CITY OF ALHAMBRA

NOTICE OF JOINT SPECIAL MEETING
OF THE
ALHAMBRA PUBLIC FINANCING AUTHORITY
ALHAMBRA CAPITAL IMPROVEMENTS CORPORATION
ALHAMBRA PARKING AUTHORITY
GOLF COURSE CLUBHOUSE CORPORATION
ALHAMBRA FACILITIES FINANCING AUTHORITY

(Notice No. N2M23-72)

NOTICE IS HEREBY GIVEN that a joint special meeting of the Alhambra Public Financing Authority, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Golf Course Clubhouse Corporation and Alhambra Facilities Financing Authority will be held in conjunction with the regular meeting of the Alhambra City Council on Monday, June 26, 2023, commencing at 6:00 p.m., in the Council Chambers of the Alhambra City Hall, 111 South First Street, Alhambra, California pursuant to the order of the Mayor of the City of Alhambra, the Chairman of the Alhambra Public Financing Authority, the Chairman of the Alhambra Capital Improvements Corporation, the Chairman of the Alhambra Parking Authority, the Chairman of the Golf Course Clubhouse Corporation, the Chairman of the Alhambra Facilities Financing Authority, the Alhambra City Charter, the Alhambra Municipal Code, and Section 54956 of the Government Code of the State of California.

An agenda of such regular and joint special meeting is attached hereto incorporated herein by reference and made a part hereof as though fully set forth herein.

LAUREN MYLES, CMC
CITY CLERK

Dated: June 22, 2023
Notice No. N2M23-72
MISSION STATEMENT

The City of Alhambra is dedicated to responsive, creative leadership and quality services, ensuring desirable neighborhoods and a supportive business environment, while being sensitive to the diversity of our community.

Watch and listen to the meeting as follows:
Zoom Webinar direct link:
https://cityofalhambra-org.zoom.us/j/81321778489?pwd=YU1BTWtqSXpNeEo1MWFSME1mZ1FmUT09
Webinar ID: 813 2177 8489, Passcode: 644586
Or by telephone by dialing (833) 548-0276 (Toll Free) or (833) 548-0282 (Toll Free) or (877) 853-5257 (Toll Free) or (888) 475-4499 (Toll Free) or +1(719) 359-4580 or +1(309) 205-3325 or +1(253) 215-8782 or +1(346) 248-7799 or +1(646) 931-3860 or +1(301) 715-8592 or +1(312) 626-6799 or +1(646) 558-8656 and entering Webinar ID: 813 2177 8489 and Passcode: 644586. Please Note: All members of the public calling or logging into the meeting will be muted so that the meeting can proceed. If there are technical difficulties with Zoom during the meeting, the meeting will proceed regardless. Meetings can also be viewed via livestream here: https://www.spectrumstream.com/streaming/alhambra/live.cfm

Addressing the Council:
In person: Section 2.04.210 of the Alhambra Municipal Code establishes the procedures for addressing the Council. Any person wishing to address the Council during the meeting should complete a Speaker Request Card and submit it to the City Clerk so the City Council knows you wish to speak. When called upon by the presiding officer, please step to the podium.

Via Zoom or Telephone: “Raise your hand” - Members of the public may speak by using the “Raise Hand” function during the public comments portion, if on Zoom or telephone. Staff will unmute speakers participating via Zoom or telephone and announce your name when it is your time to speak.

Remarks are limited to 5 minutes; however, the presiding officer may either extend or reduce the maximum time to such period of time as the Council may determine.

Standards of Decorum: Any person addressing the Council who refuses to stop speaking after his/her time has expired or any person who behaves in such a manner as to interfere with or impede the progress of the City Council meeting who, after a request by the presiding officer, refuses to cease such behavior may be removed from the City Council chambers upon direction of the presiding officer.

Enforcement of Decorum: The Chief of Police, or his/her designee, shall be Sergeant-at-Arms of the Council meetings. The Sergeant-at-Arms shall carry out all orders and instructions given by the presiding officer for the purpose of maintaining order and decorum at the Council meeting.

Persons Authorized to be Within Rail: No person, except City official or their designees, shall be permitted within the rail in front of the Council Chamber without the express consent of the Council.

Agenda Tracking Numbers: All numbers listed in bold after the title of each Agenda item are City Clerk tracking numbers that are used for filing and research purposes.
ROLL CALL:
COUNCIL: Lee, Maza, Pérez, Maloney, Andrade-Stadler
PFA BOARD: Lee, Maza, Pérez, Maloney, Andrade-Stadler
ACIC BOARD: Lee, Maza, Pérez, Maloney, Andrade-Stadler
APA BOARD: Lee, Maza, Pérez, Maloney, Andrade-Stadler
GCC CORP: Lee, Maza, Pérez, Maloney, Andrade-Stadler
AFFA BOARD: Lee, Maza, Pérez, Maloney, Andrade-Stadler

FLAG SALUTE: Led by Mayor Andrade-Stadler

LAND ACKNOWLEDGEMENT: We acknowledge that the land on which we are gathered is the traditional, ancestral, and unceded territory of the Gabrielino/Tongva peoples. We seek to prioritize respect for the historic culture and contemporary presence of the native peoples throughout California, especially in the greater Los Angeles/Alhambra area. We come with respect and gratitude for the Gabrielino/Tongva people who still consider themselves the caretakers of this land. It is through their examples that we are reminded of our greater responsibility to take care of Mother Earth and to take care of each other.

CITY CLERK REPORT - NOTICE NO. N2M23-72

The City Clerk hereby reports that she duly gave notice of the Joint Special Meeting of the Alhambra Public Financing Authority, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Golf Course Clubhouse Corporation and Alhambra Facilities Financing Authority to be held this evening in conjunction with the regular meeting of the Alhambra City Council pursuant to the order to the Mayor and the Chairpersons of the PFA, ACIC, APA, GCC Corp., and AFFA in accordance with Section 54956 of the Government Code of the State of California.

READING OF ORDINANCES

Government Code Section 36934 requires that all ordinances be read in full prior to City Council taking action on the ordinance, unless further reading is waived by the City Council. By listing the ordinance title on the Council agenda, Council may determine that the title has been read.
Recommended Action: By motion, determine that the titles to all ordinances which appear on this public agenda have been read, and waive further reading.

CEREMONIAL

1. COMMENDATIONS: ENVIRONMENTAL SCHOLARSHIP AWARD RECIPIENTS – F2M23-3

Mayor Andrade-Stadler and City Council wish to commend the recent winners of the Second Annual Environmental Scholarship Award. Republic Services joined with the City of Alhambra to award five scholarships of $1,000 to Alhambra students. Each finalist submitted an essay based on the theme of environmental stewardship and acknowledged the power of future generations to innovate greener living standards, an environmentally sound economy, and an environmentally sustainable lifestyle. The City of Alhambra is pleased to congratulate Alhambra students James Han, Jason Lam, Eric Li, Sarah Orduna, and Cesar Saldivar for their achievements and for inspiring others through their dedication to the conservation of our planet. Mayor Andrade-Stadler will present commendations to the scholarship award recipients.

PUBLIC HEARINGS


This is the time and place set by Notice No. N2M23-67 for the City Council to hold a public hearing to consider the following:

A. Budget for Fiscal Years 2023-2024 and 2024-2025 and Capital Improvement Plan for Fiscal Years 2023-2024 through 2027-2028: The adoption of the Annual Budget for the City of Alhambra, the Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public Financing Authority for the fiscal years 2023-2024 and 2024-2025 as well as the Capital Improvement Plan for fiscal years 2023-2024 through 2027-2028, as more fully discussed in the June 26, 2023 report of the Director of Finance available on the City’s website and on file in the City Clerk’s Office. Included in the Budget is a one-time transfer to the General Fund Emergency Reserve to increase from 11.6% to 15.9% in an effort to make progress toward the 20% goal. The budget seeks to preserve core services Alhambra residents expect and deserve, including well-maintained streets, the quality of City parks, safe and clean neighborhoods and rapid 9-1-1 response to emergencies, while monitoring external threats. Maintenance of the City’s core services strengthens Alhambra’ sense of community, improves property values and keeps Alhambra a desirable and safe place to live and conduct business.

Recommended Action: After receiving public testimony, the Mayor should close the public hearing and the City Council should adopt Resolution No. R2M23-29 entitled: A Resolution of the Alhambra City Council approving the
Budget of the City of Alhambra, Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public Financing Authority for the Fiscal Years 2023-24 and 2024-25 and the Capital Improvements Plan for the 2023-24 through 2027-28 Fiscal Years; adopt Resolution No. R2M23-30 entitled: A Resolution of the City Council of the City of Alhambra to amend the General Fund Reserve Policy; and, direct staff to undertake the steps necessary to finalize Council’s action.

B. Budget for Fiscal Years 2023-2024 and 2024-2025: The adoption of the Annual Budget for those portions of the Budget pertaining to the Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public Financing Authority.

Recommended Action: After receiving public testimony, the Mayor should close the public hearing and the Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public Financing Authority adopt Joint Minute Order No. M2M23-1000 as follows:

RESOLVED by the Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and Alhambra Public Financing Authority that this Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and Alhambra Public Financing Authority jointly and severally hereby approve their respective portions of the Budget for Fiscal Years 2023-2024 and 2024-2025.

C. FY 2023-2024 Appropriation Limit: Proposition XIII B (Gann Initiative) prohibits local agencies from exceeding their 1978-79 fiscal year appropriations after allowing for cost-of-living (CPI) and population changes which are certified by the State Department of Finance. Proposition 111 allows the City to adjust its annual limits for the following factors, subject to approval by the City Council:

a) Either the California Per Capita Income or the percentage change in local assessment roll from the preceding year due to the addition of local nonresidential construction in the City.
b) Either the City’s own population growth or the population growth of the entire county.

Government Code Section 7910 requires agencies to adopt a resolution each year disclosing their appropriation limit. In accordance with Proposition 111, the City is required to conduct a review of their appropriations limit during the annual financial audit. For fiscal year 2021-2022, the City’s appropriation limit was reviewed by our auditors, Moss, Levy & Hartzheim, LLP, and determined to be properly calculated. The calculations in computing the City of Alhambra’s appropriation limit for the 2023-2024 fiscal year are on file in the Finance Department. The appropriation limit for the 2023-24 fiscal year is $182,631,376 and the applicable appropriation subject to this limitation is $79,754,188. Therefore, the City is favorably under the appropriations limit by $102,877,188.
Recommended Action: After receiving public testimony, the Mayor should close the public hearing and the City Council should adopt Resolution No. R2M23-28 entitled: A Resolution of the Alhambra City Council establishing the Appropriation Limit for FY 2023-24 and approving the annual adjustment factors used in the calculation thereof; and, approve the annual adjustment factors (per capita income change +4.44% and City population change -.37%) used in the calculation of the appropriation limit.

3. PUBLIC HEARING TO ADOPT A RESOLUTION DECLARING THE DISPOSITION OF REAL PROPERTY; A RESOLUTION APPROVING LOT LINE ADJUSTMENT LOTA-22-01, GENERAL PLAN AMENDMENT AMD-22-01, AND NEGATIVE DECLARATION; AN ORDINANCE APPROVING ZONE CHANGE AMD-22-02; AND A RESOLUTION DECLARING PROPERTY TO BE EXEMPT SURPLUS UNDER THE SURPLUS LAND ACT AT STORY PARK, 301 NORTH STORY PLACE, 305 NORTH STORY PLACE, 311 NORTH STORY PLACE, 317 NORTH STORY PLACE, 323 NORTH STORY PLACE, AND 327 NORTH STORY PLACE – F2M21-22, N2M23-71, R2M23-23, R2M23-31, R2M23-32, R2M23-33, O2M23-4813

This is the time and place set by Notice No. N2M23-71 and Resolution No. R2M23-23 for the City Council to hold a public hearing to consider the disposition of real property, a Lot Line Adjustment, General Plan Amendment, and Zone Change for the landlocked, unimproved real property approximately 0.29 acres, or 12,937 square feet, in size that is part of Story Park (the “Property”) (APN: 5337-002-900) but is separated from the improved portion of Story Park by a concrete channel known as the San Pascual Wash. In 2021, the City received a complaint from an adjacent neighbor regarding leaves falling from an oak tree from a vacant, adjacent property creating a hazard. Code Enforcement investigated the matter and determined the property in question was part of Story Park. The investigation also revealed the land was landlocked and only accessible through the six adjacent residential properties east of Story Park.

On January 25, 2021, the City Council requested staff prepare an appraisal of the Property and also directed staff to reach out to all six property owners immediately adjacent to the east of the property to inquire about potential interests in transferring the park land. The adjacent property owners expressed an interest in acquiring the Property and City staff began the process to transfer the Property to the neighbors by filing applications for a Lot Line Adjustment (LLA) LOTA-22-01, General Plan Amendment (GPA) AMD-22-01, and Zone Change (ZC) AMD-22-02. The LLA will transfer the approximately 0.29 acres of landlocked, unimproved real property at Story Park to each of the six abutting private residential properties to the east. The GPA will change the General Plan land use designation of the transferred land from Open Space to Low Density Residential, and the ZC will change the Zoning designation of the transferred land from OS (Open Space) to R-1 (Single-Family Residential). These applications were presented to the Planning Commission on September 19, 2022, and by a vote of 9-0 with one (1) abstention, the Planning Commission adopted Resolution No. 22-30 recommending the City Council approve the applications. On April 24, 2023, the City Council adopted Resolution No. R2M23-23 declaring its intent to dispose of real property and setting a meeting date of June 26, 2023 at 6:00 p.m., or as soon thereafter as the matter may be heard, as the date and time where the City Council will consider the disposition of property and take action to order all or any portion of the park abandoned and the land transferred. The transfer of the title of the land will relieve the City of the cost of future maintenance and the costs
Recommended Action: After receiving public testimony, the Mayor should close the public hearing and the City Council should, by one motion, take the following actions:

1. Adopt Resolution No. R2M23-31 entitled: A Resolution of the City Council of the City of Alhambra, California, authorizing the disposition of certain real property; and,

2. Adopt Resolution No. R2M23-32 entitled: A Resolution of the City Council of the City of Alhambra approving Lot Line Adjustment LOTA-22-01, General Plan Amendment AMD-22-01, and Negative Declaration to transfer approximately 0.29 acres of landlocked, unimproved public park land located in Story Park to six abutting private residential properties to the east and to change the General Plan Land Use Designation of the transferred land from Open Space to Low Density Residential for the properties located at Story Park (APN: 5337-002-900), 301 North Story Place (APN: 5337-002-022), 305 North Story Place (APN: 5337-002-021), 311 North Story Place (APN: 5337-002-020), 317 North Story Place (APN: 5337-002-019), 323 North Story Place (APN: 5337-002-018), and 327 North Story Place (APN: 5337-002-017), in the City of Alhambra; and,

3. Declare introduced for its first reading the following ordinance entitled:

Ordinance No. O2M23-4813: An Ordinance of the Alhambra City Council reclassifying the zoning on an approximate land area of 0.29 acres located at 301 North Story Place (APN: 5337-002-022), 305 North Story Place (APN: 5337-002-021), 311 North Story Place (APN: 5337-002-020), 317 North Story Place (APN: 5337-002-019), 323 North Story Place (APN: 5337-002-018), and 327 North Story Place (APN: 5337-002-017), in the City of Alhambra from OS (Open Space) To R-1 (Single-Family Residential)

which ordinance shall return for a second reading and adoption at the next City Council meeting; and,

4. Adopt Resolution No. R2M23-33 entitled: A Resolution of the City Council of the City of Alhambra, California declaring property to be exempt surplus under the Surplus Land Act

PRESENTATIONS

4. ALHAMBRA COMMUNITY TRANSIT (ACT) BUS ROUTE AND RIDERSHIP STUDY – F2M23-16

The City of Alhambra’s Public Works Department operates the Alhambra Community Transit (ACT), a shuttle bus service that operates within the City limits. At just a 25-cent fare, the ACT service offers riders inexpensive fixed-route bus transit service connecting passengers to schools, parks, shopping centers, restaurants and public facilities, Cal State University Los Angeles and the Metrolink Station and MTA Busway. All ACT shuttle buses are fueled with clean-burning compressed natural gas and are lift-equipped for the ease of passengers with special needs. The City contracted Mobility Advancement Group to
assess the existing transit market, review ridership and operations, engage stakeholders and riders, and study the existing routes and coverage of other bus service within the City and develop service alternatives. Martin Gombert from Mobility Advancement will present the results of the Route and Ridership Study.

**Recommended Action:** City Council receive and file this informational report.

**CONSENT AGENDA (Item Nos. 5 – 35)**

All items listed under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion unless a citizen or Council member requests otherwise; in which case, the item will be removed for separate consideration.

5. **FY 2023-2024 STATEMENT OF INVESTMENT POLICY – F2M2-50, M2M23-93**

The City Council annually adopts a formal Investment Policy pursuant to Government Code Section 53646(a)(2) which serves as a guide for the Treasurer to determine what types of investments, terms, and amounts are appropriate for the City to invest idle cash throughout the fiscal year. Consequently, staff is requesting City Council approval of a Statement of Investment Policy for Fiscal Year 2023-2024.

**Recommended Action:** City Council approve that certain Investment Policy document for the City of Alhambra entitled, *City of Alhambra Statement of Investment Policy - Fiscal Year 2023-2024*, on file in the City Clerk’s Office as F2M2-50 and by this reference incorporated herein and made a part hereof as though fully set forth herein, which document supersedes and replaces that certain document entitled *City of Alhambra Statement of Investment Policy - Fiscal Year 2022-2023*; and, authorize the Director of Finance to take any and all actions necessary to implement said Investment Policy. (M2M23-93)


Staff requests City Council approval of an agreement with the Alhambra Central Business District Association (ACBDA) for the 2023-2024 fiscal year. Since 1974 the City has maintained agreements with the ACBDA to provide promotional support to the merchants in the Central Business District of Alhambra. These merchants have an assessment placed upon them, in accordance with the Alhambra Municipal Code, Section 5.04.201, which is collected by the City and allocated for marketing and promotion activities specific to the District area. According to the City’s agreement with the ACBDA, a maximum of ninety percent (90%) of the total funds collected each year by the City may be allocated to the ACBDA.

**Recommended Action:** City Council award a contract, subject to final language approval by the City Manager and City Attorney, to the Alhambra Central Business District Association (ACBDA) for the promotion of the Central Business District for the 2023-2024 fiscal year; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-94)

On January 23, 2023, the City Council approved the reallocation of American Rescue Plan Act (ARPA) funds not to exceed $481,942 to fund certain Almansor Court Exterior Improvement Projects. Specifications and bid documentation have been completed for the Almansor Court Exterior Improvement Project. The project will include new paint and stucco to the exterior of the Almansor Court building. Bids are due no later than 10:30 a.m. on May 25, 2023, in the office of the City Clerk and will be opened at 11:00 a.m. that same day.

**Recommended Action:** City Council award a contract, subject to final language approval by the City Manager and City Attorney, to Tom’s Construction in the amount of $299,215 for the Almansor Court Exterior Improvement Project; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-95)


The roll up entrance and exit doors located on the B1 level are an essential part of the Alhambra Police Department building security. On April 1, 2023 the barrel of the roll up entrance door had to be replaced. After the repair, the gate was struck by a tow truck and repaired again on April 21, 2023. The following day the exit roll up door failed. It was later determined that the failure had rendered the door inoperable and required complete replacement. City crews do not have the proper equipment or specialized training to make the required repairs. As such, staff contacted several vendors to replace the doors, however product lead times were extremely long. In order to maintain the safety and security of the Police Department facility, staff contacted additional commercial contractors that provide roll up door service and installation. Lawrence Doors provided a quote with the shortest lead time to perform the required repair and installation of new doors. Therefore, staff awarded a contract to Lawrence Doors pursuant to the emergency purchasing provisions allowed under Alhambra Municipal Code Section 3.36.070. Staff requesting that the City Council ratify the contract with Lawrence Doors.

**Recommended Action:** City Council ratify Contract No. C2M23-44 for the Emergency Roll Up Door Maintenance/Replacement at the Police Department in the amount of $79,873.06 to Lawrence Doors; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-96)


On May 8, 2023, the City Council approved the distribution of Notice Inviting Bids for the purchase of a Cement Mixer truck. Staff posted the bid on the City’s website and emailed the Notice directly to known heavy truck vendors and manufacturers. On Thursday, May 25, 2023 the City Clerk received one bid for the purchase of a Cement Mixer Truck. The bid received from Los Angeles Truck Center DBA Velocity Truck Center., in the amount
of $295,255.69 was the only bid received. Staff has reviewed the bid and found it is in full compliance and conformance with the bid specifications.

**Recommended Action:** City Council award a contract, subject to final language approval by the City Manager and City Attorney, to Los Angeles Truck Center LLC, DBA Velocity Truck Center in an amount of $295,255.69 for the purchase of (1) one cement mixer truck; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-97)


On March 13, 2023, the City Council approved the distribution of Notice Inviting Bids for the Main Street, 4th Street, and Mission Road Sewer Main Replacement Project – Phase 1. On April 13, 2023, the City received and opened five (5) bids for the Project. CEM Construction Corp. submitted the lowest bid. However, during the bid evaluation process it was discovered that CEM Construction Corp. did not perform similar work in the past, as required per the Notice Inviting Bids. Therefore, the bid from CEM Construction Corp. was deemed non-responsive. The second lower bidder, Toro Enterprises, Inc., was deemed the lowest responsive bidder. Staff reviewed the bid submitted by Toro Enterprises, Inc. and found it to be in full compliance and conformance with the project specifications.

**Recommended Action:** City Council award a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Toro Enterprises, Inc., for the Main Street, 4th Street, and Mission Road Sewer Main Replacement Project - Phase 1 in an amount not to exceed $3,515,580.00; find the Project categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (b); and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-98)


On April 24, 2023, the City Council approved the distribution of Notice Inviting Bids for the Rehabilitation of the Storm Drain on Montezuma Avenue. On June 1, 2023, bids were opened by the City Clerk. Two bids were received in the amount of $130,045.00 and $180,388.67. Sancon Technologies Inc. submitted the lowest qualified bid at $130,045.00. Staff reviewed the bid submitted by Sancon Technologies Inc. and found it to be in full compliance and conformance with the project specifications.

**Recommended Action:** City Council award a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Sancon Technologies Inc., for the Rehabilitation of the Storm Drain on Montezuma Avenue in an amount not to exceed $130,045.00; find the Rehabilitation of the Storm Drain on Montezuma Avenue Project categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (b); and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-99)
12. **AWARD CONTRACT: PURCHASE OF WATER METERS – F2M23-6B, C2M23-50, M2M23-100**

Every year, the Utilities Department implements a water meter replacement program to replace broken, old, and inaccurate water meters throughout the City. Water meters are also required for new development and to complete meter installations for the Advanced Metering Infrastructure (AMI) System. Replacement of water meters is critical to ensure meter accuracy for billing. At this time, staff needs to order meters to place into inventory to enable the meter replacement program for the AMI system. The Sensus Flexnet System is utilized in Alhambra to read the water meters on a bi-monthly basis. Thirkettle Corporation dba Aqua-Metric Sales Company is the sole distributor in the State of California of Sensus Meters, which is the meter supported by the Sensus Flexnet AMI System.

**Recommended Action:** City Council award a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Thirkettle Corporation dba Aqua-Metric Sales Company, for the purchase of water meters and accessories in an amount not to exceed $450,000.00; and, direct staff to undertake the steps necessary to finalize Council’s action. *(M2M23-100)*


On May 8, 2023, the City Council approved the distribution of Notice Inviting Bids for the Police Department Building Roofing Project. On Thursday, June 15, 2023 the City Clerk received three sealed bids for the Project. The bids ranged from $320,400 to $488,842. The bid received from Wiltshire Urethane Foam Company in the amount of $320,400 is the lowest responsible bid. Staff reviewed the bid from Wiltshire Urethane Foam Company and found it is in full compliance and conformance with the bid specifications.

**Recommended Action:** City Council award a contract, subject to final language approval by the City Manager and City Attorney, to Wiltshire Urethane Foam Company for the repair and application of polyurethane foam sealer to the Police Department building roof in an amount not to exceed $320,400; and, direct staff to undertake the steps necessary to finalize Council’s action. *(M2M23-101)*


On July 13, 2020, the City Council awarded a contract to Siemens in the amount of $200,000.00 for the Traffic Signal and Street Lighting Maintenance Services. On July 12, 2021, the City Council amended the existing contract with SIEMENS Mobility Inc. to include a company name change to YUNEX LLC and extend the contract in an amount not to exceed $200,000 from July 1, 2022 through June 30, 2023. This past year we have experienced an increase of vehicle accidents with our facilities along with the age and environmental degradation of our facilities causing an increase of required responses and repairs over previous years. A change order to the total contract amount is needed to continue the City’s ability to provide Traffic Signal and Street Lighting Maintenance for the remainder of this fiscal year, through June 30, 2023. The latest invoices received will...
expend the fiscal year 2022-2023 contract amount for Traffic Signal and Street Lighting Maintenance, leaving two months of billing outstanding. Staff anticipates the remaining invoices to average $30,000.00 per month to continue to provide Traffic Signal and Street Lighting Maintenance service.

**Recommended Action:** City Council approve a Change Order in the amount of $60,000 for Traffic Signal and Street Lighting Maintenance Services contract (C2M20-27) that was awarded to YUNEX; direct the Finance Director to appropriate $60,000 from the Public Works Maintenance Improvement District Fund balance and allocate the funds into account number 241.70.7631.62210; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-102)

15. **NOTICE OF COMPLETION: FREMONT AVE SERIES TO MULTIPLE CIRCUIT CONVERSION – CONDUIT INSTALLATION PROJECT – F2M22-16, K2M22-335, M2M23-103**

On July 12, 2022, staff issued a contract to Yunex, LLC (K2M22-335) for the construction of the Conduit Installation for the Fremont Ave Series to Multiple Circuit Conversion in the amount of $37,945.00. During construction, which requires Southern California Edison (SCE) inspection, sign-off and construction assistance, it was determined additional preparation of the work site was necessary to complete the SCE portion of the project. This additional work was an unforeseen change from the original scope of work contracted between the City and Yunex, LLC. The additional work to complete the project increased the contract amount by $14,795.00, bringing the total to $52,740.00. On December 12, 2022, City Council authorized an amendment to contract K2M22-335 with Yunex, LLC to increase the total amount of the contract to $52,740.00. This project has been inspected by staff and all work has been completed in accordance with the City’s requirements and specifications. As such, it would be appropriate for the City Council to accept this project as complete and instruct that the Notice of Completion be filed with the County of Los Angeles Recorder’s Office.

**Recommended Action:** City Council accept the work of Yunex, LLC for the construction of the Conduit Installation for the Fremont Ave Series to Multiple Circuit Conversion, for the installation of LED street lighting as complete in the amount of $52,740; direct the City Clerk to file a Notice of Completion with the County of Los Angeles for recordation; instruct the Finance Director to release the 5% retention 35 days from the date of recordation if no liens are filed; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-103)

16. **APPROVE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE ALHAMBRA UNIFIED SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS – F2M20-57, C2M20-37, M2M23-104**

Both the Alhambra Police Department and Alhambra Unified School District (AUSD) believe that continuation of the School Resource Officer Program will further the goal of maintaining a safe school environment for the students and staff. The existing MOU with AUSD for an SRO Program expires on June 20, 2023. Renewing this MOU provides police officers to the District during the academic school year calendar through June 30, 2024. AUSD will reimburse the City for services in an amount not to exceed $380,126.60
annually. In addition, the Gang Resistance Education and Training (GREAT) program will be billed in two increments of $14,261.15 totaling $28,522.30 annually.

**Recommended Action:** City Council approve an amendment to the Memorandum of Understanding (MOU) with the Alhambra Unified School District (AUSD) to continue the School Resource Officer Program for FY 2023-2024; authorize the Chief of Police to execute the renewal of the Memorandum of Understanding; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-104)

17. **NOTICE INVITING BIDS: DOCUMENT SCANNING PROJECT – F2M23-53, N2M23-74**

The City of Alhambra has physical documents stored at City Hall and its various facilities. The Library Director, with the support of the City Manager’s Office, is beginning a digitization and conversion project to enhance accessibility and transparency to staff and community members. The first phase of this project includes converting stored files form the Community Development Department to the cloud based Laserfiche platform. Plans and specifications have been developed for this project. Bids are due no later than 10:30 a.m. on Thursday, July 27, 2023 in the office of the City Clerk and will be opened at 11:00 a.m. that same day.

**Recommended Action:** City Council authorize staff to circulate a Notice Inviting Bids to prospective contractors for the Community Development Department’s document digitization project; and, direct staff to undertake the steps necessary to finalize Council’s action.


On December 12, 2022, the City Council awarded a contract to Best Contracting Services to restore the Library’s roof in the amount of $623,871. The final cost of the project was $623,871 per the contract amount. The project has been completed in accordance with the City’s requirements and specifications. As such, it would be appropriate for the City Council to accept the project as complete and instruct the City Clerk that the Notice of Completion be filed with the County of Los Angeles Recorder’s Office.

**Recommended Action:** City Council accept the work of Best Contracting Services to restore the Library’s roof as complete in the amount of $623,871; direct the City Clerk to file a Notice of Completion with the County of Los Angeles for recordation; direct the Finance Director to release the retention 35 days from the date of recordation if no liens are filed; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-105)

19. **AUTHORIZE RFP: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SERVICES FOR THE ALHAMBRA COMMUNITY CENTER – F2M22-65, RFP2M23-18**

Earlier this year staff submitted funding requests to our State legislators for a Community Center at the former Shorb Clinic site. Funding in the amount of $25 million was appropriated in the State Budget for said project. Cowley and Corbis have been contracted
to serve as Project Manager of the Alhambra Community Center project. As such, staff is moving forward with Requests for Proposals (RFPs) for several consultants to keep the project moving forward. An RFP has been developed to select a CEQA Consultant for the Alhambra Community Center project to provide CEQA compliance. The Request for Proposals will be released on June 27, 2023. Proposals are due to the Parks and Recreation Department in City Hall by 4:30 pm on July 20, 2023.

**Recommended Action:** City Council approve the release of a Request for Proposals for CEQA (California Environmental Quality Act) and entitlement services for the Alhambra Community Center, and direct staff to undertake the steps necessary to finalize Council’s action.

20. **AUTHORIZE RFP: CIVIL ENGINEERING SERVICES FOR THE ALHAMBRA COMMUNITY CENTER – F2M22-65, RFP2M23-19**

Earlier this year staff submitted funding requests to our State legislators for a Community Center at the former Shorb Clinic site. Funding in the amount of $25 million was appropriated in the State Budget for said project. Cowley and Corbis have been contracted to serve as Project Manager of the Alhambra Community Center project. An RFP has been developed to select Civil Engineering services to conceptualize, design, coordinate, permit and deliver the civil engineering construction documentation for the project. The Request for Proposals will be released on June 27, 2023. Proposals are due to the Parks and Recreation Department in City Hall by 4:30 pm on July 20, 2023.

**Recommended Action:** City Council approve the release of a Request for Proposals for Civil Engineering Services for the Alhambra Community Center, and direct staff to undertake the steps necessary to finalize Council’s action.


Earlier this year staff submitted funding requests to our State legislators for a Community Center at the former Shorb Clinic site. Funding in the amount of $25 million was appropriated in the State Budget for said project. Cowley and Corbis have been contracted to serve as Project Manager of the Alhambra Community Center project. A Request for Proposals (RFP) has been developed to select an Architect for the Alhambra Community Center project to conceptualize, design, coordinate, permit and deliver the construction documentation. The Request for Proposals will be released on June 27, 2023. Proposals are due to the Parks & Recreation Department in City Hall by 4:30 pm on July 20, 2023.

**Recommended Action:** City Council approve the release of a Request for Proposals for Architectural Services for the Alhambra Community Center, and direct staff to undertake the steps necessary to finalize Council’s action.

22. **APPROVAL OF A FOOD SERVICES AGREEMENT FOR INMATE MEAL SERVICE FOR THE ALHAMBRA CITY JAIL – F2M23-54, C2M23-52, M2M23-106**

6-26-23
The Police Department has been partnering with the County of Los Angeles for preparation and delivery of pre-packaged meals for the Alhambra City Jail since November, 2020 with the contract expiring June 20, 2023. The meals feed detainees while they are in the Alhambra City Jail. Each month there are approximately 350-500 meals delivered. Staff requests the City Council approve an agreement with a five-year term from July 1, 2023 through June 30, 2028 at a rate of $3.20 per meal for fiscal year 2023-2024. The billing rates are subject to change on July 1 of each year pursuant to any cost adjustments determined by the County Auditor-Controller.

**Recommended Action:** City Council approve a food services agreement, subject to final language approval by the City Manager and City Attorney, with the County of Los Angeles in the amount up to $85,000 for inmate meals for a five-year period; authorize the Chief of Police to execute said agreement and authorize food service rates each fiscal year; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-106)

### 23. PARTIAL SUMMARY VACATION EASEMENT FOR RIGHT-OF-WAY PURPOSES PER PARCEL MAP NO. 84020 AT 301 SOUTH ATLANTIC BOULEVARD – F2M23-8, R2M23-34

On May 15, 2023, the City’s Public Works Engineering Division accepted an application requesting a vacation of a 20’ easement for right-of-way purposes along the northerly property line of 301 South Atlantic Boulevard, which was dedicated in error as part of Parcel Map No. 84020. The 20’ easement located along the south side of Commonwealth Avenue was not required by the City and extends into the parking lot of the privately owned commercial shopping center. The Applicant is requesting the City to partially vacate the 20’ easement by vacating the 10.5’ wide span of the easement that extends into the private parking lot (approximately 724.5 square feet at Lot A and approximately 1,165 square feet at Lot B), while maintaining the 9.5’ wide span of the easement that includes the existing sidewalk along the south side of Commonwealth Avenue.

**Recommended Action:** City Council adopt Resolution No. R2M23-34 entitled: *A Resolution of the City Council of the City of Alhambra ordering the partial summary vacation of the easement for right-of-way purposes per Parcel Map No. 84020 at 301 South Atlantic Boulevard, Alhambra, California, 91801; and, direct staff to undertake the steps necessary to finalize Council’s action.*


On April 24, 2023, a contract was awarded to Dynasty Builder’s Inc. for the Alhambra Fire Department Station 71 Women’s Locker/Bathroom Remodel Project. However, on June 2, 2023, Dynasty Builders Inc. informed the City they could no longer fulfill the contract due to unforeseen circumstances related to their available workforce and expertise. Staff is recommending the contract issued to Dynasty Builders, Inc. be cancelled and a Notice Inviting Bids for the Fire Station 71 Women’s Locker/Bathroom Remodel Project be re-circulated.
Recommended Action: City Council rescind Contract No. C2M23-23 awarded to Dynasty Builders, Inc.; authorize the re-circulation of a Notice Inviting Bids for the Alhambra Fire Department Station 71 Women's Locker/Bathroom Remodel Project, with bids due no later than 10:30 a.m. on July 27, 2023; determine the project is exempt from CEQA pursuant to CEQA guidelines section 15301; and, direct staff to undertake the steps necessary to finalize Council's action. (M2M23-107)

25. NOTICE INVITING BIDS: FIRE STATION 74 BATHROOM REMODEL PROJECT – F2M23-55, N2M23-78

The bathroom at Fire Station 74 is old and deteriorated. It is in need of a complete rehabilitation. Plans and specifications have been prepared to rehabilitate the bathroom with new fixtures, flooring, tile, lighting, plumbing fixtures, and paint. Bids are due no later than 10:30 a.m. on August 3, 2023 in the office of the City Clerk and will be opened at 11:00 a.m. that same day.

Recommended Action: City Council authorize staff to circulate a Notice Inviting Bids to prospective contractors for the Fire Station 74 Bathroom Remodel Project; and, direct staff to undertake the steps necessary to finalize Council’s action.

26. AMENDMENT TO THE AGREEMENT WITH VERDUGO CITIES FOR FIRE AND EMERGENCY MEDICAL DISPATCHING AND ADDITIONAL APPROPRIATIONS – F2M5-70, C2M5-52, C2M11-6, M2M23-108

The City has been contracting with Verdugo Cities for fire and emergency medical dispatching services since 2005. Verdugo currently provides dispatch services for all thirteen agencies in Area "C". Under Area "C", agencies are better able to coordinate emergency fire and medical resources throughout the area and cities also benefit from a superior level of mutual aid with lower response times and increased staffing levels on significant fire and medical incidents. The term of the proposed Verdugo agreement will be three years effective July 1, 2023 and will renew automatically after June 30, 2026 for two terms of three years each unless Alhambra notifies Verdugo of its intent to withdraw. The annual per incident rate may be increased each fiscal year by an amount not to exceed 5%.

Recommended Action: City Council approve an amendment, subject to final language approval by the City Manager and City Attorney, to the agreement with Verdugo Cities and authorize the extensions if the services are satisfactory, to continue fire and emergency medical dispatching services commencing July 1, 2023 through June 30, 2026 with two three-year contract extension periods; authorize additional appropriations to satisfy upcoming fiscal year budget expenditures related to this contract; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-108)

27. ACCEPT GRANT: CALIFORNIA AUTOMATED PERMIT PROCESSING PROGRAM (CalAPP) FOR SOLAR PERMITS – F2M23-18, M2M23-109

6-26-23
Staff requests that the City Council accept a reimbursable grant in the amount of $60,000. The purpose of the grant is to establish on-line solar permitting. The grant is administrated by the California Energy Commission. The grant funding covers the cost of establishing an automated, online solar permitting platform called SolarAPP+. Once applicants submit through SolarAPP+, the platform will verify code compliance and issues permits for solar energy systems. Grant funding will be used to reimburse staff or consultant time associated with implementing the software. This funding is intended to promote the development of residential solar, decrease approval times, reduce permit costs for homeowners and help California meet its greenhouse gas emission reduction goals. Grant activities can be reimbursed until May 1, 2027.

**Recommended Action:** City Council accept a reimbursable grant in the amount of $60,000 from the State of California's - Automated Permit Processing Program (CalAPP); appropriate revenue and expenditure funds; and, direct staff to undertake the steps necessary to finalize the Council’s action. (M2M23-109)


On April 10, 2023, the City Council authorized the distribution of a Request for Proposals (RFP) for professional consulting services for a consulting City Landscape Architect to provide professional landscape design review consulting services. In response to the RFP, the City received two proposals by the May 8, 2023 deadline. Ladayu Consulting Group (LCG) and Architerra Design were both selected for interviews, which occurred on May 17, 2023. Based on LCG’s pricing, services proposed, qualifications, and experience, staff recommends awarding a contract to LCG to provide the requested scope of services outlined in the RFP for a total amount up to and not-to-exceed $74,740 for the 5-year contract period, with the potential option to extend the contract for two additional terms, each for five years. LCG, which has been in operation since 2015, specializes in providing professional services such as landscape review and LCG’s employees include a Professional Landscape Architect with more than 45 years of experience in landscape design. LCG has recently provided landscape review services for Culver City, Gardena, and Compton.

**Recommended Action:** City Council: 1) Award a contract, subject to final language approval by the City Manager and City Attorney, to Ladayu Consulting Group to serve as a consulting City Landscape Architect providing professional landscape design review consulting services in an amount up to and not-to-exceed $74,740; 2) Authorize the potential option to extend the contract for two (2) additional terms, each for five (5) years; and, 3) Direct Staff to undertake the steps necessary to finalize the Council’s action. (M2M23-110)

29. **AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH INTERAGENCY COMMUNICATIONS INTEROPERABILITY SYSTEM, JPA – F2M5-70, C2M23-54, M2M23-111**

The City of Alhambra contracts with Verdugo Cities, which includes thirteen agencies and is referred to as Area “C”, to provide fire and emergency medical dispatching services. The use of the Interagency Communications Interoperability (ICI) System network is
required for the purposes of operating fire resource communications by all Verdugo agencies that get dispatch. The agreement establishes a radio subscription fee of $20 per radio per month for 125 radios. Fees are due annually at the start of each fiscal year. The term of the agreement is five years.

**Recommended Action:** City Council approve an agreement, subject to final language approval by the City Manager and City Attorney, with Interagency Communications Interoperability System (ICI System), JPA in an amount not to exceed $150,000 commencing July 1, 2023 through June 30, 2028 for ICI radio system subscription fees for Verdugo agencies radio users; and, direct staff to undertake the steps necessary to finalize Council’s action. (M2M23-111)

**30. AWARD CONTRACT: PROFESSIONAL ARCHITECTURAL DESIGN REVIEW CONSULTING SERVICES – F2M23-39, RFP2M23-12, C2M23-55, M2M23-112**

On April 10, 2023, the City Council authorized the distribution of a Request for Proposals (RFP) for professional consulting services for a consulting City Architect/Urban Designer to provide professional architectural design review consulting services in addition to managing administration and staffing of the City’s DRB. In response to the RFP, the City received one proposal by the May 8, 2023 deadline from ONYX Architects. Staff interviewed ONYX Architects on May 17, 2023 and completed reference checks shortly thereafter, before conducting a follow-up meeting on June 5, 2023 to further discuss the expected services and proposed fee structure. ONYX Architects proposes to provide the requested scope of services outlined in the RFP for a total amount up to and not-to-exceed $690,000 for the 5-year contract period. ONYX Architects has provided design review services for over 15 years, having previously provided design review services to the cities of San Gabriel, Riverside, and Ontario, in addition to serving as the City/Historic Preservation Architect for the City of San Gabriel. ONYX Architects currently provides design review services to the cities of El Monte, Temple City, Arcadia, and Lancaster. Based on ONYX Architects’ pricing, services proposed, qualifications, and experience, staff recommends awarding a contract to ONYX Architects.

**Recommended Action:** City Council: 1) Award a contract to ONYX Architects to serve as a consulting City Architect/Urban Designer providing professional architectural design review consulting services in an amount up to and not-to-exceed $690,000; 2) Authorize the potential option to extend the contract for two (2) additional terms, each for five (5) years; and, 3) Direct Staff to undertake the steps necessary to finalize the Council’s action. (M2M23-112)

**31. LETTER OF SUPPORT FOR SB 710 AS AMENDED (DURAZO) – F2M23-19, M2M23-113**

Based on discussions with Senator Durazo since the introduction of SB 710 on February 16, 2023, amendments to SB 710 have since been drafted for the Assembly’s (Transportation Committee) consideration on July 5, 2023. Specifically, the 710 Terminus area is excluded from the text, because of Alhambra’s Arterial Conversion Project. The bill, however, remains focused on “adjacent areas” that address land use, planning, and transportation beyond Alhambra’s 710 Arterial Project. These areas include state owned properties impacted by past planning for State Route 710, within Los Angeles County,
including North Eastern Street (to the west); Huntington Drive (west of the Huntington Drive and West Main Street (east of that intersection, north); South Fremont Avenue (on the east); and Route 10 (on the south). The revised bill is written such that the Committee will not impede a local jurisdiction’s ability to implement any project at the Terminus or in adjacent areas. As supported, SB 710 ensures affected communities including Alhambra have opportunity to comment and participate in the revitalization and planning of “other” areas adjacent to the Terminus.

**Recommended Action:** City Council approve the letter of support as outlined in the Assistant City Manager’s June 26, 2023 report for SB 710, as amended, by Senator Maria Elena Durazo regarding the Sale of Excess State Highway Property Bill, which excludes that property portion of the State Route 710 Terminus for Alhambra’s conversion from a six-lane freeway to a four-lane local arterial to reduce cut-through traffic, enhance safety, reduce congestion by improving operational efficiency and supporting multi-modal and sustainability options. *(M2M23-113)*

32. **TREASURER’S REPORT – F2M23-1**

**Recommended Action:** City Council receive and file as submitted the Treasurer's Report prepared by the Director of Finance for the month of May 2023, listing all of the City's investments as of May 31, 2023.

33. **PERSONNEL ACTIONS – F2M23-2**

**Recommended Action:** City Council ratify the actions of the City Manager set forth in that certain Personnel Actions document dated June 26, 2023 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

34. **DEMANDS - F2M23-1**

**Recommended Action:** City Council approve as submitted Final Check List (239845 thru 240012) in the amount of $60,993.92 for the period ending May 1, 2023; Final Check List (240013 thru 230090) in the amount of $409,680.36 for the period ending May 1, 2023; Final Check List (239589 thru 239721) in the amount of $799,211.15 for the period ending May 25, 2023 and Schedule of Wire Transfers in the amount of $344,231.88 for the week ending May 19, 2023; Final Check List 239440 thru 239588 in the amount $564,315.72 and Schedule of Wire Transfers in the amount of $2,280,367.89 for the week ending May 12, 2023; and, Final Check List (239722 thru 239844) in the amount of $714,327.04 for the period ending June 1, 2023 and Schedule of Wire Transfers in the amount of $7,645,662.12 for the week ending May 26, 2023.

35. **SECOND READING AND ADOPTION OF AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON NO FAULT, SUBSTANTIAL REMODEL EVICTIONS FOR CERTAIN RESIDENTIAL TENANCIES IN THE CITY OF ALHAMBRA – F2M23-7, O2M23-4812**

On January 1, 2020, the California Tenant Protection Act of 2019 (AB 1482) established an annual rent increase cap of five percent plus inflation or ten percent, whichever is lower.
AB 1482 also prohibits evictions without “just cause” (as defined). However, AB 1482 contains numerous exceptions. One of those exceptions allows owners to evict tenants in order “to demolish or to substantially remodel” a rental unit. This report refers to these as “substantial remodel evictions.” After the tenancy is terminated, the owner can raise rent on the newly-remodeled unit in excess of AB 1482’s rent cap. At its regular meeting on May 8, 2023, the City Council heard testimony from certain tenants and tenant advocates about impending renovation eviction notices. The Council directed an ordinance similar to that adopted by the City of Claremont and other cities be adopted to provide the City additional time to study the appropriate tenant protections for Alhambra. Staff has prepared temporary renovation eviction moratorium ordinances for the City Council’s consideration. Staff recommends the temporary moratorium be in place for six months, but the City Council can direct staff to adjust the time period, if preferred. Many types of residential rental properties are exempt from AB 1482’s tenant protections and would also be exempt from the proposed ordinances. If adopted as drafted, the Temporary Eviction Moratorium Ordinances will apply to all non-exempt residential rental units, including where a notice to vacate or to quit the rental unit has been served prior to the effective date of the ordinance, but where an unlawful detainer judgment has not been issued as of the effective date of the ordinance. Many cities and counties (including the County of Los Angeles and the Cities of Los Angeles, Long Beach, South Pasadena, Claremont, and Pomona) have adopted measures to heighten protection for tenants facing no fault evictions. These are issues that staff will study and can bring back to the Council for its consideration during the pendency of the moratorium ordinance, if the Council adopts same.

Recommended Action: City Council declare introduced for its second reading and adopt the following ordinance entitled:

**Ordinance No. O2M23-4812:** An Uncodified Ordinance of the City Council of the City of Alhambra, California establishing a temporary Moratorium on certain “no fault” residential evictions due to a property owner’s intent to substantially remodel the tenant’s unit in the City of Alhambra

**PUBLIC COMMENT FOR NON-AGENDIZED ITEMS (TIME LIMITATION - 5 MINUTES)**

Citizens wishing to address the Council on any matter which is within the subject matter jurisdiction of the City Council not on the Agenda may do so at this time. Please note that while the City Council values your comments, pursuant to the Brown Act, the City Council cannot take action unless the matter appears as an item on a forthcoming agenda.

**COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) F2M23-7**

Each Councilmember at his/her discretion may address the Council and public on matters of general information and/or concern, including announcements and future agenda items.

**ADJOURNMENT:** The next regularly scheduled meeting of the Alhambra City Council will be held on Monday, **July 24, 2023** at 6:00 p.m.
NOTICE

Agenda Items: Copies of the staff reports or other written documentation relating to the items listed on this agenda are on file with the City Clerk in Alhambra City Hall, located at 111 South First Street, Alhambra, California, and are available for inspection during regular office hours, Monday through Thursday from 7:00 a.m. to 5:30 p.m. If you would like to sign-up to receive the City Council meeting agenda and staff reports packet, please visit the City's website at www.cityofalhambra.org and you will be able to submit your email address on the homepage to the subscription service. Pursuant to Government Code Section 54957.5(b), materials related to agenda items for regular meetings of the Alhambra City Council that are distributed less than 72 hours prior to that meeting, will be made available for public inspection at the Alhambra City Clerk's Office.

Broadcast of Meeting: A live video stream of each Council meeting is available through the City’s website. The regular meetings of the Alhambra City Council are recorded and are broadcast on Charter Channels 3 and 182 at 7:30 p.m. on Thursdays and Mondays following the meeting. Recordings are also available for viewing by the public on the City of Alhambra’s website, at the Alhambra Public Library and, upon appointment, in the City Clerk’s Office.

Americans with Disabilities Act: If you require special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office at (626) 570-5090. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Translation Services Requests: If you require translation services in order to participate in a meeting please contact the City Clerk's Office at (626) 570-5090. All requests for translation services shall be made by 4 p.m. the Thursday prior to the City Council meeting. If translation is not requested by 4 p.m. the Thursday prior to the City Council meeting, staff will try to accommodate the request if possible.

LAUREN MYLES, CMC
CITY CLERK
City of Alhambra

HEREBY CONGRATULATES AND OFFERS BEST WISHES TO

JAMES HAN

THE ALHAMBRA CITY COUNCIL, ON BEHALF OF THE CITIZENS OF ALHAMBRA, HEREBY CONGRATULATES JAMES HAN UPON RECEIVING THE SECOND ANNUAL ENVIRONMENTAL SCHOLARSHIP FROM REPUBLIC SERVICES. REPUBLIC SERVICES JOINED WITH THE CITY OF ALHAMBRA TO AWARD FIVE SCHOLARSHIPS OF $1,000 TO RESIDENT STUDENTS. EACH FINALIST SUBMITTED AN ESSAY BASED ON THE THEME OF ENVIRONMENTAL STEWARDSHIP AND ACKNOWLEDGED THE POWER OF FUTURE GENERATIONS TO INNOVATE GREENER LIVING STANDARDS, AN ENVIRONMENTALLY SOUND ECONOMY, AND AN ENVIRONMENTALLY SUSTAINABLE LIFESTYLE. THE CITY OF ALHAMBRA IS PLEASED TO CONGRATULATE MR. HAN FOR HIS ACHIEVEMENT AND FOR INSPIRING OTHERS THROUGH HIS DEDICATION TO THE CONSERVATION OF OUR PLANET.

PRESENTED BY

THE ALHAMBRA CITY COUNCIL

MAYOR ADELE ANDRADE-STADLER  VICE MAYOR ROSS J. MAZA
COUNCILMEMBERS  SASHA RENÉE PÉREZ  KATHERINE LEE  JEFFREY MALONEY

ISSUED THIS 26TH DAY OF JUNE, 2023

ADELE ANDRADE-STADLER, Mayor
City of Alhambra

HEREBY CONGRATULATES AND OFFERS BEST WISHES TO

JASON LAM

THE ALHAMBRA CITY COUNCIL, ON BEHALF OF THE CITIZENS OF ALHAMBRA, HEREBY CONGRATULATES JASON LAM UPON RECEIVING THE SECOND ANNUAL ENVIRONMENTAL SCHOLARSHIP FROM REPUBLIC SERVICES. REPUBLIC SERVICES JOINED WITH THE CITY OF ALHAMBRA TO AWARD FIVE SCHOLARSHIPS OF $1,000 TO RESIDENT STUDENTS. EACH FINALIST SUBMITTED AN ESSAY BASED ON THE THEME OF ENVIRONMENTAL STEWARDSHIP AND ACKNOWLEDGED THE POWER OF FUTURE GENERATIONS TO INNOVATE GREENER LIVING STANDARDS, AN ENVIRONMENTALLY SOUND ECONOMY, AND AN ENVIRONMENTALLY SUSTAINABLE LIFESTYLE. THE CITY OF ALHAMBRA IS PLEASED TO CONGRATULATE MR. LAM FOR HIS ACHIEVEMENT AND FOR INSPIRING OTHERS THROUGH HIS DEDICATION TO THE CONSERVATION OF OUR PLANET.

PRESENTED BY

THE ALHAMBRA CITY COUNCIL

MAYOR ADELE ANDRADE-STADLER
VICE MAYOR ROSS J. MAZA
COUNCILMEMBERS SASHA RENÉE PÉREZ KATHERINE LEE JEFFREY MALONEY

ISSUED THIS 26TH DAY OF JUNE, 2023

ADELE ANDRADE-STADLER, Mayor
City of Alhambra

HEREBY CONGRATULATES AND OFFERS BEST WISHES TO

ERIC LI

THE ALHAMBRA CITY COUNCIL, ON BEHALF OF THE CITIZENS OF ALHAMBRA, HEREBY CONGRATULATES ERIC LI UPON RECEIVING THE SECOND ANNUAL ENVIRONMENTAL SCHOLARSHIP FROM REPUBLIC SERVICES. REPUBLIC SERVICES JOINED WITH THE CITY OF ALHAMBRA TO AWARD FIVE SCHOLARSHIPS OF $1,000 TO RESIDENT STUDENTS. EACH FINALIST SUBMITTED AN ESSAY BASED ON THE THEME OF ENVIRONMENTAL STEWARDSHIP AND ACKNOWLEDGED THE POWER OF FUTURE GENERATIONS TO INNOVATE GREENER LIVING STANDARDS, AN ENVIRONMENTALLY SOUND ECONOMY, AND AN ENVIRONMENTALLY SUSTAINABLE LIFESTYLE. THE CITY OF ALHAMBRA IS PLEASED TO CONGRATULATE MR. LI FOR HIS ACHIEVEMENT AND FOR INSPIRING OTHERS THROUGH HIS DEDICATION TO THE CONSERVATION OF OUR PLANET.

PRESENTED BY

THE ALHAMBRA CITY COUNCIL

MAYOR ADELE ANDRADE-STADLER   VICE MAYOR ROSS J. MAZA
COUNCILMEMBERS   SASHA RENÉE PÉREZ   KATHERINE LEE   JEFFREY MALONEY

ISSUED THIS 26TH DAY OF JUNE, 2023

ADELE ANDRADE-STADLER, Mayor
City of Alhambra

HEREBY CONGRATULATES AND OFFERS BEST WISHES TO

SARAH ORDUNA

THE ALHAMBRA CITY COUNCIL, ON BEHALF OF THE CITIZENS OF ALHAMBRA, HEREBY CONGRATULATES SARAH ORDUNA UPON RECEIVING THE SECOND ANNUAL ENVIRONMENTAL SCHOLARSHIP FROM REPUBLIC SERVICES. REPUBLIC SERVICES JOINED WITH THE CITY OF ALHAMBRA TO AWARD FIVE SCHOLARSHIPS OF $1,000 TO RESIDENT STUDENTS. EACH FINALIST SUBMITTED AN ESSAY BASED ON THE THEME OF ENVIRONMENTAL STEWARDSHIP AND ACKNOWLEDGED THE POWER OF FUTURE GENERATIONS TO INNOVATE GREENER LIVING STANDARDS, AN ENVIRONMENTALLY SOUND ECONOMY, AND AN ENVIRONMENTALLY SUSTAINABLE LIFESTYLE. THE CITY OF ALHAMBRA IS PLEASED TO CONGRATULATE MS. ORDUNA FOR HER ACHIEVEMENT AND FOR INSPIRING OTHERS THROUGH HER DEDICATION TO THE CONSERVATION OF OUR PLANET.

PRESENTED BY

THE ALHAMBRA CITY COUNCIL

MAYOR ADELE ANDRADE-STADLER
VICE MAYOR ROSS J. MAZA
COUNCILMEMBERS SASHA RENÉE PÉREZ KATHERINE LEE JEFFREY MALONEY

ISSUED THIS 26TH DAY OF JUNE, 2023

ADELE ANDRADE-STADLER, Mayor
City of Alhambra

HEREBY CONGRATULATES AND OFFERS BEST WISHES TO

CESAR SALDIVAR

THE ALHAMBRA CITY COUNCIL, ON BEHALF OF THE CITIZENS OF ALHAMBRA, HEREBY CONGRATULATES CESAR SALDIVAR UPON RECEIVING THE SECOND ANNUAL ENVIRONMENTAL SCHOLARSHIP FROM REPUBLIC SERVICES. REPUBLIC SERVICES JOINED WITH THE CITY OF ALHAMBRA TO AWARD FIVE SCHOLARSHIPS OF $1,000 TO RESIDENT STUDENTS. EACH FINALIST SUBMITTED AN ESSAY BASED ON THE THEME OF ENVIRONMENTAL STEWARDSHIP AND ACKNOWLEDGED THE POWER OF FUTURE GENERATIONS TO INNOVATE GREENER LIVING STANDARDS, AN ENVIRONMENTALLY SOUND ECONOMY, AND AN ENVIRONMENTALLY SUSTAINABLE LIFESTYLE. THE CITY OF ALHAMBRA IS PLEASED TO CONGRATULATE MR. SALDIVAR FOR HIS ACHIEVEMENT AND FOR INSPIRING OTHERS THROUGH HIS DEDICATION TO THE CONSERVATION OF OUR PLANET.

PRESENTED BY
THE ALHAMBRA CITY COUNCIL
MAYOR ADELE ANDRADE-STADLER
VICE MAYOR ROSS J. MAZA
COUNCILMEMBERS SASHA RENÉE PÉREZ KATHERINE LEE JEFFREY MALONEY

ISSUED THIS 26TH DAY OF JUNE, 2023

ADELE ANDRADE-STADLER, Mayor
CITY OF ALHAMBRA

CITY MANAGER APPROVAL:

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Pearl Lieu, Finance Director

SUBJECT: BUDGET FOR FISCAL YEARS 2023-24 AND 2024-25 AND CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2023-24 THROUGH 2027-28

RECOMMENDATION:

It is recommended the City Council conduct a public hearing; approve Resolution R2M23-29 adopting the Budget for Fiscal Years 2023-24 and 2024-25 and Capital Improvement Plan (CIP) for Fiscal Years 2023-24 through 2027-28; approve Resolution R2M23-30 amending the General Fund Reserve Policy; and direct staff to undertake the steps necessary to finalize the Council’s action.

BACKGROUND:

1. On May 22, 2023, in compliance with Section 3.12.040 of the Alhambra Municode, a budget workshop presentation was conducted to review the 2023-24 and 2024-25 Fiscal Year Budgets and Five-Year Capital Improvement Plan.

2. At the budget workshop, the Finance Director provided information to the City Council concerning the City’s economic outlook; overview of the City’s proposed Budget for Fiscal Years 2023-24 and 2024-25 and CIP budget; and challenges facing the City.

3. At the budget workshop, Staff presented information to amend the General Fund Reserve Policy to increase the funding amount up to $20 million for the Building and Facilities Reserve in future budget years when a surplus is available. The City currently has deferred maintenance costs of $31 million over ten years for all city facilities. Included in the Budget is a one-time transfer to the General Fund Emergency Reserve to increase from 11.6% to 15.9% in an effort to make progress toward the 20% goal.

4. The Budget seeks to preserve core services Alhambra residents expect and deserve, including well-maintained streets, the quality of City parks, safe and clean neighborhoods and rapid 9-1-1 response to emergencies, while monitoring external threats. Maintenance of the City’s core services strengthens Alhambra’s sense of community, improves property values and keeps Alhambra a desirable and safe place to live and conduct business.

5. The public hearing is scheduled to allow the community an opportunity to offer testimony on the proposed two-year budget.

6. Attached is an overview of the two-year budget and Capital Improvement Plan.
FINANCIAL ANALYSIS:
N/A

ATTACHMENTS:
Resolution No. R2M23-29
Resolution No. R2M23-30
Budget Transmittal Letter
RESOLUTION NO. R2M23-29


WHEREAS, estimates in writing have been filed with the Finance Director of the City of Alhambra by the City Manager, Chief Appointive Officers and other Heads of Departments, Offices and Boards of said City that are supported by the tax levy authorized by the Alhambra City Charter (Article XVIII, Sections 128 and 129; Article XXVI, Section 204) and other sources, including the Federal government, specifying in detail a careful conduct of their respective departments, offices and boards for the fiscal years 2023-24 and 2024-25; and,

WHEREAS, the Alhambra City Council has carefully considered said estimates compiled by the Finance Director and submitted by the City Manager as a budget of the estimated amounts required to pay the expenses of conducting the business of the City Government for such fiscal year; and,

WHEREAS, said budget is titled, “CITY OF ALHAMBRA, CALIFORNIA PROPOSED BUDGET FISCAL YEARS 2023-24 and 2024-25,” and shows in detail by funds the aggregate sums and the items thereof requested by each department, office, board and commission of the City of Alhambra, Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public Financing Authority (collectively, the “Budget”); and,

WHEREAS, said Budget seeks to maintain local quality of life for the Alhambra Community by ensuring Alhambra residents continue to receive services which make Alhambra a great place to live, work and raise a family; and

WHEREAS, The City Council has conducted the public hearing required by the Alhambra Municipal Code, and by other applicable Rules and Regulations, and has considered the Budget for the City of Alhambra for fiscal years 2023-24 and 2024-25.

NOW, THEREFORE, BE IT RESOLVED by the Alhambra City Council as follows:

SECTION ONE: This Council hereby approves and adopts the aforesaid Budget of the City of Alhambra in accordance with the totals shown in the “Budget Summary” schedules for fiscal years 2023-24 and 2024-25 as the “OFFICIAL BUDGET” of the City of Alhambra including the Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public Financing Authority for fiscal years 2023-24 and 2024-25 and by this Resolution, this Council has approved the same.
SECTION TWO: The specified sums of money set forth opposite the various funds listed hereinabove are hereby apportioned and appropriated to the various departments, offices, boards, commissions and accounts of the City of Alhambra, including, Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public Financing Authority within each fund as set forth in said budget on the basis of the lump sum amounts shown therein by department, office, board, commission and account.

SECTION THREE: This Council hereby approves that certain "CAPITAL IMPROVEMENT PLAN - FISCAL YEARS 2023-24 THROUGH 2027-28," a copy of which is on file in the office of the City Clerk as F2M20-17 and by this reference incorporated herein and made a part hereof as though fully set forth herein.

Signed and approved this 26th day of June, 2023.

________________________________________
ADELE ANDRADE-STADLER, Mayor

ATTEST:

________________________________________
LAUREN MYLES, City Clerk
I HEREBY CERTIFY that the above and foregoing resolution was duly passed and adopted by the Alhambra City Council its regular meeting held on the 26\textsuperscript{th} day of June, 2023, by the following vote, to wit:

AYES:
NOES:
ABSENT:

__________________________
LAUREN MYLES, City Clerk
RESOLUTION NO. R2M23-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ALHAMBRA TO AMEND THE GENERAL FUND RESERVE
POLICY

THE CITY COUNCIL OF THE CITY OF ALHAMBRA DOES HEREBY RESOLVE AS
FOLLOWS:

SECTION 1. RECITALS

WHEREAS pursuant to Chapter 3.12 of the Alhambra Municipal Code, the City Council of the City of Alhambra annually adopts a budget, setting forth anticipated revenues and expenditures for the July through June fiscal year. By its very nature, a budget is an educated estimate of financial performance in any given year; and

WHEREAS the City Council annually reviews an independently prepared audit of revenues and expenditures several months after each fiscal year to track actual financial performance; and

WHEREAS notwithstanding the annual budget and audit process, unforeseen and unanticipated occurrences can impact revenues and expenditures, either positively or negatively; and

WHEREAS in those years where revenues exceed budget or expenditures are lower than anticipated, the resulting one-time funds are identified as unappropriated surplus. Unappropriated surplus has historically been placed in a reserve, or appropriated ad hoc based upon unanticipated or deferred needs, such as capital repair and replacement, funding of long-term pension and retirement obligations, acquisition of new or updated equipment and rolling stock, etc. Such appropriations are made either with Council-approved budget adjustments, or via transfer of appropriations, as contemplated in the Alhambra Municipal Code; and

WHEREAS in recent years, increasing categories of unanticipated costs have competed for any unappropriated surplus and City Staff has had to weigh competing priorities for use of any such unappropriated surplus. Staff anticipates that such competition will increase as costs of such priorities increase. Factors contributing to unanticipated cost increases include aging City buildings and facilities where predicting repairs and/or replacements (such as plumbing, electrical, mechanical and HVAC) is difficult; rapidly evolving technology that results in unanticipated obsolescence of existing equipment or software; newly adopted legislation that annually can result in increased operational costs, or require one-time implementation (such as landscape and irrigation modifications); increases in long term unfunded liabilities (such as adoption of revised PERS projections or assessments); and litigation liabilities that can result in any given year based upon an incident or suit; and

WHEREAS the City Council appropriates one-time funds to increase the General Fund Emergency Reserve from 11.6% to 15.9% in an effort to make progress toward the 20% goal during the Fiscal Year 2022/23 Budget.
WHEREAS the City Council increases the funding amount as available up to $20 million for the Building and Facilities Reserve. The City currently has deferred maintenance costs of $31 million over ten years for all city facilities.

SECTION 2. RESERVE FUND CATEGORIES

The categories of reserve funds are amended as follows:

General Fund Emergency Reserve—The General Fund Emergency Reserve should be funded to an amount equal to 20% of the General Fund operating expenditure.

Legal Liability Reserve—The Legal Liability Reserve should be funded to a level of at least $3 million dollars. The City’s current self-insured retention for general liability and worker’s comp claims is $750,000 per claim. The actuarial analysis of pending claims values the total amount at over fourteen million dollars through resolution, the timing of which cannot be established with certainty. It is appropriate to establish a reserve to ensure that funds are available should multiple claims be brought or resolved in any given year.

Building and Facilities Reserve—The Buildings and Facilities Reserve should be funded to an amount equal to $20 million dollars. A comprehensive facility assessment study was conducted that included survey, inspection, inventory of building components, assessment of the existing conditions, corrective recommendations, preventative maintenance recommendations, budget estimates and timeline for all corrective work and preventative maintenance for all City facilities. The total deferred cost over a ten-year period is over $31 million, without factoring in CPI of material and labor costs.

Rolling Stock and Equipment Reserve—The Rolling Stock and Equipment Reserve should be funded to a level of at least $3 million dollars. Unanticipated rolling stock and equipment repairs and replacements in the last 3 years have included the following: Public Safety communication replacements and technology upgrades.

SECTION 3. APPROPRIATION OF FUNDS

City Staff is directed to appropriate any existing or future unappropriated surplus to fund the reserve categories in Section 2, as well as any future unappropriated surplus via appropriation transfers, or budget adjustments (subject to City Council approval) until the reserve fund levels are established. Included in the Fiscal Year 2022/23 budget is a one-time transfer to the General Fund Emergency Reserve Fund to increase from 11.6% to 15.9% in an effort to make progress towards the 20% goal.
SECTION 4. The City Clerk shall certify to the adoption of this Resolution.

Signed and approved this 26th day of June, 2023.

______________________________
ADELE ANDRADE-STADLER, Mayor

ATTEST:

______________________________
Lauren Myles, City Clerk

I HEREBY CERTIFY that the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council on the 26th day of June 2023, by the following vote, to wit:

AYES:
NOES:
ABSENT:

______________________________
LAUREN MYLES, City Clerk
City of Alhambra

June 26, 2023

Honorable Mayor and Members of the City Council:

INTRODUCTION

We present for your consideration the Operating Budget for Fiscal Years (FY) 2023-24 and 2024-25. FY 2023-24 will expect a deficit of $5,999,052 with an offset of $6,812,242 resulting from a one-time surplus from FY 2022-23, which will bring the ending FY 2023-24 unassigned General Fund Balance to $813,190. FY 2024-25 will expect a small surplus of $25,664, which will bring the ending FY 2024-25 unassigned General Fund Balance to $838,854. The City’s General Fund General Reserve – Contingency/emergency of $14,685,008 represents 15.9% of General Fund expenditures. The projected Assigned Fund Balance is $4,097,098 for both fiscal years. The General Fund Restricted Fund Balance is $146,161 and $201,966, respectively. The Committed Fund Balance is $9,371,987 and $9,296,987, respectively.

ECONOMIC OUTLOOK

In the past year, the City of Alhambra returned to a normal budget with City facilities and services operating at pre-pandemic levels. The City continues to budget revenues conservatively with modest growth due to uncertainties. Supply chain challenges and inflationary pressures continue to be a major concern and have dramatically increased the cost of projects and other service charges. Locally, the City is experiencing significant increases in the costs of basic improvements, equipment, and supplies such as road paving and sidewalk repairs, fleet vehicle purchases, fuel costs, etc. The two-year budgets continue to be “hold the line” budgets which incorporate a Consumer Price Index (CPI) increase on existing contracts and goods and services. Although no significant enhancements are afforded in the two-year budgets, it is important to note the City is maintaining the same quality level of service the residents expect and need from the City.

TWO-YEAR BUDGET OVERVIEW

The City is presenting a balanced General Fund Budget with an unappropriated surplus of $813,190 for FY 2023-24 and $838,854 for FY 2024-25. Unappropriated surplus has historically been placed in a reserve fund, or appropriated based upon unanticipated or deferred needs, such as capital repair and replacement, funding of long-term pension and retirement obligations, acquisition of new or outdated equipment and rolling stock. Such appropriations are made with Council-approved budget adjustments. The following summarizes the City’s spending plan:

i
General Fund Spending Plan

<table>
<thead>
<tr>
<th>General Fund Budget</th>
<th>FY 2023/24</th>
<th>FY 2024/25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected GF Revenues</td>
<td>$86,171,314</td>
<td>$89,556,301</td>
</tr>
<tr>
<td>Projected Net GF Expenditures*</td>
<td>92,170,366</td>
<td>89,530,637</td>
</tr>
<tr>
<td>Projected Unassigned GF Deficit</td>
<td>(5,999,052)</td>
<td>25,664</td>
</tr>
<tr>
<td>Projected Unassigned GF at 7/1/2023</td>
<td>$6,812,242</td>
<td>813,190</td>
</tr>
<tr>
<td>Projected Unassigned GF Surplus</td>
<td>$813,190</td>
<td>838,854</td>
</tr>
</tbody>
</table>

* Includes Net Transfers, Cost Allocations, & Debt Transfers
** Includes Current Year and Prior Year deferred CIP Projects with Special Revenue Funds, Water, & Sewer Funds

All Funds Spending Plan

<table>
<thead>
<tr>
<th>All Funds Budget</th>
<th>FY 2023/24</th>
<th>FY 2024/25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Revenues</td>
<td>$170,030,563</td>
<td>$163,445,791</td>
</tr>
<tr>
<td>Projected Net Expenditures*</td>
<td>184,063,194</td>
<td>161,818,027</td>
</tr>
<tr>
<td>Projected Increase/Reduction **</td>
<td>$(14,032,631)</td>
<td>$(1,627,764)</td>
</tr>
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</table>

Budget by Funding Sources

<table>
<thead>
<tr>
<th>FY 2023/24 ($ in millions)</th>
<th>FY 2024/25 ($ in millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund</td>
<td>96.5</td>
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<tr>
<td>Special Revenue Funds</td>
<td>40.5</td>
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<tr>
<td>Enterprise Funds</td>
<td>34.9</td>
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<tr>
<td>Internal Service Funds</td>
<td>11.7</td>
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<tr>
<td>Capital Project Funds</td>
<td>0.5</td>
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<tr>
<td>Expenditure</td>
<td>10.0</td>
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<tr>
<td>Revenue</td>
<td>100.0</td>
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</tbody>
</table>

REVENUE ANALYSIS

General Fund revenues are projected to be at $86,171,314 for FY 2023-24 and $89,556,301 for FY 2024-25 with the top three revenue sources deriving from property taxes, sales and use taxes, and Measure AL transaction taxes.

Top 3 Revenues Make up 70% of GF Revenues

<table>
<thead>
<tr>
<th>FY 18/19</th>
<th>FY 19/20</th>
<th>FY 20/21</th>
<th>FY 21/22</th>
<th>FY 22/23</th>
<th>FY 23/24</th>
<th>FY 24/25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales Taxes</td>
<td>Measure AL</td>
<td>Prop Taxes/VLF</td>
<td>Sales Taxes</td>
<td>Measure AL</td>
<td>Prop Taxes/VLF</td>
<td>Sales Taxes</td>
</tr>
<tr>
<td>$38.9M</td>
<td>21.7</td>
<td>22.9</td>
<td>23.8</td>
<td>24.8</td>
<td>25.1</td>
<td>28.7</td>
</tr>
<tr>
<td>17.2</td>
<td>17.3</td>
<td>17.7</td>
<td>20.3</td>
<td>21.0</td>
<td>20.9</td>
<td>21.5</td>
</tr>
</tbody>
</table>
General Fund
Sales and uses taxes including Measure AL is the largest source of revenue and is projected to be $32M. The City of Alhambra’s economic base is a combination of commercial and light industrial business with 7,688 active businesses located in the City. This past year, Alhambra businesses transitioned into post-pandemic recovery mode with many businesses returning to normal operations. The City welcomed new business openings including but not limited to Tesla, Harbor Freight, Raising Cane’s, All that Shabu, Tasty Pot, Chevron (Gas Station), Dehli Belly, STR33T Records, Sunright Tea Studio, and Vez Guitar Store. The City anticipates the following businesses will open next year: SkyZone Trampoline Park, Dollar Tree, Burnt Belly, and additional Starbucks, Panda Express and Raising Cane’s locations. Automobile sales constitute 30% of sales tax revenues and is the City’s largest business sector. There are currently 17 new and used auto dealerships.

Over the past few years, sales and use taxes have increased due to post-pandemic consumer spending and persistent high inflation. Continued hikes in Federal funds rate and vacillating consumer confidence are causing households to tighten discretionary spending. The City is projecting a flattening in sales for FY 2023-24 and a slight increase in sales for FY 2024-25. In comparison, Measure AL continues to perform well and is generating approximately 60% of the Bradley Burns sales and use tax revenues.

Sales Tax Industry Groups for FY 23/24

Property taxes is the second largest source of revenue. The taxable assessed value increased 5.1% from the prior year due to transfers of ownership in both residential and commercial properties, which triggered a reassessment of property values. The total taxable assessed value for the City of Alhambra during tax year 2022-23 reached $11.4 billion. The assessed value can be affected by new construction, Prop. 13 inflation adjustment, prior year transfer of ownership and other reasons. The other reasons may include effects of assessment appeals, multi parcel sales, and changes to secured exemptions, personal property, or utility-owned property values, which represent small changes to the tax roll. The largest impact came from the Prop. 13 inflation adjustment, which cannot exceed an increase of 2% per year, and from transfer of ownerships. Of the 20,786 City parcels that were taxable, 79.3% of the 2022 assessed values are residential use.

In 2021, growth in home sales was strong with median price increases due to low interest rates, high demand, and limited properties for sale. In 2022, concerns over rising interest rates and inflation decreased the volume of home sales. However, the City of Alhambra’s median homes continued to increase to $950,000, representing an increase in median price by $100,000 or 11.8% from the median sale price in the same period last year. Consistent demand for property in the City of Alhambra has allowed the City to experience long-term growth trends. The City is projecting property tax revenues increase between 4-5% annually over the next two years.
### Revenue Sources ($ in millions)

<table>
<thead>
<tr>
<th>Source</th>
<th>FY 23/24</th>
<th>FY 24/25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Taxes/TLF</td>
<td>28.7</td>
<td>30.0</td>
</tr>
<tr>
<td>Sales and Use Taxes</td>
<td>10.9</td>
<td>11.5</td>
</tr>
<tr>
<td>Measure AL Taxes</td>
<td>11.9</td>
<td>12.1</td>
</tr>
<tr>
<td>Charges for Services</td>
<td>6.5</td>
<td>5.8</td>
</tr>
<tr>
<td>Utility Users Tax</td>
<td>4.8</td>
<td></td>
</tr>
<tr>
<td>Licenses and Permits</td>
<td>3.8</td>
<td>4.0</td>
</tr>
<tr>
<td>Other Revenues</td>
<td>3.2</td>
<td></td>
</tr>
<tr>
<td>Other Taxes</td>
<td>4.8</td>
<td></td>
</tr>
<tr>
<td>Fines and Forfeitures</td>
<td>3.3</td>
<td></td>
</tr>
<tr>
<td>Franchise Tax</td>
<td>3.8</td>
<td></td>
</tr>
</tbody>
</table>

Special Revenue Funds revenues are projected at $33,713,655 for FY 2023-24 and $21,219,708 for FY 2024-25. Special Revenue Funds include the Federal and State Law Enforcement and Asset Seizure, Gas Tax/ Streets & Signals, Proposition A & C, TDA, Measure R, Measure M, Road Maintenance and Rehab, AB 2766, CDBG, HOME, Public Works Maintenance and Improvement District, Police Facility Assessment, Housing Asset, Disability Access, Safe Clean Water Program, MTA, PLHA Program, Inclusionary Housing, and American Rescue Plan Act Fund. Capital Project Funds revenues are projected at $506,624 for FY 2023-24 and $500,000 for FY 2024-25. Capital Projects Funds include the Capital Outlay Fund and the Transportation Capital Improvements Grant Fund.

Internal Service Funds revenues are projected at $18,846,852 for FY 2023-24 and $20,163,410 for FY 2024-25. Internal Service Funds include the Equipment, Health Insurance, Self-Insurance, and Compensated Absences Funds. Enterprise Funds revenues are projected at $30,792,118 for FY 2023-24 and $32,006,372 for FY 2024-25. Enterprise funds include the Water, Sewer and Storm Drain Maintenance, Sanitation, and Golf Course/Clubhouse Funds.

**EXPENDITURES**

The Annual Budget seeks to maintain local quality of life, improve property values, and keep the City a desirable place to live, do business, and raise a family. This budget invests in safety and infrastructure, with a focus on projects which help maintain fast 911 response to emergencies, well-maintained streets, and safe, clean local neighborhoods, parks, and public spaces, calling for $184,063,194 and $161,818,027 in total net appropriations for FY 2023-24 and FY 2024-25, respectively. Net appropriations include “expenditures” and the effect of transfers-in, transfers-out and cost allocations. Other transfers are comprised of debt service transfers and transfers from reserves between Funds. The adjusted budget below reflects the total appropriation for each fund type.
General Fund Expenditures for FY 2023-24 are projected at $92,170,366.

- Library (3.6%), $3.3
- Parks & Rec (8.4%), $7.7
- Community Development (6.7%), $6.2
- General Government/Transfers (10%), $9.3
- Public Safety (68.9%), $63.5
- Public Works (2.4%), $2.2

General Fund Expenditures for FY 2024-25 are projected at $89,530,637.

- Library (4.4%), $3.9
- Parks & Rec (9.3%), $8.3
- Community Development (6.9%), $6.2
- General Government/Transfers (3.1%), $2.8
- Public Safety (73.8%), $66.1

Public Safety (73.8%)  General Government/Transfers (3.1%)  Community Development (6.9%)
Parks & Rec (9.3%)   Library (4.4%)   Public Works (2.5%)

Personnel costs are the largest expenditures with retirement costs continuing to rise. The following tables provide the history of CalPERS rates and the projected annual retirement costs for safety and miscellaneous employees.
<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Misc. %</th>
<th>Misc. $</th>
<th>Safety %</th>
<th>Safety $</th>
<th>Total $</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019/20 Actual</td>
<td>34.14%</td>
<td>$5.5M</td>
<td>56.75%</td>
<td>$9.1M</td>
<td>$14.6M</td>
</tr>
<tr>
<td>2020/21 Actual</td>
<td>35.22%</td>
<td>$5.9M</td>
<td>61.55%</td>
<td>$10.0M</td>
<td>$15.9M</td>
</tr>
<tr>
<td>2021/22 Actual</td>
<td>36.41%</td>
<td>$6.0M</td>
<td>63.45%</td>
<td>$10.4M</td>
<td>$16.4M</td>
</tr>
<tr>
<td>2022/23 Actual</td>
<td>36.02%</td>
<td>$6.1M</td>
<td>69.02%</td>
<td>$10.8M</td>
<td>$16.9M</td>
</tr>
<tr>
<td>Projected 2023/24</td>
<td>35.03%</td>
<td>$6.6M</td>
<td>67.51%</td>
<td>$12.1M</td>
<td>$18.7M</td>
</tr>
<tr>
<td>Projected 2024/25</td>
<td>36.91%</td>
<td>$7.0M</td>
<td>70.49%</td>
<td>$13.0M</td>
<td>$20.0M</td>
</tr>
<tr>
<td>Projected 2025/26</td>
<td>34.89%</td>
<td>$6.8M</td>
<td>72.03%</td>
<td>$13.7M</td>
<td>$20.5M</td>
</tr>
<tr>
<td>Projected 2026/27</td>
<td>31.44%</td>
<td>$6.3M</td>
<td>73.31%</td>
<td>$14.3M</td>
<td>$20.6M</td>
</tr>
<tr>
<td>Projected 2027/28</td>
<td>31.71%</td>
<td>$6.6M</td>
<td>73.86%</td>
<td>$14.9M</td>
<td>$21.5M</td>
</tr>
<tr>
<td>Projected 2028/29</td>
<td>34.19%</td>
<td>$7.3M</td>
<td>77.10%</td>
<td>$15.9M</td>
<td>$23.2M</td>
</tr>
</tbody>
</table>

In FY 2018-19, the City joined California Joint Powers Insurance Authority (CJPIA) for the pooling of self-insurance through the Excess Liability Protection Program and the Excess Workers' Compensation Program. Under this agreement, the City maintains Self-Insurance Retention Limits of $750,000 for Liability claims and $500,000 for Workers Compensation claims. The self-insurance and loss pooling programs under the CJPIA provide the City with cost, protection, and risk management advantages. Previously, the City insurance coverage was through the Independent Cities Risk Management Authority (ICRMA). While the City no longer receives coverage from ICRMA for current claims, a loss assessment was instituted prior to working with the CJPIA to pay down ICRMA pool losses of approximately $3,100,000. The 2023-24 FY represents year 7 of 10 that an installment ($310,385) against the ICRMA assessment is being paid.

**CAPITAL IMPROVEMENT PLAN**

The City is presenting a robust five-year Capital Improvement Plan (CIP). The City is budgeting capital expenditures of $23,177,613 in FY 2023-24 and $17,084,368 in FY 2024-25. Please refer to the five-year CIP Plan for detailed project cost sheets. The following list the CIP projects requested for fiscal years 2023-24 and 2024-25.

- Funding $60,000 from the Capital Outlay Fund to implement a Point-of-Sale system to better manage inventory at the City Yard.
- Funding $270,000 from the Capital Outlay Fund to replace various broken and worn furniture in the Police Building, purchase crime scene and traffic collision scene mapping software, and replace existing outdated Police equipment.
- Funding $461,981 from the Capital Outlay Fund to replace Police car radios and Special Response Team communication headsets.
- Funding $1,166,036 from the Capital Outlay Fund to replace a Fire truck including outfitted equipment.
- Funding $348,000 from the Equipment Fund to replace a rescue ambulance.
- Funding $1,144,200 from the Capital Outlay Fund for Fire firefighting equipment, protective gear, and various other safety equipment and building improvements.
• Funding $1,000,000 from the Capital Outlay Fund to begin the Shorb Community Center project. This is a $25,000,000 project funded by the State; the remaining balance of the project will be budgeted when the contract is awarded.

• Funding $200,000 from Proposition A fund to replace two Senior Ride vans.

• Funding $115,000 from the Equipment Fund to replace a 28-year old light work truck and 16 year old utility vehicle for transporting for farmers market, special events, and youth sports events.

• Funding $777,000 from the Golf Course/Clubhouse Fund to add more Toptracer monitors and furniture to the middle and top level of the Driving range; replace the bunker sand, driving range lighting and artificial turf, and various capital outlay.

• Funding $17,675,000 for Public Works fleet & street maintenance/reconstruction/ rehabilitation over two fiscal years
  o $13,545,000 from street special revenue funds for major street improvement and rehabilitation projects, routine street maintenance, sidewalk repairs and reconstruction, alley improvements, traffic signal maintenance, streetlight LED replacements, etc.
  o $400,000 from the Prop C Fund to upgrade the CNG station compressor/storage vessel.
  o $460,000 from the Equipment Fund to replace multiple vehicles that have exceeded their useful life.
  o $95,000 from AB2766 Fund to purchase alternative fueled or hybrid vehicles to replace old fleet.
  o $3,175,000 from the Capital Outlay Fund to replace and upgrade various deferred maintenance for city facilities.

• Funding $16,529,089 for Water & Sewer
  o $8,554,089 for replacement of water main lines, replacement of meters, well rehabilitation projects, various water capital outlay, and replacement of two vehicles that are over 8 years old.
  o $7,975,000 for replacement of sewer main lines and repairs and various sewer capital outlay.
City of Alhambra
Five Year Capital Improvement Plan
Expenditure Summary by Department

<table>
<thead>
<tr>
<th>Department</th>
<th>2023-24</th>
<th>2024-25</th>
<th>2025-26</th>
<th>2026-27</th>
<th>2027-28</th>
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<td>All Departments</td>
<td>Total</td>
<td>60,000</td>
<td>60,000</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Police</td>
<td></td>
<td>761,981</td>
<td>671,981</td>
<td>60,000</td>
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<tr>
<td>Fire</td>
<td></td>
<td>2,918,636</td>
<td>2,060,236</td>
<td>598,000</td>
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<tr>
<td>Library</td>
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<td>365,000</td>
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<td>0</td>
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<td>Parks and Recreation:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Parks &amp; Recreation</td>
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<td>765,000</td>
<td>550,000</td>
<td>24,095,000</td>
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<td>524,000</td>
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<td>0</td>
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<td>2,350,000</td>
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<td>Streets and Traffic</td>
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<td>1,245,000</td>
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<td>Utilities:</td>
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<td></td>
</tr>
<tr>
<td>Water</td>
<td>23,284,118</td>
<td>4,352,896</td>
<td>4,201,193</td>
<td>5,974,622</td>
<td>7,980,407</td>
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<tr>
<td>Sewer</td>
<td>13,125,000</td>
<td>5,125,000</td>
<td>2,850,000</td>
<td>4,650,000</td>
<td>250,000</td>
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<tr>
<td>Total Capital Improvements</td>
<td>$88,505,410</td>
<td>$23,177,613</td>
<td>$17,084,368</td>
<td>$36,408,022</td>
<td>$9,505,407</td>
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City of Alhambra
Five Year Capital Improvement Plan
Funding Sources

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<tr>
<th>Source</th>
<th>2023-24</th>
<th>2024-25</th>
<th>2025-26</th>
<th>2026-27</th>
<th>2027-28</th>
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<td>General Fund/Capital Outlay</td>
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<td>4,308,076</td>
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<td>State Grant</td>
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<td>500,000</td>
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<td>State Gas Tax</td>
<td>900,000</td>
<td>70,000</td>
<td>470,000</td>
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<td>120,000</td>
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<tr>
<td>Lighting &amp; Land Maint. Assessments</td>
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<td>1,330,000</td>
<td>1,130,000</td>
<td>1,065,000</td>
<td>1,065,000</td>
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<td>Proposition A</td>
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<td>AB 2768 Air Quality</td>
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<td>95,000</td>
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<td>0</td>
<td>0</td>
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<tr>
<td>Measure M</td>
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<td>1,500,000</td>
<td>1,500,000</td>
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<td>0</td>
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<tr>
<td>Equipment Fund</td>
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<td>Water Fund</td>
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<td>2,715,000</td>
<td>4,030,000</td>
<td>6,775,000</td>
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<tr>
<td>Sewer Fund</td>
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<td>250,000</td>
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<td>Sanitation Fund</td>
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<td>150,000</td>
<td>75,000</td>
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<td>Golf Course/Clubhouse Fund</td>
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<td>53,000</td>
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<tr>
<td>RMRA/SB1</td>
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<td>0</td>
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<tr>
<td>Asset Forfeiture</td>
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<tr>
<td>Safe Clean Water Program Fund</td>
<td>6,424,118</td>
<td>1,787,896</td>
<td>1,486,193</td>
<td>1,944,622</td>
<td>1,206,407</td>
</tr>
<tr>
<td>Total Capital Improvements</td>
<td>$88,505,410</td>
<td>$23,177,613</td>
<td>$17,084,368</td>
<td>$36,408,022</td>
<td>$9,505,407</td>
</tr>
</tbody>
</table>

viii
FUND BALANCE

On November 26, 2018, the City Council approved Resolution No. R2M18-39 to establish General Fund Reserves. The following categories of reserve funds were approved by the City Council:

General Fund Emergency Reserve

The General Fund Reserve goal is to reach 20% of the General Fund operating expenditures. The General Fund Reserve is currently $14,685,008 or 15.9% of the General Fund operating expenditures. Funds in this reserve will continue to be used in the case of natural or fiscal emergencies.

Legal Liability Reserve

The Legal Liability Reserve was funded at $3,000,000. The City’s current self-insured retention for general liability is $750,000 per claim and worker’s comp claims is $500,000 per claim. The actuarial analysis of pending claim values the total amount at over $10 million through resolution, the timing of which cannot be established with certainty. This reserve will be used for liability costs not covered by the City’s insurance policies and for unanticipated changes in CalPERS or other benefit rates.

Buildings and Facilities Reserve

The Buildings and Facilities Reserve goal is to reach $20 million. This reserve is currently funded at $3,000,000. This reserve will be used for repair, rehabilitation, replacement or maintenance projects pertaining to existing City buildings, parks and other facilities.

Rolling Stock and Equipment Reserve

The Rolling Stock and Equipment Reserve is currently funded at $3,000,000. This reserve will be used to purchase vehicle and equipment replacement, replacement and refurbishment of furniture and other equipment utilized by the City, and safety equipment, emergency response equipment, recreation facilities equipment, etc.
SUMMARY

The budget provides City programs at the normal level of services and sets a robust schedule of capital improvement projects. Revenues are conservatively forecast with modest growth. City staff will continue its efforts to hold General Fund expenditures flat; with the exception of Consumer Price Index (CPI) increases for contract services. The fiscal challenges the City faces are inflation, rising CalPERS and Other Post-Employment Benefits (OPEB) liabilities, rising liability and workers compensation insurance costs, aging infrastructure, deferred maintenance of buildings and equipment, and unfunded mandates. Recognizing the realities of these fiscal challenges, the City will continue to emphasize future economic development efforts to continue to strengthen the City's revenue base in all areas of the City.

We would like to thank all of the Departments, in particular the Department Heads and members of their management and support staff, for their many hours of work and tireless efforts to develop the City's two-year Operating Budget and five-year Capital Improvement Plan. We, along with the rest of the staff, look forward to working with the City Council in implementing the two-year Budget for Fiscal Years 2023-24 and 2024-25.

Respectfully submitted,

Jessica A. Binnquist
City Manager

Pearl Lieu
Director of Finance
The Proposed FINAL Budget for fiscal years 2023-24 & 2024-25 and Capital Improvement Plan for fiscal years 2023-2024 through 2027-2028 are currently posted to the City’s website in the following locations:

https://www.cityofalhambra.org/174/Financial-Documents

and

https://www.cityofalhambra.org/228/Notices-Documents
RECOMMENDATION:

It is recommended the City Council approve Resolution No. R2M23-28 establishing the appropriation limit for Fiscal Year 2023-24 and approve the annual adjustment factors (per capita income change +4.44% and City population change -0.37%) used in the calculation of the appropriation limit.

BACKGROUND:

1. Proposition XIII B (Gann Initiative) prohibits local agencies from exceeding their 1978-79 Fiscal Year appropriations after allowing for cost of living (CPI) and population changes which are certified by the State Department of Finance. Proposition 111 allows the City to adjust its annual limits for the following factors, subject to approval by the City Council:

   A. Either the California Per Capita Income or the percentage change in local assessment roll from the preceding year due to the addition of local non-residential construction in the City.

   B. Either the City’s own population growth or the population growth of the entire county.

2. Government Code Section 7910 requires agencies to adopt a resolution each year disclosing their appropriation limit.

3. In accordance with Proposition 111, the City is required to conduct a review of their appropriation limit during the annual financial audit. For Fiscal Year 2021-22, the City’s appropriation limit was reviewed by auditors Moss, Levy, & Hartzheim, LLP and determined to be properly calculated.

4. The calculations for computing the City of Alhambra’s appropriation limit for Fiscal Year 2023-24 is on file with the Finance Department. The attached worksheets summarize the calculation of the appropriation limit.
RESOLUTION NO. R2M23-28

A RESOLUTION OF THE ALHAMBRA CITY COUNCIL ESTABLISHING THE APPROPRIATION LIMIT FOR FY 2023-24 AND APPROVING THE ANNUAL ADJUSTMENT FACTORS USED IN THE CALCULATION THEREOF

RESOLVED by the Alhambra City Council that this Council hereby establishes the appropriation limit for Fiscal Year 2023-24 at $182,631,376 and the City's applicable appropriations subject to said limitation at $79,754,188 and hereby approves the annual adjustment factors used in the calculation of said appropriation limit, the calculations for which factors are set forth in Worksheet Nos. 1 through 6, inclusive, a copy of which is attached hereto as Exhibit "A" and by this reference incorporated herein and made a part hereof as though fully set forth herein.

Signed and approved this 26th of June, 2023.

__________________________
ADELE ANDRADE-STADLER, Mayor

ATTEST:

__________________________
LAUREN MYLES, City Clerk
I HEREBY CERTIFY that the above and foregoing resolution was duly passed and adopted by the Alhambra City Council its regular meeting held on the 26th of June, 2023 by the following vote, to wit:

AYES:
NOES:
ABSENT:

______________________________
LAUREN MYLES, City Clerk
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: [Signature]

DATE: June 26, 2023

TO: Honorable Mayor and City Councilmembers

SUBMITTED BY: Andrew Ho, Director of Community Development
Vanessa Reynoso, Deputy Director of Community Development
Paul Lam, Principal Planner
Maia McCurley, Senior Planner


RECOMMENDATION:

It is recommended that the City Council:

1. Conduct a Public Hearing to receive public testimony;

2. Adopt the following two (2) resolutions entitled:


NORTH STORY PLACE (APN: 5337-002-018), AND 327 NORTH STORY PLACE (APN: 5337-002-017), IN THE CITY OF ALHAMBRA

3. Direct the City Attorney to introduce and give first reading by title only, waiving further reading to the following ordinance entitled:

**Ordinance No. O2M23-4813:** AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL RECLASSIFYING THE ZONING ON AN APPROXIMATE LAND AREA OF 0.29 ACRES LOCATED AT 301 NORTH STORY PLACE (APN: 5337-002-022), 305 NORTH STORY PLACE (APN: 5337-002-021), 311 NORTH STORY PLACE (APN: 5337-002-020), 317 NORTH STORY PLACE (APN: 5337-002-019), 323 NORTH STORY PLACE (APN: 5337-002-018), AND 327 NORTH STORY PLACE (APN: 5337-002-017), IN THE CITY OF ALHAMBRA FROM OS (OPEN SPACE) TO R-1 (SINGLE-FAMILY RESIDENTIAL)

which ordinance shall return for a second reading and adoption at the next City Council meeting.

4. Adopt the following resolution entitled:

**Resolution No. R2M23-33:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA DECLARING PROPERTY TO BE EXEMPT SURPLUS UNDER THE SURPLUS LAND ACT

**BACKGROUND:**

In 2021, the City received a complaint from an adjacent neighbor regarding leaves falling from an oak tree from a vacant, adjacent property creating a hazard. Code Enforcement investigated the matter and determined the property in question was part of Story Park. The investigation also revealed the land was landlocked and only accessible through the six (6) adjacent residential properties east of Story Park. Story Park is a City-owned public park developed over two (2) blocks at the northeast corner of North Chapel Avenue and East Woodward Avenue, and the southeast corner of North Chapel Avenue and East Woodward Avenue.

**Figure 1: Aerial View**

![Aerial View of Story Park and Surrounding Properties](image-url)

- **Story Park Property**
- **Residential Properties**
- **Project Area**
On January 25, 2021, the City Council requested Staff prepare an appraisal of the landlocked, unimproved real property approximately 0.29 acres, or 12,937 square feet, in size that is part of Story Park (the “Property”) (APN: 5337-002-900) but is separated from the improved portion of Story Park by a concrete channel known as the San Pascual Wash. The appraisal of the property included both a status quo and for-sale residential land value to evaluate two (2) options to either: 1) Maintain the status quo, survey and fence the property, and begin a maintenance schedule of the properties east of the San Pasqual Wash; or 2) Direct Staff to reach out to all six (6) property owners immediately adjacent to the east of the property to inquire about potential interests in transferring the park land. The City Council directed Staff to pursue Option #2.

On April 12, 2021, Staff reached out to the six (6) property owners to inquire about their interest regarding the Property. The adjacent property owners expressed an interest in acquiring the Property and City Staff began the process to transfer the Property to the neighbors by filing applications for a Lot Line Adjustment (LLA) LOTA-22-01, General Plan Amendment (GPA) AMD-22-01, and Zone Change (ZC) AMD-22-02. The LLA will transfer the approximately 0.29 acres of landlocked, unimproved real property at Story Park to each of the six (6) abutting private residential properties to the east. The GPA will change the General Plan land use designation of the transferred land from Open Space to Low Density Residential, and the ZC will change the Zoning designation of the transferred land from OS (Open Space) to R-1 (Single-Family Residential).

These applications were presented to the Planning Commission on September 19, 2022, and by a vote of 9-0 with one (1) abstention, the Planning Commission adopted Resolution No. 22-30 recommending the City Council approve the applications (Attachments 5 and 6). Factoring into the Commission’s decision were the following facts:

- The Property is physically separated from the improved portion of Story Park by a concrete channel known as the San Pascual Wash, which bisects Story Park;
- The Property is undeveloped, fenced-in, inaccessible to the public, and unviable for park land use;
- The Property is unimproved and its irregular shape does not lend itself to park purposes, and the transfer of the Property will not create a need for additional parkland; and
- The Property can only be accessed through the six (6) private residential properties abutting the Property on North Story Place, and several of the abutting property owners have unofficially incorporated part of the Property into their rear yards.

On April 24, 2023, the City Council adopted Resolution No. R2M23-23 declaring its intent to dispose of real property and setting a meeting date of June 26, 2023 at 6:00 p.m., or as soon thereafter as the matter may be heard, as the date and time where the City Council will consider the disposition of property and take action to order all or any portion of the park abandoned and the land transferred (Attachments 7 and 8).

**ANALYSIS:**

**Lot Line Adjustment**

The proposed LLA will distribute approximately 12,937 square feet of Story Park east of the San Pascual Wash and transfer portions of that land to the six (6) adjoining residential properties, increasing the area of each residential property between 323 to 5,260 square feet (Attachment 2). The proposed LLA will comply with the provisions of the Subdivision Map Act (California Government Code Section 66412(d)) and Alhambra Municipal Code Chapter 22.28 [Lot Line Adjustments]. Pursuant to the Subdivision Map
Act, the LLA will conform to the local general plan and zoning and building ordinances and revised Grant Deeds will be recorded upon final approval by the City Council. Furthermore, the proposed LLA transferring approximately 12,937 square feet of land from Story Park (or approximately 9.87% of the existing gross of the parcel) while maintaining the same number of parcels currently in existence, conforms with Alhambra Municipal Code Section 22.28.010, which stipulates land taken from one parcel does not exceed 50% of the gross area of the parcel from which it was taken and that the same number of parcels as originally existed is maintained. Table 1, Lot Sizes, below, provides a detailed listing of the existing sizes of all the lots and the net sizes of those after the adjustment.

![Figure 2: Existing Property Lines](image)

![Figure 3: Proposed Property Lines](image)

<table>
<thead>
<tr>
<th>Address and Assessor's Parcel No</th>
<th>Existing Lot Size (Square Feet)</th>
<th>Lot Area Added or Subtracted (Square Feet)</th>
<th>New Lot Area (Square Feet)</th>
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<td>131,041</td>
<td>-12,937</td>
<td>118,104 (includes San Pascual Wash)</td>
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<td>301 Story Place (APN: 5337-002-022)</td>
<td>8,668</td>
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<td>8,991</td>
</tr>
<tr>
<td>305 Story Place (APN: 5337-002-021)</td>
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<td>8,822</td>
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</table>

**General Plan Amendment and Zone Change**

Story Park, including the portion of the parcel to be transferred through the LLA, has a General Plan land use designation of Open Space, which is intended for public open space and recreational activities. Since the land will be transferred and used for residential purposes, a General Plan amendment is required to change the land use designation from Open Space to Low Density Residential, as well as a Zone Change to change the zoning designation from OS (Open Space) to R-1 (Single-Family Residential). The change in land use and zoning designation for the transferred land will remain consistent with the existing land use patterns within the immediate area. With adoption of the General Plan Amendment and Zone Change, both the General Plan Land Use Map and Zoning Map will be
revised to reflect the proposed changes (Attachments 2 and 3).

Municipal Park Abandonment

The provisions of California Government Code §§ 38501, et seq. (the "Municipal Park Abandonment Law of 1939"), authorize a city to abandon and transfer parkland that has not been used by the public for park purposes; no public funds have been expended to improve the land as a park; and if the city council finds that all or a portion of the land is not appropriate, convenient or necessary for park purposes. The portion of Story Park proposed to be transferred to the adjacent residential properties has not been used by the public for park purposes; has no existing easements granting access to adjacent properties; and is unimproved with no public funds having been spent on park improvements for the area. Moreover, in preparation for the disposition of the property, the City Council adopted Resolution No. R2M23-23 declaring its intent to dispose of the property and setting a date for a meeting on June 26, 2023, which is at least thirty days after the April 24, 2023 adoption of the resolution, to consider the disposition of the property. Thus, the proposed LLA to transfer the property will conform with all requirements of the Municipal Park Abandonment Law of 1939, and Resolution No. R2M23-31, authorizing the disposition of property, has been prepared for this purpose (Attachment 1).

Surplus Land Act

Under the provisions of California Government Code §§ 54220, et seq. (the "Surplus Land Act"), surplus land is land owned in fee simply by a public agency for which the public agency’s governing board takes formal action in a regular public meeting declaring the land is surplus and not necessary for the agency’s use. To conform with the Surplus Land Act, the City Council must declare the area of land to be transferred under the proposed LLA to be surplus land or exempt surplus land, prior to taking any actions to dispose of the land. The City has determined the portion of land in Story Park proposed to be transferred is exempt surplus land based on the following facts:

- The property to be transferred has no record of access;
- The property to be transferred is contiguous to the residential properties where it will be transferred to; and
- Each of the six (6) adjacent residential properties will be transferred less than 10,000 square feet of land, with only one (1) residential property being transferred more than 5,000 square feet of land.

Thus, the proposed LLA to transfer the property will conform with all requirements of the Surplus Land Act, and Resolution No. R2M23-33, declaring the property to be exempt surplus, has been prepared for this purpose (Attachment 4).

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was completed which analyzed the potential impacts that the proposed project could have on the environment. The resulting environmental document is a Negative Declaration (ND). The Initial Study found that the proposed project could not have a significant effect on the environment, therefore, a ND was prepared for the project. CEQA requires a minimum review period of 20 days for a ND, which began on July 13, 2022 and ended on August 1, 2022. A Notice of Intent (NOI) to adopt a ND was filed with the County Clerk on July 11, 2022 and placed in the Pasadena Star News on July 13, 2022. These documents are part of this administrative record and are on file with the Planning Division.
PUBLIC NOTICE:

Pursuant to California Government Code §38503, adopted City Council Resolution No. R2M23-23, declaring the City’s intent to dispose of real property and setting the date for a meeting to consider the disposition of property, was posted on-site at Story Park in four (4) locations no more than 100’ apart along the boundaries of the park. The adopted resolution was also placed in the Pasadena Star News for three (3) consecutive weeks and at least five (5) days apart on Thursday, May 25, 2023; Thursday, June 1, 2023; and Thursday, June 8, 2023.

On Wednesday, June 14, 2023, a Notice of Public Hearing was sent to 457 property owners and occupants within a 300-foot radius of the project site. A legal notice advertising the public hearing was placed in the Pasadena Star News on Friday, June 16, 2023. A notice was also posted on Wednesday, June 14, 2023 at the properties affected by the proposed project.

FINANCIAL ANALYSIS:

The City paid a total of $8,500 in Engineering fees to prepare the LLA documents, the cost of which will be passed on equally to the six (6) residential properties as part of the process of transferring the land. The transfer of the title of the land will relieve the City of the cost of future maintenance and the costs associated with potential liability exposure.

ATTACHMENT:

1. Resolution No. R2M23-31
2. Resolution No. R2M23-32
3. Ordinance No. O2M23-4813
4. Resolution No. R2M23-33
5. Planning Commission Staff Report dated September 19, 2022
6. Planning Commission Resolution No. 22-30
7. City Council Staff Report dated April 24, 2023
8. Resolution No. R2M23-23
ATTACHMENT 1

RESOLUTION NO. R2M23-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA, AUTHORIZING THE DISPOSITION OF CERTAIN REAL PROPERTY

WHEREAS, the City of Alhambra owns a certain parcel of unimproved real property approximately 0.29 acres in size (APN 5337-002-900) that is part of Story Park but is separated from the improved portion of Story Park by concrete channel known as the San Pascual Wash (the "Property"), which is depicted in Exhibit "A" attached hereto and incorporated herein by reference;

WHEREAS, the Property can only be accessed through the six private residential properties abutting the Property on North Story Place, and several of the abutting property owners have unofficially incorporated part of the Property into their rear yards;

WHEREAS, the provisions of California Government Code §§ 38501, et seq. (the "Municipal Park Abandonment Law of 1939"), authorize a city to abandon and transfer parkland that has not been used by the public for park purposes, no public funds have been expended to improve the land as a park, if the city council finds that all or a portion of the land is not appropriate, convenient or necessary for park purposes;

WHEREAS, pursuant to California Government Code §38503, the City Council adopted a resolution to dispose of the Property and set the date for the public hearing on the proposed disposition for June 26, 2023;

WHEREAS, on June 26, 2023, the City Council held a duly noticed public hearing on the disposition of the Property.

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

SECTION 1. Findings. The City Council finds:

A. The Property has not been used by the public for park purposes.

The Property is separated from Story Park and has never been developed for park purposes or accessible to the public.

B. No consideration has been paid for the Property except by the City.

The City is unaware of any compensation being paid for this Property.

C. No public funds have been expended to improve the Property as a park.

The Property is unimproved and no public funds have been spent on park improvements for the Property.
SECTION 2. The City Council orders the Property to be abandoned as a public park and disposed of consistent with applicable legal requirements. The City Manager is authorized to take any actions necessary to dispose of the Property.

SECTION 3. The City Clerk shall certify to the adoption of this Resolution and cause the same to be published and posted pursuant to the requirements of California Government § 38504.

SECTION 4. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 26th day of June, 2023.

ADELE ANDRADE-STADLER, MAYOR

ATTEST:

LAUREN MYLES, CITY CLERK

APPROVED AS TO FORM:

JOSEPH M. MONTES, CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF ALHAMBRA )

I, Lauren Myles, City Clerk of the City of Alhambra, do hereby certify that the foregoing Resolution No. R2M23-31 was duly adopted by the City Council of the City of Alhambra at its regular meeting thereof, held on the 26th day of June, 2023, by the following vote:

AYES:
NOES:
ABSENT:

LAUREN MYLES, CITY CLERK
EXHIBIT A
(OF ATTACHED RESOLUTION R232-31)
ATTACHMENT 2

RESOLUTION NO. R2M23-32


THE CITY COUNCIL OF THE CITY OF ALHAMBRA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The City Council does hereby make the following findings of fact:

A. On March 24, 2022, applications for a General Plan Amendment (AMD-22-01), Zone Change (AMD-22-02), and Lot Line Adjustment (LOTA-22-01) to adjust the lot line between Story Park and six (6) abutting single-family residential properties to the east to transfer approximately 0.29 acres of landlocked, unimproved public park land located in Story Park to six (6) abutting private residential properties. The General Plan Amendment will change the General Plan land use designation of the transferred land from Open Space to Low Density Residential. A Zone Change, which will be processed as an Ordinance, will change the Zoning designation of the transferred land from OS (Open Space) to R-1 (Single-Family Residential);

B. The properties subject to General Plan Amendment AMD-22-01, Zone Change AMD-22-02, and Lot Line Adjustment LOTA-22-01 are:

   Story Park North Parcel (APN: 5337-002-900)
   301 North Story Place (APN: 5337-002-022)
   305 North Story Place (APN: 5337-002-021)
   311 North Story Place (APN: 5337-002-020)
   317 North Story Place (APN: 5337-002-019)
   323 North Story Place (APN: 5337-002-018)
   327 North Story Place (APN: 5337-002-017)

C. The General Plan land use designation for the Story Park property is Open Space and the Zoning designation is OS (Open Space). The General Plan land use designation for the six (6) residential properties is Low Density Residential and the Zoning designation is R-1 (Single-Family Residential). The surrounding properties have a General Plan designation of Low Density Residential and High Density Residential to the north, High Density Residential to the west, Open Space to the south, and Low Density Residential to the east. The surrounding properties have a Zoning designation of R-1 and R-3 (Multiple Family Residential) to the north, R-3 to the west, OS to the south, and R-1 to the east;

D. The project was reviewed pursuant to the provisions of the California Environmental Quality Act (CEQA). An Initial Study and Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act;
E. On August 15, 2022, a duly noticed public hearing was held before the City of Alhambra Planning Commission at 7:00 p.m. Pursuant to Assembly Bill 361, members of the Planning Commission may teleconference or video into the meeting;

F. At this hearing, the Planning Commission considered the Staff report and Staff presentation, and continued the public hearing to September 6, 2022;

G. On September 6, 2022, the Planning Commission meeting was cancelled by order of the Secretary of the Planning Commission;

H. On September 19, 2022, a duly noticed public hearing was held before the City of Alhambra Planning Commission at 7:00 p.m. Pursuant to Assembly Bill AB 361, members of the Planning Commission may teleconference or videoconference into the meeting;

I. At this hearing, the Planning Commission adopted Resolution No. 22-30 recommending the City Council approve General Plan Amendment AMD-22-01, Zone Change AMD-22-02, and Lot Line Adjustment LOTA-22-01;

J. On April 24, 2023, the City Council adopted Resolution No. R2M23-23 declaring the intent to dispose of real property and setting a meeting date of June 26, 2023 at 6:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers, Alhambra City Hall, 111 South First Street, Alhambra, California as the date and time where the City Council will consider the disposition of property and take action to order all or any portion of the park abandoned and the land transferred;

K. On June 26, 2023, a duly noticed public hearing was held before the City of Alhambra City Council at 6:00 p.m. at the City Hall Council Chambers, 111 South First Street, Alhambra; and

L. At that hearing, the City Council considered the Staff report, Staff presentation, and public testimony.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Based upon the Negative Declaration prepared for the project, the City Council further finds and determines as follows:

A. The Initial Study and Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act;

B. The Negative Declaration was posted on July 13, 2022, in accordance with CEQA. The review period was open from July 13, 2022 through August 1, 2022;

C. There is no substantial evidence that the project will have a significant effect on the environment as proposed. The Negative Declaration reflects the independent judgment of the City of Alhambra;

D. The documents and other materials which constitute the record of proceedings for General Plan Amendment AMD-22-01, Zone Change AMD-22-02 and Lot Line Adjustment LOTA-22-01 upon which the decision of the Planning Commission is made are located within the Community Development Department; and

E. The City Council, based upon the findings set forth above, hereby determines that the Negative Declaration for this project has been prepared in compliance with CEQA, and adopts same.
SECTION 3. LOT LINE ADJUSTMENT FINDINGS. Based upon the foregoing facts and findings (Section 22.28.020(A)(2) of the Alhambra Municipal Code) for Lot Line Adjustment LOTA-22-01, the City Council hereby determines as follows:

A. The adjustment will not result in any significant burden on public services or materially affect the property rights of any adjacent owners;

The proposed lot line adjustment will meet all minimum objective requirements, configurations, and size standards and will not affect any existing buildings or previously approved land uses and will not affect any existing onsite or neighboring building with regards to water, sanitation, and other public and private services that would affect the safety and welfare of citizens.

B. That the parcels to be adjusted are eligible for unconditional certificates of compliance under the provisions of the Subdivision Map Act and this ordinance;

The proposed lot line adjustment meets and performs all the applicable requirements and conditions imposed by the State Subdivision Map Act and Title 22 (Subdivisions) of the Alhambra Municipal Code, and therefore, all parcels to be adjusted are eligible for unconditional certificates of compliance.

C. The adjusted parcel configurations are in accord with established neighborhood lot design patterns and will not violate any statute, ordinance, regulation or good planning practice.

The proposed adjustment will meet all minimum objective requirements, configurations, and sizes and will not affect any existing buildings or previously approved land uses and will not establish a lot that is not compatible with surrounding neighborhood lot design patterns.

SECTION 4. GENERAL PLAN AMENDMENT FINDINGS. Based upon the foregoing facts and findings (Section 65090, 65353, and 65358 of the California Government Code) for General Plan Amendment AMD-22-01, the City Council hereby determines as follows:

A. That the City may amend the adopted General Plan provided the City follows certain procedures, including that the Planning Commission hold a noticed public hearing and make a written recommendation to the City Council on the proposed amendment of the General Plan:

The City has complied with all public notification requirements for this City Council hearing including publishing of the public notice in a newspaper of general circulation, mailing of the public notice to owners of property and occupants of property within a minimum 300-foot radius of the exterior boundaries of the subject property, and posting the public notice on the subject property, as required by Section 23.76.030 of the Alhambra Municipal Code.

B. That any mandatory element of the General Plan shall be amended no more than four (4) times during any calendar year:

The proposed General Plan Amendment AMD-22-01 is the first amendment of the Land Use and Community Design chapter of the City of Alhambra General Plan for the 2023 calendar year.

SECTION 5. GENERAL PLAN MAP AMENDMENTS. The General Plan Map, (Exhibit B) incorporated herein, and made a part hereof, is hereby ordered to be changed to reflect the General Plan reclassification set forth in Section 3.
SECTION 6. **NOW THEREFORE, BE IT RESOLVED,** by the City Council of the City of Alhambra, California, as follows:

The City Council of the City of Alhambra hereby approves Lot Line Adjustment LOTA-22-01 (Exhibit A of Resolution R2M23-32), General Plan Amendment AMD-22-01 (Exhibit B of Resolution R2M23-32), and Negative Declaration (Exhibit C of Resolution R2M23-32), authorizing the transfer of approximately 0.29 acres of public park land located in Story Park to six abutting private residential properties to the east and changing the General Plan land use designation of the transferred land from Open Space to Low Density Residential for the properties located at Story Park (APN: 5337-002-900), 301 North Story Place (APN: 5337-002-022), 305 North Story Place (APN: 5337-002-021), 311 North Story Place (APN: 5337-002-020), 317 North Story Place (APN: 5337-002-019), 323 North Story Place (APN: 5337-002-018), and 327 North Story Place (APN: 5337-002-017), in the City of Alhambra.

SECTION 7. **EFFECTIVE DATE.** This Resolution shall become effective upon the effective date of Ordinance No. O2M23-4813.

**PASSED, APPROVED, AND ADOPTED** this 26th day of June, 2023.

ADELE ANDRADE STADLER, MAYOR

ATTEST:

LAUREN MYLES, CITY CLERK

APPROVED AS TO FORM:

JOSEPH M. MONTES, CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF ALHAMBRA )

I, Lauren Myles, City Clerk of the City of Alhambra, do hereby certify that the foregoing Resolution No. R2M23-32 was duly adopted by the City Council of the City of Alhambra at its regular meeting thereof, held on the 26th day of June, 2023, by the following vote:

AYES:
NOES:
ABSENT:

LAUREN MYLES, CITY CLERK
EXHIBIT A
(OF ATTACHED RESOLUTION R2M23-32)

EXHIBIT "D"
PLAT OF PROPERTIES SHOWING ADJUSTED PARCELS

OWNER: JOHN GILB & GRACIE GILB
APN: 5337-002-018

MOST N'LY CORNER
LOT 52 TRACT 7295

50 51 52 53 54 55 56 57

50' Wide County Flood Base

STORY PLACE

TR 7286
MB. 70/80-81

OWNER: CITY OF ALHAMBRA
STORY PARK
APN: 5337-002-500

(BOOK 7397 PAGE 196 D.R.)
LOTS 17 THROUGH 23 PER TRACT
7610 M.B. 89/54-55

LINE BEARING DISTANCE
L1 N32'13"30'W 298.71'
L2 N30'08"40'W 15.45'
L3 N29'13"30'W 315.67'
L4 N30'13"30'W 50.00'
L5 S49'21"30'E 17.29'
L6 S80'15"30'W 13.88'
L7 N80'20"15'E 21.12'

CURVE RADIUS DELTA LENGTH
C1 1025' 06'55"10' 105.90'
C2 1025' 01'02"23' 18.60'

S28'44"30'E 350.00'

CHAPEL STREET

CITY OF ALHAMBRA, CALIFORNIA
COUNTY OF LOS ANGELES

PREPARED:
10/08/2021

PROJECT No. 036-2021

SUBJECT:
LOT LINE ADJUSTMENT

NEAL J. MCPHERSON, P.L.S. No. 8892

VANLEN CONSULTANTS
GEOMATICS + CIVIL DESIGN + PLANNING
2015 CANYON CREST DR. STE. 205 RIVERSIDE CA. 92507
951-377-5024
neal@vanlenco.com
EXHIBIT "D"
PLAT OF PROPERTIES SHOWING ADJUSTED PARCELS

STORY PLACE

MOS Y L CORNER
LOT 57 TRACT 7295

TR 7206
MB 70/80-81

NE'LY LINE BK 7397 PG 186 O.R.
NE'LY LINE TRACT 7610
SW'LY LINE TRACT 7295

50' WIDE COUNTY FLOOD EASE.

(Book 7397 Page 186 O.R.)
Lots 17 through 23 per tract
7610 MB 89/94-55

Owner: City of Alhambra
Story Park
APN: 5337-002-900

50' wide county flood easement.

(Book 10811 Page 108 O.R.)
LA CO Flood Map 26-RW-11

Owner: Jack W. Ewell & Helen M. Ewell
APN: 5337-002-022

City of Alhambra, California
County of Los Angeles

Prepared: 10/05/2021
Project No. 036-2021
Subject: Lot Line Adjustment

Prepared by: Neal J. McPherson, P.L.S. No. 8882
EXHIBIT C
(OF ATTACHED RESOLUTION R2M23-32)

CEQA APPENDIX G:
ENVIRONMENTAL CHECKLIST FORM

NOTE: The following is a sample form and may be tailored to satisfy individual agencies' needs and project circumstances. It may be used to meet the requirements for an initial study when the criteria set forth in CEQA Guidelines have been met. Substantial evidence of potential impacts that are not listed on this form must also be considered. The sample questions in this form are intended to encourage thoughtful assessment of impacts, and do not necessarily represent thresholds of significance.

1. Project title: AMD-22-01, AMD-22-02, LOTA-22-01
2. Lead agency name and address: City of Alhambra Community Development Department, 111 South First Street, Alhambra, CA 91801
3. Contact person and phone number: Paul Lam, 626-570-5034
5. Project sponsor's name and address: City of Alhambra Community Development Department, 111 South First Street, Alhambra, CA 91801
6. General plan designation: Open Space, Low Density Residential
7. Zoning: OS (Open Space), R-1 (Single-Family Residential)
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.):
   
   This is an application for a General Plan Amendment for an amendment to the Land Use Map of the Land Use & Community Design Chapter of the City of Alhambra General Plan. Story Park is a city-owned public park of approximately 3.01 acres located at the northwest corner of the intersection of North Chapel Avenue and East Woodward Avenue. The property has a General Plan land use designation of Open Space and a Zoning classification of OS (Open Space). The subject property is abutted to the east by six (6) R-1 (Single Family Residential) zoned properties. A Lot Line Adjustment will transfer approximately 0.29 acres of the park land to the six abutting residential properties to the east. The transfer will necessitate a General Plan Amendment to change the land use designation from Open Space to Low Density Residential in a Zone Change to change the Zoning classification from Open Space to R-1 (Single Family residential).

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

   The subject properties are developed as a public park (Story Park) and as single-family residences. The areas north and south of the park are developed as an additional sections of Story Park. The properties to the west of Story Park are developed with one-, two-, and three-story multi-family residential developments. The properties to the east of the project are single-family homes that line the east side of Story Place.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): None

21
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?: Yes

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5087.99 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

[Signature]  
July 11, 2022  
Date

[Signature]  
Date
EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

SAMPLE QUESTION

Issues:

<table>
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<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. AESTHETICS. Would the project:</td>
<td></td>
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<tr>
<td>a) Have a substantial adverse effect on a scenic vista?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

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

**III. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Conflict with or obstruct implementation of the applicable air quality plan?</td>
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</tr>
<tr>
<td>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</td>
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</tr>
<tr>
<td>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</td>
<td>☐</td>
<td>☐</td>
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</tr>
<tr>
<td>d) Expose sensitive receptors to substantial pollutant concentrations?</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporated</td>
<td>Less Than Significant Impact</td>
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<tr>
<td>e) Create objectionable odors affecting a substantial number of people?</td>
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</table>

**IV. BIOLOGICAL RESOURCES:**

Would the project:

<table>
<thead>
<tr>
<th>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
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<tr>
<td>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporated</td>
<td>Less Than Significant Impact</td>
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<tr>
<td>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporated</td>
<td>Less Than Significant Impact</td>
<td>No Impact</td>
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<tr>
<td>d) Interfer[e substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporated</td>
<td>Less Than Significant Impact</td>
<td>No Impact</td>
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<tr>
<td>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporated</td>
<td>Less Than Significant Impact</td>
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<tr>
<td>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporated</td>
<td>Less Than Significant Impact</td>
<td>No Impact</td>
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</table>
### V. CULTURAL RESOURCES

Would the project:

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<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
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<td>a)</td>
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<td></td>
<td>Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?</td>
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<td>b)</td>
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<tr>
<td></td>
<td>Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?</td>
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<td>c)</td>
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<td></td>
<td>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</td>
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<td>d)</td>
<td>☐</td>
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<td></td>
<td>Disturb any human remains, including those interred outside of dedicated cemeteries?</td>
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### VI. GEOLOGY AND SOILS

Would the project:

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<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
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<td>a)</td>
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<td>Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</td>
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<td>i)</td>
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<td></td>
<td>Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</td>
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<td>ii)</td>
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<td></td>
<td>Strong seismic ground shaking?</td>
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<td>iii)</td>
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<td></td>
<td>Seismic-related ground failure, including liquefaction?</td>
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<td>iv)</td>
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<td></td>
<td>Landslides?</td>
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<td></td>
<td>Result in substantial soil erosion or the loss of topsoil?</td>
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<td>c)</td>
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<td></td>
<td>Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</td>
<td></td>
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</tbody>
</table>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

VII. GREENHOUSE GAS EMISSIONS.
Would the project:

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

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

VIII. HAZARDS AND HAZARDOUS MATERIALS.
Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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

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

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65862.5 and, as a result, would it create a significant hazard to the public or the environment?
<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</td>
<td>☑️</td>
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<td>☑️</td>
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</tr>
<tr>
<td>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?</td>
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<tr>
<td>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</td>
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<td>☑️</td>
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<td>☑️</td>
</tr>
<tr>
<td>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</td>
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<td>☑️</td>
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</table>

**IX. HYDROLOGY AND WATER QUALITY.**

Would the project:

a) Violate any water quality standards or waste discharge requirements? | ☑️ | ☑️ | ☑️ | ☑️ |

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

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | ☑️ | ☑️ | ☑️ | ☑️ |
<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</td>
<td></td>
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<tr>
<td>e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</td>
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<tr>
<td>f) Otherwise substantially degrade water quality?</td>
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<tr>
<td>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</td>
<td></td>
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</tr>
<tr>
<td>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</td>
<td></td>
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</tr>
<tr>
<td>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</td>
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<tr>
<td>j) Inundation by seiche, tsunami, or mudflow?</td>
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</tbody>
</table>

**X. LAND USE AND PLANNING** Would the project:

| a) Physically divide an established community? |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? |
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
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</table>

XII. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

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<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
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</table>

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?

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<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
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</table>

XII. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
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b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

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<tr>
<th>Potentially Significant Impact</th>
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</table>

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
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</table>

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?

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<thead>
<tr>
<th>Potentially Significant Impact</th>
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</table>

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

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</table>
## XIII. POPULATION AND HOUSING
Would the project:

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<th>Less Than Significant with Mitigation Incorporated</th>
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<th>No Impact</th>
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<tbody>
<tr>
<td>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</td>
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<tr>
<td>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</td>
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<tr>
<td>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</td>
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</table>

## XIV. PUBLIC SERVICES
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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## XV. RECREATION
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

| | ☐ | ☐ | ☐ | ☑ |
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

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

e) Result in inadequate emergency access?

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?
XVII. TRIBAL CULTURAL RESOURCES
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

XVIII. UTILITIES AND SERVICE SYSTEMS
Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
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<th>Potentially Significant Impact</th>
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<tr>
<td>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</td>
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| □                             | □                                             | □                           | ☑        |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? |

| □                             | □                                             | □                           | ☑        |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? |

| □                             | □                                             | □                           | ☑        |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? |

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:**

| □                             | □                                             | □                           | ☑        |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? |

| □                             | □                                             | □                           | ☑        |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? |

| □                             | □                                             | □                           | ☑        |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? |

Revised 2016
Authority: Public Resources Code sections 21083 and 21083.09
Reference: Public Resources Code sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3/21084.2 and 21084.3
AMD-22-01, AMD-22-02, LOTA-22-01

Explanation of Environmental Impacts

I. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?

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

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

(a-c) The proposed project is that of a lot line adjustment that will shift a common property line between Story Park and six (6) single-family residential properties. This shift of lot line will add to the land area of the six single-family properties and will decrease the overall land area of the park. There will be a corresponding zone change to the land given to the residences from OS (Open Space) to R-1 (Single-Family Residential). There will also be a corresponding change in the General Plan land use designation of said land from Open Space to Low Density Residential. The project will not directly result in any construction that would affect any of the Aesthetics considerations above.

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The land in question consists of urban parkland. There are no farmlands of any kind on the subject property.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
The land in question is not zoned for agricultural use nor are there any Williamson Act contracts association with the land.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?  

Result in the loss of forest land or conversion of forest land to non-forest use?

(c-d) The land in question consists of urban parkland. There are no forest lands of any kind on the subject property.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The project area is developed with urban uses consisting of urban parks and residential uses. There are no farmlands forest lands of any kind in the vicinity of the project area.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

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

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors to substantial pollutant concentrations?

e) Create objectionable odors affecting a substantial number of people?

(a-e) The project will not directly result in any development projects that could affect air quality. After the transfer of land from the City to the private residents, it is anticipated that the land will be used as extensions to the individual rear yards of the private residences, thus, no impact to air quality would occur.

IV. BIOLOGICAL RESOURCES: Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional
plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

(a-b) There are no known habitats in the property in question.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

There are no wetlands located in the property in question.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The property in question is not known to host any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, native wildlife nursery sites.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The proposed project will not directly result in the removal of any trees.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

There are no conservation plans applicable to the property in question.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

(a-d) The proposed project does not involve any grading activities.

VI. GEOLOGY AND SOILS. Would the project:
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
   
   i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

   ii) Strong seismic ground shaking?

   iii) Seismic-related ground failure, including liquefaction?

   iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

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

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

   (a-e) The project will not directly result in any development projects that could affect geology or soils. After the transfer of land from the City to the private residents, it is anticipated that the land will be used as extensions to the individual rear yards of the private residences, thus, no impact to air quality would occur. If those property owners were to develop on that are of land at a future date, any and all projects will be evaluated for compliance with CEQA.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

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

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

   (a-b) The project will not directly result in any development projects that could affect greenhouse gas emissions. Any indirect impacts may result at a future date after the land has been transferred from the City to the private residents. It is anticipated that the land will be used as extensions to the individual rear yards of the private residences, thus, no impact to air quality would occur, however, if those property owners were to develop on that are of land at a future date, any and all projects will be evaluated for compliance with CEQA.
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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

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

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

(a-d) The project site consists of a city park and six single-family residences. There have not been, nor will there be, any handling of hazardous materials, nor is the site listed as a hazardous materials site.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

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?

(e-f) The nearest airport, San Gabriel Valley Airport, is located in the city of El Monte approximately 5.5 miles east of the project site. The project is sufficiently distanced from the airport such that there are no related safety hazards.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The project site is land-locked and will not interfere with any adopted emergency response plan or emergency evacuation plan.

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

There are no wildlands located within or nearby the project site.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?

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

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

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

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

f) Otherwise substantially degrade water quality?

(a-f) The project does not propose any development and will not impact ground water quality for drainage and runoff.

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

The proposed project does not propose any housing.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

The proposed project does not propose the construction of any structures.

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

The proposed project does not propose any housing development, will not have any growth inducing effects, nor propose any new structures.

j) Inundation by seiche, tsunami, or mudflow?

The project site is not identified in the Safety chapter of the General Plan as an area subject to seiche, tsunami or mudflow.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?

The project will not divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
There are no existing plans, policies, or regulations applicable to the subject property that was/were adopted to avoid or mitigate an environmental effect.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The are no habitat conservation or natural community conservation plans applicable to the property.

XI. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

(a-b) The project site is not identified as a site that has value as a mineral resource.

XII. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

(a-d) The project will not directly result in any development projects that would generate noise. After the transfer of land from the City to the private residents, it is anticipated that the land will be used as extensions to the individual rear yards of the private residences, thus, no impact to noise would occur. If those property owners were to develop on that are of land at a future date, any and all projects will be evaluated for compliance with CEQA.

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?

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

(e-f) The nearest airport, San Gabriel Valley Airport, is located in the city of El Monte approximately 5.5 miles east of the project site. Even though the project will not result
in any development, the project is sufficiently distanced from the airport such that there are no related noise impacts.

XIII. POPULATION AND HOUSING. Would the project:

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

The project will not result in any residential housing construction nor infrastructure construction.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The proposed project will not remove any housing or require replacement housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The proposed project will not displace any people.

XIV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

The proposed project does not involve the construction of any structures that will impact any city services including fire, police, schools, parks, and other public facilities.

XV. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The proposed project will transfer approximately 0.29 acres of Story Park to six abutting residential properties to the east. This portion of Story Park lies at the eastern edge of
the park. This area has no value and public park space as it is physically separate from the majority of the park by a concrete channel (San Pascual Wash) and access is only possible via locked maintenance gate. This portion of Story Park will be rezoned to R-1 and transferred to private ownership. Although the total parkland in the city will be reduced by 0.29 acres, the actual acreage of parkland that the public can access, use, and enjoy will not be reduced.

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

The proposed project does not require the construction of replacement recreational facilities.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

(a-b) The project site does not provide and circulation paths or access.

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

The proposed project does not involve any construction.

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

The proposed project does not involve any construction at ground level.

e) Result in inadequate emergency access?

The project site is land locked and does not serve nor have value for emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project site is not included in any public transit, bicycle, or pedestrian facilities. The project area is land locked and will not impact the performance or safety of any such facilities.

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

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (e) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

(a-b) The proposed project does not involve any construction nor any grading to impact any tribal cultural resources. In accordance with Section 65352.3 of the California Government Code and CEQA Public Resources Code Section 21080.3, the City of Alhambra provide a 90-day formal notice and information of the project to six (6) California Native American Tribes (Gabrieleno Band of Mission Indians - Kizh Nation, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrieleno/Tongva Nation, Gabrieleno-Tongva Tribe, Santa Rosa Band of Cahuilla Indians, and Soboba Band of Luiseno Indians) and one (1) Tribal Council (Gabrieleno Tongva Indians of California Tribal Council). An invitation to consult was sent by the City of Marc 24, 2022. Two (2) Tribes responded that consultation was not necessary. As of June 27, 2022, the requirements of Section 65352.3 of the California Government Code and CEQA Public Resources Code Section 21080.3 have been satisfied.

XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g) Comply with federal, state, and local statutes and regulations related to solid waste?

(a-g) The proposed project will not result in any construction or development and will not generate or impact needs for services for new water, waste water treatment, or stormwater drainage.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No.
ATTACHMENT 3

ORDINANCE NO. O2M23-4813

AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL RECLASSIFYING THE ZONING ON AN APPROXIMATE LAND AREA OF 0.29 ACRES LOCATED AT 301 NORTH STORY PLACE (APN: 5337-002-022), 305 NORTH STORY PLACE (APN: 5337-002-021), 311 NORTH STORY PLACE (APN: 5337-002-020), 317 NORTH STORY PLACE (APN: 5337-002-019), 323 NORTH STORY PLACE (APN: 5337-002-018), AND 327 NORTH STORY PLACE (APN: 5337-002-017), IN THE CITY OF ALHAMBRA FROM OS (OPEN SPACE) TO R-1 (SINGLE-FAMILY RESIDENTIAL)

THE CITY COUNCIL OF THE CITY OF ALHAMBRA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The City Council does hereby make the following findings of fact:

A. On March 24, 2022, applications for a General Plan Amendment (AMD-22-01), Zone Change (AMD-22-02), and Lot Line Adjustment (LOTA-22-01) to adjust the lot line between Story Park and six (6) abutting single-family residential properties to the east to transfer approximately 0.29 acres of landlocked, unimproved public park land located in Story Park to six (6) abutting private residential properties. The General Plan Amendment will change the General Plan land use designation of the transferred land from Open Space to Low Density Residential, and the Zone Change will change the Zoning designation of the transferred land from OS (Open Space) to R-1 (Single-Family Residential);

B. The properties subject to General Plan Amendment AMD-22-01, Zone Change AMD-22-02, and Lot Line Adjustment LOTA-22-01 are:

   Story Park North Parcel (APN: 5337-002-900)
   301 North Story Place (APN: 5337-002-022)
   305 North Story Place (APN: 5337-002-021)
   311 North Story Place (APN: 5337-002-020)
   317 North Story Place (APN: 5337-002-019)
   323 North Story Place (APN: 5337-002-018)
   327 North Story Place (APN: 5337-002-017)

C. The General Plan land use designation for the Story Park property is Open Space and the Zoning designation is OS (Open Space). The General Plan land use designation for the six (6) residential properties is Low Density Residential and the Zoning designation is R-1 (Single-Family Residential). The surrounding properties have a General Plan designation of Low Density Residential and High Density Residential to the north, High Density Residential to the west, Open Space to the south, and Low Density Residential to the east. The surrounding properties have a Zoning designation of R-1 and R-3 (Multiple Family Residential) to the north, R-3 to the west, OS to the south, and R-1 to the east;

D. The project was reviewed pursuant to the provisions of the California Environmental Quality Act (CEQA). An Initial Study and Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act;

E. On August 15, 2022, a duly noticed public hearing was held before the City of Alhambra Planning Commission at 7:00 p.m. Pursuant to Assembly Bill 361, members of the Planning Commission may teleconference or video into the meeting;
F. At this hearing, the Planning Commission considered the Staff report and Staff presentation, and continued the public hearing to September 6, 2022;

G. On September 6, 2022, the Planning Commission meeting was cancelled by order of the Secretary of the Planning Commission;

H. On September 19, 2022, a duly noticed public hearing was held before the City of Alhambra Planning Commission at 7:00 p.m. Pursuant to Assembly Bill AB 361, members of the Planning Commission may teleconference or videoconference into the meeting;

I. At this hearing, the Planning Commission adopted Resolution No. 22-30 recommending the City Council approve General Plan Amendment AMD-22-01, Zone Change AMD-22-02, and Lot Line Adjustment LOTA-22-01;

J. On April 24, 2023, the City Council adopted Resolution No. R2M23-23 declaring the intent to dispose of real property and setting a meeting date of June 26, 2023 at 6:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers, Alhambra City Hall, 111 South First Street, Alhambra, California as the date and time where the City Council will consider the disposition of property and take action to order all or any portion of the park abandoned and the land transferred;

K. On June 26, 2023, a duly noticed public hearing was held before the City of Alhambra City Council at 6:00 p.m. at the City Hall Council Chambers, 111 South First Street, Alhambra; and

L. At that hearing, the City Council considered the Staff report, Staff presentation, and public testimony.

SECTION 2. **CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.** Based upon the Negative Declaration prepared for the project, the City Council further finds and determines as follows:

A. The Initial Study and Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act;

B. The Negative Declaration was posted on July 13, 2022, in accordance with CEQA. The review period was open from July 13, 2022 through August 1, 2022;

C. There is no substantial evidence that the project will have a significant effect on the environment as proposed. The Negative Declaration reflects the independent judgment of the City of Alhambra;

D. The documents and other materials which constitute the record of proceedings for General Plan Amendment AMD-22-01, Zone Change AMD-22-02 and Lot Line Adjustment LOTA-22-01 upon which the decision of the Planning Commission is made are located within the Community Development Department; and

E. The City Council, based upon the findings set forth above, hereby determines that the Negative Declaration for this project has been prepared in compliance with CEQA, and adopts same.

SECTION 3. **ZONE CHANGE FINDINGS.** Based upon the foregoing facts and findings (Section 23.72.030 of the Alhambra Municipal Code) for Zone Change AMD-22-02 the Planning Commission hereby determines as follows:
A. That the proposed actions are consistent with the objectives, policies, general land uses and programs of the Alhambra General Plan:

The proposed Zone Change is consistent with the objectives, policies, general land uses and programs of the General Plan. The subject site is zoned OS (Open Space). The purpose and intent of the OS zone is to provide for public recreation. Story Park is bisected at the east side of the property by a concrete channel known as the San Pascual Wash (Wash). This physical separation of the property creates two distinct environments on either side of the Wash that are in direct contrast with each other. The area west of the Wash measures approximately 320 feet by 350 feet, has an approximate land area of 111,650 square feet (2.56 acres), and is developed for recreational activities with facilities such as a baseball field and a children's playground. The portion of the park east of the Wash is triangular in shape, measures approximately 350 feet in length and approximately 66 feet at its widest point, and has an approximate land area of 12,937 square feet. This area is fenced-in and is inaccessible to the public, therefore it is not developed or viable for park land use and is inconsistent with the objective, policies, and general land uses of the General Plan. The subject property is more viable for residential use, namely extensions of the backyards, of the six (6) abutting residential properties to the east. The zone change to R-1 (Single Family Residential) is necessary for General Plan consistency of the transferred land for residential purposes.

B. That the proposed activity would not be detrimental to the public interest, health, safety, convenience or welfare:

As an OS (Open Space) zoned piece of property, the land has no viable use, is inaccessible, and access issues make regular maintenance difficult. The proposed Zone Change, in concert with the related Lot Line Adjustment, would transfer the land to six (6) private residential properties where the land can have viable use as extensions of the backyards to those properties. There will be no access issues from within those residential properties and regular maintenance would no longer be hindered, therefore, the proposed activity would not be detrimental to the public interest, health, safety, convenience or welfare.

SECTION 4. ZONING MAP AMENDMENT. The Zoning Map, (Exhibit A) incorporated herein, and made a part hereof, is hereby ordered to be changed to reflect the Zoning reclassification set forth in Section 3.

SECTION 5. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this Ordinance 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 adopted this Ordinance and each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end the provisions of this Ordinance are declared to be severable.

SECTION 6. EFFECTIVE DATE. The City Clerk is directed to certify to the adoption of this Ordinance and publish in accordance with law.

SECTION 7. PUBLICATION. The City Clerk is directed to certify to the adoption of this Ordinance and cause this Ordinance to be posted in the manner provided for in the accordance with law.
PASSED, APPROVED, AND ADOPTED this 26th day of June, 2023.

ADELE ANDRADE STADLER, MAYOR

ATTEST:

LAUREN MYLES, CITY CLERK

APPROVED AS TO FORM:

JOSEPH M. MONTES, CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss
CITY OF ALHAMBRA )

I, Lauren Myles, City Clerk of the City of Alhambra, County of Los Angeles, State of California, hereby attest to the above signature and certify that Ordinance No. O2M23-4813 was adopted by the City Council of the City of Alhambra at a regular meeting of said Council held on the 26th day of June, 2023, by the following vote:

AYES:

NOES:

ABSENT:

LAUREN MYLES, CITY CLERK
ATTACHMENT 4
RESOLUTION NO. R2M23-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA DECLARING PROPERTY TO BE EXEMPT SURPLUS UNDER THE SURPLUS LAND ACT

WHEREAS, the City is the owner in fee simple of six (6) parcels of real property that are located between a concrete drainage channel known as the San Pascual Wash and the rear lot lines of six private residences ("Property"), as shown on Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, each of the six parcels within the Property are less than 10,000 square feet in area, and all but one of the six parcels within the Property is less than 5,000 square feet in area; and

WHEREAS, the Property has no record access and several of the abutting property owners have unofficially incorporated part of the Property into their rear yards; and

WHEREAS, Story Park lies to the west of the Property but is separated from the Property by the San Pascual Wash, a concrete drainage channel maintained by the U.S. Army Corps of Engineers that has the result of physically segregating the Property from Story Park and therefore the Property is not contiguous to any state or local agency owned land used for open-space purposes; and

WHEREAS, under the Surplus Property Land Act, Government Code Sections 54220-54233 ("Act"), surplus land is land owned in fee simple by a public agency for which the public agency's governing board takes formal action in a regular public meeting declaring the land is surplus and not necessary for the agency’s use; and

WHEREAS, the City intends to transfer the Property to the adjacent owners of the six private residences on terms and conditions that will be subsequently determined by the City Council; and

WHEREAS, under Section 54221(f)(1)(B)(i) of the Act, land is exempt surplus property if it is surplus land that is less than 5,000 square feet in area and transferred to an owner of contiguous land; and

WHEREAS, under Section 54221(f)(1)(B)(iii) of the Act, land is exempt surplus property if it is surplus land that has no record access, is less than 10,000 square feet in area, is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes, and is sold to an owner of contiguous land.

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

SECTION 1. The above recitals are true and correct and are a substantive part of this Resolution.

SECTION 2. The City Council hereby declares that the Property is exempt surplus land for the purposes of the California Surplus Lands Act (Government Code Section 54220 et seq.) pursuant to Government Code section 54221(f)(1)(B)(iii) because the six parcels within the Property are each less than 10,000 square feet in area, have no record access, are not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing. The Property is
adjacent to a wash used for storm drain purposes with no public access.

SECTION 3. The City Council hereby declares that each of the parcels within the Property that are less than 5,000 square feet in area are also exempt surplus land for the purposes of the California Surplus Lands Act (Government Code Section 54220 et seq.) pursuant to Government Code section 54221(f)(1)(B)(i).

SECTION 4. The City Council hereby declares that this Resolution shall be of no force and effect with respect to any parcel within the Property if the parcel is not transferred or otherwise conveyed to an owner of contiguous land.

SECTION 5. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”). City staff has determined that the proposed actions do not constitute a “project” as defined by the CEQA. Adoption of this Resolution does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Prior to commencing the new use of the Developer Exchange Property or the City Exchange Property, the City will complete all necessary reviews in accordance with CEQA.

SECTION 6. The City Clerk is directed to provide a copy of this Resolution to the California Department of Housing and Community Development for its review.

PASSED, APPROVED AND ADOPTED this 26th day of June, 2023.

ADELE ANDRADE-STADLER, MAYOR

ATTEST:

LAUREN MYLES, CITY CLERK

APPROVED AS TO FORM:

JOSEPH M. MONTES, CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF ALHAMBRA 

I, Lauren Myles, City Clerk of the City of Alhambra, do hereby certify that the foregoing Resolution No. R2M23-33 was duly adopted by the City Council of the City of Alhambra at its regular meeting thereof, held on the 26th day of June, 2023, by the following vote:
AYES:
NOES:
ABSENT:

LAUREN MYLES, CITY CLERK
EXHIBIT A
(OF ATTACHED RESOLUTION R2M23-33)
ATTACHMENT 5

AGENDA ITEM NO. 4

AGENDA REPORT
September 19, 2022
General Plan Amendment AMD-22-01, Zone Change AMD-22-02 and Lot Line Adjustment LOTA-22-01

TO: City of Alhambra Planning Commission

FROM: Andrew Ho, Director of Community Development
Vanessa Reynoso, Deputy Director of Community Development
By Paul Lam, Principal Planner

SUBJECT: General Plan Amendment AMD-22-01, Zone Change AMD-22-02 and Lot Line Adjustment LOTA-22-01

1. LOCATION:
   Story Park North Parcel (APN: 5337-002-900)
   301 North Story Place (APN: 5337-002-022)
   305 North Story Place (APN: 5337-002-021)
   311 North Story Place (APN: 5337-002-020)
   317 North Story Place (APN: 5337-002-019)
   323 North Story Place (APN: 5337-002-018)
   327 North Story Place (APN: 5337-002-017)

2. APPLICANT:
   City of Alhambra

3. PROPERTY OWNERS:
   Story Park – City of Alhambra
   301 North Story Place – John & Jennifer Rueda
   305 North Story Place – Maria Valenzuela
   311 North Story Place - Ranajit & Catherine Sahu Trust
   317 North Story Place - Ranajit & Catherine Sahu Trust
   323 North Story Place – Dulce Moran
   327 North Story Place – John & Gracie Gilb

4. AREA OF PROPERTY:
   Story Park North Parcel (APN: 5337-002-900) - 131,041 s.f. (3.01 acres)
   301 North Story Place - 8,668 s.f. (0.20 acres)
   305 North Story Place - 10,595 s.f. (0.23 acres)
   311 North Story Place - 10,206 s.f. (0.23 acres)
   317 North Story Place - 6,695 s.f. (0.15 acres)
   323 North Story Place - 7,784 s.f. (0.18 acres)
   327 North Story Place - 8,822 s.f. (0.20 acres)
5. ZONING: OS (Open Space), R-1 (Single-Family Residential)
6. GENERAL PLAN: Open Space, Low Density Residential
7. CEQA DETERMINATION: Negative Declaration
8. STAFF RECOMMENDATION: Recommend Approval to the City Council

PROPOSAL
This is an application for a General Plan Amendment (GPA), Zone Change (ZC), and Lot Line Adjustment (LLA). The LLA will transfer approximately 0.29 acres of public park land located in Story Park to six abutting private residential properties to the east. The transferred land currently has a General Plan land use designation of Open Space and a Zoning classification of OS (Open Space). The GPA will change the General Plan land use designation of the transferred land from Open Space to Low Density Residential, and the ZC will change the land use classification of the transferred land to R-1 (Single-Family Residential).

LOCATION
Story Park is a city-owned public park located along North Chapel Avenue between East Main Street and East Alhambra Road. Story Park is developed over two (2) blocks at the northeast corner of North Chapel Avenue and East Woodward Avenue, and the southeast corner of North Chapel Avenue and East Woodward Avenue. The portion of Story Park that is the subject of this application is located at the northeast corner of North Chapel Avenue and East Woodward Avenue and is approximately 3.01 acres in size. Six (6) private single-family residential properties abut the park along its eastern border. The site is identified in Figure 1: Aerial View, below.

Figure 1: Aerial View
BACKGROUND

This application is being carried out subsequent to City Council directing staff to provide options to address the above-mentioned unique issues faced by the landlocked land. The transfer of ownership of the land from the City to the abutting North Story Place property owners may resolve the issues.

In 2021, City staff received a complaint from a North Story Place resident regarding leaves falling from an oak tree from an adjacent parcel creating a hazard. Code Enforcement staff researched the issue and determined that the parcel was part of the Story Park property that sat on the eastern side of Story Park separated by the San Pascual Wash. It was further determined that the land is landlocked, had been inaccessible for many years, and is accessible only from the abutting North Story Place properties.

On January 25, 2021, the City Council considered the item and requested staff to prepare an appraisal of the property for both a status quo and for-sale residential land value.

On April 12, 2021, City staff presented to the City Council the appraisals requested. City staff also requested direction from the City Council on two considerations:

1. Maintain the status quo, survey and fence the property, and begin a maintenance schedule of the properties east of the San Pasqual Wash; or,
2. Direct staff to reach out to all six property owners immediately adjacent to the east of the property to inquire about potential interests in purchasing the park land.

The City Council directed staff to pursue Option #2.

This item was previously placed on the Planning Commission’s agenda for the August 15, 2022, meeting, and the Commission continued this item to the September 6, 2022, meeting as recommended by Staff. The meeting on September 6th did not take place due to technical difficulties with Zoom and the public hearing was re-noticed for September 19, 2022.

ANALYSIS

Story Park is bisected at the east side of the property by a concrete channel known as the San Pascual Wash (Wash). This physical separation of the property creates two distinct environments on either side of the Wash that are in direct contrast with each other. The area west of the Wash measures approximately 320 feet by 350 feet, has an approximate land area of 111,650 square feet (2.56 acres), and is developed for recreational activities with facilities such as a baseball field and a children’s playground. The portion of the park east of the Wash is triangular in shape, measures approximately 350 feet in length and approximately 66 feet at its widest point, and has an approximate land area of 12,937 square feet. This area is fenced-in and is inaccessible to the public, therefore it is not developed or viable for park land use. Furthermore, that portion of land is also inaccessible to City staff, rendering maintenance of the land difficult. The existing condition of this area varies as a portion is essentially a “no man’s land” that is populated with trees, while three of the adjoining residential properties have already incorporated the adjacent

3
land into their rear yards and are being used as such. It is not determined when the park land and
the private rear yards were merged, but those residents have been unofficially using and
maintaining those areas as part of their private properties since.

The highest and best use for the triangular land east of the Wash to be merged with and to be part
of the six (6) abutting residential properties. The land is physically separated from the main park
by the San Pascual Wash and there is no foreseeable solution to utilize the area for recreational
open space activities. However, the six abutting residences can make more effective use of the
property as parts of their rear yards, as evidenced in three of the six properties. Additionally,
regular maintenance on the property is difficult due to access issues, but the land will be maintained
more frequently by the respective property owners.

Lot Line Adjustment

The proposed Lot Line Adjustment (LLA) will distribute approximately 12,937 square feet of
Story Park east of the Wash and transfer portions of that land to the six (6) adjoining residential
properties. Figure 2: Existing Property Lines, below, illustrates the existing property line
configurations of the Story Park and six residential properties, while Figure 3: Proposed
Property Lines, illustrates the property line configurations after the lot lines are adjusted. The
Story Park property will be reduced by approximately 12,937 square feet and the residential
properties will increase between 323 to 5,260 square feet. Table 1, Lot Sizes, below, provides a
detailed listing of the existing sizes of all the lots and the net sizes of those after the adjustment.

![Figure 2: Existing Property Lines](image1)

![Figure 3: Proposed Property Lines](image2)

<table>
<thead>
<tr>
<th>Address and Asseor’s Parcel No</th>
<th>Existing Lot Size (Square Feet)</th>
<th>Lot Area Added or Subtracted (Square Feet)</th>
<th>New Lot Area (Square Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Story Park North Parcel (APN: 5337-002-900)</td>
<td>131,041</td>
<td>-12,937</td>
<td>118,104 (includes San Pascual Wash)</td>
</tr>
<tr>
<td>301 Story Place (APN: 5337-002-022)</td>
<td>8,668</td>
<td>+323</td>
<td>8,991</td>
</tr>
<tr>
<td>305 Story Place (APN: 5337-002-021)</td>
<td>10,595</td>
<td>+3,351</td>
<td>13,946</td>
</tr>
<tr>
<td>311 Story Place (APN: 5337-002-020)</td>
<td>10,206</td>
<td>+5,260</td>
<td>15,466</td>
</tr>
</tbody>
</table>
Lot Line Adjustments are subject to the provisions of the Subdivision Map Act (California Government Code Section 66412(d)) and Alhambra Municipal Code Chapter 22.28 [Lot Line Adjustments]. The Subdivision Map Act stipulates that a local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan and zoning and building ordinances. Furthermore, no tentative map, parcel map, or final map shall be required as a condition of approval, and that the lot line adjustment shall be reflected in a deed which shall be recorded. Revised Grant Deeds will be recorded upon final approval by the City Council. Alhambra Municipal Code Section 22.28.010 requires that land, in total, taken from one parcel and added to an adjacent parcel does not exceed 50% of the gross area of the parcel from which it was taken and that the same number of parcels as originally existed is maintained. This proposal is compliant with the requirements of AMC Section 23.28.010 as the 12,937 square feet of land taken from Story Park represents only 9.87% of the existing gross of the parcel, and there will be no more and no fewer than seven (7) of the existing parcels maintained.

**General Plan Amendment and Zone Change**

Story Park, including the portion of the parcel to be transferred through the LLA, has a General Plan land use designation of Open Space. The General Plan states that the Open Space designation is for accommodating public open space and recreational activities. As mentioned previously, the subject land is inaccessible and is not viable for public recreational activities, therefore, the subject land will better serve a residential function for the abutting residential properties. As the land will be transferred to residential properties and used for residential purposes, a General Plan amendment is needed to change the land use designation on the General Plan Land Use Map to reflect the land use designation for that portion to be Low Density Residential. The change of the land use designation will necessitate a corresponding Zone Change to change the zoning classification from OS (Open Space) to R-1 (Single-Family Residential). The Zone Change will also cause the Zoning Map to be updated to reflect the zoning classification of that portion of land to R-1 (Single-Family residential). The existing General Plan land use designation of the subject block is shown in **Figure 4: Existing General Plan Land Use**, on the following page, and the zoning of the subject block is shown in **Figure 5: Proposed Zoning**, on the following page.
*Note: Figure 5 identifies Lots #330 and 336 with a zoning classification of OS (Open Space), while Figure 4 shows those same lots with a General Plan land use designation of High Density Residential. The zoning classification as depicted for those two lots is erroneous and the zoning map will be corrected to reflect the correct zoning classification of R-3 (Multiple Family Residential) for those two lots.

The land use designations and zoning of the block can be generally described as Low-Density uses are located along the east side of the block, high density residential uses on the northerly half of the west side of the block, and open space uses on the southerly west half of the block. The boundary between the low density uses and the two uses generally follows the path of the San Pascual Wash.

The proposed General Plan land use designation and zone changes are shown in Figure 6: **Proposed General Plan Land Use** and Figure 7: **Proposed Zoning**, on the following page.
The area that will be re-designated and rezoned will maintain the existing land use patterns within the block; meaning that the east half of the block will still be maintained for low density residential land uses.

NEXT STEPS:

The Planning Commission will be providing a recommendation to the City Council for the Lot Line Adjustment, General Plan Amendment and Zone Change, and a duly noticed public hearing before the City Council will follow. If the City Council wishes to approve the proposed Lot Line Adjustment, General Plan Amendment, and Zone Change, the Council will then commence discussions to determine the requirements and details for the disposition of the land to the six (6) abutting private ownerships. After final approval by the City Council, the process will conclude with the recording of revised Grant Deeds with the Los Angeles County Recorder.

PROJECT FINDINGS:

The land use entitlements for Planning Commission consideration are a General Plan Amendment, Zone Change, and Lot Line Adjustment. Pursuant to the Alhambra Municipal Code these entitlements shall be granted if the approval authority can make all of the following findings:
General Plan Amendment

In compliance with the Sections 65090, 65353, and 65358 of the California Government Code for General Plan Amendment GPA-16-1, the Planning Commission shall determine as follows:

1. That the City may amend the adopted General Plan provided the City follows certain procedures, including that the Planning Commission hold a noticed public hearing and make a written recommendation to the City Council on the proposed amendment of the General Plan;

2. That any mandatory element of the General Plan shall be amended no more than four (4) times during any calendar year.

Zone Change

In compliance with the provisions of Section 23.72.030 of the Alhambra Municipal Code, the Planning Commission must determine that the following findings are present prior to approving a Change of Zone:

1. That the proposed actions are consistent with the objectives, policies, general land uses and programs of the Alhambra General Plan; and

2. That the proposed activity would not be detrimental to the public interest, health, safety, convenience or welfare.

Lot Line Adjustment

Notwithstanding any other provisions of the Alhambra Municipal Code, the Planning Commission shall determine that:

1. The adjustment will not result in any significant burden on public services or materially affect the property rights of any adjacent owners;

2. That the parcels to be adjusted are eligible for unconditional certificates of compliance under the provisions of the Subdivision Map Act and this ordinance; and

3. The adjusted parcel configurations are in accord with established neighborhood lot design patterns and will not violate any statute, ordinance, regulation or good planning practice.

ENVIRONMENTAL STATUS

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was completed which analyzed the potential impacts that the proposed project could have on the environment. The resulting environmental document is a Negative Declaration (ND). The Initial Study found that the proposed project could not have a significant effect on the environment, therefore, a ND was prepared for the project. CEQA requires a minimum review period of 20 days for a ND, which began on July 13, 2022, and ended on August 1, 2022. Additionally, a Notice of Intent (NOI) to
adopt a ND was filed with the County Clerk on July 11, 2022, a public notice was published in the Pasadena Star News on July 13, 2022.

PUBLIC NOTICE

On August 3, 2022, a Notice of Public Hearing was sent to 252 property owners and occupants within a 300-foot radius of the project site of the public hearing to be conducted on August 15, 2022. A legal notice advertising the public hearing was placed in the Pasadena Star News on August 5, 2022. A notice was also posted on the properties on August 5, 2022. No comments were received from any of the parties notified or residents of the area as of the date that report was finalized.

On September 7, 2022, a Notice of Public Hearing was sent to 252 property owners and occupants within a 300-foot radius of the project site of the public hearing to be conducted on September 19, 2022. A legal notice advertising the public hearing was placed in the Pasadena Star News on September 9, 2022. A notice was also posted on the properties on September 8, 2022. No comments have been received from any of the parties notified or residents of the area as of the date this report was finalized.

CONCLUSION

The Alhambra Wash physically divides Story Park into two distinctly different sections. The section west of the Wash is improved with recreational uses and is conforming with the purpose and intent of the Open Space zone. The portion east of the Wash is fenced-in, inaccessible to the public, not improved with any park facilities and does not comply with the purpose and intent of the Open Space zone. The proposed Lot Line Adjustment will transfer the subject land to the six (6) abutting residential properties to the east, where the land can be integrated into the backyards of those residences and be put into productive use. The change of the General Plan land use designation from Open Space to Low Density Residential and the change in the zoning classification from OS (Open Space) to R-1 (Single-Family Residential) is necessary to ensure that the land use is consistent with the programs and policies of the General Plan and consistent with the purpose and intent of the zoning ordinance.

STAFF RECOMMENDED ACTION

Staff recommends Planning Commission to:

Adopt Resolution No. 22-30, recommending that City Council approve General Plan Amendment AMD-22-01, Zone Change AMD-22-02 and Lot Line Adjustment LOTA-22-01 to transfer approximately 0.29 acres of public park land located in Story Park to six abutting private residential properties to the east, change the General Plan land use designation of the transferred land from Open Space to Low Density Residential and change the zoning classification of the transferred land from OS (Open Space) to R-1 (Single Family Residential), subject to the attached Conditions of Approval (Exhibit A), for the properties located at Story Park (APN: 5337-002-900), 301 North Story Place, 305 North Story Place, 311 North Story Place, 317 North Story Place, 323 North Story Place, and 327 North Story Place, in the City of Alhambra.
ATTACHMENTS:

1. Location Map
2. Resolution No. 22-30
3. Initial Study
ATTACHMENT 1

LOCATION MAP
ATTACHMENT 2

RESOLUTION NO. 22-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ALHAMBRA RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT AMD-22-01, ZONE CHANGE AMD-22-02 AND LOT LINE ADJUSTMENT LOTA-22-01 TO TRANSFER APPROXIMATELY 0.29 ACRES OF PUBLIC PARK LAND LOCATED IN STORY PARK TO SIX ABUTTING PRIVATE RESIDENTIAL PROPERTIES TO THE EAST, CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF THE TRANSFERRED LAND FROM OPEN SPACE TO LOW DENSITY RESIDENTIAL AND CHANGE THE ZONING CLASSIFICATION OF THE TRANSFERRED LAND FROM OS (OPEN SPACE) TO R-1 (SINGLE FAMILY RESIDENTIAL FOR THE PROPERTIES LOCATED AT STORY PARK (APN: 5337-002-900), 301 NORTH STORY PLACE, 305 NORTH STORY PLACE, 311 NORTH STORY PLACE, 317 NORTH STORY PLACE, 323 NORTH STORY PLACE, AND 327 NORTH STORY PLACE, IN THE CITY OF ALHAMBRA

THE PLANNING COMMISSION OF THE CITY OF ALHAMBRA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The Planning Commission does hereby make the following findings of fact:

A. On March 24, 2022, applications for a General Plan Amendment (AMD-22-01), Zone Change (AMD-22-02) and Lot Line Adjustment (LOTA-22-01) to adjust the lot line between Story Park and six (6) abutting single-family residential properties to the east to transfer approximately 0.29 acres of public park land located in Story Park to six abutting residential properties. The General Plan Amendment will change the General Plan land use designation of the transferred land from Open Space to Low Density Residential, and the Zone Change will change the land use classification of the transferred land from OS (Open Space) to R-1 (Single-Family Residential);

B. The properties subject to General Plan Amendment AMD-22-01, Zone Change AMD-22-02 and Lot Line Adjustment LOTA-22-01 are:

- Story Park North Parcel (APN: 5337-002-900)
- 301 North Story Place (APN: 5337-002-022)
- 305 North Story Place (APN: 5337-002-021)
- 311 North Story Place (APN: 5337-002-020)
- 317 North Story Place (APN: 5337-002-019)
- 323 North Story Place (APN: 5337-002-018)
- 327 North Story Place (APN: 5337-002-017)

C. The General Plan land use designation for the Story Park property is Open Space and the Zoning classification is OS (Open Space). The General Plan land use designation for the six (6) residential properties is Low Density Residential and the Zoning classification is R-1 (Single-Family Residential). The surrounding properties have a General Plan designation of Low Density Residential and High Density Residential to the north, High Density
Residential to the west, Open Space to the south, and Low Density Residential to the east. The surrounding properties have a Zoning designation of, R-1 and R-3 to the north, R-3 to the west, OS to the south, and R-1 to the east;

D. The project was reviewed pursuant to the provisions of the California Environmental Quality Act (CEQA). An Initial Study and Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act;

E. On August 15, 2022, a duly noticed public hearing was held before the City of Alhambra Planning Commission at 7:00 p.m. Pursuant to Assembly Bill 361, members of the Planning Commission may teleconference or video into the meeting;

F. At this hearing, the Planning Commission considered the staff report and staff presentation, and continued the public hearing to September 6, 2022;

G. On September 6, 2022, the Planning Commission meeting was cancelled by order of the Secretary of the Planning Commission;

H. On September 19, 2022, a duly noticed public hearing was held before the City of Alhambra Planning Commission at 7:00 p.m. Pursuant to Assembly Bill AB 361, members of the Planning Commission may teleconference or videoconference into the meeting; and

I. At this hearing, the Planning Commission considered the staff report, staff presentation, applicant presentation, and public testimony.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Based upon the Negative Declaration prepared for the project, the Planning Commission further finds and determines as follows:

A. The Initial Study and Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act;

B. The Negative Declaration was posted on July 13, 2022, in accordance with CEQA. The review period was open from July 13, 2022 through August 1, 2022;

C. There is no substantial evidence that the project will have a significant effect on the environment as proposed. The Negative Declaration reflects the independent judgment of the City of Alhambra;

D. The documents and other materials which constitute the record of proceedings for General Plan Amendment AMD-22-01, Zone Change AMD-22-02 and Lot Line Adjustment LOTA-22-01 upon which the decision of the Planning Commission is made are located within the Community Development Department; and

E. The Planning Commission, based upon the findings set forth above, hereby determines that the Negative Declaration for this project has been prepared in compliance with CEQA.
SECTION 3. GENERAL PLAN AMENDMENT FINDINGS. Based upon the foregoing facts and findings (Section 65090, 65353, and 65358 of the California Government Code) for General Plan Amendment AMD-22-01, the Planning Commission hereby determines as follows:

A. That the City may amend the adopted General Plan provided the City follows certain procedures, including that the Planning Commission hold a noticed public hearing and make a written recommendation to the City Council on the proposed amendment of the General Plan:

The City has complied with all public notification requirements for this Planning Commission hearing including publishing of the public notice in a newspaper of general circulation, mailing of the public notice to owners of property and occupants of property within a minimum 300-foot radius of the exterior boundaries of the subject property, and posting the public notice on the subject property, as required by Section 23.76.030 of the Alhambra Municipal Code.

B. That any mandatory element of the General Plan shall be amended no more than four (4) times during any calendar year:

The proposed General Plan Amendment AMD-22-01 is the first amendment of the Land Use and Community Design chapter of the City of Alhambra General Plan for the 2022 calendar year.

SECTION 4. ZONE CHANGE FINDINGS. Based upon the foregoing facts and findings (Section 23.72.030 of the Alhambra Municipal Code) for Zone Change AMD-22-02 the Planning Commission hereby determines as follows:

A. That the proposed actions are consistent with the objectives, policies, general land uses and programs of the Alhambra General Plan:

The proposed Zone Change is consistent with the objectives, policies, general land uses and programs of the General Plan. The subject site is zoned OS (Open Space). The purpose and intent of the OS zone is to provide for public recreation. Story Park is bisected at the east side of the property by a concrete channel known as the San Pascual Wash (Wash). This physical separation of the property creates two distinct environments on either side of the Wash that are in direct contrast with each other. The area west of the Wash measures approximately 320 feet by 350 feet, has an approximate land area of 111,650 square feet (2.56 acres), and is developed for recreational activities with facilities such as a baseball field and a children’s playground. The portion of the park east of the Wash is triangular in shape, measures approximately 350 feet in length and approximately 66 feet at its widest point, and has an approximate land area of 12,937 square feet. This area is fenced-in and is inaccessible to the public, therefore it is not developed or viable for park land use and is inconsistent with the objective, policies, and general land uses of the General Plan. The subject property is more viable for residential use, namely extensions of the backyards, of the six (6) abutting residential properties to the east. The zone change to R-1 (Single Family Residential) is necessary for General Plan consistency of the transferred land for residential purposes.

B. That the proposed activity would not be detrimental to the public interest, health, safety,
convenience or welfare:

As an OS (Open Space) zoned piece of property, the land has no viable use, is inaccessible, and access issues make regular maintenance difficult. The proposed Zone Change, in concert with the related Lot Line Adjustment, would transfer the land to six (6) private residential properties where the land can have viable use as extensions of the backyards to those properties. There will be no access issues from within those residential properties and regular maintenance would no longer be hindered, therefore, the proposed activity would not be detrimental to the public interest, health, safety, convenience or welfare.

SECTION 5. LOT LINE ADJUSTMENT FINDINGS. Based upon the foregoing facts and findings (Section 23.28.020(A)(2) of the Alhambra Municipal Code) for Lot Line Adjustment LOTA-22-01, the Planning Commission hereby determines as follows:

A. The adjustment will not result in any significant burden on public services or materially affect the property rights of any adjacent owners;

The proposed lot line adjustment will meet all minimum objective requirements, configurations, and size standards and will not affect any existing buildings or previously approved land uses and will not affect any existing onsite or neighboring building with regards to water, sanitation, and other public and private services that would affect the safety and welfare of citizens.

B. That the parcels to be adjusted are eligible for unconditional certificates of compliance under the provisions of the Subdivision Map Act and this ordinance;

The proposed lot line adjustment meets and performs all the applicable requirements and conditions imposed by the State Subdivision Map Act and Title 22 (Subdivisions) of the Alhambra Municipal Code, and therefore, all parcels to be adjusted are eligible for unconditional certificates of compliance.

C. The adjusted parcel configurations are in accord with established neighborhood lot design patterns and will not violate any statute, ordinance, regulation or good planning practice.

The proposed adjustment will meet all minimum objective requirements, configurations, and sizes and will not affect any existing buildings or previously approved land uses and will not establish a lot that is not compatible with surrounding neighborhood lot design patterns.

SECTION 6. NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Alhambra, California, as follows:

Recommend that the City Council of the City of Alhambra approve General Plan Amendment AMD-22-01, Zone Change AMD-22-02 and Lot Line Adjustment LOTA-22-01 to transfer approximately 0.29 acres of public park land located in Story Park to six abutting private residential properties to the east, change the General Plan land use designation of the transferred land from Open Space to Low Density Residential and change the zoning classification of the transferred land from OS (Open Space) to R-1 (Single Family Residential), subject to the attached
Conditions of Approval (Exhibit A), for the properties located at Story Park (APN: 5337-002-900), 301 North Story Place (APN: 5337-002-022), 305 North Story Place (APN: 5337-002-021), 311 North Story Place (APN: 5337-002-020), 317 North Story Place (APN: 5337-002-019), 323 North Story Place (APN: 5337-002-018), and 327 North Story Place (APN: 5337-002-017), in the City of Alhambra.

PASSED, APPROVED AND ADOPTED THIS 19TH DAY OF SEPTEMBER, 2022.

ANTONIO GARDEA,
PRESIDENT PLANNING COMMISSION
ATTEST:

ANDREW HO, SECRETARY
PLANNING COMMISSION

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )
CITY OF ALHAMBRA )

I, Andrew Ho, Planning Commission Secretary of the City of Alhambra, do hereby certify that foregoing Resolution was duly adopted by the Planning Commission of the City of Alhambra at a regular meeting thereof, held on the 19th day of September, 2022 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ANDREW HO, SECRETARY
PLANNING COMMISSION
EXHIBIT A

CONDITIONS OF APPROVAL

GENERAL PLAN AMENDMENT AMD-22-01,
ZONE CHANGE AMD-22-02 AND
LOT LINE ADJUSTMENT LOTA 22-01

SEPTEMBER 19, 2022

APPLICANT: CITY OF ALHAMBRA

PLANNING DIVISION

PL1. This approval is for an application for a General Plan Amendment (AMD-22-01), Zone Change (AMD-22-02), and Lot Line Adjustment (LOTA-22-01). The LLA will transfer approximately 0.29 acres of public park land located in Story Park to six abutting private residential properties to the east. The transferred land currently has a General Plan land use designation of Open Space and a Zoning classification of OS (Open Space). The General Plan Amendment will change the General Plan land use designation of the transferred land from Open Space to Low Density Residential, and the Zone Change will change the land use classification of the transferred land to R-1 (Single-Family Residential).

PL2. The Lot Line Adjustment shall be valid for a period of one (1) year from the date of approval. This time period may be extended by the Planning Commission for up to one additional year per AMC 22.20.130. The Lot Line Adjustment shall become null and void unless exercised (recording of updated grant deeds with the Los Angeles County Recorder) within one (1) year of the date of final approval, or such extension of time as may be granted by the Planning Commission pursuant to a written request for extension submitted to the Community Development Department a minimum of 90 days prior to such expiration date.

PL3. The final development and architectural plans shall be substantially in conformance with the submitted plans and information but shall be modified as necessary to comply with the Conditions of Approval.

PL4. Lot Line Adjustment documents shall be reviewed and approved by City Engineer prior to recording.

PL5. The applicant and its successors in interest shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, and disbursements (collectively "Claims") arising out of or in any way relating to this project, any discretionary approvals granted by the City related to the development of the project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 et seq., for the project. If the City Attorney is required to enforce any Conditions of Approval, the applicant shall pay for all costs of enforcement, including attorney's fees.
EXHIBIT A

CONDITIONS OF APPROVAL

GENERAL PLAN AMENDMENT AMD-22-01,
ZONE CHANGE AMD-22-02 AND
LOT LINE ADJUSTMENT LOTA 22-01

SEPTEMBER 19, 2022

APPLICANT: CITY OF ALHAMBRA

PL6. The Director of Community Development shall have the authority to modify and/or waive Conditions of Approval in the event issues of Impossibility or performance arise or in the event that the timing or manner of construction of required improvements can be made more efficient. Notwithstanding the foregoing, the Director of Community Development may not modify or waive a Condition of Approval that is an environmental mitigation measure. Additionally, if a modification or waiver is requested, the Director of Community Development retains the discretion to refer such request to the original approving body for the Condition of Approval.
ATTACHMENT 3

ENVIRONMENTAL CHECKLIST FORM

1. Project title: AMD-22-01, AMD-22-02, LOTA-22-01
2. Lead agency name and address: City of Alhambra Community Development Department, 111 South First Street, Alhambra, CA 91801
3. Contact person and phone number: Paul Lam, Principal Planner, 626-570-5034
4. Project location: 300 N. Chapel Ave., 301 N. Story Pl., 305 N. Story Pl., 311 N. Story Pl., 317 N. Story Pl., 323 N. Story Pl., 327 N. Story Pl. in the City of Alhambra
5. Project sponsor's name and address: City of Alhambra Community Development Department, 111 South First Street, Alhambra, CA 91801
6. General plan designation: Open Space, Low Density Residential
7. Zoning: OS (Open Space), R-1 (Single-Family Residential)

Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)

This is an application for a General Plan Amendment for an amendment to the Land Use Map of the Land Use & Community Design Chapter of the City of Alhambra General Plan. Story Park is a city-owned public park of approximately 3.01 acres located at the northwest corner of the intersection of North Chapel Avenue and East Woodward Avenue. The property has a General Plan land use designation of Open Space and a Zoning classification of OS (Open Space). The subject property is abutted to the east by six (6) R-1 (Single Family Residential) zoned properties. A Lot Line Adjustment will transfer approximately 0.29 acres of the park land to the six abutting residential properties to the east. The transfer will necessitate a General Plan Amendment to change the land use designation from Open Space to Low Density Residential and a Zone Change to change the Zoning classification from Open Space to R-1 (Single Family residential).

Surrounding land uses and setting: Briefly describe the project's surroundings:

The subject properties are developed as a public park (Story Park) and as single-family residences. The areas north and south of the park are developed as multifamily residential and an additional section of Story Park, respectively. The properties to the west of Story Park are developed with one-, two-, and three-story multi-family residential developments. The properties to the east of the project are single-family homes that line the east side of Story Place.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): None

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?: Yes
Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature  

July 11, 2022

Date

Signature  

Date
EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project fails outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

SAMPLE QUESTION

Issues:

<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>I. AESTHETICS.</strong> Would the project:</td>
<td></td>
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<tr>
<td>a) Have a substantial adverse effect on a scenic vista?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>X</td>
</tr>
<tr>
<td>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>X</td>
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<tr>
<td>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>X</td>
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<tr>
<td>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>X</td>
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</tbody>
</table>

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

**III. AIR QUALITY** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

<table>
<thead>
<tr>
<th>Category</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
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</thead>
<tbody>
<tr>
<td>a) Conflict with or obstruct implementation of the applicable air quality</td>
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<td>X</td>
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<td>plan?</td>
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<td>b) Violate any air quality standard or contribute substantially to an</td>
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<td>X</td>
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<td>existing or projected air quality violation?</td>
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<td>c) Result in a cumulatively considerable net increase of any criteria</td>
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<td>pollutant for which the project region is non-attainment under an</td>
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<td>applicable federal or state ambient air quality standard (including</td>
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<td>releasing emissions which exceed quantitative thresholds for ozone</td>
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<tr>
<td>precursors)?</td>
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<tr>
<td>Impact Level</td>
<td>d) Expose sensitive receptors to substantial pollutant concentrations?</td>
<td>e) Create objectionable odors affecting a substantial number of people?</td>
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<tr>
<td>Potentially Significant Impact</td>
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<tr>
<td>Less Than Significant Impact With Mitigation Incorporated</td>
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<td>Less Than Significant Impact</td>
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<tr>
<td>No Impact</td>
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</tbody>
</table>

**IV. BIOLOGICAL RESOURCES:**

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?  

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?  

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?  

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?  

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?
<table>
<thead>
<tr>
<th>V. CULTURAL RESOURCES. Would the project:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?</td>
</tr>
<tr>
<td>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?</td>
</tr>
<tr>
<td>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</td>
</tr>
<tr>
<td>d) Disturb any human remains, including those inferred outside of dedicated cemeteries?</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>VI. GEOLOGY AND SOILS. Would the project:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</td>
</tr>
<tr>
<td>l) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</td>
</tr>
<tr>
<td>ii) Strong seismic ground shaking?</td>
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<tr>
<td>iii) Seismic-related ground failure, including liquefaction?</td>
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<tr>
<td>iv) Landslides?</td>
</tr>
<tr>
<td>b) Result in substantial soil erosion or the loss of topsoil?</td>
</tr>
<tr>
<td>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</td>
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<tr>
<td>Impact</td>
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<td>---------------------------------------------</td>
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<tr>
<td>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</td>
</tr>
<tr>
<td>e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</td>
</tr>
</tbody>
</table>

**VII. GREENHOUSE GAS EMISSIONS.** Would the project:

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

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

<table>
<thead>
<tr>
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<th>Less Than Significant with Mitigation Incorporated</th>
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<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
</tbody>
</table>

**VIII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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

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

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

<table>
<thead>
<tr>
<th>Impact</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
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<td>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</td>
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<td>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</td>
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<td>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?</td>
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<td>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</td>
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<td>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</td>
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**IX. HYDROLOGY AND WATER QUALITY.**

Would the project:

a) Violate any water quality standards or waste discharge requirements? | ☐ | ☐ | ☐ | ☑ |

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

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | ☐ | ☐ | ☐ | ☑ |
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- Potentially Significant Impact: [ ]
- Less Than Significant with Mitigation Incorporated: [ ]
- Less Than Significant Impact: [ ]
- No Impact: [X]

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

- Potentially Significant Impact: [ ]
- Less Than Significant with Mitigation Incorporated: [ ]
- Less Than Significant Impact: [ ]
- No Impact: [X]

f) Otherwise substantially degrade water quality?

- Potentially Significant Impact: [ ]
- Less Than Significant with Mitigation Incorporated: [ ]
- Less Than Significant Impact: [ ]
- No Impact: [X]

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

- Potentially Significant Impact: [ ]
- Less Than Significant with Mitigation Incorporated: [ ]
- Less Than Significant Impact: [ ]
- No Impact: [X]

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- Potentially Significant Impact: [ ]
- Less Than Significant with Mitigation Incorporated: [ ]
- Less Than Significant Impact: [ ]
- No Impact: [X]

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

- Potentially Significant Impact: [ ]
- Less Than Significant with Mitigation Incorporated: [ ]
- Less Than Significant Impact: [ ]
- No Impact: [X]

j) Inundation by seiche, tsunami, or mudflow?

- Potentially Significant Impact: [ ]
- Less Than Significant with Mitigation Incorporated: [ ]
- Less Than Significant Impact: [ ]
- No Impact: [X]

**X. LAND USE AND PLANNING.** Would the project:

a) Physically divide an established community?

- Potentially Significant Impact: [ ]
- Less Than Significant with Mitigation Incorporated: [ ]
- Less Than Significant Impact: [ ]
- No Impact: [X]

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- Potentially Significant Impact: [ ]
- Less Than Significant with Mitigation Incorporated: [ ]
- Less Than Significant Impact: [ ]
- No Impact: [X]
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<th>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</th>
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**XI. MINERAL RESOURCES.** Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

| | | | | X |

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

| | | | | X |

**XII. NOISE.** Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

| | | | | X |

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

| | | | | X |

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

| | | | | X |

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

| | | | | X |

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

| | | | | X |

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

| | | | | X |
XIII. POPULATION AND HOUSING. Would the project:

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

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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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XIV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- Fire protection?
- Police protection?
- Schools?
- Parks?
- Other public facilities?

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XV. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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<th>Potentially Significant Impact</th>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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XVI. TRANSPORTATION/TRAFFIC: Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

|                               |                                               |                             | √         |

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

|                               |                                               |                             | √         |

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

|                               |                                               |                             | √         |

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

|                               |                                               |                             | √         |

e) Result in inadequate emergency access?

|                               |                                               |                             | √         |

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

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

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

XVIII. UTILITIES AND SERVICE SYSTEMS.
Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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<td>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</td>
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<td>e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</td>
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<td>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</td>
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<td>g) Comply with federal, state, and local statutes and regulations related to solid waste?</td>
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**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

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<td>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</td>
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<td>b) Does the project have impacts that are individually limited, but cumulatively considerable? (<em>Cumulatively considerable</em> means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</td>
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<td>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</td>
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Revised 2016
Authority: Public Resources Code sections 21083 and 21083.09
Reference: Public Resources Code sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3/21084.2 and 21084.3
I. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?

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

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

(a-c) The proposed project is that of a lot line adjustment that will shift a common property line between Story Park and six (6) adjacent single-family residential properties. This shift of lot line will add to the land area of the six single-family properties and will decrease the overall land area of the park. There will be a corresponding zone change to the land given to the residences from OS (Open Space) to R-1 (Single-Family Residential). There will also be a corresponding change in the General Plan land use designation of said land from Open Space to Low Density Residential. The project will not directly result in any construction that would affect any of the Aesthetics considerations above.

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The land in question consists of urban parkland. There are no farmlands of any kind on the subject property.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
The land in question is not zoned for agricultural use nor are there any Williamson Act contracts association with the land.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?  

d) Result in the loss of forest land or conversion of forest land to non-forest use? 

(c-d) The land in question consists of urban parkland. There are no forest lands of any kind on the subject property.  

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?  

The project area is developed with urban uses consisting of urban parks and residential uses. There are no farmlands forest lands of any kind in the vicinity of the project area.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?  

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

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?  

d) Expose sensitive receptors to substantial pollutant concentrations?  

e) Create objectionable odors affecting a substantial number of people?  

(a-e) The project will not directly result in any development projects that could affect air quality. After the transfer of land from the City to the private residents, it is anticipated that the land will be used as extensions to the individual rear yards of the private residences, thus, no impact to air quality would occur.
IV. BIOLOGICAL RESOURCES: Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

(a-b) There are no known habitats in the property in question.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

There are no wetlands located in the property in question.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The property in question is not known to host any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, native wildlife nursery sites.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The proposed project will not directly result in the removal of any trees.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

There are no conservation plans applicable to the property in question.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

(a-d) The proposed project does not involve any grading activities.

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

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

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

(a-e) The project will not directly result in any development projects that could affect geology or soils. After the transfer of land from the City to the private residents, it is anticipated that the land will be used as extensions to the individual rear yards of the private residences, thus, no impact to air quality would occur. If those property owners were to develop on that area of land at a future date, any and all projects will be evaluated for compliance with CEQA.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing
the emissions of greenhouse gases?

(a-b) The project will not directly result in any development projects that could affect
greenhouse gas emissions. Any indirect impacts may result at a future date after the land
has been transferred from the City to the private residents. It is anticipated that the land
will be used as extensions to the individual rear yards of the private residences, thus, no
impact to air quality would occur, however, if those property owners were to develop on
that are of land at a future date, any and all projects will be evaluated for compliance with
CEQA.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport,
use, or disposal of hazardous materials?

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

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

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

(a-d) The project site consists of a portion of a city park and six single-family residences.
There have not been, nor will there be, any handling of hazardous materials, nor is the
site listed as a hazardous materials site.

e) For a project located within an airport land use plan or, where such a plan has not been
adopted, within two miles of a public airport or public use airport, would the project
result in a safety hazard for people residing or working in the project area?

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?

(e-f) The nearest airport, San Gabriel Valley Airport, is located in the city of El Monte
approximately 5.5 miles east of the project site. The project is sufficiently distanced from
the airport such that there are no related safety hazards.

g) Impair implementation of or physically interfere with an adopted emergency response
plan or emergency evacuation plan?
The project site is land-locked and will not interfere with any adopted emergency response plan or emergency evacuation plan.

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

There are no wildlands located within or nearby the project site.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?

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

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

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

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

f) Otherwise substantially degrade water quality?

(a-f) The project does not propose any development and will not impact groundwater quality for drainage and runoff.

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

The proposed project does not propose any housing.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

The proposed project does not propose the construction of any structures.
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The proposed project does not propose any housing development, will not have any growth inducing effects, nor propose any new structures.

j) Inundation by seiche, tsunami, or mudflow?

The project site is not identified in the Safety chapter of the General Plan as an area subject to seiche, tsunami or mudflow.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?

The project will not divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

There are no existing plans, policies, or regulations applicable to the subject property that was/were adopted to avoid or mitigate an environmental effect.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

There are no habitat conservation or natural community conservation plans applicable to the property.

XI. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

(a-b) The project site is not identified as a site that has value as a mineral resource.

XII. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

(n-d) The project will not directly result in any development projects that would generate noise. After the transfer of land from the City to the private residents, it is anticipated that the land will be used as extensions to the individual rear yards of the private residences, thus, no impact to noise would occur. If those property owners were to develop on that acre of land at a future date, any and all projects will be evaluated for compliance with CEQA.

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?

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

(e-f) The nearest airport, San Gabriel Valley Airport, is located in the city of El Monte approximately 5.5 miles east of the project site. Even though the project will not result in any development, the project is sufficiently distanced from the airport such that there are no related noise impacts.

XIII. POPULATION AND HOUSING. Would the project:

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

The project will not result in any residential housing construction nor infrastructure construction.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The proposed project will not remove any housing or require replacement housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The proposed project will not displace any people.
XIV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?
Police protection?
Schools?
Parks?
Other public facilities?

The proposed project does not involve the construction of any structures that will impact any city services including fire, police, schools, parks, and other public facilities.

XV. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The proposed project will transfer approximately 0.29 acres of Story Park to six abutting residential properties to the east. This portion of Story Park lies at the eastern edge of the park. This area has no value and public park space as it is physically separate from the majority of the park by a concrete channel (San Pascual Wash) and access is only possible through six abutting residential properties. The land does not offer any recreational opportunities, therefore, this project will not create demand for replacement recreational opportunities. This portion of Story Park will be rezoned to R-1 and transferred to private ownership. Although the total parkland in the city will be reduced by 0.29 acres, the actual acreage of parkland that the public can access, use, and enjoy will not be reduced.

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

The proposed project does not require the construction of replacement recreational facilities.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant
components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

(a-b) The project site does not provide and circulation paths or access.

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

The proposed project does not involve any construction.

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

The proposed project does not involve any construction at ground level.

e) Result in inadequate emergency access?

The project site is land locked and does not serve nor have value for emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project site is not included in any public transit, bicycle, or pedestrian facilities. The project area is land locked and will not impact the performance or safety of any such facilities.

XVII. TRIBAL CULTURAL RESOURCES.

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

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.
(a-b) The proposed project does not involve any construction nor any grading to impact any tribal cultural resources. In accordance with Section 65352.3 of the California Government Code and CEQA Public Resources Code Section 21080.3, the City of Alhambra provide a 90-day formal notice and information of the project to six (6) California Native American Tribes (Gabrieleno Band of Mission Indians – Kizh Nation, Gabrieleno/Tongva Band of Mission Indians, Gabrieleno/Tongva Nation, Gabrieleno-Tongva Tribe, Santa Rosa Band of Cahuilla Indians, and Soboba Band of Luiseno Indians) and one (1) Tribal Council (Gabrieleno Tongva Indians of California Tribal Council). An invitation to consult was sent by the City of March 24, 2022. Two (2) Tribes responded that consultation was not necessary. As of June 27, 2022, the requirements of Section 65352.3 of the California Government Code and CEQA Public Resources Code Section 21080.3 have been satisfied.

XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

g) Comply with federal, state, and local statutes and regulations related to solid waste?

(a-g) The proposed project will not result in any construction or development and will not generate or impact needs for services for new water, waste water treatment, or stormwater drainage.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal
community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No.
RESOLUTION NO. 22-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ALHAMBRA RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT AMD-22-01, ZONE CHANGE AMD-22-02 AND LOT LINE ADJUSTMENT LOTA-22-01 TO TRANSFER APPROXIMATELY 0.29 ACRES OF PUBLIC PARK LAND LOCATED IN STORY PARK TO SIX ABUTTING PRIVATE RESIDENTIAL PROPERTIES TO THE EAST, CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF THE TRANSFERRED LAND FROM OPEN SPACE TO LOW DENSITY RESIDENTIAL AND CHANGE THE ZONING CLASSIFICATION OF THE TRANSFERRED LAND FROM OS (OPEN SPACE) TO R-1 (SINGLE FAMILY RESIDENTIAL FOR THE PROPERTIES LOCATED AT STORY PARK (APN: 5337-002-900), 301 NORTH STORY PLACE, 305 NORTH STORY PLACE, 311 NORTH STORY PLACE, 317 NORTH STORY PLACE, 323 NORTH STORY PLACE, AND 327 NORTH STORY PLACE, IN THE CITY OF ALHAMBRA

THE PLANNING COMMISSION OF THE CITY OF ALHAMBRA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The Planning Commission does hereby make the following findings of fact:

A. On March 24, 2022, applications for a General Plan Amendment (AMD-22-01), Zone Change (AMD-22-02) and Lot Line Adjustment (LOTA-22-01) to adjust the lot line between Story Park and six (6) abutting single-family residential properties to the east to transfer approximately 0.29 acres of public park land located in Story Park to six abutting residential properties. The General Plan Amendment will change the General Plan land use designation of the transferred land from Open Space to Low Density Residential, and the Zone Change will change the land use classification of the transferred land from OS (Open Space) to R-1 (Single-Family Residential);

B. The properties subject to General Plan Amendment AMD-22-01, Zone Change AMD-22-02 and Lot Line Adjustment LOTA-22-01 are:

   Story Park North Parcel (APN: 5337-002-900)
   301 North Story Place (APN: 5337-002-022)
   305 North Story Place (APN: 5337-002-021)
   311 North Story Place (APN: 5337-002-020)
   317 North Story Place (APN: 5337-002-019)
   323 North Story Place (APN: 5337-002-018)
   327 North Story Place (APN: 5337-002-017)

C. The General Plan land use designation for the Story Park property is Open Space and the Zoning classification is OS (Open Space). The General Plan land use designation for the six (6) residential properties is Low Density Residential and the Zoning classification is R-1 (Single-Family Residential). The surrounding properties have a General Plan designation...
of Low Density Residential and High Density Residential to the north, High Density Residential to the west, Open Space to the south, and Low Density Residential to the east. The surrounding properties have a Zoning designation of, R-1 and R-3 to the north, R-3 to the west, OS to the south, and R-1 to the east;

D. The project was reviewed pursuant to the provisions of the California Environmental Quality Act (CEQA). An Initial Study and Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act;

E. On August 15, 2022, a duly noticed public hearing was held before the City of Alhambra Planning Commission at 7:00 p.m. Pursuant to Assembly Bill 361, members of the Planning Commission may teleconference or video into the meeting;

F. At this hearing, the Planning Commission considered the staff report and staff presentation, and continued the public hearing to September 6, 2022;

G. On September 6, 2022, the Planning Commission meeting was cancelled by order of the Secretary of the Planning Commission;

H. On September 19, 2022, a duly noticed public hearing was held before the City of Alhambra Planning Commission at 7:00 p.m. Pursuant to Assembly Bill AB 361, members of the Planning Commission may teleconference or videoconference into the meeting; and

I. At this hearing, the Planning Commission considered the staff report, staff presentation, applicant presentation, and public testimony.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Based upon the Negative Declaration prepared for the project, the Planning Commission further finds and determines as follows:

A. The Initial Study and Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act;

B. The Negative Declaration was posted on July 13, 2022, in accordance with CEQA. The review period was open from July 13, 2022 through August 1, 2022;

C. There is no substantial evidence that the project will have a significant effect on the environment as proposed. The Negative Declaration reflects the independent judgment of the City of Alhambra;

D. The documents and other materials which constitute the record of proceedings for General Plan Amendment AMD-22-01, Zone Change AMD-22-02 and Lot Line Adjustment LOTA-22-01 upon which the decision of the Planning Commission is made are located within the Community Development Department; and

E. The Planning Commission, based upon the findings set forth above, hereby determines that the Negative Declaration for this project has been prepared in compliance with CEQA.
SECTION 3. GENERAL PLAN AMENDMENT FINDINGS. Based upon the foregoing facts and findings (Section 65090, 65353, and 65358 of the California Government Code) for General Plan Amendment AMD-22-01, the Planning Commission hereby determines as follows:

A. That the City may amend the adopted General Plan provided the City follows certain procedures, including that the Planning Commission hold a noticed public hearing and make a written recommendation to the City Council on the proposed amendment of the General Plan:

The City has complied with all public notification requirements for this Planning Commission hearing including publishing of the public notice in a newspaper of general circulation, mailing of the public notice to owners of property and occupants of property within a minimum 300-foot radius of the exterior boundaries of the subject property, and posting the public notice on the subject property, as required by Section 23.76.030 of the Alhambra Municipal Code.

B. That any mandatory element of the General Plan shall be amended no more than four (4) times during any calendar year:

The proposed General Plan Amendment AMD-22-01 is the first amendment of the Land Use and Community Design chapter of the City of Alhambra General Plan for the 2022 calendar year.

SECTION 4. ZONE CHANGE FINDINGS. Based upon the foregoing facts and findings (Section 23.72.030 of the Alhambra Municipal Code) for Zone Change AMD-22-02 the Planning Commission hereby determines as follows:

A. That the proposed actions are consistent with the objectives, policies, general land uses and programs of the Alhambra General Plan:

The proposed Zone Change is consistent with the objectives, policies, general land uses and programs of the General Plan. The subject site is zoned OS (Open Space). The purpose and intent of the OS zone is to provide for public recreation. Story Park is bisected at the east side of the property by a concrete channel known as the San Pascual Wash (Wash). This physical separation of the property creates two distinct environments on either side of the Wash that are in direct contrast with each other. The area west of the Wash measures approximately 320 feet by 350 feet, has an approximate land area of 111,650 square feet (2.56 acres), and is developed for recreational activities with facilities such as a baseball field and a children’s playground. The portion of the park east of the Wash is triangular in shape, measures approximately 350 feet in length and approximately 66 feet at its widest point, and has an approximate land area of 12,937 square feet. This area is fenced-in and is inaccessible to the public, therefore it is not developed or viable for park land use and is inconsistent with the objective, policies, and general land uses of the General Plan. The subject property is more viable for residential use, namely extensions of the backyards, of the six (6) abutting residential properties to the east. The zone change to R-1 (Single

AMD-22-01, AMD-22-02, & LOTA-22-01
Page 3 of 8

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Family Residential) is necessary for General Plan consistency of the transferred land for residential purposes.

B. That the proposed activity would not be detrimental to the public interest, health, safety, convenience or welfare:

As an OS (Open Space) zoned piece of property, the land has no viable use, is inaccessible, and access issues make regular maintenance difficult. The proposed Zone Change, in concert with the related Lot Line Adjustment, would transfer the land to six (6) private residential properties where the land can have viable use as extensions of the backyards to those properties. There will be no access issues from within those residential properties and regular maintenance would no longer be hindered, therefore, the proposed activity would not be detrimental to the public interest, health, safety, convenience or welfare.

SECTION 5. LOT LINE ADJUSTMENT FINDINGS. Based upon the foregoing facts and findings (Section 23.28.020(A)(2) of the Alhambra Municipal Code) for Lot Line Adjustment LOTA-22-01, the Planning Commission hereby determines as follows:

A. The adjustment will not result in any significant burden on public services or materially affect the property rights of any adjacent owners;

The proposed lot line adjustment will meet all minimum objective requirements, configurations, and size standards and will not affect any existing buildings or previously approved land uses and will not affect any existing onsite or neighboring building with regards to water, sanitation, and other public and private services that would affect the safety and welfare of citizens.

B. That the parcels to be adjusted are eligible for unconditional certificates of compliance under the provisions of the Subdivision Map Act and this ordinance;

The proposed lot line adjustment meets and performs all the applicable requirements and conditions imposed by the State Subdivision Map Act and Title 22 (Subdivisions) of the Alhambra Municipal Code, and therefore, all parcels to be adjusted are eligible for unconditional certificates of compliance.

C. The adjusted parcel configurations are in accord with established neighborhood lot design patterns and will not violate any statute, ordinance, regulation or good planning practice.

The proposed adjustment will meet all minimum objective requirements, configurations, and sizes and will not affect any existing buildings or previously approved land uses and will not establish a lot that is not compatible with surrounding neighborhood lot design patterns.

SECTION 6. NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Alhambra, California, as follows:
Recommend that the City Council of the City of Alhambra of approve General Plan Amendment AMD-22-01, Zone Change AMD-22-02 and Lot Line Adjustment LOTA-22-01 to transfer approximately 0.29 acres of public park land located in Story Park to six abutting private residential properties to the east, change the General Plan land use designation of the transferred land from Open Space to Low Density Residential and change the zoning classification of the transferred land from OS (Open Space) to R-1 (Single Family Residential), subject to the attached Conditions of Approval (Exhibit A), for the properties located at Story Park (APN: 5337-002-900), 301 North Story Place (APN: 5337-002-022), 305 North Story Place (APN: 5337-002-021), 311 North Story Place (APN: 5337-002-020), 317 North Story Place (APN: 5337-002-019), 323 North Story Place (APN: 5337-002-018), and 327 North Story Place (APN: 5337-002-017), in the City of Alhambra.

PASSED, APPROVED AND ADOPTED THIS 19TH DAY OF SEPTEMBER, 2022.

[Signature]

ANTONIO GARDEA, PRESIDENT
PLANNING COMMISSION
ATTEST:

ANDREW HO, SECRETARY
PLANNING COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF ALHAMBRA

I, Andrew Ho, Planning Commission Secretary of the City of Alhambra, do hereby certify that forgoing Resolution was duly adopted by the Planning Commission of the City of Alhambra at a regular meeting thereof, held on the 19th day of September, 2022 by the following vote of the Planning Commission:

AYES:  HO, JUAREZ, MOJARRO, OLSON, PHAM, TSUJI, WANG, GARCIA, GARDEA

NOES: NONE

ABSENT: NONE

ABSTAIN: SAHU

ANDREW HO, SECRETARY
PLANNING COMMISSION
EXHIBIT A

CONDITIONS OF APPROVAL

GENERAL PLAN AMENDMENT AMD-22-01,
ZONE CHANGE AMD-22-02 AND
LOT LINE ADJUSTMENT LOTA 22-01

SEPTEMBER 19, 2022

APPLICANT: CITY OF ALHAMBRA

PLANNING DIVISION

PL1. This approval is for an application for a General Plan Amendment (AMD-22-01), Zone Change (AMD-22-02), and Lot Line Adjustment (LOTA-22-01). The LLA will transfer approximately 0.29 acres of public park land located in Story Park to six abutting private residential properties to the east. The transferred land currently has a General Plan land use designation of Open Space and a Zoning classification of OS (Open Space). The General Plan Amendment will change the General Plan land use designation of the transferred land from Open Space to Low Density Residential, and the Zone Change will change the land use classification of the transferred land to R-1 (Single-Family Residential).

PL2. The Lot Line Adjustment shall be valid for a period of one (1) year from the date of approval. This time period may be extended by the Planning Commission for up to one additional year per AMC 22.20.130. The Lot Line Adjustment shall become null and void unless exercised (recording of updated grant deeds with the Los Angeles County Recorder) within one (1) year of the date of final approval, or such extension of time as may be granted by the Planning Commission pursuant to a written request for extension submitted to the Community Development Department a minimum of 90 days prior to such expiration date.

PL3. The final development and architectural plans shall be substantially in conformance with the submitted plans and information but shall be modified as necessary to comply with the Conditions of Approval.

PL4. Lot Line Adjustment documents shall be reviewed and approved by City Engineer prior to recordation.

PL5. The applicant and its successors in interest shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, and disbursements (collectively "Claims") arising out of or in any way relating to this project, any discretionary approvals granted by the City related to the development of the project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 et seq.
EXHIBIT A

CONDITIONS OF APPROVAL

GENERAL PLAN AMENDMENT AMD-22-01,
ZONE CHANGE AMD-22-02 AND
LOT LINE ADJUSTMENT LOTA 22-01.

SEPTEMBER 19, 2022

APPLICANT: CITY OF ALHAMBRA

21000 et seq., for the project. If the City Attorney is required to enforce any Conditions of Approval, the applicant shall pay for all costs of enforcement, including attorney's fees.

PL.6. The Director of Community Development shall have the authority to modify and/or waive Conditions of Approval in the event issues of impossibility or performance arise or in the event that the timing or manner of construction of required improvements can be made more efficient. Notwithstanding the foregoing, the Director of Community Development may not modify or waive a Condition of Approval that is an environmental mitigation measure. Additionally, if a modification or waiver is requested, the Director of Community Development retains the discretion to refer such request to the original approving body for the Condition of Approval.
ATTACHMENT 7

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: [Signature]

DATE: April 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Andrew Ho, Director of Community Development
Vanessa Reynoso, Deputy Director of Community Development
Paul Lam, Principal Planner
Maia McCurley, Senior Planner

SUBJECT: RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA, DECLARING ITS INTENTION TO DISPOSE OF REAL PROPERTY AND SETTING THE DATE FOR A PUBLIC HEARING TO CONSIDER THE DISPOSITION OF PROPERTY ADJACENT TO STORY PARK

RECOMMENDATION:

It is recommended the City Council declare its intention to dispose of the unimproved real property approximately 12,937 square feet in size that is part of Story Park (APN 5337-002-900) but is separated from the improved portion of Story Park by a concrete channel known as the San Pascual Wash, which is depicted in Exhibit "A"; and set a Public Hearing date of June 26, 2023 at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider and take action to order that landlocked, inaccessible and unimproved portion of the park abandoned and the land transferred.

BACKGROUND

In January 2021, the City received a complaint from a neighbor regarding leaves falling from an oak tree from a vacant, adjacent property creating a hazard on Story Place. Staff investigated the matter and determined the property in question was part of Story Park. The investigation also revealed the land was landlocked and only accessible through the six (6) adjacent residential properties. Given the location and status of this landlocked, unimproved and publicly inaccessible property, Staff believes the property is more properly reconfigured to be part of the adjacent residential properties. This will eliminate maintenance and liability issues for the City. In April 2022, the City Council directed staff to move forward to dispose of the property.

The process to dispose or otherwise transfer the Property to the neighbors requires applications for a Lot Line Adjustment, General Plan Amendment, and Zone Change filed by the City as the Applicant. These applications were presented to the Planning Commission on September 19, 2022, and who recommended approval to the City Council.
The provisions of California Government Code §§ 38501, et seq. (the "Municipal Park Abandonment Law of 1939"), authorize a city to abandon and sell or transfer parkland that has not been used by the public for park purposes.

Pursuant to California Government Code §38503, before the disposition of such property, the City Council is required to adopt a Resolution of Intention describing the proposed abandonment of property and to fix a time, at least thirty (30) days after adoption of the Resolution of Intention, when it will consider and take action to order all or any portion of the park abandoned and the land sold or otherwise transferred. This Public Hearing is scheduled for June 28, 2023. The Lot Line Adjustment, General Plan Amendment, and Zone Change applications, along with a Resolution declaring the Property to be exempt surplus under the provisions of California Government Code §§ 54220, et seq. (the "Surplus Land Act"), will also be presented to the City Council on that date.

FINANCIAL ANALYSIS:

There is no fiscal impact associated with declaring the intent to dispose of real property and to set a meeting date to consider the disposition of the property.

ATTACHMENT:

Resolution No. R2M23-23
RESOLUTION NO. R2M23-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF ALHAMBRA, CALIFORNIA, DECLARING ITS
INTENTION TO DISPOSE OF REAL PROPERTY AND
SETTING THE DATE FOR A MEETING TO CONSIDER
THE DISPOSITION OF PROPERTY

WHEREAS, the City of Alhambra owns a certain parcel of unimproved real property approximately 12,937 square feet in size that is part of Story Park (APN 5337-002-900) but is separated from the improved portion of Story Park by concrete channel known as the San Pascual Wash (the "Property"), which is depicted in Exhibit "A" attached hereto and incorporated herein by reference;

WHEREAS, the Property can only be accessed through the six (6) private residential properties abutting the Property on North Story Place, and several of the abutting property owners have unofficially incorporated part of the Property into their rear yards;

WHEREAS, the provisions of California Government Code §§ 38501, et seq. (the "Municipal Park Abandonment Law of 1939"), authorize a city to abandon and sell parkland that has not been used by the public for park purposes; no public funds have been expended to improve the land as a park; and if the city council finds that all or a portion of the land is not appropriate, convenient or necessary for park purposes; and

WHEREAS, pursuant to California Government Code §38503, before the disposition of such property, the City Council is required to adopt a resolution of intention describing the proposed abandonment of property and to fix a time, at least thirty (30) days after adoption of the resolution of intention, when it will consider and take action to order all or any portion of the park abandoned and the land sold.

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

SECTION 1. Pursuant to the authority of California Government Code §§ 38501, et seq., the City Council of the City of Alhambra declares its intention to dispose of the Property and hereby sets the date of June 26, 2023, at 6:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers, Alhambra City Hall, 111 South First Street, Alhambra, California as the date and time where the City Council will consider and take action to authorize the abandonment and sale of the Property.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution and cause the same to be published and posted pursuant to the requirements of California Government § 38504.
PASSED, APPROVED, AND ADOPTED this 24th day of April, 2023.

ADELE ANDRADE STADLER, MAYOR

ATTEST:

LAUREN MYLES, CITY CLERK

STATE OF CALIFORNIA       )
COUNTY OF LOS ANGELES     ) ss.
CITY OF ALHAMBRA          )

I, Lauren Myles, City Clerk of the City of Alhambra, do hereby certify that the foregoing Resolution No. R2M23-23 was duly adopted by the City Council of the City of Alhambra at its regular meeting thereof, held on the 24th day of April, 2023, by the following vote:

AYES:
NOES:
ABSENT:

LAUREN MYLES, CITY CLERK

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ATTACHMENT 8

RESOLUTION NO. R2M23-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA, DECLARING ITS INTENTION TO DISPOSE OF REAL PROPERTY AND SETTING THE DATE FOR A MEETING TO CONSIDER THE DISPOSITION OF PROPERTY

WHEREAS, the City of Alhambra owns a certain parcel of unimproved real property approximately 12,937 square feet in size that is part of Story Park (APN 5337-002-900) but is separated from the improved portion of Story Park by concrete channel known as the San Pascual Wash (the “Property”), which is depicted in Exhibit “A” attached hereto and incorporated herein by reference;

WHEREAS, the Property can only be accessed through the six (6) private residential properties abutting the Property on North Story Place, and several of the abutting property owners have unofficially incorporated part of the Property into their rear yards;

WHEREAS, the provisions of California Government Code §§ 38501, et seq. (the "Municipal Park Abandonment Law of 1939"), authorize a city to abandon and sell parkland that has not been used by the public for park purposes; no public funds have been expended to improve the land as a park; and if the city council finds that all or a portion of the land is not appropriate, convenient or necessary for park purposes; and

WHEREAS, pursuant to California Government Code §38503, before the disposition of such property, the City Council is required to adopt a resolution of intention describing the proposed abandonment of property and to fix a time, at least thirty (30) days after adoption of the resolution of intention, when it will consider and take action to order all or any portion of the park abandoned and the land sold.

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

SECTION 1. Pursuant to the authority of California Government Code §§ 38501, et seq., the City Council of the City of Alhambra declares its intention to dispose of the Property and hereby sets the date of June 26, 2023, at 6:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers, Alhambra City Hall, 111 South First Street, Alhambra, California as the date and time where the City Council will consider and take action to authorize the abandonment and sale of the Property.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution and cause the same to be published and posted pursuant to the requirements of California Government § 38504.

PASSED, APPROVED, AND ADOPTED this 24th day of April, 2023.

[Adele Andrade Stadler's Signature]
ADELE ANDRADE STADLER, MAYOR

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STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.
CITY OF ALHAMBRA )

I, Lauren Myles, City Clerk of the City of Alhambra, do hereby certify that the foregoing Resolution No. R2M23-23 was duly adopted by the City Council of the City of Alhambra at its regular meeting thereof, held on the 24th day of April, 2023, by the following vote:

AYES: LEE, MAZA, MALONEY, ANDRADE-STADLER
NOES: NONE
ABSENT: PÉREZ
ATTACHMENT 8

EXHIBIT A

Story Park
NO STAFF REPORT
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Pearl Lieu, Finance Director

SUBJECT: Statement of Investment Policy for Fiscal Year 2023-2024

RECOMMENDATION:

It is recommended the City Council approve the attached Fiscal Year 2023-2024 Statement of Investment Policy for the City of Alhambra.

FACTS AND BACKGROUND:

1. The City Council annually adopts a formal Investment Policy pursuant to Government Code Section 53646 (a)(2), which serves as a guide to the Treasurer to determine what types of investments, terms, and amounts are appropriate for the City to invest idle cash throughout the fiscal year.

2. This Investment Policy complies with Senate Bill 866, which states that the City Council or persons authorized to make investment decisions on behalf of the City Council are trustees and therefore fiduciaries subject to the Prudent Investor Standard. The Prudent Investor Rule as defined by the Governmental Code, is set forth in the Investment Policy and generally requires the City invest its funds with the care, skill, prudence, and diligence as a person in a similar investing situation. This includes following investment priorities of safety, liquidity, and yield in that order.

3. All allowable investments under this Investment Policy are made in accordance with the Government Code Section 53601 et seq., as are suitable for the City’s cash flow purposes.

4. Changes made from the 2022-2023 Investment Policy include an update in accordance with Government Code Section 53601 to clarify an investment’s term is measured from settlement date to final maturity and an investment shall not have a forward settlement date exceeding 45 days. An update has also been made in accordance with Government Code Section 53646(b)(1) to increase the time to submit the Treasurer’s Report to City Council from 30 days to 45 days following the end of the month.

FINANCIAL ANALYSIS:

No financial impact.

ATTACHMENT:

Statement of Investment Policy – FY 2023-2024
City of

ALHAMBRA

STATEMENT OF INVESTMENT POLICY

FISCAL YEAR 2023-2024
CITY OF ALHAMBRA
Statement of Investment Policy

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ATTACHMENT A – Bank/Savings and Loan Questionnaire and Certification
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IV. PRUDENCE

Investments shall be made in the context of the "Prudent Investor" standard which states:

"When investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the City. Within the limitations of this section and considering individual investments as part of an overall strategy, a trustee is authorized to acquire investments as authorized by law."

All investments purchased shall have daily liquidity or a final stated maturity date, upon which the full principal value of the security will be received. Although the investment will mature at full principal value, it is recognized the market value will vary throughout the life of the security. In a diversified portfolio it must be further recognized that occasional measured losses are inevitable in a diversified portfolio due to economic, bond market, or individual security credit analysis. These occasional losses must be evaluated and considered within the context of the overall investment return.

The "Prudent Investor" standard shall be applied in the context of managing the Funds. The Treasurer and other investment employees, acting within the intent and scope of the Investment Policy and other written procedures and exercising due diligence, shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported to the City Manager within 72 hours and appropriate action is taken to control adverse developments.

V. OBJECTIVES

The objective of the investment portfolio is to meet the short and long term cash flow demands of the City. To achieve this objective, the portfolio will be structured to provide safety of principal and liquidity, while providing a return on investments.

A. Safety of Principal

Investments of the City shall be undertaken in a manner that seeks to ensure that capital losses are minimized, whether from institution default, broker-dealer default, or erosion of the market value of securities. The City shall seek to preserve principal by mitigating two types of risk: Credit Risk and Market Risk.

1. Credit Risk - Credit risk, defined as the risk of loss due to failure of an issuer of a security, shall be mitigated by purchasing U.S. Treasury Securities, or high grade securities. All investments beyond Treasury securities will be diversified so that the failure of any one issuer would not unduly harm the City's cash flow. Credit risk shall also be mitigated by pre-qualifying financial institutions, broker/dealers, intermediaries and advisors with which the City conducts its business.
VII. SAFEKEEPING OF SECURITIES

To protect against fraud, embezzlement, or losses caused by collapse of individual securities dealers, all securities owned by the City shall be held in safekeeping by the City's custodial bank or a third party bank trust department, acting as agent for the City under the terms of a custody agreement. This provision will not be applicable for certain investments held as a result of credit agreements entered into by the City. Such custodial bank must be a federal or state association (as defined by Section 5102 of the Financial Code), a trust company or a state or national bank located within this state or with the Federal Reserve Bank of San Francisco or any branch thereof within this state, or with any Federal Reserve bank or with any state or national bank located in any city designated as a reserve city by the Board of Governors of the Federal Reserve System. Collateral for repurchase agreements will be held by a third party custodian under the terms of a Public Securities Association ("PSA") master repurchase agreement. All securities will be received and delivered using standard delivery versus payment ("DVP") procedures which ensures that securities are deposited with the third party custodian prior to the release of funds. Securities will be held by a third party custodian as evidenced by safekeeping receipts. Investments in the State Pool or money market mutual funds are undeliverable and are not subject to delivery or third party safekeeping. The Treasurer shall not be responsible for securities delivered to and receipted for by an authorized financial institution until they are withdrawn from the financial institution by the Treasurer.

VIII. FINANCIAL REPORTING

In accordance with Section 53607 and Section 53646 of the Government Code, the Treasurer shall render a report (the "Treasurer’s Report") to the City Council and the City Manager containing detailed information on all securities, investments, and monies of the City. The Report will be submitted on a monthly basis and be provided to the City Council within 45 days following the end of the month.

The Report will contain the following information on the funds that are subject to this Investment Policy: 1) the type of investment, name of the issuer, date of maturity, par and cost of each investment, 2) the market value and source of the valuation, 3) a description of the compliance with the statement of investment policy, and 4) a statement denoting the City's ability to meet its pool's expenditure requirements for the next six months.

IX. INTERNAL CONTROLS

The Treasurer shall maintain a system of internal investment controls and a segregation of responsibilities of investment functions in order to assure an adequate system of internal control over the investment function. Internal control procedures shall address wire transfer controls, separation of duties, delivery of securities to a third party for custodial safekeeping, and written procedures for placing investment transactions.

X. EXTERNAL CONTROLS

The external auditor will review and verify the City's investment activity, holdings and compliance with this Investment Policy on an annual basis and submit a report to the City Council relating thereto as part of their annual report on internal controls.
<table>
<thead>
<tr>
<th>Permitted Investments</th>
<th>City Dollar Limit, Maximum Percentage of Portfolio Limit</th>
<th>Maturity Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) City-issued bonds</td>
<td>None</td>
<td>5 years</td>
</tr>
<tr>
<td>(2) U.S. Treasury Obligations</td>
<td>None</td>
<td>5 years</td>
</tr>
<tr>
<td>(3) State Obligations – CA and others</td>
<td>30%</td>
<td>5 years</td>
</tr>
<tr>
<td>(4) CA Local Agency Obligations</td>
<td>30%</td>
<td>5 years</td>
</tr>
<tr>
<td>(5) U.S. Agency Obligations</td>
<td>70% (30% in any one issuer)</td>
<td>5 years</td>
</tr>
<tr>
<td>(6) Bankers’ Acceptances</td>
<td>40% (30% in any one issuer)</td>
<td>180 days</td>
</tr>
<tr>
<td>(7) Commercial Paper</td>
<td>25% (10% in any one issuer)</td>
<td>270 days</td>
</tr>
<tr>
<td>(8) Negotiable Certificates of Deposit</td>
<td>30%</td>
<td>5 years</td>
</tr>
<tr>
<td>(9) Repurchase Agreements</td>
<td>None</td>
<td>1 year</td>
</tr>
<tr>
<td>(10) Medium-Term Notes</td>
<td>30% (10% in any one issuer)</td>
<td>5 years</td>
</tr>
<tr>
<td>(11) Mutual Funds and Money Market Mutual Funds</td>
<td>20% (10% in any one mutual fund)</td>
<td>N/A</td>
</tr>
<tr>
<td>(12) Mortgage Pass-Through Securities</td>
<td>20%</td>
<td>5 years</td>
</tr>
<tr>
<td>(13) County Pooled Investment Funds</td>
<td>None</td>
<td>N/A</td>
</tr>
<tr>
<td>(14) Local Agency Investment Fund (LAIF)</td>
<td>$75 million, 100%</td>
<td>N/A</td>
</tr>
</tbody>
</table>

(1) **City Issued Bonds**

Bonds issued by the City, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the City or by a department, board, agency, or authority of the City.

(2) **United States Treasury Obligations**

United States Treasury notes, bonds, bills, or certificates of indebtedness, or those for which the faith and credit of the United States are pledged for the payment of principal and interest.

(3) **State Obligations – California and Others**

Registered state warrants or treasury notes or bonds of this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the state or by a department, board, agency, or authority of the state.

Registered treasury notes or bonds of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California.
(9) **Repurchase Agreements**

(a) Investments in repurchase agreements of any securities authorized by this section, so long as the agreements are subject to this subdivision, including, the delivery requirements specified in this section.

(b) Investments in repurchase agreements may be made, on any investment authorized in this section, when the term of the agreement does not exceed one year. The market value of securities that underlay a repurchase agreement must be valued at 102 percent or greater of the funds borrowed against those securities and the value shall be adjusted no less than quarterly.

(c) i) "Repurchase agreement" means a purchase of securities by the City pursuant to an agreement by which the counterparty seller will repurchase the securities on or before a specified date and for a specified amount and the counterparty will deliver the underlying securities to the City by book entry, physical delivery, or by third party custodial agreement. The transfer of underlying securities to the counterparty bank's customer book-entry account may be used for book-entry delivery.

ii) "Securities," for purpose of repurchase under this subdivision, means securities of the same issuer, description, issue date, and maturity.

iii) For purposes of this section, the base value of the City's pool portfolio shall be that dollar amount obtained by totaling all cash balances placed in the pool.

iv) Repurchase agreements shall only be made with primary dealers of the Federal Reserve Bank of New York.

(10) **Medium Term Notes**

Medium-term notes of a maximum of five years maturity issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States. Notes eligible for investment under this subdivision shall be rated in a rating category of "A" or its equivalent or better by a nationally recognized rating service. Purchases of medium-term notes may not exceed 30 percent of the agency's surplus money, which may be invested pursuant to this section. However, no more than 10 percent of the agency's surplus funds may be invested in any single issuer pursuant to this section.

(11) **Money Market Mutual Funds**

Shares of beneficial interest issued by diversified management companies, as defined in Section 23701 of the Revenue and Taxation Code, investing in the securities and obligations as authorized by subdivisions (1) to (9), inclusive, of this section and that comply with the investment restrictions of Article 1 (commencing with Government Code Section 53600) and Article 2 (commencing with Government Code Section
XIV. INVESTMENT RESTRICTIONS AND PROHIBITED TRANSACTIONS

In addition to restrictions delineated in XIII above, the following State and City imposed types of transactions are restricted or prohibited:

1. Borrowing for investment purposes (Leverage) is prohibited.

2. Reverse Repurchase Agreements, as defined by California Government Code Sections 53601(j) or otherwise are prohibited.

3. The City shall not invest in inverse floaters, range notes, mortgage-derived interest only strips, or in any security that could result in zero interest accrual if held to maturity, as defined in California Government Code Section 53601.6.

4. The average maturity of all portfolio instruments, on a dollar-weighted basis, will not exceed two years.

5. The maximum remaining maturity of any portfolio instrument will be 5 years or less. The maturity of a variable-rate security may be considered to be its next interest rate reset date, if there is a reasonable expectation that the security will maintain an approximate value of par upon each adjustment of the security’s interest rate at any time until final maturity.

6. All investments will be U.S. dollar denominated.

7. Investment in United States government agency securities shall be limited to 70 percent of the City’s surplus funds. However, no more than 30 percent of the City’s surplus funds may be invested in any one issuer (i.e. Federal Home Loan Bank, Federal National Mortgage Association, etc.).

8. The City shall not invest in any security which has a forward settlement date exceeding 45 days from the time of investment.

All investment terms or remaining maturity is to be measured from the settlement date to final maturity date.

However, it is acknowledged that investment pools in which the City invests may invest funds in any of the securities set forth in Government Code Section 53601.

XV. DIVERSIFICATION

The City recognizes that investment risks can result from issuer defaults, market price changes, or various technical complications leading to temporary illiquidity. To minimize the City’s exposure to these types of risk, the portfolio should be diversified among several types of institutions, instruments, and maturities. The Treasurer shall minimize default risk by prudently selecting only instruments and institutions, which at the time of placement have been evaluated for their financial viability and compliance with this policy. No individual investment transaction shall be undertaken that jeopardizes the total capital position of the overall portfolio. Risk shall also be managed by subscribing to a portfolio management philosophy that helps to control market and interest rate risk by matching investments with
ALHAMBRA CITY TREASURER
INVESTMENT PORTFOLIO GUIDELINES

These guidelines are established to direct and control investment activities in such a manner to assure that the goals established in the Investment Policy are attained.

1 CASH FORECAST: The cash flow of the City shall be updated daily with an analysis of cash receipts and expenditures and a review of the scheduled investment maturities to ensure that adequate cash will be available to meet the disbursement requirements.

2 POOLED CASH: Whenever practical, the City's cash should be consolidated into one bank account and invested on a pooled concept basis. Interest earnings may be allocated according to fund cash and investment balances.

3 DIVERSIFICATION: Diversification will be used as a tool to control risk.

4 COMPETITIVE BIDS: Purchase and sale of securities shall be made on the basis of competitive bids and offers with a minimum of three quotes being obtained, when practical. When the Treasurer determines that competitive bidding is not practical, he/she shall inform the City Manager of such determination prior to making a purchase or sale of securities on a non-competitive basis.

5 AUTHORIZED INSTITUTIONS: Investment transactions will only be executed with previously approved brokers-dealers, banks, and savings and loans. A list of these institutions shall be authorized and maintained by the Treasurer.

6 CERTIFICATE OF DEPOSIT EVALUATION:

(a) Time Certificates of Deposit ("TCD") shall be evaluated in terms of financial strength. For deposits in excess of the FDIC insured maximum of $100,000 approved collateral shall be required, as specified by California Government Code Section 53652.

(b) Negotiable Certificate of Deposit ("NCD") shall be evaluated in terms of the credit worthiness of the issuer, as these deposits are uninsured and uncollateralized promissory notes.

7 INVESTMENT TRANSACTION: Every investment transaction must be reviewed and authorized by the Treasurer. In the absence of the Treasurer, the authority to execute investment transactions is delegated to the Assistant Finance Director, within the scope outlined in the Investment Policy.

8 AUTOMATED WIRE TRANSFERS: Whenever possible, the City will use pre-formatted wire transfers to restrict the transfer of funds to pre-authorized accounts only. When transferring funds to a bank account not previously authorized, two of the four authorized employees (City Treasurer, Assistant Finance Director, Information Services Manager and City Manager) are required to utilize individual passwords in order to complete the transfer.
GLOSSARY:

AGENCIES: Federal agency securities and/or Government-sponsored enterprises.

ASK PRICE: The price at which securities are offered.

BEAR MARKET: A period of generally pessimistic attitudes and declining market prices.

BENCHMARK: A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio’s investments.

BID PRICE: The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

BOND: An interest-bearing security issued by a corporation, quasi-governmental agency or other body, which can be executed through a bank or trust company. A bond is a form of debt with an interest rate, maturity, and face value, and is usually secured by specific assets. Most bonds have a maturity of greater than one year, and generally pay interest semi-annually.

BOND RATING: The classification of a bond’s investment quality.

BOOK VALUE: The amount at which a security is carried on the books of the holder or issuer. The book value is often the cost, plus or minus amortization, and may differ significantly from the market value.

BROKER: A broker brings buyers and sellers together for a commission.

BULL MARKET: A period of generally optimistic attitudes and increasing market prices.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a Certificate. Large-denomination CD’s are typically negotiable.

COLLATERAL: Securities, evidence of deposit or other property, which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COMMERCIAL PAPER: Short-term obligations with maturities ranging from 2 to 270 days issued by banks, corporations, and other borrowers to investors with temporarily idle cash. Such instruments are unsecured and usually discounted, although some are interest-bearing.

COMMISSION: The broker’s or agent’s fee for purchasing or selling securities for a client.

COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) The official annual report of the City. It includes five combined statements for each individual fund and account group prepared in conformity with GAAP. It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.
FEDERAL RESERVE SYSTEM: The central bank of the United State which consists of a seven member Board of Governors, 12 regional banks and approximately 5,700 commercial banks that are members.

FISCAL YEAR: An accounting or tax period comprising any twelve month period. The City’s fiscal year begins on July 1.

FULL FAITH AND CREDIT: The unconditional guarantee of the United States government backing a debt for repayment.

INTEREST RATE: The interest payable each year on borrowed funds, expressed as a percentage of the principal.

INVESTMENT: Use of capital to create more money, either through income-producing vehicles or through more risk-oriented ventures designed to result in capital gains.

INVESTMENT PORTFOLIO: A collection of securities held by a bank, individual, institution, or government agency for investment purposes.

LAIF: trade name for the California State Local Agency Investment Fund. Chapter 730, Statutes of 1976 of the State of California, established the LAIF. The LAIF enables local governmental agencies to remit money not required for immediate needs to the State Treasurer for the purpose of investment. In order to derive the maximum rate of return possible, the State Treasurer has elected to invest in these monies with State monies as a part of the Pooled Money Investment Account. Each local governmental unit has the exclusive determination of the length of time its money will be on deposit with the State Treasurer. At the end of each calendar quarter, all earnings derived from investments are distributed by the State respective amounts deposited in the LAIF and the length of time such amounts remained therein. Prior to the distribution, the State’s cost of administering the program are deducted from the earnings. The California Government Code states that monies placed for deposit in LAIF are in trust in the custody of the State Treasurer and cannot be borrowed or be withheld from the City. Further, the right if the City to withdraw its deposited money from the LAIF upon demand may not be altered, impaired, or denied in any way by any State official or agency based upon the State’s failure to adopt a budget by July 1 of each new fiscal year.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done as those quotes.

MARKET RISK: This is the risk that the value of a security will rise or decline as a result of changes in market conditions.

MARKET VALUE: The price at which a security is currently being sold in the market.

MATURITY: The date that the principal or state value of debt instrument becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers’ acceptances, etc.) are issued and traded.
REFINANCING: Rolling over the principal on securities that have reached maturity or replacing them with the sale of new issues. The object may be to save interest costs or to extend the maturity of the load.

SAFEKEEPING: A service offered to customers for a fee, where securities are held in the vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISSION: Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC RULE 15(C)3-1: See Uniform Net Capital Rule

SECURITIES: Investment instruments such as bonds, stocks, and other instruments of indebtedness or equity.

SPREAD: The difference between two figures or percentages. For example, it may be the difference between the bid and asked prices for a quote, or between the amount paid when bought and the amount received when sold.

TREASURY BILLS (T-BILL): U.S. Treasury Bills are short-term, direct obligations of the U.S. Government issued for original maturities of 13 weeks, 26 weeks and 52 weeks. Sold in minimum amounts of $10,000 in multiples of $5,000 above the minimum. Treasury Bills are issued in book entry form only and are sold on a discount basis.

TRUSTEE: A bank designated as the custodian of funds and the official representative for bondholders.

UNDERWRITER: A dealer bank of financial institution which arranges for the sale and distribution of a large batch of securities and assumes the responsibility for paying the net purchase price.
What is the date of your Fiscal Year-End? ________________

A. Has there been a year during the past three years in which the Bank/Savings and Loan did not make a profit?

Have you read the California Government Code Section 53630 through 53684 pertaining to the State's requirements governing the deposit of monies by Local Agencies which includes Cities? [ ] YES [ ] NO

Amounts above the FDIC insurance coverage must be collateralized as specified in the Government Code. Where is the collateral for Deposits held?

Has there ever been a failure to fully collateralize? If Yes, please attach explanation.

What is the education level of the Primary Contact(s)?

How many years of related experience does the Primary Contact(s) have?

What transaction documents and reports would we receive?

What information would you provide to our City Treasurer?

Describe the precautions taken by your Bank/Savings and Loan to protect the interest of the public when dealing with government agencies as depositors or investors.

Please provide your Contract of Deposit of Moneys pre-signed and sealed by your institution, as well as, any signature cards that you may require.
Name of Firm __________________________________________________________

Address ________________________________________________________________

__________________________________________ (Local) ____________________________________________ (Nat. Headquarters)

Tel. No. ( ) ________________________________ Tel. No. ( ) ________________________________

__________________________________________ (Local) ____________________________________________ (Nat. Headquarters)

Primary Representative: __________________________ Manager/Partner-in-Charge: __________________________

Name: ______________________________________ Name: __________________________

Title: ______________________________________ Title: __________________________

Tel. No. ( ) ________________________________ Tel. No. ( ) ________________________________

No. of Years in Institutional Sales: __________________________
No. of Years with Firm: __________________________

No. of Years in Institutional Sales: __________________________
No. of Years with Firm: __________________________

Are you a Primary Dealer in U.S. Government Securities?
[ ] YES [ ] NO

Are you a Regional Dealer U.S. Government Securities?
[ ] YES [ ] NO

Are you a Broker instead of a Dealer, i.e., You DO NOT own positions of securities?
[ ] YES [ ] NO

Are you NASD certified and licensed to sell in California municipalities?
[ ] YES [ ] NO

What is the net capitalization of your firm?

________________________________________________________________________

What is the date of your Firm's fiscal year-end?

________________________________________________________________________

Is your Firm owned by a Holding Company? If so, what is its name and net capitalization?

________________________________________________________________________

(ATACHMENT "B")
- CERTIFICATION -

I hereby certify that I have personally read City of Alhambra Investment Policy and the California Government Codes pertaining to the investments and deposits of the City of Alhambra, and have implemented reasonable procedures and a system of controls designed to preclude imprudent investment activities arising out of transactions conducted between our firm and the City of Alhambra. I understand however, that our firm is not obligated to monitor the percentage limits on the investments as described in the policy. All sales personnel will be routinely informed of City of Alhambra investment objectives, horizon, outlook, strategies and risk constraints whenever we are so advised. We pledge to exercise due diligence in informing City of Alhambra Investment Officers of all foreseeable risks associated with financial transactions conducted with our firm. I attest to the accuracy of our responses to your questionnaire.

NOTE: Completion of Questionnaire is only part of City of Alhambra Certification process and DOES NOT guarantee that the applicant will be approved to do business with the City of Alhambra.

SIGNED: ________________________________       DATE: ________________

COUNTERSIGNED: ___________________________       DATE: ________________
(Person in charge of government securities operations.)

(ATTACHMENT "B")
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: 

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Michael Macias, Director of Parks and Recreation

SUBJECT: APPROVAL OF CONTRACT WITH THE ALHAMBRA CENTRAL BUSINESS DISTRICT ASSOCIATION FOR FISCAL YEAR 2023-2024

RECOMMENDATION:

Staff recommends the City Council award a contract to the Alhambra Central Business District Association (ACBDA), subject to final language approval by the City Manager and City Attorney, for the promotion of the Central Business District for the 2023-2024 Fiscal Year; and, direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

Since 1974, the City has maintained agreements with the ACBDA to provide promotional support to the merchants in the Central Business District of Alhambra.

These merchants have an assessment placed upon them in accordance with the Alhambra Municipal Code, Section 5.04.201, which is collected by the City and allocated for marketing and promotion activities specific to the District area.

According to the City’s agreement with the ACBDA, a maximum of ninety percent (90%) of the total funds collected each year by the City may be allocated to the ACBDA. The FY 2023-2024 minimum allocation total is estimated to be $85,500. In previous years, we have exceeded the estimated minimum. In Fiscal year 2020-21, the City collected $126,352 in fees; in Fiscal year 2021-22, the City collected $111,590.15 in fees.

As in the prior years, ACBDA is requesting a $7,000 advance on the agreement.

FINANCIAL ANALYSIS:

An appropriation for this agreement is included in the fiscal year 2023-2024 budget within account number 101.20.2410.62239.

ATTACHMENTS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:  

DATE:  
June 26, 2023  

TO:  
Honorable Mayor and Members of the City Council  

SUBMITTED BY:  
Michael Macias, Director of Parks and Recreation  

SUBJECT:  
AWARD OF CONTRACT FOR THE ALMANSOR COURT EXTERIOR IMPROVEMENT PROJECT (N2M23-47)  

RECOMMENDATION:

It is recommended that the City Council award a contract to Tom's Construction, subject to the final language approved by the City Manager and City Attorney, in the amount of $299,215 for the Almansor Court Exterior Improvement Project; and direct staff to take the steps necessary to finalize Council's action.

FACTS:

1. On April 24, 2023 the City Council approved the distribution of a Notice Inviting Bids for the Almansor Court Exterior Improvement Project N2M23-47.

2. On Thursday, June 8, 2023, the City Clerk received three (3) bids for the Almansor Court Exterior Improvement Project. The bids were:

   A. Tom's Construction $299,215
   B. RWC Development LLC. $388,777.57
   C. Optima RPM Inc. $526,800

3. The bid received from Tom's Construction is the lowest responsive bid.

FINANCIAL ANALYSIS:

Funding for this project has been made available in the ARPA fund account 281.60.9106.92245.

ATTACHMENTS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: [Signature]

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Martin Ray, Director of Public Works & Utilities

SUBJECT: RATIFICATION OF CONTRACT C2M23-44 FOR EMERGENCY ROLL UP DOOR MAINTENANCE/REPLACEMENT AT THE POLICE DEPARTMENT

RECOMMENDATION:

It is recommended the City Council ratify contract C2M23-44 for the Emergency Roll Up Door Maintenance/Replacement at the Police Department in the amount of $79,873.06 to Lawrence Doors; and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

The roll up entrance and exit doors located on the B1 level are an essential part of the Alhambra Police Department building security. On April 1, 2023 the barrel of the roll up entrance door had to be replaced. After the repair, the gate was struck by a tow truck and repaired again on April 21, 2023. The following day the exit roll up door failed. It was later determined that the failure had rendered the door inoperable and required complete replacement. City crews do not have the proper equipment or specialized training to make the required repairs. As such, staff contacted several vendors to replace the doors, however product lead times were extremely long.

Alhambra Municipal Code Chapter 3.36.070 states: “While the need for occasional emergency purchases is recognized, the practice must be curtailed as much as possible by anticipating needs so that the normal purchasing procedure utilizing bidding may be used.

(A) An emergency shall be deemed to exist if:

(4) An essential departmental operation affecting the public health, welfare or safety would be greatly hampered if the prescribed purchasing procedure would cause an undue delay in procurement of the needed item or service.”

In order to maintain the safety and security of the Police Department facility, staff contacted additional commercial contractors that provide roll up door service and installation. Lawrence Doors provided a quote with the shortest lead time to perform the required repair and installation of new doors.

FINANCIAL ANALYSIS:

Funding for this purchase is available under account # 281.20.9106.91838
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: 

DATE: June 26th, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Martin Ray, Director of Public Works & Utilities

SUBJECT: AWARD OF CONTRACT – PURCHASE OF ONE CEMENT MIXER TRUCK

RECOMMENDATION:

It is recommended the City Council award a contract to Los Angeles Truck Center LLC, DBA Velocity Truck Center., subject to final language approval by the City Manager and City Attorney, in an amount of $295,255.69 for the purchase of (1) one Cement Mixer truck; and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

On May 8th, 2023, the City Council approved the distribution of Notice Inviting Bids N2M23-50 for the purchase of a Cement Mixer truck. Staff posted the bid on the City’s website and emailed the Notice directly to known heavy truck vendors and manufacturers.

On Thursday, May 25th, 2023 the City Clerk received one bid for the purchase of a Cement Mixer Truck. The bid received was in the amount of $295,255.69. A second bid was received however, it was after the deadline for bid submittal had passed, therefore the bid was rejected.

The bid received from Los Angeles Truck Center DBA Velocity Truck Center., in the amount of $295,255.69 was the only bid received. Staff has reviewed the bid from Los Angeles Truck Center DBA Velocity Truck Center and found it is in full compliance and conformance with the bid specifications.

FINANCIAL ANALYSIS:

Funding for this purchase was budgeted in account # 281.70.9106.92190

ATTACHMENTS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Martin W. Ray, Director of Utilities
Dennis Ahlen, Deputy Director of Utilities

SUBJECT: AWARD OF CONTRACT WITH TORO ENTERPRISES, INC. FOR THE MAIN STREET, 4TH STREET, AND MISSION ROAD SEWER MAIN REPLACEMENT PROJECT – PHASE 1

RECOMMENDATION:

It is recommended the City Council approve a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Toro Enterprises, for the Main Street, 4th Street, and Mission Road Sewer Main Replacement Project - Phase 1 in an amount not to exceed $3,515,580.00; find the Project categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (b); and, direct staff to undertake the steps necessary to finalize Council’s action.

FACTS:

On March 13, 2023, the City Council approved the distribution of Notice Inviting Bids N2M23-31 for the Main Street, 4th Street, and Mission Road Sewer Main Replacement Project – Phase 1.

On April 13, 2023, the City received and opened Five (5) bids for the Main Street, 4th Street, and Mission Road Sewer Main Replacement Project - Phase 1; The following table summarizes the bids received:

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Bid Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEM Construction Corp</td>
<td>$3,291,245.00</td>
</tr>
<tr>
<td>Toro Enterprises, Inc.</td>
<td>$3,515,580.00</td>
</tr>
<tr>
<td>MNR Construction, Inc*</td>
<td>$4,032,080.00</td>
</tr>
<tr>
<td>GRBCON, Inc.</td>
<td>$4,323,500.00</td>
</tr>
<tr>
<td>Vasilij, Inc.</td>
<td>$7,814,100.00</td>
</tr>
</tbody>
</table>

CEM Construction Corp. submitted the lowest bid. However, during the bid evaluation process it was discovered that CEM Construction Corp. did not perform similar work in the past, as required per the Notice Inviting Bids. Therefore, the bid from CEM Construction Corp. was deemed non-responsive.

The second lower bidder Toro Enterprises, Inc. was deemed the lowest responsive bidder. Staff reviewed the bid submitted by Toro Enterprises, Inc. and found it to be in full compliance and conformance with the project specifications.
ENVIRONMENTAL REVIEW:
The proposed project is subject to CEQA. Staff reviewed the proposed project and determined it is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (b): Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.

FINANCIAL ANALYSIS:
Funding for this project is available in account number 404.80.8681.92128, Sewer Main replacement - Main Street and Mission Road.

ATTACHMENTS:
Project Location Map.
NOTICE INVITING BIDS:
MAIN ST., 4TH ST. AND MISSION ROAD SEWER MAIN REPLACEMENT PROJECT PHASE-1 CONSTRUCTION
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: ________________

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Martin W. Ray, Director of Public Works & Utilities
Dennis Ahlen, Deputy Director of Utilities

SUBJECT: AWARD OF CONTRACT - FOR THE REHABILITATION OF THE
STORM DRAIN ON MONTEZUMA AVENUE

RECOMMENDATION:

It is recommended the City Council approve a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Sancon Technologies Inc, for the Rehabilitation of the Storm Drain on Montezuma Avenue in an amount not to exceed $130,045.00; find the Rehabilitation of the Storm Drain on Montezuma Avenue Project categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (b); and, direct staff to undertake the steps necessary to finalize Council’s action.

FACTS:

On April 24, 2023, the City Council approved the distribution of Notice Inviting Bids N2M23-40 for the Rehabilitation of the Storm Drain on Montezuma Avenue

On June 1, 2023, bids were opened by the City Clerk. Two bids were received, in the amount of $130,045.00 and $180,388.67. Sancon Technologies Inc submitted the lowest qualified bid at $130,045.00.

Staff reviewed the bid submitted by Sancon Technologies Inc and found it to be in full compliance and conformance with the project specifications.

FINANCIAL ANALYSIS:

Funding for this project is available as part of the Fiscal Year 2022-23 budget under account number 233.80.8882.92240.

ENVIRONMENTAL REVIEW:

The proposed project is subject to CEQA. Staff reviewed the proposed project and determined it is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (b): Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.

ATTACHMENTS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Martin Ray, Director of Public Works & Utilities
David Dolphin, Deputy Director of Utilities

SUBJECT: AWARD OF CONTRACT – PURCHASE OF WATER METERS

RECOMMENDATION:

It is recommended the City Council approve a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and Thirkettle Corporation dba Aqua-Metric Sales Company, for the purchase of water meters and accessories in an amount not to exceed $450,000.00, and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

Every year, the Utilities Department implements a water meter replacement program to replace broken, old, and inaccurate water meters throughout the City. Water meters are also required for new development and to complete meter installations for the Advanced Metering Infrastructure (AMI) System. Replacement of water meters is critical to ensure meter accuracy for billing. At this time, staff needs to order meters to place into inventory to enable the meter replacement program for the AMI system.

The Sensus Flexnet System is utilized in Alhambra to read the water meters on a bi-monthly basis. Thirkettle Corporation dba Aqua-Metric Sales Company is the sole distributor in the State of California of Sensus Meters, which is the meter supported by the Sensus Flexnet AMI System.

FINANCIAL ANALYSIS:

Funds for the purchase of water meters is accounted for in the Fiscal Year 2023/24 Budget under account 401.80.8884.90829.

ATTACHMENTS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:  

DATE:  June 26, 2023

TO:  Honorable Mayor and Members of the City Council

SUBMITTED BY:  Martin Ray, Director of Public Works & Utilities

SUBJECT:  AWARD OF CONTRACT – POLICE DEPARTMENT BUILDING ROOFING PROJECT

RECOMMENDATION:

It is recommended the City Council award a contract, subject to final language approval by the City Manager and City Attorney, to Wiltshire Urethane Foam Company for the repair and application of polyurethane foam sealer to the Police Department building roof in an amount not to exceed $320,400.00, and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

The Police Department building is a 24-hour multi-functional facility located at 211 S. First Street. The building contains offices for administration, field and support services, locker rooms, lunch and restroom facilities for the police and public safety staff. The building was constructed in 1994 and has remained largely unchanged. The roof requires repair to maintain the building’s integrity and prevent further intrusion of the elements.

This project consists of removing existing roof material; cleaning and preparation of the roof surface for the application of a primer sealer and a Polyurethane foam which creates a seamless waterproof barrier to seal the roof from the elements. Additionally, a UV resistant reflective acrylic roof coating will be applied to decrease the amount of heat transferred into the building.

On May 08, 2023, the City Council approved the distribution of Notice Inviting Bids N2M23-51 for the Police Department Building Roofing Project for the Police Department.

On Thursday, June 15, 2023 the City Clerk received three sealed bids for the repair of the Police Department Building Roofing Project. The bids ranged from $320,400.00 to $ 488,842.00.

The bid received from Wiltshire Urethane Foam Company, in the amount of $320,400 is the lowest responsible bid. Staff reviewed the bid from Wiltshire Urethane Foam Company and found it is in full compliance and conformance with the bid specifications.

FINANCIAL ANALYSIS:

Funding for this project is available in Fiscal Year 2022-2023 Budget under the City’s American Rescue Plan Act under account number 281.70.9106.92206.

ATTACHMENTS:

None.
RECOMMENDATION:

It is recommended the City Council approve a Change Order in the amount of $60,000.00 for the C2M20-27 Traffic Signal and Street Lighting Maintenance Services that was awarded to YUNEX; direct the Finance Director to appropriate $60,000.00 from the Public Works Maintenance Improvement District Fund balance and allocate the funds into account number 241.70.7631.62210; and direct staff to undertake the steps necessary to finalize Council's action.

BACKGROUND:

On July 13, 2020, the City Council awarded a contract to Siemens in the amount of $200,000.00 for the Traffic Signal and Street Lighting Maintenance Services. On July 12, 2021, the City Council amended the existing contract with SIEMENS Mobility Inc. to include a company name change to YUNEX LLC and extend contract number C2M20-27, in an amount not to exceed $200,000.00 from July 1, 2022 through June 30, 2023. This past year we have experienced an increase of vehicle accidents with our facilities along with the age and environmental degradation of our facilities causing an increase of required responses and repairs over previous years. A change order to the total amount is needed to continue our ability to provide Traffic Signal and Street Lighting Maintenance for the remainder of this fiscal year, through June 30, 2023.

The latest invoices received will expend the fiscal year 2022/23 contract amount for Traffic Signal and Street Lighting Maintenance, leaving two months of billing outstanding. Staff anticipates the remaining invoices to average $30,000.00 per month to continue to provide Traffic Signal and Street Lighting Maintenance service.
FINANCIAL ANALYSIS:

Funding for this Maintenance Service is provided in the Fiscal Year 2022/2023 under accounts 241.70.7631.62210, 241.70.7631.65710, 221.70.7120.6221 and 221.70.7120.65710 in the amount of $200,000.00. Staff is requesting an appropriation of $60,000.00 from the Public Works Maintenance Improvement District Fund balance be allocated to account number 241.70.7631.62210 to provide funding to cover the anticipated shortfall for the remaining two months of fiscal year 2022/23. There is sufficient fund balance in the Public Works Maintenance Improvement District Fund to fund this project.

ATTACHMENTS:
None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Martin Ray, Director of Public Works & Utilities

SUBJECT: NOTICE OF COMPLETION – FREMONT AVE; 6.6 SERIES TO MULTIPLE CIRCUIT CONVERSION - CONDUIT INSTALLATION CONTRACT NO. K2M22-335

RECOMMENDATION:

It is recommended the City Council accept the work of Yunex, LLC for the construction of the Conduit Installation for the Fremont Ave Series to Multiple Circuit Conversion, for the installation of LED street lighting in the amount of $52,740 as complete; direct the City Clerk to file a Notice of Completion with the County of Los Angeles for recordation; instruct the Finance Director to release the 5% retention 35 days from the date of recordation if no liens are filed; and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

On July 12, 2022, staff issued Contract K2M22-335 to Yunex for the construction of the Conduit Installation for the Fremont Ave Series to Multiple Circuit Conversion in the amount of $37,945.00. During construction, which requires Southern California Edison (SCE) inspection, sign-off and construction assistance, it was determined additional preparation of the work site was necessary to complete the SCE portion of the project. This additional work was an unforeseen change from the original scope of work contracted between the City and Yunex. The additional work to complete the project increased the contract amount by $14,795.00, bringing the total to $52,740.00.

On December 12, 2022 City Council authorized an amendment to contract K2M22-335 with Yunex to increase the total amount of the contract to $52,740.00.

This project has been inspected by staff and all work has been completed in accordance with the City’s requirements and specifications. As such, it would be appropriate for the City Council to accept this project as complete and instruct that the Notice of Completion be filed with the County of Los Angeles Recorder’s Office.

FINANCIAL ANALYSIS:

The contract was completed for $52,740. Funding for the project was available under account 241.70.7631.91511.

ATTACHMENTS:

None
DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Garrett Kennedy, Chief of Police

SUBJECT: REQUEST COUNCIL APPROVE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE ALHAMBRA UNIFIED SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS

RECOMMENDATION:

It is recommended the City Council approve an amendment to the Memorandum of Understanding (MOU) with the Alhambra Unified School District (AUSD) to continue the School Resource Officer (SRO) Program for FY 2023/2024; direct staff to undertake the steps necessary to finalize Council’s action; and authorize the Chief of Police to execute the renewal Memorandum of Understanding.

BACKGROUND:

Both the Alhambra Police Department and AUSD believe that the continuation of the SRO Program will further the goal of maintaining a safe school environment for the students and staff.

The existing MOU with AUSD for an SRO Program expires on June 30, 2023. Renewing this MOU provides Police Officers to the District during the academic school year calendar through June 30, 2024.

AUSD will reimburse the City for services in an amount not to exceed $380,126.60 annually. In addition, the Gang Resistance Education and Training (G.R.E.A.T.) program will be billed in two increments at Fourteen Thousand and Two-Hundred Sixty-One Dollars and Fifteen cents ($14,261.15) totaling $28,522.30 annually.

FINANCIAL ANALYSIS:

Funds for police expenses are available in the FY 2023/2024 budget, within the Police Department’s salary account under account number 101.20.2010.51011. Reimbursements are deposited under account number 101.20.44430.

ATTACHMENT:

Renewal of Memorandum of Understanding 2023/2024
RENEWAL OF MEMORANDUM OF UNDERSTANDING
2023-2024

This Memorandum of Understanding is entered into between the Alhambra Unified School District (DISTRICT) and the City of Alhambra (CITY) for the purpose of continuing the School Resource Officer Program. Both agencies believe that continuation of the School Resource Officer Program, as described herein, will further the goal of maintaining a safe school environment for the students and staff of the Alhambra Unified School District. To this end, each agency agrees to participate in the program by coordinating and providing the following services:

1. The CITY will assign police officers to the DISTRICT, consistent with the student calendar and daily schedule. The duties of the officers will primarily include, but will not be limited to:
   a) Make themselves visible on campus during school hours, and, in doing so, be part of the school crime prevention efforts.
   b) Speak to student(s) as requested by school administrators.
   c) Make arrests as determined by their own judgment.
   d) Speak to parents as determined by mutual agreement between officers and administrators.
   e) Continue with other assistance as it has been given on an "on call" basis, (i.e. support, law enforcement, etc.).

2. The School Resource Officers shall be available for emergency calls off of the campuses as determined by the CITY. On those days when the School Resource Officers are not required to be at the school sites or when schools are on a minimum day schedule, the School Resource Officers will report back to the Alhambra Police Department Headquarters for the day's full or half day reassignment.

3. While engaged in, carrying out, and complying with the terms and conditions of this agreement, the School Resource Officers continue to be an employee of the CITY who are afforded all rights and responsibilities associated with that employment. At no time are the School Resource Officers to be considered or construed as officers, employees or agents of the DISTRICT.

4. The District shall reimburse the City the base salary and benefits of the School Resource Officer(s) for each school calendar year. There are two (2) positions to be funded over the term of the MOU, for a total cost not to exceed Three Hundred Eighty Thousand One Hundred Twenty-Six Dollars and Sixty cents ($380,126.60). Based on 9 months of school, the monthly installments for the School Resource Officer(s) would be Forty-Two Thousand Two-Hundred Thirty-Six Dollars and Twenty-Nine Cents ($42,236.29) for the school calendar year (August through May).
The Gang Resistance Education and Training (G.R.E.A.T.) program will be billed at $28,522.30 (230 hours each term at a rate of $124.01) for the term year. This payment shall be made in 2 installments, December and June of each term year, in the amount of Fourteen Thousand and Two-Hundred Sixty-One Dollars and Fifteen cents ($14,261.15)

5. The DISTRICT will provide office space as needed for the School Resource Officers to conduct business at school sites.

6. Both agencies will jointly attend periodic meetings to exchange "feedback" information in order to make the program effective and successful. Additionally, a complete program review shall take place no later than June 1 of each year that the program is in operation and, will include program activity effectiveness and consider possible modifications.

7. The term of the Agreement shall commence on 07/1/2023 and shall terminate on 6/30/2024 or at such time services have been completed, or until modified by written agreement (amendment) by both Parties.

8. This Agreement shall be reviewed and renewed on an annual basis with the concurrence of both parties.

9. Either party, upon thirty (30) days prior written notice to the other, may terminate this Agreement. Compensation will be provided only for services rendered through the date of termination.

10. The CITY shall require that each employee be tested for Tuberculosis as required by Education Code Section 49406 and provide copies of testing results to the DISTRICT. No staff member shall have contact with a District pupil until such procedure is completed.

11. The CITY shall defend, indemnify, and hold harmless the DISTRICT, its officers, agents and employees, from liability, loss, damage, or expense for death, bodily injury to persons, injury to property, or any other expense arising from either, to the extent that such liability, loss, damage, or expense is directly and proximately caused by the negligence or wrongful acts of the CITY in performance of this Agreement, and to pay on behalf of the DISTRICT any and all claims, damages, judgments, defense costs, adjuster fees, and attorney fees directly resulting therefrom.

12. The DISTRICT shall defend, indemnify, and hold harmless the CITY, its officers, agents and employees, from liability, loss, damage, or expense for death, bodily injury to persons, injury to property, or any other expense arising from either, to the extent that such liability, loss, damage or expense is directly and proximately caused by the negligence or wrongful acts of the DISTRICT in performance of this Agreement, and to pay on behalf of the CITY any and all claims, damages, judgments, defense costs, adjuster fees, and attorney fees directly resulting therefrom.
ALHAMBRA UNIFIED SCHOOL DISTRICT

By: ____________________________
   President

By: ____________________________
   Assistant Secretary

Date: __________________________

CITY OF ALHAMBRA

By: ____________________________

Print Name: ____________________

Date: __________________________
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: __________________

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Hilda LohGuan, Library Director

SUBJECT: AUTHORIZE STAFF TO CIRCULATE A NOTICE INVITING BIDS FOR DOCUMENT SCANNING PROJECT

RECOMMENDATION:

It is recommended that the City Council authorize staff to circulate a Notice Inviting Bids to prospective contractors for the Community Development department’s document digitization project and direct staff to undertake steps necessary to finalize Council’s action.

BACKGROUND:

The City of Alhambra has physical documents stored at City Hall and its various facilities. The Library Director, with the support of the City Manager’s Office, is beginning a digitization and conversion project to enhance accessibility and transparency to staff and community members. The first phase of this project includes converting stored files from the Community Development department into the cloud based Laserfiche platform.

Plans and specifications have been developed for this project. Bids are due no later than 10:30 a.m. on Thursday, July 27, 2023, in the office of the City Clerk, and will be opened at 11:00 a.m. that same day.

FINANCIAL ANALYSIS:

Funding for this project has been made available in the library’s capital outlay account 310.50.5010.92235.

ATTACHMENTS:

None.
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Hilda LohGuan, Library Director

SUBJECT: NOTICE OF COMPLETION – ALHAMBRA LIBRARY ROOF RESTORATION PROJECT

RECOMMENDATION:

It is recommended the City Council accept the work of Best Contracting Services for Alhambra Civic Center Library’s roof restoration in the amount of $623,871.00 as complete; direct the city clerk to file a Notice of Completion with the County of Los Angeles for recordation; release the retention 35 days from the date of recordation if no liens are filed; and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

On December 12, 2022, the City Council awarded contract C2M22-66 to Best Contracting Services to restore the Library’s roof in the amount of $623,871.00. The final cost of the project was $623,871.00 per the contract amount.

The project has been completed in accordance with the City’s requirements and specifications. As such, it would be appropriate for the City Council to accept the project as complete and instruct the City Clerk that the Notice of Completion be filed with the County of Los Angeles Recorder’s Office.

FINANCIAL ANALYSIS:

The contract was completed for $623,871.00. Funds for the project were provided through the California State Library Building Forward Infrastructure Grant in the amount of $225,000.00 that was placed under account 310.50.5010.92203, and the American Rescue Plan Act funds in the amount of $398,871.00 that was placed under the account number 281.50.9106.92203.

ATTACHMENTS:

None.
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:  

DATE:  
June 26, 2023

TO:  
Honorable Mayor and Members of the City Council

SUBMITTED BY:  
Michael Macias, Director of Parks and Recreation

SUBJECT:  
REQUEST FOR PROPOSALS – CEQA SERVICES FOR THE ALHAMBRA COMMUNITY CENTER

RECOMMENDATION:

It is recommended that the City Council approve the release of a Request for Proposals for CEQA (California Environmental Quality Act) and entitlement services for the Alhambra Community Center, and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

Earlier this year staff submitted funding requests to our State legislators for a Community Center at the former Shorb Clinic site. Funding in the amount of $25 million was appropriated in the State Budget for said project. Cowley and Corbis have been contracted to serve as Project Manager of the Alhambra Community Center project. As such, staff is moving forward with RFP’s for several consultants to keep the project moving forward.

An RFP has been developed to select a CEQA Consultant for the Alhambra Community Center project to provide CEQA compliance.

The Request for Proposals will be released on June 27, 2023. Proposals are due to the Parks and Recreation Department in City Hall by 4:30 pm on July 20, 2023.

FINANCIAL ANALYSIS:

None
RECOMMENDATION:

It is recommended that the City Council approve the release of a Request for Proposals for Civil Engineering Services for the Alhambra Community Center, and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

Earlier this year staff submitted funding requests to our State legislators for a Community Center at the former Shorb Clinic site. Funding in the amount of $25 million was appropriated in the State Budget for said project. Cowley and Corbis have been contracted to serve as Project Manager of the Alhambra Community Center project. As such, staff is moving forward with RFP’s for several consultants to keep the project moving along.

An RFP has been developed to select Civil Engineering services to conceptualize, design, coordinate, permit and deliver the civil engineering construction documentation for the project.

The Request for Proposals will be released on June 27, 2023. Proposals are due to the Parks and Recreation Department in City Hall by 4:30 pm on July 20, 2023.

FINANCIAL ANALYSIS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: [Signature]

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Michael Macias, Director of Parks and Recreation

SUBJECT: REQUEST FOR PROPOSALS – ARCHITECTURAL SERVICES FOR THE ALHAMBRA COMMUNITY CENTER

RECOMMENDATION:

It is recommended that the City Council approve the release of a Request for Proposals for Architectural Services for the Alhambra Community Center, and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

Earlier this year staff submitted funding requests to our State legislators for a Community Center at the former Shorb Clinic site. Funding in the amount of $25 million was appropriated in the State Budget for said project. Cowley and Corbis have been contracted to serve as Project Manager of the Alhambra Community Center project. As such, staff is moving forward with RFP’s for several consultants to keep the project moving forward.

An RFP has been developed to select an Architect for the Alhambra Community Center project to conceptualize, design, coordinate, permit and deliver the construction documentation.

The Request for Proposals will be released on June 27, 2023. Proposals are due to the Parks & Recreation Department in City Hall by 4:30 pm on July 20, 2023.

FINANCIAL ANALYSIS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:  

DATE:   June 26, 2023

TO:     Honorable Mayor and Members of the City Council

SUBMITTED BY:  Garrett Kennedy, Chief of Police

SUBJECT:  APPROVAL OF THE FOOD SERVICES AGREEMENT FOR INMATE MEAL SERVICE FOR THE ALHAMBRA CITY JAIL

RECOMMENDATION:

It is recommended the City Council approve the food services agreement with County of Los Angeles, subject to final language approval by the City Manager and City Attorney, in the amount up to $85,000 for inmate meal for a five (5) year period; authorize the Chief of Police to execute said agreement and authorize food service rates each fiscal year; and direct staff to undertake the steps necessary to finalize City Council’s action.

BACKGROUND:

The Police Department has been partnering with County of Los Angeles for pre-packaged, prepared and delivery of meals for the Alhambra City Jail since November 2020 with the contract expiring on June 30, 2023. The meals feed detainees while they are in the Alhambra City Jail. Each month there are approximately 350-500 meals delivered. From July 1, 2022, through April 30, 2023, the City of Alhambra has paid $14,151 to the County of Los Angeles at a current rate of $3.02 per meal.

The Agreement is a Five-Year term from July 1, 2023, through June 30, 2028, at a rate of $3.20 per meal for Fiscal Year 2023-2024. The billing rates are subject to change on July 1 of each year pursuant to any cost adjustments determined by the Auditor-Controller.

FINANCIAL ANALYSIS:

Funding for this agreement is budgeted in Fiscal Year 2023-2024 expenditure account number 101.20.2010.62230 and will be requested in future budgets.

ATTACHMENT:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: 

DATE: June 26, 2023

TO: Honorable Mayor and City Councilmembers

SUBMITTED BY: Andrew Ho, Director of Community Development
                Vanessa Reynoso, Deputy Director of Community Development
                Paul Lam, Principal Planner
                Maia McCurley, Senior Planner

SUBJECT: PARTIAL SUMMARY VACATION EASEMENT FOR RIGHT-OF-WAY PURPOSES PER PARCEL MAP NO. 84020 AT 301 SOUTH ATLANTIC BOULEVARD, ALHAMBRA, CALIFORNIA, 91801

RECOMMENDATION:

It is recommended that the City Council adopt a Resolution ordering the partial Summary Vacation of the easement for right-of-way purposes dedicated per Parcel Map No. 84020 at 301 South Atlantic Boulevard, Alhambra, California, 91801; and direct Staff to undertake the steps necessary to finalize Council’s action.

FACTS:

1. On January 18, 2022, the Planning Commission adopted Resolution 22-08 approving Tentative Parcel Map TPM-21-01 to allow the creation of two (2) parcels from an existing parcel containing four (4) tied lots with a combined land area of 30,000 square feet at 301 South Atlantic Boulevard, located in the CPD (Commercial Planned Development) zone, in the City of Alhambra;

2. On January 18, 2023, the City Engineer signed Parcel Map No. 84020 and recommended recordation of the same;

3. All Conditions of Approval applicable to Parcel Map No. 84020 were deemed to have been met and on February 27, 2023, the City Council approved the final map for Parcel Map No. 84020;

4. On April 13, 2023, Parcel Map No. 84020 was recorded by the Los Angeles County Registrar-Recorder/County Clerk; and

5. On May 15, 2023, the City’s Public Works Engineering Division accepted an application requesting a vacation of a 20' easement for right-of-way purposes along the northerly property line of 301 South Atlantic Boulevard, which was dedicated in error as part of Parcel Map No. 84020. The 20' easement located along the south side of Commonwealth Avenue was not
required by the City and extends into the parking lot of the privately owned commercial shopping center. The Applicant is requesting the City to partially vacate the 20’ easement by vacating the 10.5’ wide span of the easement that extends into the private parking lot (approximately 724.5 square feet at Lot A and approximately 1,165 square feet at Lot B), while maintaining the 9.5’ wide span of the easement that includes the existing sidewalk along the south side of Commonwealth Avenue. The portion proposed to be vacated is described and depicted in Exhibit “A” and Exhibit “B”.

ENVIRONMENTAL REVIEW:

None

FINANCIAL ANALYSIS:

None

ATTACHMENT:

1. Resolution R2M23-34
RESOLUTION NO. R2M23-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA ORDERING THE PARTIAL SUMMARY VACATION OF THE EASEMENT FOR RIGHT-OF-WAY PURPOSES PER PARCEL MAP NO. 84020 AT 301 SOUTH ATLANTIC BOULEVARD, ALHAMBRA, CALIFORNIA, 91801

WHEREAS, on January 18, 2022, the Planning Commission adopted Resolution 22-08 approving Tentative Parcel Map TPM-21-01 to allow the creation of two (2) parcels from an existing parcel containing four (4) tied lots with a combined land area of 30,000 square feet at 301 South Atlantic Boulevard, located in the CPD (Commercial Planned Development) zone, in the City of Alhambra;

WHEREAS, on January 18, 2023, the City Engineer signed Parcel Map No. 84020 and recommended recordation of the same;

WHEREAS, all Conditions of Approval applicable to Parcel Map No. 84020 were deemed to have been met and on February 27, 2023, the City Council approved the final map for Parcel Map No. 84020;

WHEREAS, on April 13, 2023, Parcel Map No. 84020 was recorded by the Los Angeles County Registrar-Recorder/County Clerk;

WHEREAS, on May 15, 2023, the City’s Public Works Engineering Division accepted an application requesting a vacation of a 20' easement for right-of-way purposes along the northerly property line of 301 South Atlantic Boulevard, which was dedicated in error as part of Parcel Map No. 84020. The 20’ easement located along the south side of Commonwealth Avenue was not required by the City and extends into the parking lot of the privately owned commercial shopping center. The Applicant is requesting the City to partially vacate the 20’ easement by vacating the 10.5’ wide span of the easement that extends into the private parking lot (approximately 724.5 square feet at Lot A and approximately 1,165 square feet at Lot B), while maintaining the 9.5’ wide span of the easement that includes the existing sidewalk along the south side of Commonwealth Avenue. The portion proposed to be vacated is described and depicted in Exhibit “A” and Exhibit “B”; and

WHEREAS, the proposed vacation has been reviewed for conformity with the General Plan and will remain consistent with the General Plan.

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

SECTION 1: The City of Alhambra vacates, in accordance with California Streets and Highways Code § 8330 (a), a portion of an easement for right-of-way purposes dedicated per Parcel Map No. 84020 along the northerly property line of 301 South Atlantic Boulevard, Alhambra, California 91801 and described and depicted in Exhibit “A” and Exhibit “B”.

SECTION 2: As required by Streets & Highways Code §§ 892 and 8314, the City Council has
determined that the portion of the easement for right-of-way purposes to be partially vacated is not useful as a nonmotorized transportation facility.

SECTION 3. VACATION ORDERED. The City Council after considering Staff reports, public comments and deliberating finds that the portion of the easement for right-of-way purposes located along the northly property line of 301 South Atlantic Boulevard, Alhambra, California 91801 and described and depicted in Exhibit “A” and Exhibit “B” is unnecessary for present use and is ordered vacated consistent with Streets and Highways Code § 8330 (a). From and after the date the resolution is recorded, the portion vacated no longer constitutes a street, highway, or public service easement.

SECTION 4: QUITCLAIM ORDERED. The City Council authorizes the Mayor to sign a Quitclaim Deed quitclaiming the portion of the easement for right-of-way purposes described as “Lot A” and “Lot B” located along the northerly property line of 301 South Atlantic Boulevard, Alhambra, California 91801 and described and depicted in Exhibit “A” and Exhibit “B” to Cap Investment Properties II, LLC and 314SG, LLC.

SECTION 5: SEVERABILITY. It is understood that this Resolution is subject to all applicable present and future Federal and State laws and regulations and that the provision hereof will be effective and implemented only to the extent permitted by such laws and regulations. If any part of this Resolution is in conflict with such applicable provisions of Federal and State laws or regulations or otherwise held to be invalid or unenforceable by any tribunal of competent jurisdiction, such part or provision will be suspended and superseded by such applicable laws and regulations and the remainder of the Resolution will not be affected thereby and will remain in full force and effect.

SECTION 6: CERTIFICATION AND RECORDING. The City Clerk will:

1. Certify to the adoption of this Resolution; and,

2. Cause a certified copy of this Resolution to be recorded in the Office of the Recorder of Los Angeles County.

PASSED, APPROVED AND ADOPTED this 26th day of June, 2023.

__________________________
ADELE ANDRADE-STADLER, MAYOR

ATTEST:

__________________________
LAUREN MYLES, CITY CLERK
REAL PROPERTY IN THE CITY OF ALHAMBRA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE CERTAIN PORTIONS OF LAND DEDICATED TO AND ACCEPTED BY THE CITY OF ALHAMBRA AS SHOWN ON PARCEL MAP NO. 84020,Recorded in Book 419, Pages 5 and 6 of Parcel Maps, in the Office of the County Recorder of Los Angeles County, more particularly described as follows:

LOT A:
BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1; THENCE NORTHERLY, ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 1, NORTH 00°00'09" WEST 10.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 39.50 FEET SOUTHERLY OF THE CENTERLINE OF COMMONWEALTH AVENUE; THENCE EASTERLY, ALONG SAID PARALLEL LINE, SOUTH 89°58'01" EAST 69.00 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID PARCEL 1; THENCE SOUTHERLY, ALONG SAID NORTHERLY PROLONGATION OF SAID EASTERLY LINE, SOUTH 00°00'09" EAST 10.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID PARCEL 1, NORTH 89°58'01" WEST 69.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 724.50 SQ.FT. (0.017 AC.), MORE OR LESS.

LOT B:
BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2; THENCE NORTHERLY, ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 2, NORTH 00°00'09" WEST 10.50 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 39.50 FEET SOUTHERLY OF THE CENTERLINE OF COMMONWEALTH AVENUE; THENCE EASTERLY, ALONG SAID PARALLEL LINE, SOUTH 89°58'01" EAST 111.00 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID PARCEL 2; THENCE SOUTHERLY, ALONG SAID NORTHERLY PROLONGATION OF SAID EASTERLY LINE, SOUTH 00°00'09" EAST 10.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID PARCEL 2, NORTH 89°58'01" WEST 111.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,165.50 SQ.FT. (0.027 AC.), MORE OR LESS.

AS SHOWN ON THE ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

PLUMP ENGINEERING, INC.
CONSULTING ENGINEERS IN CIVIL, SURVEYING,
ARCHITECTURAL & STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE, ANAHEIM, CA 92805
(714) 385-1835, (714) 385-1834 FAX

PREPARED UNDER THE SUPERVISION OF:

[Signature]
GREGORY S. MCELVAIN, PLS 9679
DATE: JUNE 19, 2023
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: 

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Jeffrey D. Ragusa, Fire Chief
Silvia Smith, Administrative Specialist

SUBJECT: RESCIND CONTRACT C2M23-23 AND RE-ISSUE A NOTICE INVITING BIDS FOR THE FIRE DEPARTMENT STATION 71 WOMEN’S LOCKER/BATHROOM REMODEL PROJECT

RECOMMENDATION:

It is recommended the City Council rescind contract C2M23-23 issued to Dynasty Builders, Inc.; authorize the re-circulation of a Notice Inviting Bids for the Alhambra Fire Department Station 71 Women’s Locker/Bathroom Remodel Project, with bids due no later than 10:30 a.m. on July, 27, 2023; determine the project is exempt from CEQA pursuant to CEQA guidelines section 15301; and direct staff to undertake the steps necessary to finalize the Council’s action.

BACKGROUND:

On February 13, 2023, the City Council approved a Notice Inviting Bids for the Fire Department’s Station 71 Women’s Locker/Bathroom Remodel Project N2M23-15. The project scope included, but was not limited to, new flooring, lighting, showers, plumbing fixtures, paint, and locker area expansion.

On March 16, 2023, the City Clerk received four (4) bids for this project. On March 29, 2023, the lowest bidder company informed the City they were withdrawing their bid. On April 24, 2023, a contract was awarded to Dynasty Builders, Inc., which was the next lowest responsible bid. However, on June 2, 2023, Dynasty Builders, Inc. informed the City they could no longer fulfill the contract due to unforeseen circumstances related to their available workforce and expertise.

Staff is recommending the contract issued to Dynasty Builders, Inc. be canceled and the Notice Inviting Bids for the Fire Department’s Station 71 Women’s Locker/Bathroom Remodel Project be re-circulated.

FINANCIAL ANALYSIS:

Funding for this project was made available through ARPA Funds under Account No. 281.30.9106.92137 and from the Capital Outlay Fund Account No. 310.30.3010.92137.
ENVIRONMENTAL ANALYSIS:

Staff reviewed the proposed project and determined it is categorically exempt from CEQA pursuant to CEQA guidelines section 15301: Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The project falls under categorical exemption because there is no new construction.

ATTACHMENTS:

None
DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Jeffrey D. Ragusa, Fire Chief
Silvia Smith, Administration Specialist

SUBJECT: AUTHORIZE STAFF TO CIRCULATE A NOTICE INVITING BIDS FOR THE FIRE STATION 74 BATHROOM REMODEL PROJECT

RECOMMENDATION:

It is recommended that the City Council authorize staff to circulate a Notice Inviting Bids to prospective contractors for the Fire Station 74 Bathroom Remodel Project and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

The bathroom at Fire Station 74 is old and deteriorated. It is in need of a complete rehabilitation. Plans and specifications have been prepared to rehabilitate the Fire Department Station 74 bathroom with new fixtures, flooring, tile, lighting, plumbing fixtures and paint.

Bids are due no later than 10:30 a.m. on Thursday, August 3, 2023 in the office of the City Clerk, and will be opened at 11:00 a.m. that same day.

FINANCIAL ANALYSIS:

Funding for this project has been made available in the capital outlay account 310.30.3110.92228.

ENVIRONMENTAL ANALYSIS:

Staff has reviewed the proposed project and has determined it is categorically exempt from CEQA pursuant to CEQA guidelines section 15301: Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The project falls under the categorical exemption because there is no new construction.

ATTACHMENTS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Jeffrey D. Ragusa, Fire Chief
Silvia Smith, Administrative Specialist

SUBJECT: AMENDMENT TO THE AGREEMENT WITH VERDUGO CITIES FOR FIRE AND EMERGENCY MEDICAL DISPATCHING AND ADDITIONAL APPROPRIATIONS

RECOMMENDATION:

It is recommended the City Council approve an amendment to the agreement with Verdugo Cities and authorize the extensions if the services are satisfactory, subject to final language approval by the City Manager and City Attorney, to continue fire and emergency medical dispatching services commencing July 1, 2023 through June 30, 2026, the contract provides for a three-year contract with an option for (2) three-year contract extension periods; authorize additional appropriations to satisfy upcoming fiscal year budget expenditures related to this contract; and direct staff to undertake the steps necessary to finalize Council’s action.

BACKGROUND:

The City of Alhambra has been contracting with Verdugo Cities for fire and emergency medical dispatching services since 2005. Verdugo currently provides dispatch services for all thirteen agencies in Area "C" (Alhambra, Arcadia, Burbank, Hollywood Burbank Airport, Glendale, Monrovia, Monterey Park, Pasadena, San Gabriel, San Marino, Sierra Madre, South Pasadena, and Montebello). Under Area "C", agencies are better able to coordinate emergency fire and medical resources throughout the area. Cities also benefit from a superior level of mutual aid with lower response times and increased staffing levels on significant fire and medical incidents. Alhambra’s current agreement with Verdugo Cities is due to expire on June 30, 2023.

The Verdugo agreement establishes using the annual operational costs of Verdugo to create a flat rate per incident that is the same for all contract cities. The current rate is $84.18 per incident. The annual contract uses the per incident rate multiplied by the actual number of calls dispatched during the preceding calendar year therefore, the contract may increase or decrease annually based on the actual number of incidents. Based on this formula, the total anticipated annual expense for Alhambra for FY 2023/24 is $530,000 and $556,500 for FY 2024/25; however, the precise amount can be less or more depending on actual call volume.

The term of the proposed Verdugo agreement will be three years, effective July 1, 2023, and will renew automatically after June 30, 2026 for two terms of three years each unless Alhambra notifies Verdugo of its intent to withdraw. The annual per incident rate may be increased each fiscal year by an amount not to exceed 5%.
Staff recommends the City Council award the three-year contract with the extensions as proposed. Pursuant to Alhambra Municipal Code Section 3.38.050, the City Council can dispense with contract procedures when at their discretion, the Council deems it advantageous for the City to do so. In this case, the regional fire support services by Verdugo are highly specialized and essential to the City’s fire operations.

FINANCIAL ANALYSIS:

Funds were originally budgeted in the 2023/24 and 2024/25 Fiscal Year Budget based on estimated call volume. Staff, however, is requesting an additional appropriation of $52,875 in FY 2023/24 and $55,519 in FY 2024/25 under account number 101.30.3010.62232 to cover anticipated increases in call volume each year. Staff will budget the remainder of the Verdugo contract years in future fiscal year budgets.

ATTACHMENTS:

None
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:  

DATE:  
June 26, 2023

TO:  
Honorable Mayor and Members of the City Council

SUBMITTED BY:  
Andrew Ho, Director of Community Development

SUBJECT:  
ACCEPTANCE OF GRANT FOR CALIFORNIA AUTOMATED PERMIT PROCESSING PROGRAM (CalAPP) FOR SOLAR PERMITS

RECOMMENDATION:

It is recommended the City Council accept a reimbursable grant in the amount of $60,000 from the State of California's - Automated Permit Processing Program (CalAPP); appropriate revenue and expenditure funds; and direct staff to undertake the steps necessary to finalize the Council's action.

BACKGROUND:

The purpose of the grant is to establish on-line solar permitting. The grant is administrated by the California Energy Commission. The grant funding covers the cost of establishing an automated, online solar permitting platform called SolarAPP+. Once applicants submit through SolarAPP+, the platform will verify code compliance and issues permits for solar energy systems.

Grant funding will be used to reimburse staff or consultant time associated with implementing the software. This funding is intended to promote the development of residential solar, decrease approval times, reduce permit costs for homeowners and help California meet its greenhouse gas emission reduction goals. Grant activities can be reimbursed until May 1, 2027.

FINANCIAL ANALYSIS:

The fiscal impact of this grant is an increase of $60,000 in the Community Development Department's revenue account 101.40.42704, an increase of $60,000 to expenditure account number 101.40.4010.99713.
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:  

DATE:  
June 26, 2023

TO:  
Honorable Mayor and Members of the City Council

SUBMITTED BY:  
Andrew Ho, Director of Community Development
Vanessa Reynoso, Deputy Director of Community Development
Maia McCurley, Senior Planner

SUBJECT:  
AWARD OF CONTRACT TO LADAYU CONSULTING GROUP FOR PROFESSIONAL LANDSCAPE DESIGN REVIEW CONSULTING SERVICES

RECOMMENDATION

Staff is recommending the City Council:

1. Award a contract to Ladayu Consulting Group ("LCG") to serve as a consulting City Landscape Architect providing professional landscape design review consulting services in an amount up to and not-to-exceed $74,740;

2. Authorize the potential option to extend the contract for two (2) additional terms, each for five (5) years; and

3. Direct Staff to undertake the steps necessary to finalize the Council’s action.

BACKGROUND

The City’s Planning Division maintains and administers the City’s land use regulations and development standards, and oversees the design review and approval process for all development projects within the City. The design review process implements the goals and policies of the City’s General Plan and Zoning Code to foster the orderly development of the City, and ensure compatibility and consistency in urban design throughout the City. The design review process includes ensuring landscaping associated with developments is designed to be compatible with the aesthetics of the surrounding environment and conform with State laws and regulations.

Since June 2015, the City has contracted with Media Portfolio, Inc. to provide professional landscape design review services, specifically to evaluate compliance with State mandated standards for Model Water Efficient Landscape Ordinance (MWELO). The City’s current contract with Media Portfolio, Inc. terminates on June 30, 2023. Media Portfolio, Inc. has elected not to pursue renewal of their existing contract with the City.
On April 10, 2023, the City Council authorized the distribution of a Request for Proposals ("RFP") for professional consulting services for a consulting City Landscape Architect to provide professional landscape design review consulting services.

On April 11, 2023, following the City Council action, the RFP was posted on the City's website and sent to several consultants identified as having experience providing landscape design review services. Staff also posted the RFP on the American Planning Association ("APA") website; the APA California Los Angeles Chapter website; and the American Society of Landscape Architects ("ASLA") website. Prospective consultants were given until May 8, 2023, to submit proposals to the City.

The RFP identified the scope of services requested of prospective consultants, which included providing for the landscape design review of residential, commercial, industrial, institutional, and mixed-use projects; working with architects, designers, and property owners to ensure project compatibility with surrounding areas; and several other tasks, roles, and responsibilities.

In response to the RFP, the City received two (2) proposals by the May 8, 2023 deadline. Ladayu Consulting Group ("LCG") and Architerra Design were both selected for interviews, which occurred on May 17, 2023. The interviews provided Staff with an opportunity to meet with each consultant and have them further explain the details of their proposal and approach to the requested scope of services. Evaluations were conducted by members of the Community Development Department Staff and based on the following criteria: relevant knowledge and experience of the project team, understanding of the scope of services, and approach and methodology.

Following review of all proposals and interviews with potential consultants, reference checks were completed and then Staff had a follow-up discussion with LCG to clarify the proposed fee structure. Based on LCG's pricing, services proposed, qualifications, and experience, Staff recommends awarding a contract to LCG to provide the requested scope of services outlined in the RFP for a total amount up to and not-to-exceed $74,740 for the 5-year contract period, with the potential option to extend the contract for two (2) additional terms, each for five (5) years. During the term of the agreement, the City can terminate the contract with 90-day notice if not satisfied with the consultant's services.

LCG, which has been in operation since 2015, specializes in providing professional services such as landscape review, traffic engineering, and construction management to public agency clients. LCG's employees include a Professional Landscape Architect with more than 45 years of experience in landscape design. LCG has recently provided landscape review services for Culver City, Gardena, and Compton.

**FINANCIAL ANALYSIS**

The total contract cost is up to and not-to-exceed $74,740 for the 5-year life of the contract. Funding for this scope of services is budgeted in FY 2023-24 and FY 2024-25, included in the Expenditure Account #101.40.4010.62110.
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:  

DATE:  
June 26, 2023

TO:  
Honorable Mayor and Members of the City Council

SUBMITTED BY:  
Jeffrey D. Ragusa, Fire Chief
Silvia Smith, Administrative Specialist

SUBJECT:  
AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH INTERAGENCY COMMUNICATIONS INTEROPERABILITY SYSTEM, JPA

RECOMMENDATION:

It is recommended the City Council approve an agreement with Interagency Communications Interoperability System (ICI System), JPA, subject to final language approval by the City Manager and City Attorney, in the amount not to exceed $150,000 commencing July 1, 2023 through June 30, 2028, for ICI radio system subscription fees for Verdugo agencies radio users; and direct staff to undertake the steps necessary to finalize the Council’s action.

BACKGROUND:

The City of Alhambra contracts with Verdugo Cities, which includes thirteen agencies and is referred to as Area “C”, to provide fire and emergency medical dispatching services. The use of the ICI System network is required for the purposes of operating fire resource communications by all Verdugo agencies that get dispatch.

In 2007, Verdugo entered into an agreement with ICI System Authority which stated that ICI System would not assess fees from Verdugo Fire Agencies for the use of the regional radio network for a period of ten years through 2017. The agreement was extended for five additional years to 2022. As a result of this expected termination as outlined in the Verdugo agreement, ICI System will begin to assess radio subscription fees from all participating agencies beginning July 2023.

The Fire Department will continue to use the same number of radios which will remain affiliated to the ICI System. The agreement establishes a radio subscription fee of $20.00 per radio per month for 125 radios. Fees are due annually at the start of each fiscal year. The term of the agreement is five years. Either party may terminate the services by notifying the other party in writing.

FINANCIAL ANALYSIS:

Funding for this expense in the amount of $30,000 has been made available in FY 2023/24 under account no. 101.30.3010.62232 and will be budgeted annually for the remainder of the contract.

ATTACHMENTS:

None
FINANCIAL ANALYSIS:

Funding for this expense in the amount of $30,000 has been made available in FY 2023/24 under account no. 101.30.3010.62232 and will be budgeted annually for the remainder of the contract.

ATTACHMENTS:

None
CITY OF ALHAMBRA  
AGENDA REPORT  

CITY MANAGER APPROVAL:  

DATE:  June 26, 2023  

TO:  Honorable Mayor and Members of the City Council

SUBMITTED BY:  Andrew Ho, Director of Community Development
                Vanessa Reynoso, Deputy Director of Community Development
                Maia McCurley, Senior Planner

SUBJECT:  AWARD OF CONTRACT TO ONYX ARCHITECTS FOR PROFESSIONAL ARCHITECTURAL DESIGN REVIEW CONSULTING SERVICES

RECOMMENDATION

1. Staff is recommending the City Council award a contract to ONYX Architects to serve as a consulting City Architect/Urban Designer providing professional architectural design review consulting services in an amount up to and not-to-exceed $690,000.

2. Authorize the potential option to extend the contract for two (2) additional terms, each for five (5) years; and

3. Direct Staff to undertake the steps necessary to finalize the Council’s action.

BACKGROUND

The City’s Planning Division maintains and administers the City’s land use regulations and development standards, and oversees the design review and approval process for all development projects within the City. The design review process implements the goals and policies of the City’s General Plan and Zoning Code to foster the orderly development of the City, and ensure compatibility and consistency in urban design throughout the City. The design review process is supported by the City’s Design Review Board (“DRB”), which has the authority to review architectural and design for projects throughout the City.

Since May 1999, the City has relied upon a professional consultant (Media Portfolio, Inc.) to provide assistance with implementation of the design review process and administration of the DRB. The City’s current contract with Media Portfolio, Inc. terminates on June 30, 2023. Media Portfolio, Inc. has elected not to pursue renewal of their existing contract with the City.

On April 10, 2023, the City Council authorized the distribution of a Request for Proposals (“RFP”) for professional consulting services for a consulting City Architect/Urban Designer to provide professional architectural design review consulting services in addition to managing administration and staffing of the City’s DRB.
On April 11, 2023, following the City Council action, the RFP was posted on the City’s website and sent to several consultants identified as having experience providing architectural design review services. Staff also posted the RFP on the American Planning Association ("APA") website; the APA California Los Angeles Chapter website; and the American Institute of Architects ("AIA") Los Angeles Chapter website. Prospective consultants were given until May 8, 2023, to submit proposals to the City.

The RFP identified the scope of services requested of prospective consultants, which included providing for the architectural design review of residential, commercial, industrial, institutional, and mixed-use projects; processing of projects through the DRB; working with architects, designers, and property owners to ensure project compatibility with surrounding areas; providing educational sessions to DRB members and Staff on the elements and principles of good design and architecture; assisting with advanced planning projects, including development of residential design guidelines; and several other tasks, roles, and responsibilities.

In response to the RFP, the City received one (1) proposal by the May 8, 2023 deadline from ONYX Architects. Staff interviewed ONYX Architects on May 17, 2023 and completed reference checks shortly thereafter, before conducting a follow-up meeting on June 5, 2023 to further discuss the expected services and proposed fee structure. ONYX Architects proposes to provide the requested scope of services outlined in the RFP for a total amount up to and not-to-exceed $690,000 for the 5-year contract period. The first year of the contract will have a total amount of $144,000, which will include a lump sum fee of $8,000 for the initiation of work to occur within the first two (2) months; a lump sum annual fee of $129,600 for architectural design review services and DRB administration and staffing; and up to two (2) training sessions for DRB members and Planning Division Staff at a rate of $3,400 per training session. The second through fifth year of the contract will have an annual amount of $136,600, which will include everything from the first year of the contract with the exception of the $8,000 lump sum fee for initiation of work.

ONYX Architects has provided design review services for over 15 years, having previously provided design review services to the cities of San Gabriel, Riverside, and Ontario, in addition to serving as the City/Historic Preservation Architect for the City of San Gabriel. ONYX Architects currently provides design review services to the cities of El Monte, Temple City, Arcadia, and Lancaster.

Based on ONYX Architects’ pricing, services proposed, qualifications, and experience, Staff recommends awarding a contract to ONYX Architects for a 5-year period, with the potential option to extend the contract for two (2) additional terms, each for five (5) years. During the term of the agreement the City can terminate the contract with 90-day notice if not satisfied with the consultant’s services.

**FINANCIAL ANALYSIS**

The total contract cost is up to and not-to-exceed $690,000 for the 5-year life of the contract. Funding for this scope of services is budgeted in FY 2023-24 and FY 2024-25, included in the Expenditure Account #101.40.4010.62110.
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: [Signature]

DATE: June 26, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Lucy Garcia, Assistant City Manager

SUBJECT: LETTER OF SUPPORT FOR SB 710 AS AMENDED — (DURAZO)

RECOMMENDATION:

It is recommended the City Council approve the attached letter of support for SB 710, as amended, by Senator Maria Elena Durazo regarding the Sale of Excess State Highway Property Bill, which excludes that property portion of the State Route 710 Terminus for Alhambra’s conversion from a six-lane freeway to a four-lane local arterial to reduce cut-through traffic, enhance safety, reduce congestion by improving operational efficiency and supporting multi-modal and sustainability options.

BACKGROUND:

On February 16, 2023, SB 710 was introduced for the first time to the California Legislature to establish and administer a Terminus Regional Planning Committee to report the issues of traffic and potential land uses related to the State Route 710 Terminus areas. Pursuant to the bill, planning would apply for such property owned by the State of California for highway purposes, which is no longer deemed necessary and, therefore, such property may be relinquished, sold or exchanged.

City staff immediately contacted Senator Durazo’s Office to express concerns and submit its opposition to SB 710 as originally drafted. The City of Alhambra has been studying improvements (an arterial conversion) at the Terminus; in fact, a Cooperative Agreement between the City of Alhambra and the State of California is currently underway to develop a Project Initiation Document (PID), which identifies the need, purpose, stakeholder input, alternatives, right-of-way requirements, preliminary environmental analysis, initial cost estimates, and potential funding sources for the project. SB 710, therefore, as first introduced, would have delayed or impacted the City’s progress or additional study of its Terminus project.

Based on the above discussions with Senator Durazo, amendments to SB 710 have since been drafted for the Assembly’s (Transportation Committee) consideration on July 5, 2023. Specifically, the 710 Terminus area is excluded from the text, because of Alhambra’s Arterial Conversion Project. The bill, however, remains focused on “adjacent areas” that address land use, planning, and transportation beyond Alhambra’s 710 Arterial Project. These areas include state owned properties impacted by past planning for State Route 710, within Los Angeles County, including North Eastern Street (to the west); Huntington Drive (west of the Huntington Drive and West Main Street (east of that intersection, north); South Fremont Avenue (on the east); and Route 10 (on the south).
The revised bill is written such that the Committee will not impede a local jurisdiction’s ability to implement any project at the Terminus or in adjacent areas. As supported, SB 710 ensures affected communities including Alhambra have opportunity to comment and participate in the revitalization and planning of “other” areas adjacent to the Terminus.

FINANCIAL ANALYSIS:

There is no fiscal analysis for this matter at this time.

ATTACHMENTS:

City Council Letter of Support for SB 710
Amended SB 710 Text
June 26, 2023

The Honorable
California State Assembly, Transportation Committee
State Capitol, Room XXX
Sacramento, CA 95814

RE: SB –710 (Durazo) Sale of Excess State Highway Property

Dear Assemblymember ____________,

The City of Alhambra supports SB 710 (Durazo) as amended. This bill will require the California Department of Transportation to establish and administer a Terminus Regional Planning Committee, as provided, to meet quarterly and complete a report to the State on the issues of traffic and potential land use related to the State Route 710 Terminus adjacent areas.

The City of Alhambra currently has plans to convert the Terminus from a six-lane freeway into a four-lane local arterial. This bill as amended, excludes Alhambra’s arterial project from the list of “adjacent Terminus areas” to be discussed. Further, the bill does not impede on a local jurisdiction’s ability to implement projects at the State Route 710 Terminus or in State Route 710 Terminus adjacent areas. The bill, therefore, presents no conflict with regard to important Terminus work now underway by the City of Alhambra.

The City of Alhambra values opportunity for additional public engagement of community development planning. That said, we support the intentions to facilitate multi-jurisdictional planning and public participation specific to the “adjacent Terminus areas,” which are beyond Alhambra’s current scope for the Terminus. We also look forward to participating in the Terminus Regional Planning Committee discussions and related reporting.

Sincerely,

Adele Andrade-Stadler, Mayor

Ross J. Maza, Vice Mayor
Sasha Renée Pérez, Councilmember

Jeffrey K. Maloney, Councilmember

Katherine Lee, Councilmember

Cc: California Senator, Maria Elena Durazo
Assemblymember Mike Fong
Senator Susan Rubio
Senator Anthony Portantino
Assembly Member Laura Friedman
Assembly Member Vince Fong
Assembly Member Marc Berman
Assembly Member Juan Caballero
Assembly Member Laurie Davies
Assembly Member Mike A. Gipson
Assembly Member Gregg Hart
Assembly Member Dr. Corey Jackson
Assembly Member Ash Kalra
Assembly Member Josh Lowenthal
Assembly Member Stephanie Nguyen
Assembly Member Kate A. Sanchez
Assembly Member Greg Wallis
Assembly Member Christopher M. Ward
Assembly Member Buffy Wicks
Monterey Park City Council
San Gabriel City Council
South Pasadena City Council
Rosemead City Council
Pasadena City Council
Alhambra Unified School District
Alhambra Chamber of Commerce
San Gabriel Valley Council of Governments
Rosemead Chamber of Commerce
An act to add and repeal Section 118.8 of the Streets and Highways Code, relating to surplus property.

**LEGISLATIVE COUNSEL'S DIGEST**

SB 710, as amended, Durazo. Sale of excess state highway property: State Highway Route 710 Terminus.

Existing law provides that the Department of Transportation shall have full possession and control of the state highway system and associated real property. Existing law, if the department determines that real property, or an interest in the property, acquired for highway purposes is no longer necessary for those purposes, authorizes the department to sell or exchange the property or property interest in the manner and upon terms, standards, and conditions established by the California Transportation Commission, as provided. Existing law authorizes the California Transportation Commission to relinquish a portion of State Highway Route 710.

This bill would require the department to establish and administer a Terminus Regional Planning Committee, as provided, to meet quarterly and complete and submit a report to the Legislature on the issues of traffic and potential land use related to the State Route 710 Terminus adjacent areas, as defined. The bill would repeal these provisions on January 1, 2027.

**Digest Key**

Vote: majority  Appropriation: no  Fiscal Committee: yes  Local Program: no

**Bill Text**

**THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:**

**SECTION 1.** The Legislature finds and declares all of the following:

(a) The State Route 710 Terminus was purchased by the Department of Transportation for use in building a Route 710 connection to Route 210. This use of eminent domain displaced many in the El Sereno neighborhood
in the City of Los Angeles, as hundreds of homes were purchased with the intent to eventually remove the structures and construct an extension to Route 710 to close a 4.5-mile unconstructed gap between the City of Alhambra and the City of Pasadena. The State Route 710 Terminus is also bordered by the California State University, Los Angeles.

(b) The Legislature added Section 622.3, authorizing the commission to relinquish this portion of Route 710, and Section 253.9 to exclude, as of January 1, 2024, the section of Route 710 between Route 10 and Route 210 from the California freeway and expressway system.

(c) Therefore, much of this land is no longer needed by the Department of Transportation and can be put to other uses.

(d) Additionally these changes raise the need to address traffic flow in the area. Currently, Route 710 north ends abruptly just north of Route 10, causing traffic and congestion and affecting the City of Los Angeles as well as the Cities of Alhambra, South Pasadena, and Pasadena.

(e) The City of Alhambra has identified funding for a project to transform the State Route 710 Terminus into an arterial, transitioning between Route 710 and Valley Boulevard, which is being developed in conjunction with the Department of Transportation as the Alhambra 710 Arterial Project. Other stakeholders may have an interest in studying additional projects in the State Route 710 Terminus adjacent areas that address land use, multijurisdictional planning, and transportation beyond the scope of the Alhambra 710 Arterial Project.

SEC. 2. Section 118.8 is added to the Streets and Highways Code, to read:

118.8. (a) For purposes of this section, the following definitions apply:

1. “State Route 710 Terminus” means the Route 710 Terminus in the City of Alhambra, north of Route 10, built and currently operating as State Route 710.

2. “The State Route 710 Terminus adjacent areas” means any department-owned areas or any areas impacted by past department planning for State Route 710, within the geographic area in any jurisdiction of the County of Los Angeles bounded by North Eastern Street to the west; Huntington Drive, west of the intersection of Huntington Drive and West Main Street, and West Main Street, east of that intersection, on the north; South Fremont Avenue on the east; and Route 10 on the south, excluding the State Route 710 Terminus.

(b) (1) The department shall establish and administer a Terminus Regional Planning Committee, composed of representatives from the City of Alhambra; the City of Los Angeles; the County of Los Angeles; the LA-32 Neighborhood Council; the California State University, Los Angeles; the Los Angeles County Metropolitan Transportation Authority; and one community-based organization, with the requirement to incorporate robust community engagement, that shall meet quarterly and complete and submit a report to the Legislature in compliance with Section 9795 of the Government Code, by December 1, 2025, on projects and land use in the State Route 710 Terminus adjacent areas, including a summary and status of the Alhambra 710 Arterial Project. The committee shall discuss, and the study shall address, but need not be limited to, the issues of traffic and potential land uses, including affordable housing, student housing, workforce development space, public university expansion, parks, open space, and alternative transportation.

(2) In selecting members of the committee, the department shall ensure jurisdictional balance.

(3) Notwithstanding any other law, the report required to be submitted pursuant to paragraph (1) shall not be considered a land use study.

(4) Upon completing its duties required under paragraph (1), the committee shall dissolve.

(5) Nothing in this section shall be construed to authorize the committee to impede a local jurisdiction’s ability to implement additional projects at the State Route 710 Terminus or in State Route 710 Terminus adjacent areas.
(c) This section shall remain in effect only until January 1, 2027, and as of that date is repealed.
CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:  

DATE:  
June 26, 2023

TO:  
Honorable Mayor and Members of the City Council

SUBMITTED BY:  
Pearl Lieu, Finance Director

SUBJECT:  
TREASURER’S REPORT AS OF MAY 31, 2023

RECOMMENDATION:

It is recommended that the City Council receive and file the attached May 31, 2023 Treasurer’s Report.

BACKGROUND:

1. Attached is a copy of the Treasurer’s Report that lists the City’s investments as of May 31, 2023.

2. City investments are made in compliance with the City’s Investment Policy Statement as adopted by the City Council on June 27, 2022.

3. The attached May 2023 Treasurer’s Report lists investments held by the City as of May 31, 2023 as well as the current market value for such investments. All investments have been made in accordance with the City’s Investment Policy Statement as adopted by the City Council. The City invests primarily in the State of California’s Local Agency Investment Fund, Certificates of Deposit and U.S. Government Treasury and U.S. Agency securities, all of which are considered safe investments. All investments are considered first for safety, then liquidity and finally yield. Securities are purchased to be held until maturity and not to be traded for short term gains; however, if certain market conditions exist, the preservation of capital principal will be employed to maintain safety involving market and credit risk criterion.

FINANCIAL ANALYSIS:

Based upon California Government Code Section 53646 (b)(3), the City of Alhambra’s cash position is sufficient to meet its expenditure needs for the next six months.

ATTACHMENT:

May 2023 Treasurer’s Report
## CITY OF ALHAMBRA
### TREASURER’S REPORT
May 31, 2023

### UNRESTRICTED CASH & INVESTMENTS

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<th>DESCRIPTION</th>
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<th>PURCHASE DATE</th>
<th>MATURITY DATE</th>
<th>FACE VALUE</th>
<th>COST</th>
<th>FAIR VALUE</th>
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<th>YIELD TO MATURITY</th>
<th>STATED RATE</th>
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<td>Bank Demand Accounts</td>
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<td>10,150.00</td>
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<td></td>
<td>11,864,885.14</td>
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<td></td>
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</table>

**Certificates of Deposit:**

| Preferred Bank                       | 25-Jun-22  | 25-Jun-23      | 100,000.00    | 100,000.00 |      | 1.16%      |              | 2.96%            |             |
| East West Bank                       | 20-Jan-23  | 28-Oct-23      | 100,000.00    | 100,000.00 |      | 0.96%      |              |                   |             |
| **Total Certificates of Deposit**    |            |                |               |            |      | 200,000.00  |              | 200,000.00       |             |

**Local Agency Investment Fund (State Pool)**

| Total Local Agency Investment Fund  | 71,760,542.79 |              |               |            |      | 5.01%      |              |                   |             |

**Money Market:**

| Dreyfus Gov’t Cash Mgmt.             | 4,675,175.59 |              |               |            |      | 5.01%      |              |                   |             |

**Total Money Market Accounts:**

| 4,675,175.59                         |              |               |            |      | 5.01%      |              |                   |             |

### U.S. Government & Agency Obligations:

- FHDB (4yr, non-call 6mo q) 3130AKQF0 27-Jan-21 27-Jan-21 2,000,000.00 2,000,000.00 1,849,320.00 0.40% 0.40%
- FHDB (5yr annual step, non-call 6mo q) 3130AKTT3 29-Jan-21 29-Jan-28 2,000,000.00 2,000,000.00 1,807,440.00 0.50% 0.40%
- FFCB (5yr, 1yr p) 3133EMST7 1-Sep-21 1-Sep-26 2,000,000.00 2,000,000.00 1,770,820.00 0.87% 0.87%
- FHDB (5yr, 3mo, q) 3130ANU8 21-Sep-21 21-Sep-26 2,000,000.00 2,000,000.00 1,787,020.00 1.04% 1.04%
- FFCB (5yr, non-call 3 mo, p) 3133EMYE9 4-May-21 4-May-26 2,000,000.00 2,000,000.00 1,805,740.00 1.04% 1.04%
- FHDB (3.75 yr, non-call 9 mo, q) 3130AMRJ3 26-Jun-21 26-Mar-25 2,000,000.00 2,000,000.00 1,848,980.00 0.60% 0.60%
- FHDB (5 yr, non-call 9 mo, q) 3130AMPA4 16-Jun-21 16-Jun-28 2,000,000.00 2,000,000.00 1,797,450.00 1.01% 1.01%
- FHDB (5 yr, non-call, 3 mo, q) 3130ANAJ9 27-Jul-21 27-Jul-26 2,000,000.00 2,000,000.00 1,793,960.00 1.00% 1.00%
- FHDB (5yr, 3mo, q) 3130APAY1 21-Sep-21 21-Sep-28 2,000,000.00 2,000,000.00 1,786,600.00 1.10% 1.10%
- FHDB (5yr, 3mo, q) 3130APFR1 21-Sep-21 21-Sep-28 2,000,000.00 2,000,000.00 1,786,900.00 1.12% 1.12%
- FHDB (5yr, 3mo, q) 3130APGN9 21-Sep-21 21-Sep-28 2,000,000.00 2,000,000.00 1,788,720.00 1.15% 1.15%
- FHDB (2yr 1yr p) 3130AQXW0 29-Dec-21 29-Dec-23 2,000,000.00 2,000,000.00 1,945,880.00 0.65% 0.65%
- FFCB (3yr, 2yr p) 3133ENJH4 27-Dec-21 27-Dec-24 2,000,000.00 2,000,000.00 1,874,120.00 0.94% 0.94%
- FFCB (2yr 3mo p) 3133ENLY4 25-Jan-22 25-Jan-24 2,000,000.00 2,000,000.00 1,044,460.00 1.04% 1.04%
- FHDB (3.5yr 1yr q) 3130AQPA4 25-Jan-22 25-Jul-25 2,000,000.00 2,000,000.00 1,897,440.00 1.51% 1.51%
- FHDB (3yr 3mo q) 3130AQSN4 25-Feb-22 25-Feb-25 2,000,000.00 2,000,000.00 1,564,460.00 1.62% 1.62%
- FHDB (1.75yr 1yr 1x) 3130AS3H0 26-May-22 26-Feb-24 2,000,000.00 2,000,000.00 1,957,720.00 2.02% 2.02%
- FHDB (2.75yr 1yr 1x) 3130AS7A1 26-May-22 26-Feb-25 2,000,000.00 2,000,000.00 1,935,680.00 3.00% 3.00%
- FHDB (1 yr 1yr 1x) 3130ASBP3 22-Jun-22 22-Dec-23 2,000,000.00 2,000,000.00 1,088,960.00 2.62% 2.62%
- FHLMC (2yr 3mo q) 3134GXXZ4 28-Jun-22 28-Jun-24 2,000,000.00 2,000,000.00 1,950,200.00 3.00% 3.00%
- FHDL (1.5yr 5mo, q) 3130ANW3B 28-May-23 28-Nov-24 2,000,000.00 2,000,000.00 1,999,160.00 5.12% 5.12%

**Total US Govt. & Agencies**

| 40,000,000.00 | 40,000,000.00 | 38,167,040.00 | $128,330,603.52 |

### TOTAL CASH & INVESTMENTS

**Descriptions:**
- FFCB - Federal Farm Credit Bank
- FHDB - Federal Home Loan Bank
- FNMA - Federal National Mortgage Association
- USTB - United States Treasury Bill
- USTN - United States Treasury Note
- FHLMC - Federal Home Loan Mortgage Corp

*Fair Value Source - Bank of New York*

*Note: The market value reflects the price at which a security could be sold. Since it is the City’s philosophy to “hold to maturity” per the Statement of Investment Policy, the City will not experience any loss even though the market value may currently be less than the cost basis.*
### CITY OF ALHAMBRA
### TREASURER’S REPORT
### May 31, 2023

### RESTRICTED CASH AND INVESTMENTS

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<th>DESCRIPTION</th>
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<th>FAIR VALUE*</th>
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<td>VOYA</td>
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<tr>
<td>Alhambra CJPIA General Liability Escrow</td>
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<tr>
<td>JP Morgan Chase-Alham CJPIA Excess Pool -Acct#606031737</td>
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<tr>
<td>Total Alhambra CJPIA General Liability Escrow</td>
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<td>11,476.63</td>
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<td>Alhambra CJPIA Worker’s Compensation Escrow</td>
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<td>Wells Fargo-Sedgwick Acct# 4272559915</td>
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<td>160,500.02</td>
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</tbody>
</table>

**Cash & Investments for Debt Issues / Pursuant to CA Government Code Section 53646(b) (1):**

| Police Facility '92 COPs:                                                    |              |              |             |             |
| US Bank-Prin-Inl Fund Acct # 94810510                                       |              |              |             |             |
| First American Treasury Obligations Fund                                    | 63.95        | 63.95        | 63.95       | 4.55%       |
| US Bank-Debt Ser Fund Acct # 94810511                                       |              |              |             |             |
| AMBAC Assurance Corp. Bond Insurance Policy ($ 2,191,875)                    | 1.00         | 1.00         | 1.00        | 0.00%       |
|                                                                             | 64.95        | 64.95        | 64.95       |             |

| Alhambra Parking Authority Bond ‘13                                         |              |              |             |             |
| Bank of New York-Alham Parking 2013 Lease Revenue-Acct#346606               |              |              |             |             |
| Dreyfus Treasury Cash Mgmt 521                                              | 251.95       | 251.95       | 251.95      | 5.00%       |
|                                                                             | 251.95       | 251.95       | 251.95      |             |

| Alhambra Water Rev Ref Series ’16                                          |              |              |             |             |
| Bank of New York-Alham Water 16 Debt Service-Acct#182116                    |              |              |             |             |
| Dreyfus Treasury Cash Mgmt 521                                              | 1,999.36     | 1,999.36     | 1,999.36    | 5.00%       |
|                                                                             | 1,999.36     | 1,999.36     | 1,999.36    |             |

| Alhambra PFA ’18 WWTR Bond FD                                                |              |              |             |             |
| Bank of New York-Alham PFA WWTR ’18 Bond Fund -Acct#214105                 |              |              |             |             |
| Dreyfus Treasury Cash Mgmt 289                                              | 301,929.04   | 301,929.04   | 301,929.04  | 5.01%       |
|                                                                             | 301,929.04   | 301,929.04   | 301,929.04  |             |

| Total Cash and Investments for Debt Issues                                  |              |              |             |             |
|                                                                             | 304,245.30   | 304,245.30   | 304,245.30  |             |

| Total Restricted Cash and Investments                                       |              |              |             |             |
|                                                                             | 304,245.30   | 49,517,318.69| 304,245.30  |             |

The information for this item is available at the City Clerk’s Office

(626) 570-5090
The information for this item is available at the City Clerk’s Office

(626) 570-5090
ORDINANCE NO. O2M23-4812

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA ESTABLISHING A TEMPORARY MORATORIUM ON CERTAIN "NO FAULT" RESIDENTIAL EVICTIONS DUE TO A PROPERTY OWNER'S INTENT TO SUBSTANTIALLY REMODEL THE TENANT'S UNIT IN THE CITY OF ALHAMBRA

WHEREAS, effective January 1, 2020, the Tenant Protection Act of 2019, Assembly Bill 1482 ("AB 1482") added Sections 1946.2, 1947.12, and 1947.13 to the California Civil Code; and

WHEREAS, subject to certain exceptions, AB 1482: (1) limits rent increases over the course of any 12-month period to 5% plus the "percentage change in the cost of living" (as defined), or 10%, whichever is lower (the "Rent Stabilization Provisions"); and (2) prohibits an "owner" (as defined) of "residential real property" (as defined) from terminating a tenancy without "just cause" (as defined) (the "Eviction Control Provisions"); and

WHEREAS, AB 1482's Rent Stabilization Provisions and Eviction Control Provisions are intended to "help families afford to keep a roof over their heads, and... provide California with important new tools to combat our state's broader housing and affordability crisis;" and

WHEREAS, AB 1482's Rent Stabilization Provisions do not apply to "a new tenancy in which no tenant from the prior tenancy remains in lawful possession of the residential real property" (Civ. Code § 1947.12(b)); and

WHEREAS, AB 1482's Eviction Control Provisions expressly permit a landlord to evict a tenant in order to "substantially remodel" the rental unit (Civ. Code § 1946.2(b)(2)(D)(i)) (hereafter "Substantial Remodel Evictions"); and

WHEREAS, AB 1482's Eviction Control Provisions define "substantially remodel" to mean:

"the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the residential real property for at least 30 days"

(Civ. Code § 1946.2(b)(2)(D)(ii)); and

WHEREAS, AB 1482, therefore, permits a landlord to evict a tenant to "substantially remodel" the rental unit and then raise rents above AB 1482's rent caps when a new tenancy begins; and

WHEREAS, AB 1482's Eviction Control Provisions expressly authorize local agencies (like the City of Alhambra) to adopt ordinances that are "more protective" than AB 1482's Eviction Control Provisions, in which case, the "more protective" local ordinance will apply to non-exempt residential real property (Civ. Code § 1946.2(g)(1)(B)); and
WHEREAS, like many cities in Los Angeles County, the City of Alhambra is experiencing housing affordability issues and homelessness that would be exacerbated by the displacement of renters; and

WHEREAS, after the adoption of AB 1482 in October of 2019, the Los Angeles County region saw an increase in the amount of evictions purporting to qualify as Substantial Remodel Evictions; and

WHEREAS, in Alhambra specifically, some tenants of residential real property have recently reported that their landlords are threatening to evict them for the alleged purpose of substantially remodeling their units; however, with few exceptions, the City has not received applications for permits (e.g., building permits, grading permits, and the like) for remodeling work in those units; and

WHEREAS, the City is concerned that, without “more protective” local eviction control provisions, some landlords will exploit the Substantial Remodel Eviction exception to evict tenants and raise rent in a manner that is not consistent with AB 1482; and

WHEREAS, since March of 2020, the United States, the State of California, the County of Los Angeles, and the City of Alhambra have all been in an ongoing state of emergency due to the COVID-19 pandemic that has resulted in severe financial hardship for many of Alhambra’s residents; and

WHEREAS, this City is concerned that displacing tenants from habitable residences during the COVID-19 emergency and/or as they recover from the COVID-19 emergency will result in some tenants becoming unsheltered because they cannot find and/or afford replacement housing; and

WHEREAS, a temporary moratorium on no-fault, “substantial remodel” evictions while the City Council considers permanent local protections will prevent further homelessness and displacement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals

The City Council finds the foregoing recitals and their findings to be true and correct, and hereby incorporates such recitals and their findings into this ordinance.

SECTION 2. Environmental Review

The City Council finds and determines that the adoption of this Ordinance is exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15060(c)(2), in that the adoption of this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is further and independently exempt from the California Environmental Quality Act under State CEQA Guidelines Section 15061(b)(3), in that it can be seen with certainty there is no possibility the adoption of this Ordinance will have a significant effect on the environment.
SECTION 3. Findings of Fact

The City Council has the power to enact an ordinance, not in conflict with general laws, as necessary to protect public peace, health, and safety, via exercise of the powers provided to cities in Article XI, Section 7, of the California Constitution, and in compliance with Government Code sections 36931 through 39637. The adoption of this Ordinance is furthers the preservation of the public peace, health, and safety in at least the following respects:

A. Since March of 2020, international, national, state, and local health and governmental authorities have been responding to an outbreak of respiratory disease caused by a novel coronavirus named “SARS-CoV-2” and the disease it causes has been named “Coronavirus Disease 2019,” abbreviated COVID-19 (“COVID-19”):


2. On March 4, 2020, the Health Officer of Los Angeles County determined that the COVID-19 outbreak has created an imminent and proximate threat to the public health of in Los Angeles County and declared a Local Health Emergency, and the Los Angeles County Board of Supervisors concurrently proclaimed the existence of a local emergency for the County of Los Angeles.


4. On March 13, 2020, the President of the United States declared a National Emergency due to the continuing spread and the effects of COVID-19.

5. On March 16, 2020, the City of Alhambra proclaimed the existence of a local emergency due to the spread and potential further spread of COVID-19, which the City Council for the City of Alhambra ratified at a special meeting.

B. According to the Center on Budget and Policy Priorities (a nonpartisan research and policy institute) ("CBPP"), the COVID-19 pandemic has resulted in “economic fallout” that “caused significant hardship.” (CBPP’s COVID Hardship Watch – “Tracking the COVID-19 Economy’s Effects on Food, Housing, and Employment Hardships,” https://www.cbpp.org/sites/default/files/8-13-20pov.pdf.) CBPP reports:

"In the early months of the crisis, tens of millions of people lost their jobs. While employment began to rebound within a few months, unemployment remained high throughout 2020. Improving employment and substantial relief measures helped reduce the very high levels of hardship seen in the summer of 2020. Nonetheless, considerable unmet need remained near the end of 2021, with 20 million households reporting having too little to eat in the past seven days and 10 million households behind on rent. In early 2022, some 3 million fewer people are employed than before the pandemic, though steady progress has been made, including in recent months.”

(Id.)
C. Independent of the COVID-19 crisis, the City of Alhambra is experiencing housing affordability issues, which can drive homelessness and the displacement of residents.

D. When a household spends more than 30 percent of its income on housing costs (i.e., is "rent burdened"), it has less disposable income for other necessities such as healthcare. In the event of unexpected circumstances, such as loss of income or health problems, households with a burdensome housing cost are more likely to become homeless. In Alhambra, approximately 51.1% of renter-households use more than 30% of their incomes to cover housing costs (2015–2019 ACS 5-Year Estimates). The renter income levels in Alhambra are such that 29% of renter households have less than 30% of the Area Median Income (AMI); 19% of renter households have between 31% and 50% AMI; 20% have between 51% and 80% AMI; and 32% have greater than 81% AMI.

E. As the cost of housing in Southern California continues to rise, homelessness has become more prevalent. In the 2020 Greater Los Angeles Homeless Street Count, 32 unsheltered individuals were counted in Alhambra. That number increased to 46 individuals in 2022.

F. The Greater Los Angeles Homeless Street Counts do not include individuals who live with relatives or friends, in nearby hotels, or in other transitional housing. The Alhambra Unified School District reported that for the 2021-22 school year, 259 children fit into the latter category (although the School District includes some neighborhoods outside Alhambra).

G. One of the most effective ways to address homelessness is to prevent individuals and families from becoming homeless in the first place. To that end, the City has programs to assist families threatened with homelessness. Alhambra’s HOME Team, which is a collaborative of Alhambra Law Enforcement, a Homeless Support Services Provider, and LA County Department Mental Health, has been providing critical street management since 2017 to ensure the local homeless population have access to resources, case management, mental health assessments, and shelter assistance. In addition, the City contracts with the Housing Rights Center to provide landlord/tenant counseling, outreach and education, and discrimination investigation as well as advocacy and litigation assistance and referrals to residents.

H. Starting in March of 2020, Alhambra’s residential tenants were generally protected from evictions by a variety of temporary COVID-19-related governmental measures, such as: (1) Alhambra’s Urgency Ordinance (adopted March 27, 2020) temporarily prohibiting evictions of residential tenants due to impacts from the Covid-19 Pandemic; (2) the California Judicial Council’s temporary emergency measures which effectively provided for a moratorium on all evictions; (3) the State of California’s eviction moratorium (ultimately codified through Assembly Bill 3088 (2020), Senate Bill 91 (2021), and Assembly Bill 81 (2021)); and (4) the County of Los Angeles’ Tenant Protections Resolution, which took effect March 4, 2020 and provided certain protections to residential tenants affected by the Pandemic within unincorporated Los Angeles County and within LA County cities that had no moratorium in place or to the extent the moratorium did not include the same greater protections as the Resolution; however, those measures expired on March 31, 2023, with very limited exceptions.
I. The City has determined, both through direct residential tenant complaints and through information available on a regional basis, that tenants throughout the Los Angeles County region have reported experiencing a surge of eviction notices and threats of eviction premised on AB 1482’s Substantial Remodel Eviction exception. In response to such threats and notices, other Los Angeles County cities, including the County of Los Angeles and the Cities of Los Angeles, Long Beach, South Pasadena, Claremont and Pomona, have adopted urgency ordinances or are actively considering urgency ordinances aimed at protecting tenants from illegitimate Substantial Remodel Evictions and/or increasing the amount of tenant relocation assistance landlords must provide for Substantial Remodel Evictions.

J. The City has also learned some residential tenants in Alhambra are experiencing threats of evictions after the County of Los Angeles’s tenant protections expired for the alleged purpose of substantially remodeling their units. Some tenants provided public comment at the City Council’s regular meeting on May 8, 2023. However, in some instances, the City has not received applications for permits (e.g., building permits, electrical permits, plumbing permits, and the like) for remodeling work in those units. This raises questions about the legitimacy of the property owners’ reliance on the AB 1482’s Substantial Remodel Eviction exception.

K. At its regular meeting on May 8, 2023, the City Council expressed a desire to study, develop, and consider adopting “more protective” local standards for Substantial Remodel Evictions to ensure these evictions fully comply with AB 1482. The City Council directed staff to prepare an ordinance that, if adopted, would impose a temporary moratorium on Substantial Remodel Evictions in qualifying residential units in the City of Alhambra while the City Council studies permanent local protections, such as corroboration that the work on the unit meets AB 1482’s definition of “substantial remodel” and a requirement provide a higher amount of tenant relocation assistance that what is required by AB 1482.

SECTION 4. Temporary Moratorium on Certain “No Fault” Evictions

A temporary moratorium on no-fault evictions of certain residential tenants is hereby approved, adopted, and imposed as follows:

A. Moratorium. During the period this moratorium is in effect, a landlord shall not terminate the tenancy of a residential tenant based on an intent to “substantially remodel” the residential real property, as “substantially remodel” is defined in Section 1946.2(b)(2)(D) of the California Civil Code.

For ease of reference, as of the effective date of this Ordinance, Section 1946.2(b)(2)(D)(ii) defines “substantially remodel” as follows: “substantially remodel’ means the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the residential real property for at least 30 days. Cosmetic improvements alone,
including painting, decorating, and minor repairs, or other work that can be performed safely without having the residential real property vacated, do not qualify as substantial rehabilitation."

B. Exceptions.

1. This moratorium shall not apply to the termination of a tenancy if the tenant does not qualify for the protections of Assembly Bill 1482 (2019-2020) ("AB 1482"), as codified in Section 1946.2(a) of the California Civil Code.

For ease of reference, as of the effective date of this Ordinance, Section 1946.2(a) applies to the following tenants:

a. A tenant who "has continuously and lawfully occupied a residential real property for 12 months"; and

b. If "any additional adult tenants are added to the lease before an existing tenant has continuously and lawfully occupied the residential real property for 24 months," then this moratorium shall only apply if either of the following are satisfied:

i. "All of the tenants have continuously and lawfully occupied the residential real property for 12 months or more"; or

ii. "One or more tenants have continuously and lawfully occupied the residential real property for 24 months or more."

2. This moratorium shall not apply to any type of residential real property or residential circumstance that is exempt from AB 1482's just cause eviction requirements, as codified in Section 1946.2(e) of the California Civil Code.

For ease of reference, as of the effective date of this Ordinance, these exceptions include, without limitation, any of the types of housing listed below. To the extent this list conflicts with Section 1946.2(e) of the California Civil Code, Section 1946.2(e) shall prevail.

a. Units that were built within the past 15 years (Civ. Code § 1946.2(7));

b. Single family homes and condominiums unless the owner is one of the following:

(i) a real estate investment trust, as defined in Section 856 of the Internal Revenue Code;

(ii) a corporation; or

(iii) a limited liability company in which at least one member is a corporation;
And the tenants have been provided notice that the unit are not subject to AB 1482’s rent limits and just cause eviction requirements. (Civ. Code § 1946.2(8))

c. Affordable housing for persons and families of very low, low, or moderate income, including housing subject to an agreement that provides housing subsidies for affordable housing. (Civ. Code § 1946.2(9))

d. Room rentals where the property owner lives in the unit (Civ. Code § 1946.2(e)(4));

e. An accessory dwelling unit (ADU) or a junior accessory dwelling unit (JADU) where the property owner lives on site in one of the units Civ. Code § 1946.2(e)(5)(A)); and

f. A duplex where the owner lives in one of the units (Civ. Code § 1946.2(e)(6)); and

g. Dormitories (Civ. Code § 1946.2(e)(3)).

3. This moratorium shall not apply to terminations of tenancies so the property owner can perform work that meets AB 1482’s definition of “substantial remodel” and is necessary to either to bring the property into compliance with applicable codes and laws affecting health and safety of tenants of the building, or under an outstanding notice of code violations affecting the health and safety of tenants of the building. A tenancy shall not be terminated pursuant to this exception unless and until all of the following prerequisites have been met:

(a) Building permits (and/or any other applicable permits) have been secured from the City of Alhambra;

(b) The tenant has been provided with copies of the permit(s); and

(c) The tenant has been provided with a written detailed account of the scope of work, why the work cannot be reasonably accomplished in a safe manner with the tenant in place, and why the work cannot be completed within 30 days.

C. Affirmative Defense. If a landlord initiates an unlawful detainer (eviction) action against a residential tenant in the City of Alhambra who is protected by this Ordinance, the tenant may assert this Ordinance as an affirmative defense in that action.

SECTION 5. Relationship to AB 1482

The City Council of the City of Alhambra finds and declares that this Ordinance is more protective than Section 1946.2 of the Civil Code. Consistent with AB 1482 and, as authorized by subsection (g) of Section 1946.2, this Ordinance will temporarily prohibit certain no-fault evictions to allow the City time to study, develop, and consider adoption of permanent requirements, such
as higher relocation assistance amounts and additional tenant protections for "no-fault just cause" evictions based on a property owner's intent to "substantially remodel" or demolish the residential real property.

It is the City's intent that its residential tenants be afforded the strongest protections available under the law. If any other governmental entity (including without limitation, the United States Government, the State of California, and the County of Los Angeles) adopts stronger tenant protections that apply to residential tenants in the City of Alhambra, then the stronger tenant protections shall prevail, and the City shall not enforce conflicting tenant protections in this Ordinance.

SECTION 6. Effective Date.

This Ordinance shall take effect forty (40) days after its adoption in accordance with Government Code Sections 36934 and 36937 and Alhambra Charter Section 48. The provisions of this Ordinance shall apply to all residential rental units not specified in Section 4 to be exempt, including where a notice to vacate or to quit any such rental unit has been served prior to, as of, or after the effective date of this Ordinance, but where an unlawful detainer judgment has not been issued as of the effective date of this Ordinance.

SECTION 7. Term of Moratorium.

This moratorium shall be in effect until the earlier of: (1) the date an ordinance addressing "just cause" evictions adopted by the City Council of the City of Alhambra goes into effect; (2) the date this Ordinance is rescinded or terminated by the City Council of the City of Alhambra; or (3) December 31, 2023.

SECTION 8. Expiration or Termination

If the term of the Ordinance is not extended, then it shall automatically expire at 11:59 p.m. on its last day without further action of the City Council.


If any section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this Ordinance 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 adopted this Ordinance and each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end, the provisions of this Ordinance are declared to be severable.


The Mayor shall sign this Ordinance and the City Clerk shall attest and certify to its passage and adoption. The City Clerk shall cause a summary of this Ordinance to be published or posted as required by law.
Ordinance No. O2M23-4812

PASSED, APPROVED AND ADOPTED this 26th day of June, 2023.

__________________________
Adele Andrade-Stadler, Mayor

ATTEST:

__________________________
Lauren Myles, City Clerk

APPROVED AS TO FORM:

__________________________
Joseph M. Montes, City Attorney

I HEREBY CERTIFY that the above and foregoing ordinance was duly passed and adopted by the Alhambra City Council at its regular meeting held on the 26th day of June, 2023 by the following vote, to wit:

AYES:
NOES:
ABSENT:

__________________________
Lauren Myles, City Clerk