and 100% of the median for San Fernando Public Employees' Association.

The FY 2011-2012 Budget Process included the following recommendations:

- Maintain positions frozen until the General Fund has enough reserves to cover future expenditures;
- Freeze positions as they are left vacant (attrition) and restructure, if needed; and
- Evaluate equipment in order to assess the possibility of extending capital equipment purchases over a longer period of time.
- The Management Group amending their MOU to agree to contribute 50% of the employee portion of pension costs

Most departments have been reducing operating expenditures over the last three fiscal years and have also implemented some of the recommendations noted above. During the FY 2011-2012 Mid-Year Budget Review, departments were instructed to reduce the budget in order to minimize the impact of potential cutbacks for the current year budget.

### **Current Economic Downturn and State Budget**

The current economic downturn has had a significant negative affected on the General Fund revenues. The General Fund revenues will slowly stabilize as the economy gets better. However, until then, both revenues and expenditures will need to be monitored closely.

During the current fiscal year, the Governor signed AB 1X 26 which eliminated Redevelopment in California. This has a direct negative impact to revenues for the City. The City will no longer be receiving an annual amount of approximately \$6 million towards the Redevelopment Funds. The net impact to the General Fund is approximately an annual loss of \$750,000.

The City has been able to adjust to changes in the timing of revenues that resulted from the 2011-12 State actions by closely monitoring cash flow throughout the fiscal year. At this time, the State has not finalized its upcoming budget but any adverse budget impacts to the City will be addressed during the upcoming FY 2012-2013 City Budget process.

## Fiscal Year (FY) 2011-2012 Mid-Year Budget Review

Page 5

**CONCLUSION:**

In preparation for the FY 2011-2012 Mid-Year Budget Review, most departments have achieved a reduction in order to once again combat the budget challenges. Based on these reductions, a General Fund surplus of \$115,700 is projected for FY 2011-2012. The total ending Fund balance for the General Fund is projected at \$282,000. However, when the self insurance fund ending balance of -\$703,000 is factored into the ending General Fund, the combined results for FY 2011-12 is reduced to a deficit of -\$421,000.

This anticipated deficit will be addressed with further budgetary measures in the new fiscal year. Expenditures for FY 2012-13 will need to be reduced from the current levels in order to achieve this reduction and begin to build a reserve. Building a general fund reserve is critical in order to achieve sustainability and to overcome unanticipated economic events such as a natural disaster, further budget cuts from the State and Federal Governments, or a continuing sluggish economy.

Also, the City has a negative fund balance in the Grant Fund of approximately \$2M that needs to be aggressively addressed in order to make the Grant Fund whole. This will be achieved through transfers from the General Fund.

**ATTACHMENTS:**

- A. Resolution
- B. Summary of General Fund Proposed Reductions by Department
- C. All City Funds Expenditure and Revenue Table (as of January 2012)

**ATTACHMENT "A"****RESOLUTION NO. \_\_\_\_\_****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SAN FERNANDO AMENDING THE ADOPTED BUDGET FOR  
FISCAL YEAR 2011-2012**

**WHEREAS**, the City Council has received and considered the proposed adjustment to the budget for Fiscal Year 2012, commencing July 1, 2011, and ending June 30, 2012; and

**WHEREAS**, the City Council has determined that it is necessary to adjust the expenditures and revenues of the current City budget; and

**WHEREAS**, an annual budget for the City of San Fernando for the Fiscal Year beginning July 1, 2011 and ending June 30, 2012, a copy of which is on file in the City Clerk's Office, has been adopted on July 18, 2011;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN FERNANDO DOES HEREBY RESOLVE, FIND, DETERMINE AND ORDER AS FOLLOWS:**

Section 1. The City Council hereby amends the adopted Budget to adjust the expenditures and revenues as provided in Exhibit "1", "2", and "3", attached hereto.

**PASSED, APPROVED, AND ADOPTED** this 19<sup>th</sup> day of March 2012.

\_\_\_\_\_  
Mario F. Hernández, Mayor

**ATTEST:**

\_\_\_\_\_  
Elena G. Chávez, City Clerk

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

**I HEREBY CERTIFY** that the foregoing Resolution was approved and adopted at a regular meeting of the City Council held on the 19<sup>th</sup> day of March, 2012, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

\_\_\_\_\_  
Elena G. Chavez, City Clerk

City of San Fernando Fiscal Year 2011-2012  
 Mid-Year Review: Revenue Adjustments  
 March 19, 2012

**EXHIBIT "1"**

General Fund Revenues	Acct #	(Reductions)	Increases	Description
Property Taxes	01-31xx-0000		211,300	Based on County tax roll & consultant (HdL)
Property Taxes In-Lieu	01-3605-3110		30,070	Based on year to date actual amount received
Documentary Tax	01-3250-0000		7,000	Based on year to date trend
Sales & Use taxes	01-3210-0000		28,000	Based actuals and consultant (HdL)
Triple Flip/Sales Tax	01-3210-3110	(42,627)		Based on year to date actual amount received
Business License Taxes	01-3240-0000	(25,000)		Based on year to date actual amount received
Business Lic - Tobacco Violation	01-3240-9800		1,000	Based on year to date trend
Vehicle Tow Franchise Fees	01-3232-0000	(25,000)		Based on actuals received & projected amounts remaining to be collected
Admissions Tax	01-3260-0000		11,800	Based on year to date trend
Planning Review	01-3330-0000		4,500	Based on year to date trend
ATM Transaction Fee	01-3345-0000		1,000	Based on year to date trend
Code Enforcement	01-3425-0000	(100,000)		Based on year to date trend
Parking Citations	01-3430-0000	(135,000)		Based on year to date trend
Filming Revenue	01-3510-0000		5,000	Based on year to date trend
Motor Vehicle In-Lieu (VLF)	01-3605-0000		12,549	Governor Brown's budget eliminated this rev for FY 11-12
RDA Reimbursements	01-3690-0000	(161,834)		Governor's dissolution of Redevelopment
Multi-family Rental Inspection	01-3716-0000	(11,500)		Based on year to date trend
Fingerprinting Service	01-3720-0000	(6,000)		Based on year to date trend
Livescan/Fingerprinting Service	01-3720-3721		15,000	Based on year to date trend
DUI Cost Recovery	01-3723-0000		7,000	Based on year to date trend
Vehicle Inspection Fees	01-3726-0000	(20,000)		traffic cases moved to Chatsworth
Engineering & Inspection Fees	01-3730-0000		2,000	Based on year to date trend
Swimming Pool	01-3779-0000		50,000	Based on year to date trend
Impounded Vehicles	01-3781-0000	(18,000)		traffic cases moved to Chatsworth
Administrative Overhead	01-3795-0000	(22,792)		Related to dissolution of RDA
Admin Refuse Overhead	01-3797-0000	(40,000)		Budgeted in another account
Admin Water Service Overhead	01-3798-0000	(20,000)		Budgeted in another account
Parking Meter Rev - Civic Center	01-3855-0000	(20,000)		traffic cases moved to Chatsworth
Miscellaneous Revenue	01-3901-0000		55,000	City as a RDA pass-through entity
Federal Excise Taxes	01-3907-0000		90,000	CNG & excise tax on fuel credits
Property Damage Reimburse	01-3950-0000		20,000	Increase in billable claims
Transfers From Other Funds		(48,165)		Decrease in the transfer out to the retirement fund due to frozen positions
<b>Total General Fund</b>		<b>(695,918)</b>	<b>551,219</b>	<b>Net Impact: \$144,699 Decrease</b>

City of San Fernando Fiscal Year 2011-2012  
 Mid-Year Review: Revenue Adjustments  
 March 19, 2012

Special Fund Revenues	Acct #	(Reductions)	Increases	Description
Self Insurance Misc Rev	06-3901		140,000	ICRMA Reimbursements related to Claims
Self Insurance Transfer from GF	06-3901	(200,000)		Reduce the transfer from GF for current FY
Self Insurance Premiums	06-3901	(90,962)		Reduction of premiums due to frozen positions
Gas Tax Fund - Section 2103 Alloc	11-3613		135,000	Per State budget
Gas Tax Fund - Traffic Relief	11-3617	(125,000)		Per State budget
Park & Rec Self Sustaining Fund	17-3770		25,820	Increase in contract class activity
Retirement Fund Secured Taxes	18-3110		75,000	Increase in assessed values - Per HdL
Retirement Fund - Proj 4 Levy	18-3175		68,600	Due to dissolution of RDA
Retirement Fund - Proj 1 Levy	18-3181		95,200	Due to dissolution of RDA
Retirement Fund - Proj 1A Levy	18-3183		76,900	Due to dissolution of RDA
Retirement Fund - Proj 2 Levy	18-3185		69,400	Due to dissolution of RDA
Retirement Fund - Proj 3 Levy	18-3188		216,300	Due to dissolution of RDA
Retirement Fund - Proj 3A Levy	18-3191		592,900	Due to dissolution of RDA
State Asset Seizure Fund	20-3875		685	Funds received from seizure of assets
State Asset Seizure Fund	20-3686		93	Funds received from seizure of assets
Street Lighting Fund	27-3912		30,000	Increase transfer from Measure R Funds to cover operational deficit
<b>Total Special Funds</b>		<b>(415,962)</b>	<b>1,525,898</b>	<b>Net Impact: \$1,109,936 Increase</b>
Enterprise Fund Revenues	Acct #	(Reductions)	Increases	Description
Water Fund - Interest Income	70-3500-0000	(3,000)		Low interest rate environment
Water Fund - Misc Rev	70-3800-0000	(678,460)		Should have been budgeted in sale of water
Water Fund - Sale of Water	70-3810-0000		400,000	Based on year to date trend
Water Fund - Delinquent Penalties	70-3820-0000		10,000	Based on year to date trend
Water Fund -Meter/Fire Service	70-3830-0000		13,000	Based on year to date trend
Sewer Fund - Interest Income	72-3820-0000		1,500	Water-Sewer Loan
Sewer Fund - Delinquent Penalties	72-3820-0000		5,000	Based on year to date trend
Sewer Fund - Capital Facility Chrg	72-3840-0000		80,000	Based on year to date trend
Sewer Fund - Backflow Prevention	72-3885-0000		10,000	Based on year to date trend
<b>Total Enterprise Fund</b>		<b>(681,460)</b>	<b>519,500</b>	<b>Net Impact: \$161,960 Decrease</b>

## City of San Fernando Fiscal Year 2011-2012

## EXHIBIT "2"

MARCH 19, 2012

## A) Mid-Year Review: General Fund Expenditure Reductions

<b>Department/Division</b>	F/T Salaries 4101	P/T Salaries 4103	Overtime 4105	Overtime Court 4107	Commis Reimburse 4111	Retirement 4124	Utilities 4210	Phone 4220
01-101 City Council								500
01-102 Treasury								
01-105 Administration								
01-106 Personnel	(6,600)							
01-110 City Attorney								
01-112 Labor Attorney								
01-115 City Clerk								
01-116 Elections		500	9,500					
<i>Other Departments</i>	<b>(6,600)</b>	<b>500</b>	<b>9,500</b>			-	-	<b>500</b>
01-130 Finance		<b>(4,906)</b>				-	-	<b>(1,000)</b>
01-140 Building and Safety	500							
01-150 Planning/Administration	500							
<i>Community Development</i>	<b>1,000</b>	-	-			-	-	-
01-152 Community Preservation	(78,836)	(20,000)						
01-222 P.D. Admin	65,000			(10,000)				
01-224 Detectives	(35,848)							
01-225 Patrol	(65,000)			(10,000)				
01-226 Police Reserves/Explorers	24,000							
01-230 Community Service	-	-	-					
<i>Police</i>	<b>(90,684)</b>	<b>(20,000)</b>	-	<b>(20,000)</b>		-	-	-
01-500 <i>Fire Services</i>	-	-	-			-	-	-
01-180 <i>Retirement Related Expenses</i>						<b>(33,799)</b>		
01-190 <i>Non-Departmental</i>								
01-310 PW Administration								
01-320 PW Vehicle Maint.								
01-390 PW Facilities Mgt								
<i>Public Works</i>	-	-	-			-	-	-
01-420 <i>Recreation</i>	18,185				(1,000)			(3,500)
01-422 <i>Community Services</i>	15,820	(6,580)						
01-423 <i>Rec Facilities</i>	30,721	(26,077)						
01-424 <i>Special Events</i>								
01-430 <i>Aquatics</i>	(22,200)	29,000	(14,580)				(13,300)	1,075
<i>Parks &amp; Rec</i>	<b>42,526</b>	<b>(3,657)</b>	<b>(14,580)</b>	-	<b>(1,000)</b>	-	<b>(13,300)</b>	<b>(2,425)</b>
<b>Total General Fund</b>	<b>(53,758)</b>	<b>(28,063)</b>	<b>(5,080)</b>	<b>(20,000)</b>	<b>(1,000)</b>	<b>(33,799)</b>	<b>(13,300)</b>	<b>(2,925)</b>



## City of San Fernando Fiscal Year 2011-2012

MARCH 19, 2012

## A) Mid-Year Review: General Fund Expenditure Reductions

<b>Department/Division</b>	<b>Advertising 4230</b>	<b>Postage 4280</b>	<b>Capital Project 3661-4600</b>	<b>Contract. Services 4260</b>	<b>Profess. Services 4270</b>	<b>Supplies 4300</b>	<b>Equip. Maint 4320</b>	<b>Transfer Fund 6 4906</b>
01-101 City Council								-
01-102 Treasury							(800)	-
01-105 Administration								-
01-106 Personnel								-
01-110 City Attorney								-
01-112 Labor Attorney					136,000			-
01-115 City Clerk								-
01-116 Elections								-
<i>Other Departments</i>	-	-	-	-	<b>136,000</b>	-	<b>(800)</b>	-
01-130 Finance	<b>1,150</b>	-	-	<b>(200)</b>	<b>(6,300)</b>	-	-	-
01-140 Building and Safety								-
01-150 Planning/Administration								-
<i>Community Development</i>	-	-	-	-	-	-	-	-
01-152 Community Preservation				(5,000)		(5,000)		-
01-222 P.D. Admin								-
01-224 Detectives								-
01-225 Patrol								-
01-226 Police Reserves/Explorers								-
01-230 Community Service	-	-	-	-	-	-	-	-
<i>Police</i>	-	-	-	<b>(5,000)</b>	-	<b>(5,000)</b>	-	-
01-500 <i>Fire Services</i>	-	-	-	<b>192,229</b>	-	-	-	-
01-180 <i>Retirement Related Expense:</i>								
01-190 <i>Non-Departmental</i>		<b>(13,500)</b>				<b>(250)</b>		<b>(200,000)</b>
01-310 PW Administration				(6,500)				
01-320 PW Vehicle Maint.			(8,000)					
01-390 PW Facilities Mgt								
<i>Public Works</i>	-	-	<b>(8,000)</b>	<b>(6,500)</b>	-	-	-	-
01-420 <i>Recreation</i>						(500)		
01-422 <i>Community Services</i>					10,800	(5,000)		
01-423 <i>Rec Facilities</i>								
01-424 <i>Special Events</i>				(66)		(500)		
01-430 <i>Aquatics</i>				33,500		8,250		
<i>Parks &amp; Rec</i>	-	-	-	<b>33,434</b>	<b>10,800</b>	<b>2,250</b>	-	-
<b>Total General Fund</b>	<b>1,150</b>	<b>(13,500)</b>	<b>(8,000)</b>	<b>213,963</b>	<b>140,500</b>	<b>(3,000)</b>	<b>(800)</b>	<b>(200,000)</b>

## City of San Fernando Fiscal Year 2011-2012

MARCH 19, 2012

## A) Mid-Year Review: General Fund Expenditure Reductions

<b>Department/Division</b>	<b>Personnel Training</b>	<b>Meeting Mem/Trav</b>	<b>Dues &amp; Subscription</b>	<b>Vehicle Allowance</b>	<b>Uniform Allow.</b>	<b>Activities &amp; Progrms</b>	<b>Equip Replace</b>	<b>Capital Equip</b>	<b>Total</b>
	4360	4370	4380	4390	4325	4430	4941	4500	
01-101 City Council		(200)	(300)					-	-
01-102 Treasury				800				-	-
01-105 Administration								-	-
01-106 Personnel								-	(6,600)
01-110 City Attorney								-	-
01-112 Labor Attorney								-	136,000
01-115 City Clerk								-	-
01-116 Elections								-	10,000
<i>Other Departments</i>	-	(200)	(300)	800	-	-	-	-	<b>139,400</b>
01-130 Finance	(250)	300	(200)	-	-	-	-	-	<b>(11,406)</b>
01-140 Building and Safety	-						(4,000)	-	(3,500)
01-150 Planning/Administration	-						(3,000)	-	(2,500)
<i>Community Development</i>	-	-	-	-	-	-	(7,000)	-	<b>(6,000)</b>
01-152 Community Preservation									(108,836)
01-222 P.D. Admin									55,000
01-224 Detectives									(35,848)
01-225 Patrol	555								(74,445)
01-226 Police Reserves/Explorers					(24,000)				-
01-230 Community Service	-	-	-	-	-	-	-	-	-
<i>Police</i>	<b>555</b>	-	-	-	<b>(24,000)</b>	-	-	-	<b>(164,129)</b>
01-500 Fire Services	-	-	-	-	-	-	-	-	<b>192,229</b>
01-180 Retirement Related Expense:									- (33,799)
01-190 Non-Departmental			13,500					(10,000)	<b>(210,250)</b>
01-310 PW Administration									(6,500)
01-320 PW Vehicle Maint.									(8,000)
01-390 PW Facilities Mgt						(13,500)		(10,000)	(23,500)
<i>Public Works</i>	-	-	-	-	-	<b>(13,500)</b>	-	<b>(10,000)</b>	<b>(38,000)</b>
01-420 Recreation	-	-	(230)	-	-	-	-	-	12,955
01-422 Community Services	-	-	-	-	-	-	-	-	15,040
01-423 Rec Facilities	-	-	-	-	-	-	-	-	4,644
01-424 Special Events	-	-	-	-	-	-	-	-	(566)
01-430 Aquatics	-	-	-	-	-	-	-	-	21,745
<i>Parks &amp; Rec</i>	-	-	<b>(230)</b>	-	-	-	-	-	<b>53,818</b>
<b>Total General Fund</b>	<b>305</b>	<b>100</b>	<b>12,770</b>	<b>800</b>	<b>(24,000)</b>	<b>(13,500)</b>	<b>(7,000)</b>	<b>(20,000)</b>	<b>(78,137)</b>

NET IMPACT **(78,137)**

CITY OF SAN FERNANDO FISCAL YEAR 2011-2012  
MARCH 19, 2012

**EXHIBIT "3"**

A) Mid-Year Review: Enterprise Special Funds Expenditure Reductions

<b>Department/Division</b>		FT/PT	Retiree	Utilities	Phone	Contract.	Profess.
		Salaries	Health Ins				
		4101/3	4127	4210	4220	4260	4270
70-110	Water Fund - City Attorney						15,000
70-381	Water Fund - Public Works	15,000		10,000		4,500	
70-382	Water Fund - Public Works	10,000				7,500	
70-383	Water Fund - Public Works	10,000					
70-384	Water Fund - Public Works	10,000			3,000		
72-110	Sewer Fund - City Attorney						15,000
72-360	Sewer Fund - Public Works	30,000					
73-350	Refuse Fund - Public Works	(52,500)				(24,000)	
<b>Total Enterprise Funds</b>		<b>22,500</b>	<b>-</b>	<b>10,000</b>	<b>3,000</b>	<b>(12,000)</b>	<b>30,000</b>
17-3770	<i>Parks &amp; Rec</i>						
18-190	<i>Retirement Fund</i>		<b>45,000</b>				<b>7,000</b>
<b>Total All Funds</b>		<b>22,500</b>	<b>45,000</b>	<b>10,000</b>	<b>3,000</b>	<b>(12,000)</b>	<b>37,000</b>

CITY OF SAN FERNANDO FISCAL YEAR 2011-2012  
MARCH 19, 2012

A) Mid-Year Review: Enterprise Special Funds Expenditure Reductions

<b>Department/Division</b>	Park & Rec Prog 13xx	Fuel 4402	Subscript & Dues 4380	Activities & Programs 4430	Bad Debt Expense 4455	Cost Allocation 4480
70-110 Water Fund - City Attorney						
70-381 Water Fund - Public Works			(2,950)	(6,000)		
70-382 Water Fund - Public Works		(2,500)			8,500	
70-383 Water Fund - Public Works						
70-384 Water Fund - Public Works						
72-110 Sewer Fund - City Attorney						
72-360 Sewer Fund - Public Works					2,500	
73-350 Refuse Fund - Public Works						(23,000)
<b>Total Enterprise Funds</b>	<b>-</b>	<b>(2,500)</b>	<b>(2,950)</b>	<b>(6,000)</b>	<b>11,000</b>	<b>(23,000)</b>
17-3770 Parks & Rec	<b>15,440</b>					
18-190 Retirement Fund						<b>26,272</b>
<b>Total All Funds</b>	<b>15,440</b>	<b>(2,500)</b>	<b>(2,950)</b>	<b>(6,000)</b>	<b>11,000</b>	<b>3,272</b>

CITY OF SAN FERNANDO FISCAL YEAR 2011-2012  
MARCH 19, 2012

A) Mid-Year Review: Enterprise Special Funds Expenditure Reductions

<b>Department/Division</b>	Other Expense 4550	Transfer to GF 4901	Depreciation Expense 4820	<b>Total</b>
70-110 Water Fund - City Attorney				15,000
70-381 Water Fund - Public Works	(5,550)			15,000
70-382 Water Fund - Public Works				23,500
70-383 Water Fund - Public Works			(3,000)	7,000
70-384 Water Fund - Public Works	(40,000)			(27,000)
72-110 Sewer Fund - City Attorney				15,000
72-360 Sewer Fund - Public Works			(5,000)	27,500
73-350 Refuse Fund - Public Works				(99,500)
<b>Total Enterprise Funds</b>	<b>(45,550)</b>	<b>-</b>	<b>(8,000)</b>	<b>(23,500)</b>
17-3770 Parks & Rec				<b>15,440</b>
18-190 Retirement Fund		<b>(48,165)</b>		<b>30,107</b>
<b>Total All Funds</b>	<b>(45,550)</b>	<b>(48,165)</b>	<b>(8,000)</b>	<b>22,047</b>
			<b>NET IMPACT</b>	<b>22,047</b>

## City of San Fernando FY 2011-2012 General Fund ATTACHMENT "B"

General Fund Projected Actual by Source Comparison to Budget

General Fund	A		B	C	D (A+B)	E	D-E	
	2010-2011 Actuals	2011-2012 Actuals through 01/31/12	Projected February through June 2012	FY 2011-12 Mid Year Adjustments	Projected Actual FYE 2012	Adopted 2011/2012 Budget	Projected Actual FYE 2012 to Adopted Budget FYE 2012	
<b>SOURCE OF REVENUE</b>								
Property Taxes	1,232,072	667,921	727,599	211,300	1,395,520	1,184,220	211,300	17.8%
Property Taxes In-Lieu of VLF	1,853,313	937,336	937,336	30,070	1,874,672	1,844,602	30,070	1.6%
<b>Sub-total Property Taxes*</b>	<b>3,085,385</b>	<b>1,605,257</b>	<b>1,664,935</b>	<b>241,370</b>	<b>3,270,192</b>	<b>3,028,822</b>	<b>241,370</b>	<b>7.4%</b>
Sales Taxes	2,420,274	1,066,917	1,408,083	28,000	2,475,000	2,447,000	28,000	1.1%
Triple Flip Payment (Sales Taxes)	890,790	301,687	301,686	(42,627)	603,373	646,000	(42,627)	-6.6%
<b>Sub-total Sales Taxes*</b>	<b>3,311,064</b>	<b>1,368,604</b>	<b>1,709,769</b>	<b>(14,627)</b>	<b>3,078,373</b>	<b>3,093,000</b>	<b>(14,627)</b>	<b>-0.5%</b>
Business License Taxes	1,010,824	298,941	761,059	(50,000)	1,060,000	1,110,000	(50,000)	-4.5%
Franchise Fees	333,522	56,363	272,637		329,000	329,000	-	0.0%
Admissions Taxes	815,164	425,131	414,869	11,800	840,000	828,200	11,800	1.4%
Construction Permits	249,762	116,734	96,766	4,500	213,500	209,000	4,500	2.2%
Parking Citations	833,613	333,924	381,076	(135,000)	715,000	850,000	(135,000)	-15.9%
Rental Income	205,149	107,463	102,537	-	210,000	210,000	-	0.0%
Interest Income	132,293		20,000		20,000	20,000	-	0.0%
RDA & Misc. Reimbursements	439,036	250,256	36,695	(141,834)	286,951	428,785	(141,834)	-33.1%
Motor Vehicle In-Lieu (VLF)	128,447	12,549	-	12,549	12,549	-	12,549	100.0%
Charges for Current Services	442,262	244,245	201,755	(22,000)	446,000	468,000	(22,000)	-4.7%
Sales of Property & Other Revenues	2,001,920	961,296	805,304	79,500	1,766,600	1,687,100	79,500	4.7%
<b>Sub-total Fees, Permits and Other Revenues</b>	<b>5,581,168</b>	<b>2,507,961</b>	<b>2,331,639</b>	<b>(190,485)</b>	<b>4,839,600</b>	<b>5,030,085</b>	<b>(190,485)</b>	<b>-3.8%</b>
Transfers from Other Funds	4,688,360	2,275,168	2,276,467	(130,957)	4,551,635	4,682,592	(130,957)	-2.8%
<b>Total General Fund Revenues</b>	<b>17,676,801</b>	<b>8,055,931</b>	<b>8,743,869</b>	<b>(144,699)</b>	<b>16,799,800</b>	<b>16,944,499</b>	<b>(144,699)</b>	<b>-0.9%</b>
<b>EXPENDITURES</b>								
City Council	109,331	69,878	46,892	-	116,770	116,770	-	0.0%
City Treasurer	145,760	84,386	57,545	-	141,931	141,931	-	0.0%
City Administration	141,989	121,575	108,748	-	230,323	230,323	-	0.0%
Personnel Division	289,015	152,354	147,345	(6,600)	299,699	306,299	6,600	-2.2%
City Attorney	272,543	181,311	154,690	136,000	336,000	200,000	(136,000)	68.0%
City Clerk	119,715	72,579	52,566		125,144	125,144	-	0.0%
Elections	45,753	-	10,000	10,000	10,000	-	(10,000)	0.0%
City Officials and Administrative Offices	1,124,106	682,082	577,785	139,400	1,259,867	1,120,467	(139,400)	12.4%
Finance	591,493	330,339	225,274	(11,406)	555,613	567,019	11,406	-2.0%
Community Development	423,282	204,160	158,335	(6,000)	362,495	368,495	6,000	-1.6%
Retirement - Pers	1,914,172	1,141,449	818,551	(33,799)	1,960,000	1,993,799	33,799	-1.7%
Non-Departmental	504,218	131,336	403,014	(210,250)	534,350	744,600	210,250	-28.2%
Fire Services (LAFD)	3,473,668	263,280	2,896,080	192,229	3,159,360	2,967,131	(192,229)	6.5%
Police Services (SFPD)	6,858,674	3,664,901	2,065,816	(164,129)	5,730,717	5,894,846	164,129	-2.8%
Public Works	1,879,349	880,347	976,496	(38,000)	1,856,843	1,894,843	38,000	-2.0%
Recreation & Comm Services	1,117,332	763,045	501,808	53,818	1,264,853	1,211,035	(53,818)	4.4%
Departmental	16,762,189	7,378,857	8,045,374	(217,537)	15,424,231	15,641,768	217,537	-1.4%
<b>Total General Fund Expenditures</b>	<b>17,886,295</b>	<b>8,060,939</b>	<b>8,623,159</b>	<b>(78,137)</b>	<b>16,684,098</b>	<b>16,762,235</b>	<b>78,137</b>	<b>-0.5%</b>
Total Year End Surplus/ (Deficit) (Revenues less Expenditures)					115,702	182,264		
<b>Reserve Fund</b>	<b>166,230</b>	<b>(5,008)</b>	<b>120,710</b>	<b>(222,836)</b>	<b>281,932</b>	<b>348,494</b>	<b>(66,562)</b>	<b>-19.1%</b>
Reserve Carry-Over YE 2011	166,230							
<b>Adjusted Reserve Fund Balance</b>					<b>281,932</b>			
<b>Fund 06</b>								
Total Self Insurance Fund Revenues	1,279,898	613,957	676,043	(100,962)	1,290,000	1,390,962	(100,962)	-7.3%
Total Self Insurance Fund Expenditures	1,651,882	684,132	523,368	117,500	1,207,500	1,090,000	(117,500)	-10.8%
Total Year End Surplus/ (Deficit) (Revenues less Expenditures)	(371,984)				82,500			
<b>Reserve Fund Balance</b>	<b>(785,548)</b>	<b>(70,175)</b>	<b>152,675</b>	<b>16,538</b>	<b>(703,048)</b>	<b>(484,586)</b>	<b>(16,538)</b>	<b>-3.4%</b>
Fund 06 YE Reserve Balance	(785,548)				(703,048)			
Current Year Reserve (Funds 01)					281,932			
<b>Cumulative YE Fund Balance (Funds 01 &amp; 06)</b>	<b>(619,318)</b>				<b>(421,116)</b>			

## ATTACHMENT "C"

CITY OF SAN FERNANDO CITY / AGENCY REVENUES & EXPENDITURES YEAR TO DATE, JANUARY 2012 "BUDGET VERSUS ACTUAL"									
FUND NO #	FUND NAME	Revenues				Expenditures			
		Budget FY 2011-2012	Actual	% Received	Projected FY 2011-12	Budget FY 2011-2012	Actual	% Spent	Projected FY 2011-12
<b>General Fund: *</b>									
01	General Fund	\$ 16,944,499	\$ 7,980,411	47%	\$ 16,799,800	\$ 16,762,235	\$ 8,060,394	48%	\$ 16,684,098
06	Self Insurance Trust Fund	1,390,962	613,957	44%	\$ 1,290,000	1,090,000	620,888	57%	\$ 1,207,500
<b>Total General Fund:</b>		<b>18,335,461</b>	<b>8,594,368</b>	<b>47%</b>	<b>18,089,800</b>	<b>17,852,235</b>	<b>8,681,282</b>	<b>49%</b>	<b>17,891,598</b>
<b>Special Revenue Funds:</b>									
02	SLESF (Supplemental Law Enforcement Services Fund)	100,000	78,103	78%	\$ 100,000	100,000	105,326	105%	\$ 100,000
07	Proposition "A" - Transit Development Fund	376,138	224,920	60%	\$ 375,883	716,083	283,830	40%	\$ 716,083
08	Proposition "C" - Transit Development Fund	289,601	175,712	61%	\$ 282,753	378,927	153,399	40%	\$ 378,927
09	Proposition "C" - Discretionary Fund	25	1	4%	\$ 25	0	0	0%	\$ -
10	Grant Fund (Revenue = \$650k from prior year reimbursement)	3,134,613	912,020	29%	\$ 3,134,613	2,797,207	692,614	25%	\$ 2,797,207
11	State Gas Tax Fund	574,383	320,365	56%	\$ 584,383	772,431	328,902	43%	\$ 772,431
12	Measure R Fund	217,203	113,708	52%	\$ 217,203	252,048	36,212	14%	\$ 252,048
13	Traffic Safety Fund	135,959	29,854	22%	\$ 135,959	236,250	31,460	13%	\$ 236,250
14	Cash In-Lieu of Parking Fund	0	0	0%	\$ -	0	0	0%	\$ -
15	Local Transportation Fund (SB 325)	12,238	849	7%	\$ 12,238	16,200	5,351	33%	\$ 16,200
16	Air Quality Management District Fund (AQMD)	29,000	8,507	29%	\$ 29,000	0	0	0%	\$ -
17	Recreation Self Sustaining Fund	147,569	145,189	98%	\$ 173,389	138,618	141,752	102%	\$ 154,058
18	Retirement Fund	2,821,500	2,175,153	77%	\$ 4,015,792	3,391,688	1,882,462	56%	\$ 3,421,795
19	Quimby Act Fees Fund	300	21	7%	\$ 300	40,500	0	0%	\$ 47,330
20	State Asset Seizure Fund	-	779	100%	\$ 779	0	0	0%	\$ 0
21	Federal Asset Seizure Fund	0	0	0%	\$ -	-	0	0%	\$ -
26	Community Development Block Grant (CDBG)	345,297	1,200	0%	\$ 345,297	345,297	-	0%	\$ 345,297
27	Street Lighting Fund	417,048	208,367	50%	\$ 417,048	420,534	228,977	54%	\$ 420,534
29	Parking and Maintenance Operations (M & O)	218,000	93,941	43%	\$ 218,000	223,572	100,459	45%	\$ 223,572
40	State of Emergency Fund	0	0	0%	\$ -	0	0	0%	\$ -
41	Equipment Replacement Fund	-	-	0%	\$ -	0	0	0%	\$ -
50	Pavement Management Fund	243,667	95,116	39%	\$ 243,667	622,379	237,051	38%	\$ 622,379
<b>Total Special Revenue Funds:</b>		<b>9,062,541</b>	<b>4,583,805</b>	<b>51%</b>	<b>10,286,329</b>	<b>10,451,734</b>	<b>4,227,795</b>	<b>40%</b>	<b>10,504,111</b>
<b>Enterprise Funds:</b>									
70	Water Fund	2,903,460	1,310,003	45%	\$ 2,645,000	3,718,082	1,581,493	43%	3,751,582
72	Sewer Fund	2,267,000	1,205,928	53%	\$ 2,363,500	2,349,982	1,388,038	59%	2,392,482
73	Solid Waste Management Fund	1,109,954	520,327	47%	\$ 1,109,954	1,129,945	534,894	47%	1,026,595
<b>Total Enterprise Funds:</b>		<b>6,280,414</b>	<b>3,036,258</b>	<b>48%</b>	<b>6,118,454</b>	<b>7,198,009</b>	<b>3,504,425</b>	<b>49%</b>	<b>7,170,659</b>
<b>TOTAL ALL CITY FUNDS:</b>		<b>\$ 33,678,416</b>	<b>\$ 16,214,431</b>	<b>48%</b>	<b>\$ 34,494,583</b>	<b>\$ 35,501,978</b>	<b>\$ 16,413,502</b>	<b>46%</b>	<b>\$ 35,566,368</b>

\* For Financial Statement purposes, the total General Fund includes the Self Insurance Trust Fund.









## RECREATION AND COMMUNITY SERVICES DEPARTMENT

### MEMORANDUM

**TO:** Mayor Mario F. Hernández and Councilmembers

**FROM:** Al Hernández, City Administrator  
By: Ismael Aguila, Recreation and Community Services Operations Manager

**DATE:** March 19, 2012

**SUBJECT:** Banner Advertising Program

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#### **RECOMMENDATION:**

It is recommended that the City Council approve the following:

- a. A Concession Agreement between the City of San Fernando and Parks & Rec Marketing (PRM) to manage the sales, ordering (if necessary), installation, maintenance, removal and disposal of banner advertising in specified locations in the baseball fields or on field facilities in City-owned parks (“Banner Advertising Program”) (Attachment “A”); and
- b. The use of the City’s portion of the revenues generated by the proposed Banner Advertising Program to:
  - i. Offset yearly impact fees for baseball field usage; and
  - ii. Subsidize concession stand upgrades.

#### **BACKGROUND:**

1. In August 2011, the Recreation and Community Services (RCS) Operations Manager met with Rich Jessup, owner of Parks & Rec Marketing, regarding Mr. Jessup’s ability to manage the proposed Banner Advertising Program for the City of San Fernando.
2. In September 2011, the RCS Operations Manager met with representatives of Parks & Rec Marketing to tour the City’s parks and to design a proposal for PRM to manage the proposed Banner Advertising Program.
3. On October 18, 2011, the Parks, Wellness, & Recreation Commission recommended that the proposed Banner Advertising Program be placed on the agenda for the Education, Parks, Arts, Health, Youth and Aging (EPAH) Standing Committee on the condition that the City use all revenues generated by the Banner Advertising Program to offset the yearly impact fees for the local Little Leagues.

## Banner Advertising Program

Page 2

4. On January 23, 2012, the EPAH Standing Committee recommended that the proposed Banner Advertising Program be placed on the agenda for an upcoming City Council Meeting.
5. Since February of 2012, the RCS Operations Manager has been working with Parks & Rec Marketing to develop a proposal for the management of the proposed Banner Advertising Program.

### **ANALYSIS:**

#### *Procurement Process*

The RCS Operations Manager solicited a proposal from PRM for management of the proposed Banner Advertising Program. PRM's submitted a proposal, which is attached to this report as Attachment "B".

After researching local marketing agencies, the RCS Operations Manager found that the majority of the agencies have expertise related to outdoor advertising programs, such as soliciting advertisements for bus shelters, buses and taxis. The RCS Operations Manager found that PRM is the only local marketing agency with expertise related to advertising programs limited to parks and park facilities. Consequently, the RCS Operations Manager solicited a proposal from PRM for management of the proposed Banner Advertising Program. PRM's submitted a proposal, which is attached to this report as Attachment "B".

#### *Parks & Rec Marketing*

PRM was started in early 2011 by Rich Jessup in response to the current economic crisis affecting cities in the Los Angeles County. Many cities are in the need of additional revenue to help with costs associated with maintaining city parks and park programming. PRM provides cities with a new option to increase revenue opportunities. Other local cities, such as Fremont, South Gate, and Garden Grove, have recently engaged PRM for similar advertising programs.

#### *Services Provided*

Under the proposed Banner Advertising Program, PRM will manage the sales, ordering (if necessary), installation, maintenance, removal and disposal of banner advertising in specified locations in the baseball fields or on field facilities in Las Palmas Park, Pioneer Park and Recreation Park. (Attachment "A", Exhibit "A".) Advertisements may be displayed on various specified locations in the baseball fields, all of which are designated as nonpublic forums, including the outfield fences, dugouts, backstops, bleachers, scoreboards and tennis court wall.

#### *Advertising Guidelines*

The proposed Banner Advertising Program will be limited to commercial advertisements that propose commercial transactions and services. The commercial advertisements must meet certain objective eligibility criteria. For example, PRM will not be permitted to accept or display commercial advertisements that:

1. involve tobacco or tobacco related products;
2. involve alcohol or alcoholic related products;
3. involve unlawful or illegal goods (including drugs), services or activities;

## Banner Advertising Program

Page 3

4. involve “junk food” products (for purposes of these guidelines “junk food” means food that is high in calories, fat and/or salt and with low nutritional value);
5. relate to political campaigns or political issues;
6. relate to religious issues;
7. imply endorsement of any goods, services, or activities by the City; and
8. infringe on any copyright, trade or service mark, title or slogan.

The RCS Operations Manager will have the authority to approve all materials and locations of banner advertisements.

*Projected Revenue*

PRM will remit to the City a total of fifty percent (50%) of all banner advertisement gross revenues generated by PRM under the proposed Banner Advertising Program. The projected monthly and yearly banner advertisement gross revenues are listed in the chart below. Staff proposes to use the City’s portion of the gross revenues for administrative costs, to upgrade the concession stands in Las Palmas Park, Pioneer Park and Recreation Park, and, if sufficient revenues are generated, reduce (in the future) the yearly impact fees imposed on patrons for baseball field usage.

<b>Park Facilities</b>	<b>Maximum Projected Monthly Revenue</b>	<b>Maximum Projected Yearly Revenue (based on 7 month season)</b>
Las Palmas Park	\$1,050.00	\$7,350.00
Pioneer Park	\$1,300.00	\$9,100.00
Recreation Park	\$150.00	\$1,050.00
<b>TOTAL</b>	<b>\$2,500.00</b>	<b>\$17,500.00</b>

**CONCLUSION:**

It is recommended that the City Council approve (a.) the Concession Agreement between the City of San Fernando and Parks & Rec Marketing to manage the Banner Advertising Program and (b.) the use of the City’s portion of the revenues generated by the proposed Banner Advertising Program to (i.) offset yearly impact fees for baseball field usage and (ii.) subsidize concession stand upgrades.

**BUDGET IMPACT:**

There will be no budget impact to the General Fund.

**ATTACHMENTS:**

- A. Service Agreement
- B. Parks & Rec Marketing Proposals

## ATTACHMENT "A"

**CONCESSION AGREEMENT**

This Concession Agreement ("Agreement") is dated March 19, 2012, and is between the City of San Fernando, a California municipal corporation ("CITY"), and Parks & Rec Marketing, a California sole proprietor ("CONCESSIONAIRE").

**RECITALS**

A. CITY desires to utilize the services of CONCESSIONAIRE as an independent contractor to manage the sales, ordering (if necessary), installation, maintenance, removal and disposal of banner advertising in specified locations in baseball fields or on field facilities in CITY's parks.

B. CONCESSIONAIRE represents that it is fully qualified to perform these services by virtue of its experience and the training, education and expertise of its principals and employees.

C. CITY desires to engage CONCESSIONAIRE and CONCESSIONAIRE desires to serve CITY to perform these services subject to the terms of this Agreement.

The parties therefore agree as follows:

**1. DEFINITIONS.**

1.1 "Scope of Services": The professional services set forth in Exhibit A ("Scope of Services").

1.2 "Approved Fee Schedule": The banner advertising rates set forth in Exhibit B ("Approved Fee Schedule").

1.3 "Commencement Date": March 26, 2012.

1.4 "Expiration Date": March 25, 2013.

**2. CONCESSIONAIRE'S SERVICES.**

2.1 Scope of Work. Subject to the terms and conditions set forth in this Agreement, CONCESSIONAIRE shall manage the sales, ordering (if necessary), installation, maintenance, removal and disposal of banner advertising in specified locations in baseball fields or on field facilities in CITY's parks (the "banner advertising program"), as more particularly described in the Scope of Services.

2.2 Time of Performance. CONCESSIONAIRE shall commence the services on the Commencement Date and shall perform the services in conformance with the Scope of Services.

2.3 Standard of Performance. CONCESSIONAIRE shall perform all services under this Agreement in accordance with the standard of care generally exercised by like professionals under similar circumstances and in a manner reasonably satisfactory to CITY. CONCESSIONAIRE shall comply with all applicable federal, state and local laws, ordinances, codes and regulations.

### **3. REPRESENTATIVES.**

3.1 City Representative. For the purposes of this Agreement, the contract administrator and CITY's representative shall be the Recreation & Community Operations Manager (the "City Representative"). CONCESSIONAIRE shall assure that the City Representative is kept informed of the progress of the performance of the services, and CONCESSIONAIRE shall refer any decisions that must be made by CITY to the City Representative. Unless otherwise specified herein, any approval of CITY required hereunder shall mean the approval of the City Representative.

3.2 Consultant Representative. For the purposes of this Agreement, Rich Jessup, is hereby designated as the principal and representative of CONCESSIONAIRE authorized to act on its behalf with respect to the services performed under this Agreement and make all decisions in connection those services (the "Responsible Principal"). CONCESSIONAIRE shall not change the Responsible Principal without CITY's prior written approval.

### **4. CONCESSIONAIRE'S PERSONNEL.**

4.1 CONCESSIONAIRE has, or will secure at its own expense, all personnel required to perform the services required under this Agreement. The services shall be performed by CONCESSIONAIRE, and all personnel engaged in the work shall possess the qualifications, permits and licenses required by applicable law to perform such the services.

4.2 CONCESSIONAIRE shall be solely responsible for the satisfactory work performance of all personnel engaged in performing services required by this Agreement, and compliance with all reasonable performance standards established by CITY.

4.3 In the event that CITY, in its sole discretion, at anytime during the term of this Agreement, desires the removal of any person or persons assigned by CONCESSIONAIRE to perform services pursuant to this Agreement, CONCESSIONAIRE shall remove any such person immediately upon receiving notice from CITY of the desire of CITY for the removal of such person or persons.

4.4 CONCESSIONAIRE shall be responsible for payment of all employees' and subcontractors' wages and benefits and shall comply with all requirements pertaining to employer's liability, workers' compensation, unemployment insurance, and Social Security.

**5. PERMITS AND LICENSES.** CONCESSIONAIRE shall obtain and maintain during the term of this Agreement all necessary licenses, permits and certificates required by law for the provision of services under this Agreement, including a City of San Fernando business license.

**6. FACILITIES AND EQUIPMENT.** Except as otherwise authorized by CITY in writing, CONCESSIONAIRE shall, at its sole cost and expense, furnish all materials and equipment, excluding CITY park equipment, that may be required for performing services under to this Agreement.

**7. TERM OF AGREEMENT.** This term of this Agreement shall be from the Commencement Date through the Effective Date, unless extended or sooner terminated as provided herein.

**8. COMPENSATION.**

8.1 CONCESSIONAIRE shall remit to CITY fifty percent (50%) of all banner advertisement gross revenue generated by CONCESSIONAIRE pursuant to this Agreement during the previous month (“City Payments”) throughout the term of this Agreement. For purposes of this Agreement, “gross revenue” shall mean total income received by CONCESSIONAIRE from all banner advertising sources before deductions, exemptions or other tax reductions. The gross revenue generated by CONCESSIONAIRE shall include reimbursement for all actual and necessary expenditures reasonably incurred in the performance of this Agreement. Remittances shall be made in accordance with Section 9.1 herein.

8.2 No claims for additional services performed by CONCESSIONAIRE that are beyond the Scope of Services shall be allowed, unless such additional services are authorized by the City Council in writing prior to the performance of the services. Any additional services authorized by the City Council shall be compensated at a rate mutually agreed to by the parties.

8.3 The terms of this Section 8 shall survive the termination of this Agreement until all City Payments due to CITY from CONCESSIONAIRE pursuant to this Agreement are remitted to CITY.

**9. METHOD OF PAYMENT.**

9.1 City Payments. CONCESSIONAIRE shall remit City Payments to CITY not later than the fifteenth (15<sup>th</sup>) calendar day of each month. City Payments shall be accompanied by a statement (i) identifying all advertisers during the previous month, (ii) describing the size of each identified advertiser’s banner advertisement placed in CITY parks or on CITY park facilities or equipment and (iii) detailing all banner advertisement gross revenue generated by CONCESSIONAIRE from each identified advertiser. CITY shall review the statements and notify CONCESSIONAIRE within ten (10) business days of any disputed City Payment amounts.

9.2 Additional Services. Any invoice claiming compensation for additional services shall include appropriate documentation of CITY’s prior authorization.

9.3 Audit of Records. CONCESSIONAIRE shall make all documents, invoices and other records maintained by CONCESSIONAIRE in connection with this Agreement available to CITY for review and audit upon twenty-four (24) advance notice. CITY may conduct such review and audit at any time during CONCESSIONAIRE’s regular working hours.

9.4 Survival. The terms of this Section 9 shall survive the termination of this Agreement until all City Payments due to CITY from CONCESSIONAIRE are remitted to CITY.

**10. OWNERSHIP OF WORK PRODUCT.** All reports, documents or other written material (“written products”) developed by CONCESSIONAIRE in the performance of this



Agreement shall be and remain CITY's property without restriction or limitation upon its use or dissemination by CITY. Written products shall not be the subject of a copyright application by CONCESSIONAIRE. Any alteration or reuse by CITY of written products on any project other than the banner advertising program shall be at the sole risk of CITY unless CITY compensates CONCESSIONAIRE for such reuse.

**11. TRAVEL REIMBURSEMENT.** Travel required by CONCESSIONAIRE or any subcontractor, if authorized by CITY, pursuant to this Agreement shall not be a reimbursable expense.

**12. STATUS AS INDEPENDENT CONTRACTOR.** CONCESSIONAIRE is, and shall at all times remain as to CITY, a wholly independent contractor. CONCESSIONAIRE shall have no power to incur any debt, obligation, or liability on behalf of CITY. Neither CITY nor any of its agents shall have control over the conduct of CONCESSIONAIRE or any of CONCESSIONAIRE's employees, except as set forth in this Agreement. CONCESSIONAIRE shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of CITY. CONCESSIONAIRE agrees to pay all required taxes on amounts paid to CONCESSIONAIRE under this Agreement, and indemnify and hold CITY harmless from any and all taxes, assessments, penalties, and interest asserted against CITY by reason of the independent contractor relationship created by this Agreement. CITY may offset against the amount of any fees due to CONCESSIONAIRE under this Agreement any amount due to CITY from CONCESSIONAIRE as a result of CONCESSIONAIRE's failure to promptly pay to CITY any reimbursement or indemnification arising under this Section 12.

**13. CONFIDENTIALITY.** All data, documents, discussion, or other information (collectively "data") developed or received by CONCESSIONAIRE or provided for performance of this Agreement are deemed confidential and shall not be disclosed by CONCESSIONAIRE to any person or entity without CITY's prior written authorization. CITY shall grant such authorization if disclosure is required by law or necessary to provide the services under this Agreement. All data shall be returned to CITY upon the termination of this Agreement. CONCESSIONAIRE's covenant under this Section 13 shall survive the termination of this Agreement.

**14. CONFLICT OF INTEREST.** CONCESSIONAIRE and its officers, employees, associates and subcontractors, if authorized by CITY, shall comply with all conflict of interest statutes of the State of California applicable to CONCESSIONAIRE's services under this Agreement, including, but not limited to, the Political Reform Act (Government Code Section 81000 *et seq.*) and Government Code Section 1090. During the term of this Agreement, CONCESSIONAIRE shall retain the right to perform similar services for other clients, but CONCESSIONAIRE and its officers, employees, associates and sub-contractors shall not, without the City Administrator's prior written approval, perform work for another person or entity for whom CONCESSIONAIRE is not currently performing work that would require CONCESSIONAIRE or one of its officers, employees, associates or sub-contractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute.

**15. INDEMNIFICATION.**

15.1 To the fullest extent permitted by law, CONCESSIONAIRE shall defend, hold harmless and indemnify CITY, and its elected officials, officers, employees, servants, designated volunteers, and those CITY agents serving as independent contractors in the role of CITY officials (collectively, "Indemnitees") from and against any and all claims, demands, damages, liabilities, losses, costs or expenses, including attorneys' fees and costs of defense (collectively, "Claims") whether actual, alleged or threatened, which arise out of, pertain to, or relate to, in whole or in part, the acts or omissions of CONCESSIONAIRE, its officers, employees, subcontractors, if authorized by CITY, or agents in the performance of this Agreement, except for such Claims arising from the sole negligence or willful misconduct of CITY, as determined by final arbitration or court decision or by the agreement of the parties. The parties understand and agree that the duty of CONCESSIONAIRE to indemnify and hold harmless pursuant to this Section 10 includes the duty to defend as set forth in Section 2778 of the California Civil Code. CONCESSIONAIRE shall defend Indemnitees in any action or actions filed in connection with any such Claims with counsel of CITY's choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. CONCESSIONAIRE's duty to defend pursuant to this Section 15 shall apply independent of any prior, concurrent or subsequent misconduct, negligent acts, errors or omissions of Indemnitees.

15.2 CONCESSIONAIRE's obligations under this or any other provision of this Agreement shall not be limited by the provisions of any workers compensation act or similar act. CONCESSIONAIRE expressly waives its statutory immunity under such statutes or laws as to CITY, its officers, agents, employees and volunteers.

15.3 CONCESSIONAIRE shall obtain executed indemnity agreements with provisions identical to those in this Section 15 from each and every subcontractor, if authorized by CITY, or any other person or entity involved by, for, with or on behalf of CONCESSIONAIRE in the performance of this Agreement. In the event CONCESSIONAIRE fails to obtain such indemnity obligations for the benefit of CITY, CONCESSIONAIRE agrees to be fully responsible and indemnify, hold harmless and defend Indemnitees pursuant to the terms of this Section 15.

15.4 CITY does not, and shall not, waive any rights that it may possess against CONCESSIONAIRE because of the acceptance by CITY, or the deposit with CITY, of any insurance policy or certificate required pursuant to this Agreement. This hold harmless and indemnification provision shall apply regardless of whether or not any insurance policies are determined to be applicable to the Claims. CONCESSIONAIRE's indemnity obligation set forth in this Section 15 shall not be limited by the limits of any policies of insurance required and/or provided by CONCESSIONAIRE pursuant to this Agreement.

15.5 CONCESSIONAIRE's covenant under this Section 15 shall survive the termination of this Agreement.

15.6 CONCESSIONAIRE shall pay all required taxes on amounts paid to CONCESSIONAIRE under this Agreement, and to indemnify and hold CITY harmless from any and all taxes, assessments, penalties, and interest asserted against CITY by reason of the independent contractor relationship created by this Agreement. CONCESSIONAIRE shall fully comply with the workers' compensation laws regarding CONCESSIONAIRE and CONCESSIONAIRE's employees. CONCESSIONAIRE shall indemnify and hold CITY harmless from any failure of CONCESSIONAIRE to comply with applicable workers'

compensation laws. CITY shall have the right to offset against the amount of any fees due to CONCESSIONAIRE under this Agreement any amount due to CITY from CONCESSIONAIRE as a result of CONCESSIONAIRE's failure to promptly pay to CITY any reimbursement or indemnification arising under this Section 15.

## **16. INSURANCE.**

16.1 CONCESSIONAIRE shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

16.1.1 Commercial General Liability Insurance with a minimum limit of One Million Dollars (\$1,000,000) per occurrence for any personal injury, death, loss or damage.

16.1.2 Business Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a minimum limit of One Million Dollars (\$1,000,000) per accident for bodily injury and property damage.

16.1.3 Worker's Compensation insurance as required by California law.

16.1.4 Employers Liability Insurance with a minimum limit of One Million Dollars (\$1,000,000) per occurrence.

16.2 CONCESSIONAIRE shall require all subcontractors, if authorized by CITY, to maintain insurance coverage that complies with the requirements of this Section 16 and obtain evidence of compliance.

16.3 The policies required by this Agreement shall be issued by an insurer admitted in the State of California and with an A.M. Best rating of A-, VII or better.

16.4 If CONCESSIONAIRE does not keep the insurance required in this Agreement in full force and effect, CITY may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, CITY may take out the necessary insurance and pay, at CONCESSIONAIRE's expense, the premium thereon.

16.5 Prior to commencement of work under this Agreement, and throughout the term of this Agreement, CONCESSIONAIRE shall file with CITY's Risk Manager a properly executed certificate or certificates of insurance and endorsements evidencing compliance with the requirements of this Section 16. Such certificates shall disclose the CONCESSIONAIRE's self-insured retentions or deductibles, which are subject to CITY approval. CONCESSIONAIRE agrees to provide certified copies of insurance policies if requested by CITY. All evidence of insurance and notices of cancellation shall be mailed to:

The City of San Fernando  
Attn: Michael Okafor  
117 Macneil Street  
San Fernando, CA 91340

16.6 CONCESSIONAIRE shall provide proof that policies of insurance expiring during the term of this Agreement have been renewed or replaced with other policies providing

at least the same coverage. CONCESSIONAIRE shall furnish such proof to CITY at least two (2) weeks prior to the expiration of the coverages.

16.7 The commercial general and business automobile liability insurance policies shall contain an endorsement naming CITY, its elected officials, officers, agents, employees, attorneys, servants, volunteers, successors and assigns as additional insureds. The commercial general and business automobile liability insurance policies shall be primary to any other coverage available to CITY. Any insurance or self-insurance maintained by CITY, its officers, employees, agents or volunteers, shall be in excess of CONCESSIONAIRE's commercial general and business automobile liability insurance and shall not contribute with it.

16.8 All insurance policies shall contain an endorsement providing that the policies cannot be canceled or reduced except on thirty (30) days' prior written notice to CITY. CONCESSIONAIRE shall require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

16.9 All insurance coverage provided pursuant to this Agreement shall not prohibit CONCESSIONAIRE, and CONCESSIONAIRE's employees, agents, subcontractors, if authorized by CITY, or volunteers from waiving the right of subrogation prior to a loss. CONCESSIONAIRE hereby waives all rights of subrogation against CITY.

16.10 Any deductibles or self-insured retentions must be approved by CITY. At CITY's option, CONCESSIONAIRE shall either reduce or eliminate the deductibles or self-insured retentions with respect to CITY, or CONCESSIONAIRE shall procure a bond guaranteeing payment of losses and expenses.

16.11 If CONCESSIONAIRE is a limited liability company, commercial general liability coverage must be amended so that CONCESSIONAIRE and its managers, affiliates, employees, agents, and other persons necessary or incidental to its operation are insureds.

16.12 Procurement of insurance by CONCESSIONAIRE shall not be construed as a limitation of CONCESSIONAIRE's liability or as full performance of CONCESSIONAIRE's duties to indemnify, hold harmless and defend under Section 16 of this Agreement.

## **17. MUTUAL COOPERATION.**

17.1 CITY shall provide CONCESSIONAIRE with all pertinent data, documents and other requested information as is reasonably available for the proper performance of CONCESSIONAIRE's services.

17.2 In the event any claim or action is brought against CITY relating to CONCESSIONAIRE's performance in connection with this Agreement, CONCESSIONAIRE shall render any reasonable assistance that CITY may require.

**18. RECORDS AND INSPECTIONS.** CONCESSIONAIRE shall maintain full and accurate records with respect to all matters covered under this Agreement for a period of three (3) years following the expiration or termination of this Agreement. CITY shall have access, without charge, upon reasonable written notice, during CONCESSIONAIRE's normal business

hours to such records, and the right to examine, audit and copy the same and to make transcripts therefrom, and to inspect all banner advertising program data, documents, proceedings, and activities.

**19. TERMINATION.**

19.1 CITY may terminate this Agreement for any reason or for no reason on five (5) calendar days' written notice to CONCESSIONAIRE of the effective date of termination. CONCESSIONAIRE may terminate this Agreement for any reason or no reason on thirty (30) calendar days' written notice to CITY of the effective date of termination. CONCESSIONAIRE shall cease all services under this Agreement by the effective date of termination. CONCESSIONAIRE shall deliver all written materials, reports, documents and notes compiled by CONCESSIONAIRE pursuant to this Agreement to CITY on or before the effective date of termination. CITY owned materials, equipment or banner advertisements managed by CONCESSIONAIRE and installed at CITY facilities shall remain CITY's property, without restriction or limitation upon its use or dissemination by CITY.

19.2 Except as otherwise provided under this Agreement, CONCESSIONAIRE shall remit City Payments to CITY on all banner advertisement gross revenue generated by CONCESSIONAIRE through the effective date of termination pursuant to Section 8 of this Agreement and comply with the payment terms in Section 9 of this Agreement.

19.3 CONCESSIONAIRE shall remove and dispose of all banner advertisements, excluding CITY banner advertisements, placed in baseball fields or on field facilities in CITY's parks by CONCESSIONAIRE within thirty (30) calendar days of the effective date of termination. CONCESSIONAIRE and CITY shall determine and agree upon the date(s) for removal of the banner advertisements within this thirty (30) calendar day period.

19.4 CONTRACTOR shall remit City Payments to CITY pursuant to Section 8 of this Agreement and comply with the payment terms in Section 9 of this Agreement on any gross revenue generated by a banner advertisement after the effective date of termination of this Agreement, but prior to the removal of the banner advertisement during the thirty (30) calendar day period.

19.5 Neither party shall have any other claim against the other party by reason of such termination.

**20. FORCE MAJEURE.** CONCESSIONAIRE shall not be liable for any failure to perform if CONCESSIONAIRE presents acceptable evidence, in CITY's sole judgment, that such failure was due to causes beyond the control, and without the fault or negligence of CONCESSIONAIRE.

**21. NOTICES.** Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (a) the day of delivery if delivered by hand or overnight courier service during CONCESSIONAIRE's and CITY's regular business hours; or (b) on the third business day following deposit in the United States mail, postage prepaid, to the addresses heretofore below, or to such other addresses as the parties may, from time to time, designate in writing.

If to CITY:  
 Attn: Ismael Aguila, Operations Manager  
 Recreation & Community Services  
 City of San Fernando  
 208 Park Avenue  
 San Fernando, California 90280  
 Telephone: (818) 898-1290  
 Facsimile: (818) 898-2155

If to CONCESSIONAIRE:  
 Attn: Rich Jessup  
 Parks & Rec Marketing  
 3661 Malafia Drive  
 Glendale, California 91208  
 Telephone: (818) 249-8197  
 Facsimile: (818) 249-8197  
 Email: parksmktg @yahoo.com

With a courtesy copy to:

Attn: City Administrator  
 City of San Fernando  
 117 Macneil Street  
 San Fernando, California 91340  
 Telephone: (818) 898-1200  
 Facsimile: (818) 361-7631

Michael Estrada, City Attorney  
 Richards, Watson & Gershon  
 355 South Grand Avenue, 40<sup>th</sup> Floor  
 Los Angeles, CA 90071-3101  
 Telephone: (213) 626-8484  
 Facsimile: (213) 626-0078

**22. NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY.** In the performance of this Agreement, CONCESSIONAIRE shall not discriminate against any employee, subcontractor, if authorized by CITY, or applicant for employment because of race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation or other basis prohibited by law. CONCESSIONAIRE shall ensure that subcontractors, if authorized by CITY, and applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation.

**23. PROHIBITION AGAINST ASSIGNMENT.** CONCESSIONAIRE shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without CITY's prior written consent, and any attempt to do so shall be void and of no effect. CITY shall not be obligated or liable under this Agreement to any party other than CONCESSIONAIRE.

**24. NON-WAIVER OF TERMS, RIGHTS AND REMEDIES.** Waiver by either party of any one or more of the conditions of performance under this Agreement shall not be a waiver of any other condition of performance under this Agreement. No waiver by a party of a default or breach of the other party shall be effective or binding upon such party unless made in writing by such party, and no such waiver shall be implied from any omissions by a party to take any action with respect to such default or breach. No express written waiver of a specified default or

breach shall affect any other default or breach, or cover any other period of time, other than any default or breach and/or period of time specified. All of the remedies permitted or available to a party under this Agreement, or at law or in equity, shall be cumulative and alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right of remedy.

**25. ATTORNEY'S FEES.** In the event that either party commences any legal action or proceeding to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to recover its costs of suit, including reasonable attorney's fees.

**26. ENTIRE AGREEMENT.** All documents referenced as exhibits in this Agreement are hereby incorporated in this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and provisions of any document incorporated by reference, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between the parties with respect to the subject matter herein. No other prior oral or written agreements are binding on the parties. Any modification of this Agreement will be effective only if it is in writing and executed by the parties.

**27. GOVERNING LAW; JURISDICTION.** This Agreement shall be governed by and construed in accordance with the laws of the State of California. In the event of litigation between the parties, venue in State trial courts shall lie exclusively in Los Angeles County. In the event of litigation in a United States District Court, exclusive venue shall lie in the Central District of California.

**28. SEVERABILITY.** Wherever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect.

**29. CAPTIONS.** The captions used in this Agreement are solely for reference and the convenience of the parties. The captions are not a part of the Agreement, in no way bind, limit, or describe the scope or intent of any provision, and shall have no effect upon the construction or interpretation of any provision herein.

**30. EXECUTION.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

[SIGNATURES PAGE FOLLOWS]

The parties, through their respective authorized representatives, are signing this Agreement on the date stated in the introductory clause.

CITY OF SAN FERNANDO

PARKS & REC MARKETING

\_\_\_\_\_  
Al Hernández,  
City Administrator

By: \_\_\_\_\_  
Rich Jessup,  
Owner

ATTEST:

By: \_\_\_\_\_  
Name:  
Title:  
(secretary, asst. secretary, CFO or asst treasurer)

\_\_\_\_\_  
Elena G. Chávez,  
City Clerk

(Two signatures are required for a corporation pursuant to Civil Code Section 313.)

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael Estrada,  
City Attorney



**Exhibit A**  
**SCOPE OF SERVICES**

**1. SALES, PLACEMENT, REMOVAL AND DISPOSAL OF BANNER ADVERTISING.** CONCESSIONAIRE shall manage the sales, ordering (if necessary), installation, maintenance, removal and disposal of banner advertising in baseball fields or on field facilities located in CITY's parks. CONCESSIONAIRE shall manage all tasks related to the execution of this Scope of Services, including:

1.1 Soliciting paid banner advertising to be displayed in baseball fields or on field facilities located in CITY's parks;

1.2 If necessary, ordering banner advertisements for advertisers;

1.3 Collecting advertising fees from advertisers;

1.4 Maintaining adequate records of all banner advertising transactions, contracts and commitments; and

1.5 Installing, maintaining, removing and disposing of banner advertisements.

**2. ADVERTISING GUIDELINES.** CITY declares that the advertising locations in the specified locations in the baseball fields or on field facilities located in CITY's parks are nonpublic forums. All banner advertisements shall be commercial advertisements that propose commercial transactions and services and shall conform to the following rules.

2.1 Unacceptable Advertising. CONCESSIONAIRE shall not accept and/or display advertisements:

2.1.1 That involve tobacco or tobacco related products;

2.1.2 That involve alcohol or alcoholic related products;

2.1.3 That involve unlawful or illegal goods (including drugs), services or activities;

2.1.4 That involve "junk food" products (for purposes of these guidelines "junk food" means food that is high in calories, fat and/or salt and with low nutritional values;

2.1.5 That relate to political campaigns or political issues;

2.1.6 That relate to religious issues;

2.1.7 That imply endorsement of any goods, services, or activities by CITY; and

2.1.8 That infringe on any copyright, trade or service mark, title or slogan.

2.2 Violation of Advertising. CONCESSIONAIRE shall promptly remove advertisements that are in violation of this policy within twenty-four (24) hours upon a verbal or written request by CITY.

2.3 Advertising Guidelines. CITY may amend these guidelines at any time with a thirty (30) calendar day written notice to CONCESSIONAIRE.

3. **ADVERTISING SPACE.** CONCESSIONAIRE shall be responsible for the installation, removal and off-site disposal of banner advertisements. CITY reserves the right to approve all materials, dimensions and locations of banner advertising to be placed in the locations identified in Section 3.1 below.

3.1 Banner Advertisement Placement. CONCESSIONAIRE may install banner advertisements in the following locations:

<b>Parks</b>	<b>Baseball Field</b>	<b>Location</b>
Las Palmas Park	1, 2, 3, 4	outfield fences
Las Palmas Park	1, 2, 3	dugouts, backstops
Las Palmas Park	1	bleachers
Las Palmas Park	1	scoreboard
Pioneer Park	1, 2	outfield fences
Pioneer Park	1, 2	dugouts, backstops
Pioneer Park	1, 2	bleachers
Pioneer Park	2	tennis court wall
Recreation Park	1	bleachers
Recreation Park	1	dugouts, backstop

CONCESSIONAIRE, at no cost to CITY, shall provide additional hardware as needed to prepare the locations identified above for the installation of banner advertisements. All additional hardware, once installed, shall become CITY's property and shall not be removed by CONCESSIONAIRE, unless requested by CITY. CONCESSIONAIRE shall provide the City Representative with photographic record of installed banner advertisements within three (3) business days of installation.

3.2 Banner Advertisement Dimensions. Excluding CITY banner advertisements, all banner advertisements shall meet the following dimension requirements:

<b>Park</b>	<b>Location</b>	<b>Maximum Dimensions</b>
Las Palmas	Outfield fences	12ft x 3.5ft
	Dugouts	12ft x 3.5ft
	Bleachers	12ft x 3.5ft
	Scoreboard	15ft x 5ft
Pioneer Park	Outfield fences	12ft x 3.5ft
	Dugouts	12ft x 3.5ft
	Bleachers	12ft x 3.5ft
	Tennis court	12ft x 3.5ft
Recreation Park	Bleachers	12ft x 3.5ft
	Tennis court	12ft x 3.5ft

3.3 City Use of Banner Advertisement Locations. CITY may advertise or promote CITY programs and events at one (1) or more of the advertising locations identified above at no cost to CITY. CITY shall provide CONCESSIONAIRE with a minimum ninety (30) day advance notice, specifying the program or event and the dates for posting, prior to the installation date of CITY's banner advertisement.

4. **BANNER ADVERTISING MATERIALS.** All banner advertising materials shall be of the highest industry standards. All banner advertisements shall be affixed using short-term removable material.

5. **CHANGE OF BANNER ADVERTISEMENT.** The change out of banner advertisements is CONCESSIONAIRE's sole responsibility and shall be performed Mondays through Fridays (when fields are not in use) during the hours of 8 a.m. and 6:00 p.m.

6. **BANNER ADVERTISEMENT MAINTENANCE.** CONCESSIONAIRE shall maintain banner advertisements in a clean condition free from dirt or residue.

7. **DAMAGE TO BANNER ADVERTISEMENTS.** CITY assumes no liability for damages to banner advertisements as a result of causes beyond the control, and without the fault or negligence of CITY. CONCESSIONAIRE shall advise advertisers that vinyl banner advertisements have a limited life span due to sun fading, possible wind damage or vandalism. If a damaged banner advertisement needs to be removed, CITY shall make its best effort to notify CONCESSIONAIRE via written notice within twenty-four (24) hours of CITY's notice of the

damaged banner advertisement. CONCESSIONAIRE shall not reduce CITY’s compensation set forth in Section 8 of this Agreement as a result of CONCESSIONAIRE’s removal of a damaged banner advertisement.

7.1 CONCESSIONAIRE shall remove a banner advertisement, or portion thereof, that is placed improperly or that becomes cracked, peeled, or damaged, regardless of the cause thereof, at no cost to CITY, within three (3) business days after the date of CITY’s written notice sent either by mail or facsimile to CONCESSIONAIRE.

7.2 If the deficiencies are not corrected within three (3) business days from the date of CITY’s written notice, CITY may remove the material and bill CONCESSIONAIRE accordingly for labor. CITY shall charge CONCESSIONAIRE the standard hourly wage for a CITY Mechanic to remove the material. CONCESSIONAIRE shall remit payment to CITY within thirty (30) business days of receipt of CITY’s invoice.

7.3 If CONCESSIONAIRE fails to timely submit payment, CITY may terminate this Agreement for breach and/or pursue other legal or equitable remedies.

**8. GRAFFITI.** In the event that any banner advertising is damaged due to graffiti or vandalism, CITY shall provide written notice to CONCESSIONAIRE and request CONCESSIONAIRE’s replacement of the advertisement at no cost to CITY. CONCESSIONAIRE shall promptly remove the advertisement within twenty-four (24) hours of receipt of CITY’s written request. CONCESSIONAIRE, where appropriate, shall require advertisers to apply anti-graffiti coatings on banner advertisements.

**9. INSTALLATION AND REMOVAL OF BANNER ADVERTISEMENTS.** CITY shall permit CONCESSIONAIRE’s employees with reasonable entry and egress to banner advertisement installation locations, subject to CITY’s rules and regulations. CONCESSIONARIE may install and remove banner advertisements on the following days and during the following hours:

<b>Parks</b>	<b>Days</b>	<b>Hours</b>
Recreation Park, Las Palmas Park, Pioneer Park	Mondays – Fridays	8:00 AM – 6:00 PM  (when fields are not in use)

**10. BANNER ADVERTISEMENT DISPOSAL.** CONCESSIONAIRE shall properly dispose of banner advertisements at the time of removal from baseball fields or field facilities located in CITY’s parks.

**11. REMOVAL OF DATED MATERIALS.** CONCESSIONAIRE shall apply an expiration date to the advertising terms for all banner advertisements with dated content. CONCESSIONAIRE shall remove all dated materials within seven (7) calendar days of the expiration of an advertising term.

**Exhibit B**  
**APPROVED FEE SCHEDULE**

CONCESSIONAIRE shall charge the following rates for the placement of banner advertisements, excluding CITY banner advertisements, at the following locations in the baseball fields or on field facilities located in CITY's parks:

<b>Location</b>	<b>Rate</b>
Las Palmas <ul style="list-style-type: none"> <li>• Outfield fences</li> <li>• Dugouts</li> <li>• Bleachers</li> <li>• Scoreboard</li> </ul>	\$50/month \$50/month \$50/month \$100/month
Pioneer Park <ul style="list-style-type: none"> <li>• Outfield fences</li> <li>• Dugouts</li> <li>• Bleachers</li> <li>• Tennis court</li> </ul>	\$50/month \$50/month \$50/month \$50/month
Recreation Park <ul style="list-style-type: none"> <li>• Bleachers</li> <li>• Tennis court</li> </ul>	\$50/month \$50/month

**ATTACHMENT "B"****PARKS & REC MARKETING**

**Las Palmas Park** 505 S. Huntington St., San Fernando, CA 91340

**Park Supervisor** Ismael Aguila

**Banner Zones**

<b>3 Seasonal Baseball Outfield Fences</b>	10 - 12ft x 3.5ft banners @ \$ 50 ea	500
<b>1 Seasonal T-Ball Outfield Fence</b>	5 - 12ft x 3.5ft banners @ \$ 50 ea	250
<b>Dugout Back Banners</b>	2 - 12ft x 3.5ft banners @ \$ 50 ea	100
<b>Scoreboard</b>	15ft x 5ft banner	100
<b>Bleacher Back Banners</b>	2 - 15ft x 3.5ft banners \$ 50 ea	<u>100</u>
<b>Total Monthly Park Income</b>		<b>1,050</b>

**The City of San Fernando would receive half of this amount every month.**

Respectfully submitted,

Rich Jessup  
Parks & Rec Marketing  
(818) 249-8197





## **PARKS & REC MARKETING**

**Recreation Park** 208 Park Ave, San Fernando, CA 91340

**Park Supervisor** Ismael Aguila

### **Banner Zones**

**Bleacher Back Banners** 3 - 15ft x 3.5ft banners \$ 50 ea 150

Note: Backstop and Concession/Restroom building could also have banners

**Total Monthly Park Income 150**

**The City of San Fernando would receive half of this amount every month.**

Respectfully submitted,

Rich Jessup  
Parks & Rec Marketing  
(818) 249-8197







**CITY CLERK'S OFFICE****MEMORANDUM**

**TO:** Mayor Mario F. Hernández and Councilmembers

**FROM:** Elena G. Chávez, City Clerk

**DATE:** March 19, 2012

**SUBJECT:** Reorganization of the City Council – Selection of Mayor and Mayor Pro Tempore

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**RECOMMENDATION:**

It is recommended that the City Council proceed with the annual reorganization of the Council and follow the procedure as suggested (Attachment "A") for the selection of Mayor and Mayor Pro Tempore.

**BACKGROUND:**

In accordance with Section 11.1 of the Procedural Manual for the Conduct of City Council meetings the City Council must meet annually to choose one of its members as Mayor and another of its members as Mayor Pro Tempore. In those years in which a general municipal election is not held, the City Council shall choose a Mayor and Mayor Pro Tempore at a regular meeting in March.

Nominations for the office of Mayor and Mayor Pro Tempore may be made by any member of the Council. Each selection shall be by three or more affirmative votes. In the event that no person receives three or more votes in the selection process (for one or both offices), the selection process shall be repeated.

The Mayor and the Mayor Pro Tempore will serve a one-year term, with the term expiring in March 2013.

**BUDGET IMPACT:**

None.

**ATTACHMENT:**

A. City Council Reorganization Procedure



## City of San Fernando

### CITY COUNCIL REORGANIZATION

1. **Election of Mayor:**
  - A. City Clerk opens the nominations for the position of Mayor.
  - B. Nomination(s) is/are made for Mayor, and seconded.
  - C. Hearing no objections, motion to close nominations.
  - D. City Clerk conducts a roll call vote in the order in which nominations are received until a Mayor is elected by majority vote.
  - E. City Clerk announces the results.
  
2. **Election of Mayor Pro Tempore:**
  - A. City Clerk opens the nominations for the position of Mayor Pro Tempore.
  - B. Nomination(s) is/are made for Mayor Pro Tempore, and seconded.
  - C. Hearing no objections, motion to close nominations.
  - D. City Clerk conducts a roll call vote in the order in which nominations are received until a Mayor Pro Tempore is elected by majority vote.
  - E. City Clerk announces the results.
  
3. **Council Changes Seats as Follows:**
  - Mayor Pro Tempore on the Mayor's right side.
  - Outgoing Mayor on New Mayor's left side.
  - All other Council members in the remaining seats.
  
4. **City Council Comments/Remarks**
  
5. **Resume City Council Meeting**

**10**



**CITY COUNCIL****MEMORANDUM**

**TO:** Mayor Mario F. Hernández and Councilmembers  
**FROM:** Councilmember Sylvia Ballin  
**DATE:** December 5, 2011  
**SUBJECT:** Request for Staff Update Regarding Requests for Proposals

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**RECOMMENDATION:**

I have placed this on the agenda for City Council discussion and would like staff to provide thorough updates on the status, and their timelines, of the following Requests for Proposals (RFPs) that were recently discussed at City Council meetings:

- City Attorney RFP
- Labor and Employment Legal Services RFP
- IT Services RFP

**ATTACHMENTS:**

- A. Request for Proposals Timeline
- B. Grant Reimbursements (Finance Department)
- C. Grant Reimbursements (Public Works Department)

**ATTACHMENT "A"**

<b>CURRENT REQUEST FOR PROPOSALS (RFPs) TIMELINE</b>		
<b>Action</b>	<b>City Attorney</b>	<b>Labor &amp; Employment Attorney</b>
Authorization to Proceed with RFP	October 17, 2011	November 7, 2011
RFP Posted on Website and Distributed	October 21, 2011	November 28, 2011
Bid Opening	November 14, 2011	January 9, 2012
In-House Review of Qualifications	January 26, 2012	March 20, 2012
Invite City Attorney from Surrounding Area to Assist with Screening Committee Process	February 13, 2012	March 19, 2012
Selection of Ad Hoc Committee to Participate in Screening Committee	March 5, 2012	March 5, 2012
Screening Committee Meeting Reviews Proposals	March 22, 2012	Late March 2012
City Council Candidate Interviews	Early April 2012	Mid April 2012
Award of Contract	Mid/Late April 2012	Late April 2012

<b>UPCOMING REQUEST FOR PROPOSALS (RFPs)</b>	
<b>Rfp</b>	<b>Anticipated Date To Begin Process</b>
Information Technologies (IT)	Late March 2012
Accounting Firm	
Solid Waste Consultant Service	



**ATTACHMENT "B"****Grant Reimbursement**

Staff prepares and electronically submit/mail reimbursement request and in some cases the grant funds are advance to the City. Reimbursement request are submitted based on actual expenditures incurred. The following table shows the status of FY 2011-2012 grants by departments through the month of February 2012.

<b>Department</b>	<b>Agency Name</b>	<b>Project Title</b>	<b>Total Grant Awarded</b>	<b>Total Expenditures Year to Date</b>	<b>Total Revenue Collected Year to Date</b>
<b>Community Development</b>	CA Cultural & Historical Endowment	S.F. Lopez Adobe Project	\$ 602,734.00	\$ 251,994.00	\$ 227,502.00
<b>Police</b>	Office of Traffic Safety AL1135	DUI Enforcement & Awareness Program	190,000.00	174,628.00	167,894.00
	Office of Traffic Safety 20423	DUI Enforcement & Awareness Program	150,000.00	8,756.00	-
	COPS Office	COPS Hiring Recovery Program	674,978.00	557,539.00	548,702.00
	City of Los Angeles	Edward Byrne Memorial Justice Assistance Program	52,474.00	28,105.00	52,474.00
	City of Los Angeles	Edward Byrne Memorial Justice Assistance Program	13,331.00	13,331.00	11,998.00
	COPS Technology Office	Virtual Patrol Program	1,050,000.00	1,050,000.00	1,050,000.00
<b>Public Works</b>	COPS Office	Safe School Initiative Program	450,000.00	164,405.00	160,259.00
	California Energy Commission	Energy Efficiency & Conservation	132,667.00	131,464.00	21,752.00
<b>Recreation &amp; Community Services</b>	National Endowment for the Arts	Mariachi Master Apprenticeship Program	57,000.00	13,468.00	-
	CA Arts Council	Mariachi Master Apprenticeship Program	9,000.00	2,031.00	8,100.00
	Alliance for CA Traditional Arts	Mariachi Master Apprenticeship Program	7,000.00	-	7,000.00
	Kaiser Foundation Hospitals	Healthy Families Program	20,000.00	15,240.00	20,000.00
	County of LA Community & Senior Services	Elderly Nutrition Program	81,445.00	73,328.00	50,337.00
	2000 Parks Bond Act	Las Palmas Park Outdoor Fitness Area	44,162.00	-	-
	LA Unified School District	Gridley/Morningside School	243,434.00	112,453.00	84,760.00
<b>Total</b>			<b>\$ 3,778,225.00</b>	<b>\$ 2,596,742.00</b>	<b>\$ 2,410,778.00</b>

## ATTACHMENT "C"

**SAN FERNANDO**  
**Public Works Department**  
**Grant Funded Projects**

#	Agency	Project Description	Project Costs			Encumbered by Grant Agency	Deobligated by Grant Agency	COMMENTS
			Match	Grant	Total			
1	Energy Comm	<p><b>State Energy Commission EECBG Grant:</b>            Procurement of energy efficient lighting; including Induction Lights and LED traffic signal lights.  <i>(grant is for material only; match is PW staff labor costs)</i></p>	\$56,111	\$132,667	\$188,778	June 2010	June 2012	Work on this project began in July 2011 and will be complete by March 2012. Final reimbursement should be received by June 2012 and the grant will be closed.
2	Caltrans	<p><b>HSIP: Pedestrian Countdown Lights:</b> Federal Funds to remove old failing pedestrian modules from signalized intersections and replace these modules with new count-down style pedestrian modules. All Construction Costs (no PE), MTA Prop A&amp;C funds will be used for the match.</p>	\$6,190	\$55,710	\$61,900	Sept. 2009	Sept. 2012	<p>These funds were programmed in FY09/10 and per the HSIP guidelines the City must to obtain authorization to begin construction from Caltrans by Sept. 2012 or the project will become "inactive" and the funds will be de-obligated by Caltrans.</p> <p>Staff is in the process of planning and coordinating work plan with Electrical Supervisor to purchase materials and begin work.</p>
3	Caltrans	<p><b>TCSP Funds:</b> Downtown Revitalization Project: Enhance streetscapes, paving, landscaping, street crossings</p>	\$53,352	\$266,760	\$320,112	Sept. 2009	Sept. 2012	Staff is working with a design consultant. The next step is for the City to submit Request for Authorization (RFA) package to Caltrans for approval. Once approved by Caltrans the City can begin the bid process for construction.

# SAN FERNANDO

## Public Works Department

### Grant Funded Projects

#	Agency	Project Description	Project Costs			Encumbered by Grant Agency	Deobligated by Grant Agency	COMMENTS
			Match	Grant	Total			
4	HUD	<b>HUD EDI-SP Program:</b> Downtown core area with public space improvements and a wayfinding signage program <i>(match is in kind costs for design consultant)</i>	\$40,000	\$99,000	\$139,000	Aug. 2008	Sept. 2013	This project was originally planned as part of the PBID program and was placed on hold. All funds must be spent by Sept. 2013.
5	Caltrans	<b>Safe Routes to School (SR2S)- Cycle 7</b> State Funds for construction improvements, such as bulbouts, crosswalks, stop bars in the vicinities of Glenoaks School, Glenoaks, New Valley, Morningside etc..) MTA Prop A&C funds will be used for the match.	\$95,750	\$861,750	\$957,500	Sept. 2007	Sept. 2013	Staff is working with a design consultant. The next step is for the City to submit Request for Authorization (RFA) package to Caltrans for approval. Once approved by Caltrans the City can begin the bid process for construction.
6	Caltrans	<b>Safe Routes to School - Cycle 1</b> Federal Funds for construction improvements, such as bulbouts, crosswalks, stop bars in the vicinities of Morningside Elem. School, O'Melveny, & San Fernando. MTA Prop A&C funds will be used for the match.	\$83,239	\$994,126	\$1,077,365	Sept. 2010	Sept. 2014	Staff is working with a design consultant. The next step is for the City to submit Request for Authorization (RFA) package to Caltrans for approval. Once approved by Caltrans the City can begin the bid process for construction.
7	Caltrans	<b>Safe Routes to School - Cycle 2</b> Federal Funds for construction improvements, such as bulbouts, crosswalks, stop bars in the vicinities of Gridley Elem., Morningside, O'Melveny, San Fernando. No match all Caltrans grant funds.	\$0	\$999,850	\$999,850	Sept. 2012	Sept. 2015	Staff is working with a design consultant. The next step is for the City to submit Request for Authorization (RFA) package to Caltrans for approval. Once approved by Caltrans the City can begin the bid process for construction.

**SAN FERNANDO**  
**Public Works Department**  
**Grant Funded Projects**

#	Agency	Project Description	Project Costs			Encumbered by Grant Agency	Deobligated by Grant Agency	COMMENTS
			Match	Grant	Total			
8	FTA sect 5309	Bus Shelter Impr. - Procurement of CNG vehicles to replacement mission city transit vehicles & related infrastructure equipment for bus shelter improvements.	\$103,691	\$609,946	\$713,637	Sept. 2012	Sept. 2015	Staff will begin working with Metro to get proper documents prepared to start this project.
9	Caltrans	Bicycle Transportation Account Project (BTA) - Citywide Bikeway and Bicycle Parking Project. Stripping bike lanes, routes, install signage, bicycle detection loops, and bike racks. Match budgeted in FY 11/12 MTA Prop. A funds)	\$18,447	\$164,123	\$182,570	Oct. 2008	* extention granted April 2016	Bids were received, however they exceeded the grant amount. An extention was granted on 4/30/11. Staff will begin working on downsizing the scope of work and re-bidding the project . The proposed completion date is 2013.
<b>TOTAL GRANT FUNDS</b>			<b>\$456,780</b>	<b>\$4,183,932</b>	<b>\$4,640,712</b>			





**CITY COUNCIL**

**MEMORANDUM**

**TO:** Mayor Mario F. Hernández and Councilmembers

**FROM:** Councilmember Antonio Lopez

**DATE:** March 19, 2012

**SUBJECT:** Pool Operations and Programming Update

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I have placed this on the agenda for City Council discussion.